



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nick Norris, Planning Director
nick.norris@slcgov.com or 801-535-6173
Date: June 12, 2024
Re: PLNPCM2024-00441 Sports, Entertainment, Culture, and Convention District Code Amendments

Zoning Text Amendment

PROPERTY ADDRESS: NA
PARCEL ID: NA
MASTER PLAN: Downtown
ZONING DISTRICT: D4 Secondary Central Business District

REQUEST:

Mayor Erin Mendenhall has initiated a zoning text amendment to modify provisions in the D4 Downtown Secondary Business District that would support the creation of a sports, entertainment, culture, and entertainment district in and around the site of the Delta Center. The changes would impact all the properties within the D4 zoning district and include removing the limitations on building height, expanding and modifying the arena sign overlay to the blocks where the Salt Palace is located, and changing the following land uses from conditional to permitted: stadiums, heliports, and commercial parking structures. The D4 zoning district is in City Council District 4, represented by Eva Lopez Chavez.

RECOMMENDATION:

That the commission forward a recommendation to the City Council to adopt the proposal with the following modifications:

1. That the maximum building height allowed be limited to 600 feet and maintain the requirement for design review for any building over 75 feet in height.
2. That heliports remain a conditional use.
3. That the sign overlay district allows for modifications to permitted signs for buildings that are subject to design review.
4. That the City Council require landscaped buffers that match the width of the existing garden on 100 South in the participation agreement and/or development agreement that would apply to properties and future development that abut the Japanese Church of Christ and located within the Sports, Entertainment, Cultural, and Convention District project area.

ATTACHMENTS:

- A. [ATTACHMENT A: D4 Zoning Map](#)
- B. [ATTACHMENT B: Proposed Text Changes](#)
- C. [ATTACHMENT C: D-4 Zoning Standards](#)
- D. [ATTACHMENT D: Factors to Consider for Zoning Text Amendments](#)
- E. [ATTACHMENT E: Examples of Signs Allowed Within the Sign Overlay](#)
- F. [ATTACHMENT F: Department Review Comments](#)
- G. [ATTACHMENT G: Public Process & Comments](#)

PROJECT DESCRIPTION

The proposed text amendments include the following general changes to the *D4 Secondary Central Business District*:

- Remove the maximum height allowed through design review. This would match the height requirements of the D1 Central Business District. The key difference is that design review would be required for buildings over 75 feet in height in the D4 district, while design review in the D1 district is required for buildings over 200 feet in height. There would be no minimum height requirement in the D4 zone.
 - This proposal has been modified based on public input to add a maximum height of 600 feet in the D4 zoning district. Design review would still be required for any building over 75 feet in height.
- The height provisions that apply to a portion of block 67 would also be removed because they would no longer be necessary if the maximum height is removed.
- The required front and corner yard setback requirements are changing to clarify that buildings with plazas and other similar public spaces are allowed to exceed the maximum setback.
- The table of allowed uses for the D4 zoning district would change as follows:
 - Stadiums change from a conditional use to a permitted use.
 - *Commercial parking* would be changed from a conditional use to a permitted use. (A current requirement prohibiting the demolition of a building for principal use parking on the property would remain.)
 - The proposal initially included changing heliports from a conditional use to a permitted use. Based on issues raised during the engagement process, the proposal would maintain heliports as a conditional use.
- The existing sign overlay that applies to the Delta Center would be extended to the blocks that contain the Salt Palace. This allows more flexibility for signs related to the entertainment venues within the overlay and allows modifications to signs through the design review process for buildings that are subject to design review.
 - The Planning Commission recently reviewed a proposed sign overlay for the Salt Palace. That proposal was like the existing arena sign overlay. The Planning Division would prefer to utilize one sign overlay instead of creating a new overlay. The recommendation to the City Council would be to replace this overlay with the one proposed several months ago. The council has not yet discussed or considered the sign overlay proposal for the Salt Palace.

- The D1 and D4 zones currently have the same base sign regulations. The arena overlay mostly increases the size of the allowed signs. Digital signs are already allowed within the overlay and within the base sign regulations.

Senate Bill 272

During the 2024 legislative session the legislature passed SB272 (Capital City Revitalization Zone). This legislation gives the City Council the authority to adopt a local option sales and use tax of up to 0.50% to finance improvements within a project area, including improved roads and infrastructure, public safety resources, publicly owned facilities, a new or renovated stadium and other developments.

Before this sales tax increase can be adopted (which must occur before December 31, 2024), the City Council must approve a “project area” and a “participation agreement” -- Both must be approved by the City Council by September 1, 2024. According to the applicant, Smith Entertainment Group (“SEG”), this project area is likely to be concentrated in the three blocks surrounding the Delta Center and Salt Palace.

The legislation outlined the numerous components that the participation agreement must entail, which are being developed by both SEG and the City. At this point, SEG has applied to begin negotiations on preparing the project area and participation agreement and is in the process of meeting with impacted groups (i.e. UMOCA board, Utah Symphony Board, Salt Lake County, and UDOT) to discuss redevelopment options in the area.

Planning Commission Role

The role of the planning commission will be to review proposed amendments to the zoning ordinance later this month which primarily relate to increasing height in the D4 zone, as well as making a stadium a permitted rather than conditional use. This is primarily to facilitate redevelopment of the Delta Center.

This coincides with redevelopment options in the project area. As further progress is made on the participation agreement, we anticipate that the City Council will hold additional public meetings and be briefed by SEG and the administration, as well as receiving public input.

If the project area, participation agreement, the 0.5% sales tax, and the partners (notably Salt Lake County), come to agreement, it is highly likely that the planning commission will have some role in reviewing plans through the defined authority of the commission.

The Planning Division will keep the commission updated on the process of finalizing the project area, participation agreement, and other related decisions.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The process for a zoning text amendment includes the following steps:

1. **45-day engagement period.** The city code allows the 45-day period to be waived when federal or state code requires a decision by a specified deadline. The 45-day public engagement period started on April 25, 2024 when notice was provided to the Downtown and Capitol Hill Community Council. Notice to property owners and occupants was mailed through the Utah State Mail on April 29, 2024 and postmarked on May 1, 2024. From the date the notice was mailed from the city, the 45-day period would end on June 13, 2024. In this case, Utah code requires the zoning to be in place (i.e. adopted and in effect) by September 1, 2024. The 45-day requirement was modified to allow for a public

hearing and possible recommendation from the planning commission to occur within the 45-day period. Public input will be accepted through the public hearing that the city council is required to hold for zoning changes. The council public hearing will be held prior to the SB 272 September 1, 2024 deadline.

2. **Public Notice.** Zoning text amendments require a public notice be provided to all property owners and residents when a proposal has a defined geographic area, as in this proposal. A public notice was mailed to all owners and occupants for a public open house held on May 9, 2024 and for the public hearing on May 22, 2024. Due to the meeting being postponed, a follow up notice was sent on May 20, 2024 for the June 12 public hearing. State code also requires a notice of the public hearing to be posted on the Utah Public Notice Website, the city website, and within the general area. All these requirements have been satisfied.
3. **Planning Commission public hearing.** Utah Code and City Code requires the planning commission to hold a public hearing on zoning text amendments. This requirement is satisfied with the June 12, 2024 hearing. The commission is required to forward a recommendation to the city council. The recommendation can be to adopt the proposal, adopt the proposal with modifications, or reject the proposal. The commission has broad authority regarding the recommendation. However, any recommendation should be supported by facts, findings, public input, and the discussion related to the proposal.
4. **City Council Public Hearing.** The city council is also required to hold a public hearing. After the public hearing, the city council may decide on the proposal. The council has broad authority on zoning text amendments and can choose to follow the recommendation of the commission, make their own modifications, or reject the proposal.

The City Council is the final decision maker on text amendments. A recommendation from the commission is not considered a final decision and is not subject to appeal.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Building Height
2. Changing Heliports from a Conditional Use to a Permitted Use
3. Sign Regulations
4. Benefits of proposed text amendment
5. Public input

Consideration 1: Building Height

The D4 zoning district includes approximately 76.4 acres of land. The D4 zone currently allows buildings up to 375 feet on 24.3 acres of land. The building height is limited to 125 feet on the remaining 52.1 acres of land. One of the impacts of buildings is the shadow they create. However, shadows from buildings also have a cooling effect. The location, spacing, and

setbacks from other properties can reduce the impacts of some shadows depending on the position of the sun in the sky. It is a value judgement regarding what is better: more direct sunlight or more shade. Maintaining the existing threshold for buildings that require design review would result in a public process for taller buildings. The design review standards in chapter 21A.59 include standards intended to reduce the impacts of height, including shadows, wind, and snow or ice fall on public and semi-public spaces.

Several comments are opposed to the increase in height due to the potential impacts on existing buildings and public or semi-public spaces.

- Impacts to existing buildings: Comments related to the impact on existing buildings tend to be related to the Japanese Church of Christ and Buddhist Temple, Abravanel Hall, historic buildings within the D4 zone, and the views from existing buildings.
 - Japanese Church of Christ and Buddhist Temple. The comments received focus on the church sites being surrounded by tall buildings. Input has indicated that the Japanese Church of Christ is already impacted by the height of the Salt Palace (which is approximately 50 feet in height at this location) and that anything taller would create a larger impact, especially if the building to the west is redeveloped and the Salt Palace property to the east is redeveloped.
 - Some input has expressed concern that the zoning changes will lead to the eventual demolition of Abravanel Hall. The D4 zoning district currently allows buildings up to 375 feet on the site where Abravanel Hall is located. Removing the height limit for this property is not likely to change the County Council decision regarding the future of Abravanel Hall because of the existing development potential of the site. Abravanel Hall can fit into the purpose of an entertainment district and could be seen as an anchor to the eastern side of the district. The Museum of Contemporary Art can similarly be an anchor of an entertainment district. Any decision about either facility is up to the discretion of the Salt Lake County Council.
 - Impact on the Salt Palace. It is possible that portions of the Salt Palace may be redeveloped and subject to a long-term lease. The zoning changes would facilitate that potential. Salt Lake County is the owner of the Salt Palace, and the county would have the ultimate decision regarding moving forward with any redevelopment. If the county does enter into an agreement to redevelop portions of the blocks where the Salt Palace is located, the redevelopment would be subject to the city's zoning regulations.
 - Two buildings, the Crane Building located on the southwest corner of 200 South and 300 West, and the Henderson Block located on the southeast 200 South and 400 South could be at risk of demolition due to an increase in development potential. The Henderson Block is individually listed on the National Register of Historic Places, and both are in the Salt Lake City Warehouse National Historic District and considered contributing buildings. Neither building is on the local register and the protections afforded under the Historic Preservation Overlay District do not apply. A pending adaptive reuse ordinance would provide incentives that include increasing the development potential would allow one of the buildings, which has surface parking on two sides of it, to potentially use the incentives to build an additional building on

the surface parking. It is not known whether the adaptive reuse incentives can successfully be utilized on the property with surface parking.

- Impacts related to views, sun, and shadows.
 - The concerns about the potential height include blocking sunlight, blocking views, and generally not supporting taller buildings in the city. Most of the buildings in the D4 zone are less than 125 feet in height. The existing allowed height, if next to a building that is shorter, will block the views and create shadows on adjacent properties. In the summer months, shadows help reduce the heat of direct sunlight, while in the winter months shadows can make areas feel colder. In addition, the D1 zoning district, which extends to 300 West to the north of the D4 zone and to the south, allows unlimited building height. New development in these areas would also block some views, but the height is already allowed.
 - Public comment is concerned with lifting the maximum building. Height impacts are best addressed as part of a site planning process, but zoning regulation can be used to reduce the impact. This may include limiting building height on these parcels, increasing setbacks, including spacing of towers when they exceed a certain height, and other similar regulations. The commission may consider any of these types of requirements as part of a recommendation to the city council.

The commission has several options that could be considered regarding building height:

- The commission could recommend no changes to the existing regulations.
- The commission could recommend a different maximum height based on some discussion of what an appropriate height is that aligns with the goals and policies of the Downtown Plan.

If the commission recommends no change and the city council agrees, then the building heights would not change. The most likely development scenario would be buildings constructed of wood frame construction over concrete podiums. While this may be the least expensive type of building to build, it may not create the density to support businesses in the entertainment district at times when there are no events and may not fully implement the goals of the Downtown Plan.

The commission could recommend a different maximum height. If this is considered, the height limit should be tall enough so other construction types, such as heavy timber, reinforced concrete, and steel are economically feasible. From a practical standpoint, the intent of the D4 Zoning District is to be the secondary business district, which would lead one to believe that the heights should be somewhere more comparable to the D1 zoning district. The 375-foot cap was placed on the Salt Palace blocks between West Temple and 200 West and on Block 67 for this reason. If a cap is considered, this should be a factor in setting the height.

The commission could also recommend applying an increased setback from certain buildings, such as the Japanese Church of Christ. This is probably best addressed as a recommendation to be in either the participation agreement or development agreement because it is a site-specific issue. The existing garden along 100 South and next to the Japanese Church of Christ

property is located on Salt Lake County property and was a requirement to reduce the impact of the Salt Palace in this location. It is approximately 60 feet in width. The commission could recommend that a similar landscape buffer be extended along the property lines of the existing Salt Palace to reduce the impact of height and increase the green space within the area.

Consideration 2: Changing Heliports From A Conditional Use to A Permitted Use

Comments have been received regarding the noise that would be created by heliports. As a conditional use, the city can add conditions that are intended to reduce the impact of a heliport. Examples of conditions may include restrictions on the time of day that a heliport could be used, spacing of heliports to limit their use, and the number of heliports in any given area. These items can also be added to the code. For example, if heliports are allowed, supplementary regulations could limit the use during nighttime hours, can limit the total number of landings and takeoffs that may occur, and require heliports be spaced a certain distance from another heliport or from specific uses. Based on the input received, the initial proposal to allow heliports as a permitted use has been dropped from this proposal.

Consideration 3: Sign Regulations

The proposal to expand the arena sign overlay to the Salt Palace blocks could result in more nighttime light emission that could impact some adjacent and nearby land uses, such as light trespass into residential uses, flashing lights, and other similar impacts created by digital signs. Comments provided, some verbally at the open house on May 9th, identified this concern. The commission may want to consider some limitations on signs during certain hours, such as placing curfews on some electronic signs that advertise events within the district between certain hours. This could be limited to signs that are located within a set distance of residential uses.

The applicant for the creation of the district authorized under SB272 would like to allow off premise advertising within the district. Off Premise Advertising is more commonly known as billboards. A change like this would require the city to modify the current prohibition on new billboards within the city. This is a significant policy issue that impacts the city beyond the D4 zoning district or the proposed district and should include participation from the off-premise advertisers within the city and the policy makers before making this change. For this reason, the proposal to expand the Arena Sign Overlay District is strictly focused on on-premises advertising.

Earlier this year the commission reviewed a proposal from the Salt Palace to create a new sign overlay for the Salt Palace. This proposal includes extending the sign overlay that applies to the arena to the rest of the Salt Palace blocks. The proposals are consistent, but the recommendation is to utilize this overlay instead of adopting a new, additional overlay in the zoning code. The D1 and D4 zoning districts have the same district specific sign regulations. The overlay authorizes some additional signs, such as the ability to wrap buildings and windows with large event specific signs and more digital signs that include animation and motion when a sign face is not facing a public street. One of the purposes of the proposal from the Salt Palace was to make it easier to find parking. The D1 and D4 zones have specific public parking sign regulations that utilize common sign shapes to identify parking areas. The Planning Division recommends that these signs be used to direct drivers to parking garages on the Salt Palace blocks.

Consideration 4: Benefits of proposed text amendment.

The proposed changes will expand the development potential within the D4 zoning district. However, most of the land within the D4 zone is not likely to be significantly redeveloped:

- The block containing the Triad Center contains a local landmark and buildings built in the early 1980s that have been significantly remodeled. There is room on the block for redevelopment. That site is currently limited to a maximum building height of 125 feet. This proposal would increase the building height and potentially help densify a block that is close to daily amenities and served by multiple light rail lines.
- The block containing the arena will see modifications, but the primary use of the block will remain. The number of events held at the arena are likely to increase with the arena also being home to a professional hockey team. The proposed zoning changes provide flexibility for future changes to the arena to accommodate different sports and events.
- The Salt Palace blocks may see significant modifications that could potentially add entertainment related uses, housing, and other commercial uses while retaining the convention center. Modifications to the existing cultural facilities are possible. Every effort should be made to integrate the existing religious buildings into the redevelopment of the block to ensure there is a long-term benefit to that site and the city in retaining cultural assets. Similarly, anchoring the eastern portion of the block with other cultural and entertainment uses within the existing or modified buildings would be a long-term benefit to the area.
- Block 67: located between 100 South and 200 South and 200 West and 300 West, is largely redeveloped or is already planned for redevelopment. The southeastern quadrant of this block already allowed buildings up to 375 feet. One of the property owners has indicated that they were planning on submitting a text amendment to remove the 375' height limit for their remaining undeveloped land. This would eliminate the need to also process a separate text amendment. Block 67 also includes a building on the national register of historic places that is already likely to be demolished and redeveloped, regardless of the zoning changes.
- The block located directly west of Block 67 has largely been redeveloped or has older buildings that have been converted to condominium ownership which may reduce the likelihood of redevelopment. There are some parcels of land that do have some development potential on this block.
- The potential for changes to the Salt Palace creates an opportunity to improve downtown connectivity. The Salt Palace currently creates a nearly 1,400-foot-long barrier connecting the central business district to the western parts of downtown. The proposed text amendment alone does not change that. However, the changes do allow for flexibility in reconfiguring the blocks to improve connectivity. If portions of the Salt Palace were redeveloped, the additional height on the western block would provide more flexibility with planning the layout and function of the block.

Consideration 6: Public Input

Additional comments submitted are not related to the proposed zoning changes: the future of Abravanel Hall, the increase in sales tax, and tax dollars being spent on professional sports and the development around the Delta Center. The potential sales tax rate increase and use of tax dollars is outside the authority of the commission. However, the preservation of existing land uses is within the authority of the commission to recommend land use policy and regulations to the City Council for adoption. The commission could include a recommendation regarding the preservation of Abravanel Hall.

STAFF RECOMMENDATION

The Planning Division supports the proposal and recommends that the Planning Commission follow the staff recommendation for the city council to adopt the changes to the D4 zoning district.

The commission has several options that they can consider with this proposal to address the concerns raised by the proposed building height and heliports. The following are recommendations for the commission to consider as potential options:

Building Height

1. That the building height remain unchanged.
2. That the building height regulations include a different maximum height.
3. That the building height regulations include additional provisions for increased setbacks, upper level setbacks and potential tower spacing.

Heliports

1. That the heliport use remains listed as a conditional use in the table of allowed uses.
2. That heliports be allowed as a permitted use with the following requirements:
 - a. Heliports must be spaced a minimum of 1,000 feet to reduce the concentration.
 - b. That the heliport is not used between the hours of 11:00 p.m. and 8:00 a.m.
 - c. That there are no more than two takeoffs and two landings per hour during allowed hours.

Electronic Signs

1. Digital signs that directly face residential use shall be dimmed and prohibit animation between the hours of 11:00 PM and 7:00 AM. This shall apply to all electronic signs, including those that are not facing a street.

NEXT STEPS

City Council:

The recommendation from the planning commission will be forwarded to the City Council along with the staff report, minutes, and any additional information that has been presented to the commission that was not included in the staff report. The city council has broad discretion to adopt, amend, or reject the proposal.

If adopted (as proposed or modified), the proposal will go into effect before September 1, 2024 because of the deadline in Utah Code. Once the proposal goes into effect, any future development or land use application that has not already been submitted will be subject to the adopted regulations.

If not adopted, then the D4 zoning district regulations would remain as is. It is important to note that SB272 does not prohibit future zoning changes that may be appropriate in the proposed project area, and it does not prohibit future changes to the D-4 zoning district.

ATTACHMENT A: D4 Zoning Map



ATTACHMENT B: Proposed Text Changes

Project Title: Entertainment District Code Changes

Petition No.: PLNPCM2024-00441

Version: Department Routing

Date Prepared:

Recommended by Planning Commission: [Yes/No]

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: _____

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

- Section 1: Amends section 21A.30.045 to clarify front yard setback requirements and modify building height within the D-4 zoning district subject to design review and other provisions.
- Section 2: Amends section 21A.33.050 to allow "Parking, commercial", and "Stadium" as permitted uses.
- Section 3: Amends...21A.46.110.A.3.b by expanding the location of the Arena Sign Overlay to include the Salt Palace blocks, provide a process to amend sign specific regulations within the overlay, and specifically prohibit off-premise advertising signs.

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.

Amending section 21A.30.045 as follows

A. Purpose Statement: The purpose of the D-4 Secondary Central Business District is to foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the Central Business District. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the Central Business District. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.

B. Uses: Uses in the D-4 Secondary Central Business District as specified in Section [21A.33.050](#), "Table of Permitted and Conditional Uses for Downtown Districts", of this title, are permitted subject to the general provisions set forth in Section [21A.30.010](#) of this chapter. In addition, all conditional uses in the D-4 District shall be subject to design evaluation and approval by the planning commission.

C. Minimum Lot Size: No minimum lot area or lot width is required.

D. Yard Requirements:

1. Front and Corner Side Yards: No minimum yards are required, ~~however, a maximum front yard setback of eight feet (8') is allowed.~~ If a front or corner side yard is provided, the maximum setback shall be eight feet, except for plazas and other similar spaces.

a. ~~If a front yard is provided, The yard must be designed with the usability as a consideration. Development that implements the maximum yard~~ the yard is required to have at least one of the following elements:

- (1) Seating at a ratio of at least one bench for every five hundred (500) square feet of yard space;
- (2) Landscaping that includes an increase of at least twenty five percent (25%) in the total number of trees required to be planted on the site; or

(3) Awning or a similar form of weather protection that covers at least five feet (5') in width and length from all street-facing building entrances.

b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of [Chapter 21A.59](#) of this title. .

c. The planning director, in consultation with the transportation director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansions, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

(1) The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or

(2) The addition reduces the extent of the noncompliance of the existing building.

d. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.

2. Interior Side Yards: No minimum side yard is required except a minimum of ten feet (10') is required when the side yard is adjacent abutting to a zoning district with a maximum permitted height of thirty five feet (35') or less.

3. Rear Yard: No minimum rear yard is required except a minimum of ten feet (10') is required when the rear yard is abutting to a zoning district with a maximum permitted height of thirty five feet (35') or less.

E. Building Height: Buildings in the D-4 zoning district shall comply with the following provisions:

1. The permitted building height shall not exceed ~~seventy five feet (75')~~ 600 feet.

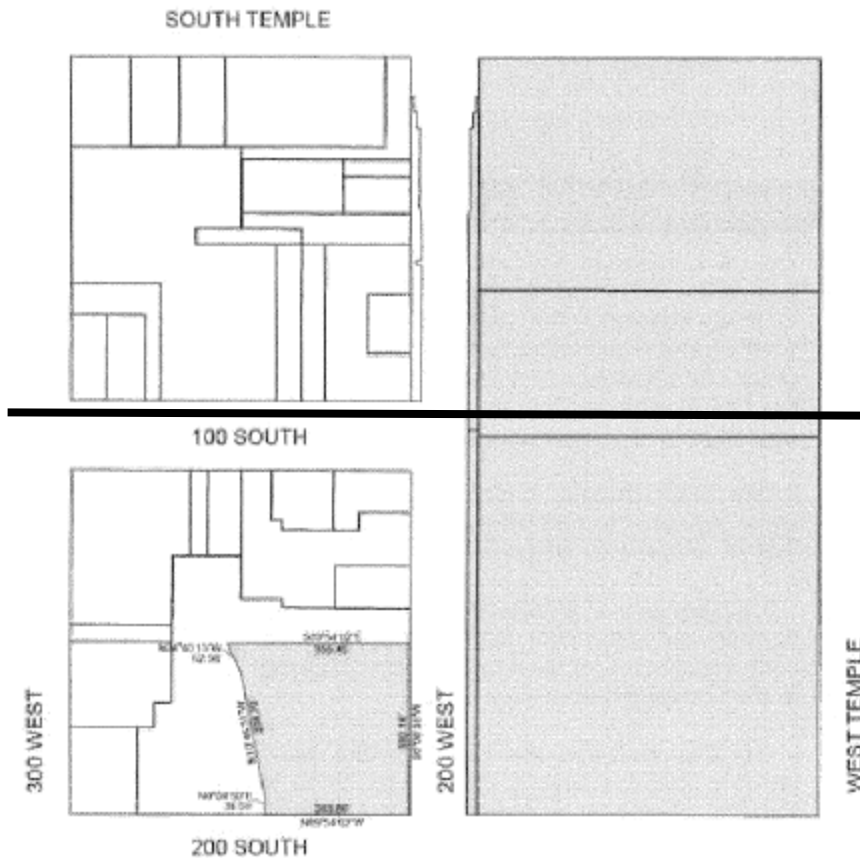
2. Buildings taller than seventy-five feet (75') ~~and up to one hundred twenty feet (120') may and up to 600 feet shall only~~ be authorized through the design review process, subject to the requirements of [Chapter 21A.59](#) of this title ~~and the following regulations~~.

~~a. Additional Height: Additional height may be authorized up to one hundred twenty feet (120') if the street facing facades contain ground floor commercial uses other than parking for at least seventy five percent (75%) of the street facing facades according to Chapter 21A.37 and subject to approval through the design review process in [Chapter 21A.59](#).~~

~~b. Additional Permitted Height Location: Additional height greater than one hundred twenty feet (120') but not more than three hundred seventy five feet (375') in height is permitted in the area bounded by:~~

~~(1) The centerlines of South Temple, West Temple, 200 South, and 200 West Streets; and~~

~~(2) Beginning at the Southeast Corner of Block 67, Plat 'A', Salt Lake City Survey, and running thence along the south line of said Block 67, N89°54'02"W 283.86 feet; thence N00°04'50"E 38.59 feet; thence N10°46'51"W 238.70 feet; thence N24°45'15"W 62.98 feet; thence S89°54'02"E 355.45 feet to the east line of said Block 67; thence along said east line S00°06'35"W 330.14 feet to the point of beginning. Contains 102,339 square feet, or 2.349 acres, more or less.~~



3. Buildings in excess of one hundred twenty feet (120') up to three hundred seventy five feet (375') may be authorized subject to the following provisions:

a. Approval is subject to [Chapter 21A.59](#) Design Review;

~~b. a.~~ Shall include a minimum setback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The setback may be located above the height of the first floor and below one hundred twenty feet (120') in height above the sidewalk or public space. ~~Buildings that are clad in glass that totals less than fifty percent (50%) of the total wall surface area are exempt from this requirement; Buildings with less than fifty percent (50%) of the total façade surface clad in glass are exempt from this requirement; and~~

~~e.~~ The additional height is supported by the applicable master plan; and

~~db.~~ The building includes at least one of the following ~~five~~ options:

(1) Midblock walkway is provided on the property ~~and the~~. The midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space and exceeds all the required dimensions of Section [21A.30.010.G](#) by at least five feet. ~~This option allows for additional height in return for exceeding the midblock walkway requirements;~~

(2) The building is utilizing affordable housing incentives identified in [chapter 21A.52](#) of this title;

(3) The ~~property where the building is located~~ exceeds the minimum requirement for ground floor uses identified in [Chapter 21A.37](#) (Design Standards) of this title, specifically:

~~(A) For Subsection [21A.37.050.A.1](#) (Design Standards Defined, Ground Floor Use Only), the requirement must be increased to one hundred percent (100%). This option~~

requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourages walk-in traffic through an active use. Vehicle entry and exit ways, necessary for access to parking and loading and unloading areas required by this title are exempt from this requirement provided these areas do not exceed 20% of the length of a building façade that faces a public street or public space; ~~or~~

~~(B) For Subsection 21A.37.050.A.2 (Design Standards Defined, Ground Floor Use and Visual Interest), the ground floor use requirement must be increased to seventy five percent (75%) and the visual interest requirement must be increased to twenty five percent (25%). This option requires for an increased percentage of ground floor space to be used for an active use, and an increased percentage of the building to provide visual interest;~~

(4) The applicant provides a restrictive covenant on a historic building, a building that is fifty (50) years or older, or a building that is a nationally recognized property, located outside of the H Historic Preservation Overlay District for the purpose of preserving the structure for a minimum of fifty (50) years; or

(5) The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Downtown Plan. To qualify for this provision, a restrictive covenant in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area ~~This option allows for additional height in return for the designation of open public open space.~~

~~ec.~~ Exception: The first fifty feet (50') of height shall not be set-back ~~from the street front~~ more than five feet ~~except that setbacks greater than five feet (5') may be~~ from the front property line, unless approved through the design review process or, has when otherwise allowed by this code.

Section 2: Amends 21A.33.050 for the following land uses listed in the table of permitted and conditional uses for downtown districts:

Use	Permitted and Condition Uses By District			
	D-1	D-2	D-3	D-4
Parking, Commercial	C ¹⁹	C ¹⁹	C ¹⁹	<u>PC</u> ¹⁹
Stadium	C	C		<u>PC</u>

Section 3: Amends 21A.46.110.A.3.b as follows:

b. Sports Arena and Convention Center Sign Regulations. Located on the Block Between South Temple and 100 South Between 300 and 400 West Streets. The following signs shall be permitted on the blocks that contain the sports arena and convention center, described as follows: beginning at the southwest corner of the intersection of South Temple and West Temple Streets, heading south to the intersection of 200 South and West Temple Streets, thence west to the intersection of 200 South and 200 West Streets, thence north to the intersection of 100 South and 200 West, thence west to the intersection of 100 South and 400 West Streets, thence north to the intersection of South Temple and 400 West, thence east to the point of beginning. Modifications to sign regulations within this overlay may be approved as part of the design review process for any building that is subject to 21A.59. Signs shall not include off-premise advertising.

***STANDARDS FOR THE SPORTS ARENA AND CONVENTION CENTER, LOCATED ON THE
BLOCK BETWEEN SOUTH TEMPLE AND 100 SOUTH BETWEEN 300 AND 400 WEST STREETS***

Types of Signs Permitted⁷	Maximum Area per Sign Face	Maximum Height of Freestanding Signs¹	Minimum Setback²	Number of Signs Permitted per Sign Type
Awning/canopy signs	5 square feet per linear foot of canopy length (sign area only)	Shall not be located above the second floor level of the building for both awning and canopy signs	May extend 6 feet from face of building but not within 2 feet from back of curb	1 per first floor window/door, may be combined with adjacent doors/windows
Flat sign (general building orientation)	5 square feet per linear foot of building face	See note 1	n/a	1 per building face
Flat sign (storefront orientation)	Flat sign (storefront orientation)	See note 1	n/a	3 per business storefront
Flat sign display, electronic changeable copy ³	No larger than 1,400 square feet per sign	See note 1	n/a	5 per city block
Freestanding sign, electronic changeable copy ⁴	Not more than 1,600 square feet per sign, which may be located in a continuous round display	45 feet	n/a	2 per city block
Monument sign	3 square feet per linear foot of street frontage	20 feet	None	5 per street frontage
Private directional sign ⁵	100 square feet	20 feet	No setback	No limit
<u>Roof Sign</u>	<u>5 square feet per linear foot of building frontage</u>	<u>20 feet above the roof line or parapet wall.</u>	<u>n/a</u>	<u>1 per building</u>
Roof surface sign	30,000 square feet ⁶	n/a	n/a	1 per roof surface
Special event light pole sign	10 square feet	20 feet	n/a	2 per light pole
Special event sign	Sign may cover up to 60% of total building face ⁷	May not exceed the height of building	n/a	1 per street frontage

Window sign	90% of total frontage window area (interior or exterior) for sports arena events, not to exceed 6 months in duration for each calendar year unless otherwise allowed by the zoning administrator.	No Limit	n/a	No Limit
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Notes:

1. ~~For height limits on building signs, see Subsection 21A.46.070.J of this chapter.~~ Reserved
2. Public property lease and insurance required for projection over property line.
3. Flat sign, electronic changeable copy may display static or rotating messages or operate as outdoor television monitors.
4. An advertising face on a freestanding sign with electronic changeable copy that is not oriented to a public street may be operated to allow full motion video display. Displays oriented to a public street must not allow animation, may change no more frequently than every 8 seconds and must complete each transition within 1 second.
5. Private directional sign may include electronic changeable copy within the sign area.
6. To be located on the horizontal plane of a roof surface, primarily viewable from planes and surrounding buildings located above the arena.
7. Advertising or corporate logos are limited to on premises advertising of sports arena events and sponsors only.

ATTACHMENT C: D-4 Zoning Standards

D-4 (Secondary Central Business District)

Purpose Statement: The purpose of the D-4 Secondary Central Business District is to foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the Central Business District. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the Central Business District. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.

Standard	Requirement	Proposed
Maximum Building Height	Permitted: 75' Design Review: Ranges between 125' and 375'	Permitted: 75 feet <i>Design Review: up to 600 feet</i>
Front/Corner/Side/Rear Yard Setbacks	No minimum	No change but allows buildings with plazas and other public space to include larger setbacks.
Buffer Yard	D4 does not buffer any zones where a buffer yard is required.	No change
Lot Size	No minimum	No change
Mid-Block Walkway	Required as shown in Downtown Plan	No change
Lighting	Required to be screened, directed down (does not apply to signs)	No change
Off Street Parking & Loading (21A.44.030.H)	Transit Context	No change
Signage (21A.46.110)		<i>Expand the arena overlay to the Salt Palace blocks and allow rooftop signs.</i>
Ground Floor Use	80% of façade length	No change
Building Materials	70%	No change
Ground Floor Glass	60%	No change

Upper Floor Glass	50%	No change
Building Entrances	One every 60'	No change
Maximum Length of Blank Wall	20'	No change
Max length of street facing façade	150'	No change
Parking garage design standards	Apply	No change
Street Trees	One every 40'	No change

ATTACHMENT D: Factors to Consider for Zoning Text Amendments

ZONING TEXT AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Plan Salt Lake: Plan Salt Lake is a citywide vision plan that defines what sustainable growth and development is and includes 13 guiding principles. Each guiding principle includes initiatives that identify where and how the guiding principles can be incorporated into decision making.

Under the “Sustainable Growth and Development” section, the plan identifies eight concepts that define sustainable growth and development in the city. These include: Placemaking, diverse mix of uses, connectivity and circulation, density, compatibility, maximizing public investments, responsiveness and resiliency, and green building. Most of these concepts are realized through development and infrastructure enhancements. The proposed D4 zoning changes help promote these concepts by:

- Increasing the opportunity for a mix of uses and densities in an area of the city that contains large footprint land uses that are not always open to the public.

Creating a framework for ensuring the success of the arena and convention center by allowing more building height that can increase the concentration of density and land uses that support placemaking and create opportunities for improving connectivity through blocks that require people to detour.

Plan Salt Lake also includes several initiatives that are supportive of this proposal:

- Growth: locate new development in area with existing infrastructure and amenities, such as transit and transportation corridors; encourage a mix of land uses.
- Housing: direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented; promote high density residential in areas serviced by transit.
- Transportation: having a public transit stop within ¼ mile of all residents; encourage transit oriented development;
- Beautiful City: reinforce downtown and the visually dominant center of the city through the use of design standards and guidelines;
- Arts and Culture: promote and support SLC as a regional entertainment, artistic, and cultural center and destination; promote and support SLC as an international tourism destination; seek partnerships to enhance the arts.

- Equity: Support policies that provide housing choices, including affordability, accessibility, and aging in place.
- Economy: support the economic growth of downtown, including the arena.

One of the key components in Plan Salt Lake, and in the Downtown Plan (discussed below) is ensuring that arts and culture are supported in the downtown area. Abravanel Hall is one of the signature venues downtown. Preserving Abravanel Hall within the D4 zone is critical to achieve these goals and initiatives. While this proposal does not dictate the future of Abravanel Hall, the commission can make a recommendation to the City Council to support maintaining and improving the building. Ultimately any decision regarding the future of the building is up to the County Council because Salt Lake County owns the building. But the SLC Council will have a major influence on those decisions because of the potential funding sources.

Downtown Plan: The vision stated in the Downtown Plan says, “Downtown Salt Lake will be the premier center for sustainable urban living, commerce, and cultural life in the Intermountain West.” This proposal helps to achieve that vision by supporting the entertainment and cultural venues that are located within the D4 zone and in adjacent areas, including those in the UI Urban Institutional, D1 Central Business District, D3 Downtown Warehouse District, and the GMU Gateway Mixed Use. The D4 zone is surrounded by each of these zoning districts.

One of the key moves identified in the Downtown Plan is the expansion and retention of sports and recognizes that sports and entertainment are an important component of the 24-hour city. To accomplish this, the plan recommends several strategies:

1. Ensuring access to the arena,
2. Managing traffic during large events and reducing pedestrian conflicts with vehicles.
3. Providing safe, comfortable, and usable public spaces including sidewalks and plazas that provide clear connections between the arena and other uses in the area.
4. Providing staging of events that need additional space.
5. Facilitate partnerships to manage parking; and
6. Use economic development tools to support the entertainment uses in the area, such as additional restaurants and improved nightlife.

The Downtown Plan identifies 10 districts, two of which include areas that are zoned D-4. The Salt Palace district promotes the success of the Salt Palace and the cultural venues on the blocks. The Depot District specifically identifies the need to support the arena and calls for the active use of the public realm surrounding the arena to foster a vibrant sports and entertainment center and further states the “support of synergistic development near the arena.”

The Downtown Plan also supports art and culture through policies that support the various organizations, venues, and artists. Each of these are critical to the success of downtown. The proposed zoning changes do not directly conflict with these policies, although some decisions that are not related to the zoning changes could impact the existing venues. Those decisions are not likely impacted by the zoning changes because the venues, such as Abravanel Hall and the Utah Museum of Contemporary Art, are already in portions of the D4 zone where buildings are allowed to be constructed up to 375’ in height. Any decision regarding the future of the existing buildings is ultimately up to Salt Lake County.

The other cultural uses in the area are the Japanese Church of Christ and the Salt Lake Buddhist Temple. Both uses and buildings are considered part of the cultural identity and the last remaining elements of what was known as Japan Town. Each organization owns the property where they are located and the property owners' control what happens with their land. However, adjacent properties could be redeveloped in a manner that impacts both properties. The Salt Lake Buddhist Temple has one adjacent property, the Multi-Ethnic Senior Highrise, which is owned by the Utah Nonprofit Housing Corporation. The Japanese Church of Christ has a privately owned parcel to the west and the Salt Palace to the north and east. The property is on the National Register of Historic Places. Future development should be done to include the Japanese Church of Christ and the Salt Lake Buddhist Temple in any future redevelopment of the area. Typically, this would be done through a more detailed site planning of the blocks involved. Unfortunately, SB272 does not provide an avenue for that to occur within the timeline prescribed. As a result, the next best method is to include a planning process for future development within the participation agreement to ensure that future redevelopment incorporates best practices to include both cultural uses in the overall site and development planning.

2. Whether a proposed text amendment furthers the applicable purpose statements of the zoning ordinance.

The purpose of the zoning code is identified in [21A.02.030](#). The proposal is consistent with the purpose and intent of the zoning regulations.

Zoning District Purpose: The purpose of the D4 zoning district is:

The purpose of the D-4 Secondary Central Business District is to foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the Central Business District. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the Central Business District. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.

The proposed amendments align with the purpose statement by promoting the area's function as a housing, entertainment, cultural, convention, and retail section of the city. The increased height provides options for more density to support an increase in potential businesses in the area. If further protections are added as discussed in this report, the proposal goes further by protecting important cultural resources in the district.

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

No overlay districts are impacted by this proposal.

4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Sustainability: The D4 zoning district is well served by transit and offers access to a variety of jobs and daily needs. The proximity to transit provides transportation options for those that live, work, or visit the area and may reduce the need to drive a personal vehicle. The text amendments create new opportunities for increased density of residents, jobs, and

entertainment related uses that further support walking and biking trips in the area. The concentration of density may help reduce future growth in the region from spreading further out into undeveloped areas.

Equity: One of the reasons why this text amendment is applied to the whole D4 zoning district, and not just a portion of the district, is to ensure all property owners within the district are subject to the same development regulations and that the regulations do not favor a few property owners over others.

As indicated by the mayor in an email that is located in the public input section of this report, the city does plan and is working on utilizing some of the tax revenue, if approved by the city council, for various community benefit. As of the publication of this staff report, specifics of the public benefits are not known. However, the Mayor did indicate that affordable housing is a key community benefit that is being sought.

Growth: the proposed text amendments help achieve the goals of the Downtown Plan related to future development in this part of Downtown. This is discussed under fact 1 above.

Opportunity: As discussed under factor 7 below, the city is working on community benefits that would be associated with any sports, entertainment, cultural, and convention district. While details are not known at this time, the planning commission can include in a recommendation that the community benefits include improving opportunity for people to benefit from the creation of the district. This could include access to cultural venues, sporting events, jobs, and other similar types of benefits that further the access to opportunity.

5. The impact that the proposed text amendment may have on city resources necessary to carry out the provisions and processes required by this title.

Only one city department provided comment regarding the proposal. Public Utilities is concerned that zero lot line development reduces the opportunity to incorporate low impact storm water management, such as bioswales, into new development. This could be a concern when permeable surfaces are replaced with nonpermeable surfaces. Permeability requirements could be added to the D4 zoning district as a requirement, including limiting it to situations where nonpermeable surfaces are being replaced with permeable surfaces.

SB272 does require the expansion of some city services, mostly related to public safety and homelessness. If the city council approves the agreements and associated sales tax increases, public safety and homeless related issues are items that the sales tax revenue can be spent on. Having a dedicated revenue stream will help pay for services in this area and reduce the overall impact to city services elsewhere in the city.

6. The impact that the proposed text amendment may have on other properties that would be subject to the proposal and properties adjacent to subject properties.

The potential impact of development that may be authorized by this text amendment is discussed under key consideration

7. The community benefits that would result from the proposed text amendment, as identified in 21A.50.050.C.

The City Council adopted the community benefit ordinance earlier this year. The community benefit ordinance requires zoning changes submitted by private property owners to include a community benefit. The community benefit would be reviewed as part of the proposed zoning change. In this case, the proposed zoning changes were not initiated by a private property

owner. Rather, they were initiated by the mayor. The mayor has the authority to initiate zoning changes under Zoning Code Chapter 21A.50 Amendments. The community benefit requirement associated with zoning changes was not intended, and is not worded, to apply to zoning amendment such as this.

SB272 requires the city and the entity that applies for the creation of a project area under the bill to enter into a participation agreement. This participation agreement can include requirements for how tax dollars are allocated within the project area. The city is in the process of negotiating community benefits into the participation agreement. That participation agreement is required to go through a public process with the city council, which will happen over the next few months. In an email from the mayor to a constituent that requested community benefits, the mayor indicated that the city intends to include community benefits within the participation agreement.

ATTACHMENT E: Examples of Signs Allowed Within the Sign Overlay

Flat Sign (general building)



Flat Sign (storefront orientation)



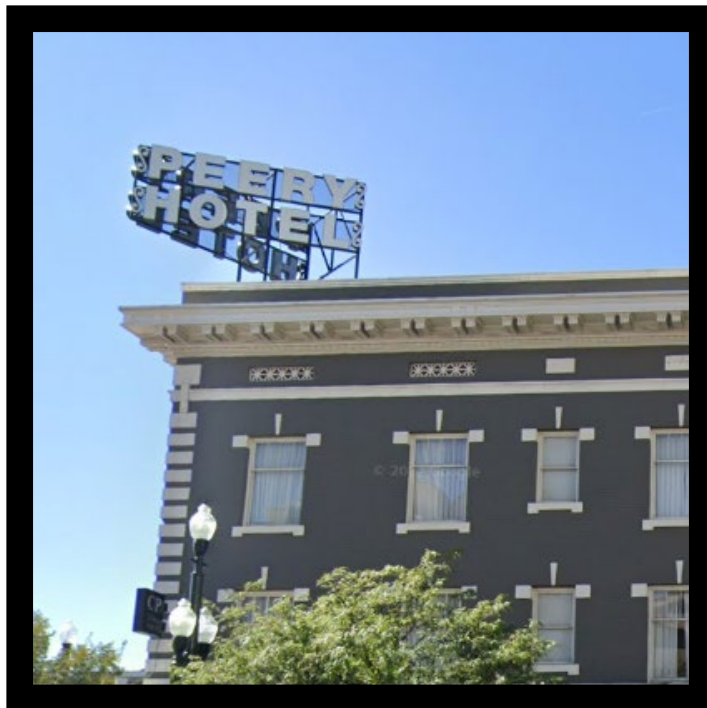
Freestanding, Electronic Changeable Copy



Monument Sign



Roof Sign



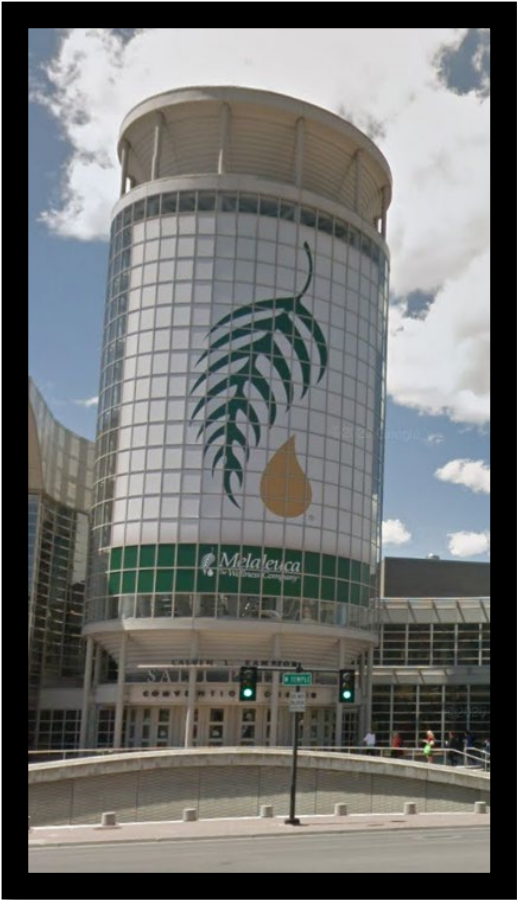
Roof Surface Sign



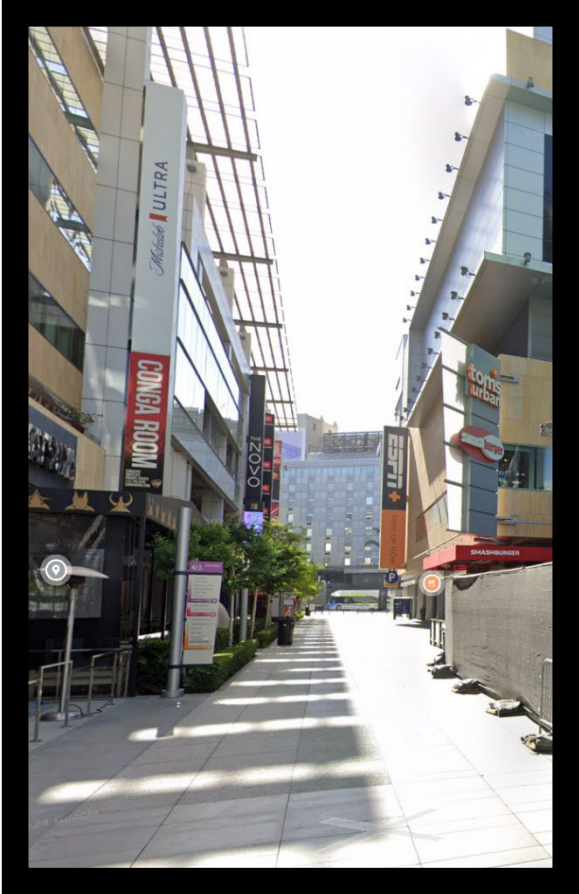
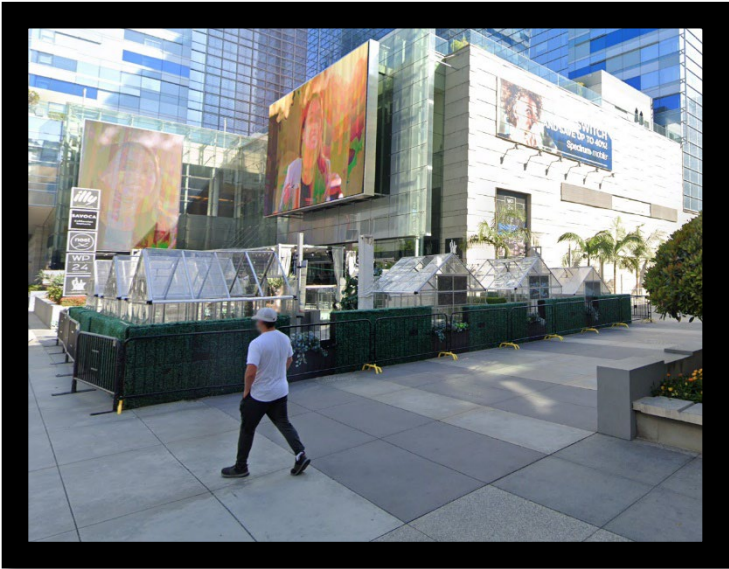
Special Event Sign



Window Sign



Examples of Signs Not Oriented To A Street



ATTACHMENT F: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering:

No objections to the proposal.

Fire:

No comments provided.

Urban Forestry:

No comments provided.

Sustainability:

No comments provided.

Police:

No comments provided.

Public Utilities:

No setbacks or reduced setbacks reduce space available to meet SLCDPU requirements for stormwater quality through green infrastructure and impacts available space to install site utilities while meeting required utility clearances.

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

Notice of the proposed changes were mailed to all property owners within the D-4 zoning district and building occupants on May 2, 2024. The notice was also mailed to all property owners within 300 feet of the boundary of the D-4 zoning district. Notice was also sent to the Downtown Community Council and the Capitol Hill Community Council. The notice included information for the open house and the public hearing. Information was posted on the city/s website about the open house on April 29, 2024. The public hearing information was also posted on the Planning Commission agenda webpage and the Utah Public Meeting page in compliance with Utah and City Code.

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- May 9, 2024 – Public open house held outside the Delta Center.
- May 15, 2024 – Proposal presented to the Downtown Community Council.

Public Input:

Public input is discussed in the key considerations section.

SHARE YOUR FEEDBACK!



PLANNING
DIVISION

Project Title // Sports, Entertainment, Cultural, and Convention District Text Amendment

Name // *Trey Yamamura*

Email //

Address //

Sunset Dr. S.L.C. UT 84114

Comments //

*Removing restrictions makes me hesitant
about supporting this change in my city.
Please look at all sides of this change
before you alter this community for forever.*



Stay Informed // Please provide your contact information to be notified of future information and other meetings on this project. You can submit this sheet before the end of the Open House.

SHARE YOUR FEEDBACK!



PLANNING
DIVISION

Project Title // Sports, Entertainment, Cultural, and Convention District Text Amendment

Name // JOHN ECKSTEIN

Email //

Address //

██████████ 9TH SEC UT 84103

Comments //

~~THE~~ AN UNCONDITIONAL HELI-PAD WOULD ADVERSELY
AFFECT THE AREA AND PARTICULARLY CONCERTS.

CAN THIS REMAIN CONDITIONAL?

WHAT IS TO KEEP ~~SIGNAGE~~ FROM BEING OFFENSIVE?
SIGNAGE



Stay Informed // Please provide your contact information to be notified of future information and other meetings on this project. You can submit this sheet before the end of the Open House.

SHARE YOUR FEEDBACK!



PLANNING
DIVISION

Project Title // Sports, Entertainment, Cultural, and Convention District Text Amendment

Name // Jason Hardink Email // [REDACTED]

Address // [REDACTED] 551 SLC 84103

Comments //

Concerns about:

- 1.) Inappropriate signage on Abramson Hall
- 2.) Proximity and scheduling of helicopter traffic, (during concerts).



Stay Informed // Please provide your contact information to be notified of future information and other meetings on this project. You can submit this sheet before the end of the Open House.



June 4, 2024

268 West First South
Salt Lake City, Utah 84101
Tel (801) 363-3251

Nick Norris
Planning Director
Community and Neighborhoods
Salt Lake City Corporation
Nick.norris@Slcgov.com

Regarding Petition Number: PLNPCM2024-00441

As governing Elders of the Japanese Church of Christ (JCC), we oppose Salt Lake City's proposed changes to the D4 Secondary Central Business District zone requirements supporting Smith Entertainment Group's Sports, Entertainment, Cultural and Convention District.

The proposed amendment to remove the D4 zone maximum height restriction will negatively impact the activities at the JCC chapel, Fellowship Hall and parking lot properties. We request that for any new or rebuilt structures adjacent to a church-owned property line:

1. They cannot exceed the height of an existing structure which is currently adjacent to the church-owned property line.
2. Or, they must be designed to break up the "bulkiness" of the building's mass with terracing (step backs) or other design.

Another negative issue arises on proposed helipads. The noise of a helicopter in a downtown area is amplified due to the hard surface surroundings. Helicopter noise will also be exacerbated by the presence of any taller buildings authorized by the proposed zoning amendments. Quiet enjoyment of JCC will be interrupted.

The JCC will face challenges during the construction and/or expansion phases of this new entertainment district. Noise, traffic disruptions, construction vehicles and limited parking availability will impact day-to-day operations as well as special events such as funerals and community outreach festivals.

While we are not speaking for the Anchored in Christ, Tongan American Free Wesleyan or the Kachin Trinity churches which use our facilities, we are confident that they share our concerns.

We ask for consideration in these matters as city planners and policy makers evaluate and make decisions on the D4 proposed changes.

Japanese Church of Christ

Pastor Daniel Haas

Elders: Elise Mori, Karen Okawa, Alan Shino and Lynne Ward



May 17, 2024

Salt Lake City
City Hall
451 South State Street
Salt Lake City, Utah 84111

re: Inclusion of affordable housing in Delta Center area rezone

Dear Mayor Mendenhall, City Council Members, and Planning Commissioners:

On March 4, 2024, the Salt Lake City Council passed an ordinance creating a Community Benefit Policy to create a process for evaluating how development proposals within Salt Lake City requiring zoning approval would impact the community. This ordinance came out of the Thriving in Place study of gentrification and displacement and is intended to help make the City's housing affordability goals a factor in zoning decisions. The policy meets that goal by requiring projects requesting a zoning variance that include housing to be evaluated on the basis of "the level of affordability of the additional density that may be allowed if the proposal were to be adopted."

The first major test of the value of this Community Benefit Policy is now before city officials. On May 14, 2024, KSL reported that the Smith Entertainment Group is preparing to ask the Planning Commission and City Council to modify zoning in the blocks around the Delta Center to further a plan to create a sports, entertainment, cultural and convention district. This district will include housing, and so it is significant that one of the zoning changes being proposed for the new district is the elimination of the current height restriction of 125 feet. The KSL story mentions that the height restriction could be increased to 375 feet. Increasing the number of floors that could be included in an apartment building from eleven to 34 is a major increase in density.

Increasing density on that scale means there could potentially be thousands of new housing units included in the blocks around the Delta Center. It is imperative that some of these units are affordable to lower income city residents. One in four city residents is a tenant paying more for rent than they can afford. One billion dollars of the financing for development in this district will come from a sales tax increase on purchases made within Salt Lake City. If all taxpayers, including struggling renters, will be helping to finance the creation of this district then it is only fair to demand that some of the housing in it is affordable.

Executive Director
Glenn L. Bailey
Board Chair
Sandra J. McCormick

347 South 400 East
Salt Lake City, Utah 84111
ph: 801.364.7765
www.crossroadsurbancenter.org

The development at the site of the old state prison in Draper is a model for how state investment in a project can be leveraged to spur the inclusion of affordable housing units. The plans for this mixed use development, built on land owned by the state, include 3,300 units— 400 of which will be affordable. Salt Lake City residents will be giving so much to help foster this development that it is only fair to ask for an even larger share of the units in this district to be affordable, and that some of those units be deeply affordable so that people working at the part-time, low wage, leisure and hospitality sector jobs in the district can afford to live there.

For these reasons, we urge you to insist that **any zoning amendment made to enable increased density in the proposed district around the Delta Center be contingent on the inclusion of an agreement that ten percent of the units within the district will be affordable to households earning less than \$30,000 per year and that an additional ten percent be affordable to households earning less than \$60,000 per year.**

It is long past time to quit giving our city away to developers without expecting a tangible benefit for our community, especially low and moderate income residents struggling to get by each month. Let's set the precedent now that community benefits and inclusion matter before confronting similar decisions regarding the Olympic Games and a new baseball stadium.

Sincerely,


Glenn Bailey
Executive Director

Norris, Nick

From: Jani Iwamoto [REDACTED]
Sent: Monday, May 13, 2024 12:17 PM
To: Norris, Nick
Subject: (EXTERNAL) Re: Contact info

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

To Nick Norris:

Regarding the allowance for greater heights, there is a concern with structures surrounding the Japanese Church of Christ (JCC) which is in this particular D-4 zone. In the past year, I expressed this ongoing concern, especially as it pertains to the buildings adjacent to the church on the west, north and east. In the early 2000, this was discussed with the County regarding the expansion of the Salt Palace - therefore the height was adjusted. One of the fears came to fruition as the building shaded the JCC's north parking and caused ice build up, leading to falls, and at least one injury. The garden, again with the County, was primarily placed as a buffer zone for the ingress and egress of trucks, and to retain natural light on the south side of our parking and chapel, while honoring our Issei and Nisei pioneers - this was done while I was on the SL County Council with Jenny Wilson. At that time, Peter Corroon was SL County Mayor and Rocky Anderson was SLC Mayor. There is also another safety issue when walls surround - we already

have issues with sanitation, and it is not just a homeless issue. With no public bathrooms near, I have personally seen people visiting the area relieving themselves in the back parking lot. Other risks to personal safety are of concern when we become more hidden.

Parking is already a challenge with the allowance of the apartment complex across the street. We are living with all of our concerns many of us raised when we testified before you regarding the Ritchie Group's apartment complex. The Japanese Church of Christ is a living church - there are people there daily. We also have two other congregations who occupy our church - the Tongan and Kachin communities.

Although the challenges are many, and the history weighs heavy of what was lost of our once thriving Japantown with over 90 businesses/structures, our resilience will continue. This year marks the 100th year of the JCC chapel, which is a historic landmark. The JCC has been in Japantown for 106 years.

Jani Iwamoto
Japanese Community Preservation Committee
Japanese Church of Christ

On May 13, 2024, at 10:10 AM, Norris, Nick <Nick.Norris@slcgov.com> wrote:

Jani

Norris, Nick

From: W DAVID SMITH [REDACTED]
Sent: Monday, May 13, 2024 9:18 AM
To: Planning Public Comments
Cc: Jerilyn McIntyre
Subject: (EXTERNAL) SEG Proposals

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

JUST SAY NO . . .

Qualtrics? Quantricks?

Our Indigenous people have a wonderful tradition of stories in which a coyote appears as a character. He's a trickster, you see? Causes lots of trouble, mostly, just trying to make a living, a little like you and me, only without so much work. Likes to play games with what you know and what you don't.

Arizona had an ice hockey team named "Coyotes." Still have the name. "We" got the franchise with the label peeled off. "We" actually didn't. Something called the Smith Entertainment Group did. Darned if they didn't

bring that famous coyote behavior along with them, though! Magnified! Into the greatest land and power grab Utah has ever seen!

“We’ll revitalize your city! Connect Eastside and Westside, make you famous hockey winners, brighten your upcoming Olympics!”

“All you have to do is give us a 99-year lease on the block of land under that broken down old symphony hall—no sports in that place! Oh, no, we’ll keep it or—something! Same with those two churches and culture hall the Japanese use—can’t see them anyway. We’ll also want the city height restrictions lifted so we can put up some skyscrapers!”

The coyotes cut a deal with our Utah Senate, always happy to stick it to our capital city. The legislators created SB 272, never mind “unintended consequences.” Coyotes had made some gesture toward leaving and taking those sports teams too, however unlikely that is, given simple economics.

“Oh! You don’t own that block between the symphony block and the Delta Center? Maybe you can condemn the owners for us. Three blocks? We’ll just tuck that into this \$3 billion we’ll pledge to the project. No need for you to see the money. Just show us the \$900 million in increased taxes. We’ll do good,” they said, but not for whom.

In fact, the overbuilding proposed will hurt both City Creek and the Gateway Center, both now having empty stores despite the strength of Utah’s current economy. Moreover, and I’m serious, who wants a skyscraper and

that dysfunctional, ugly set of proposed structures, so rendered, anywhere near to the Temple Square so many are looking forward to seeing completed? Well, the coyotes apparently do.

What to do about all this? First of all, we urge a speedy repentance. Give up on the nonsense tax increase Salt Lake County voters are likely to reject, anyway, under the conditions you set forth. And the city and county leadership would be foolish to approve it without a vote.

Utah has one grand tradition we encourage you adopt. Utah is tops in the country in philanthropy per person. Make a generous gift so that Abravanel Hall can update its infrastructure. Do it without tricks.

It will only take a portion of the funds you pay a single player you’ll be trading—and is tax deductible. The building represents the finest of symphony halls of its period with outstanding acoustics for a musical experience few people elsewhere can have. The thousands of people who created it financially and through gifted labor are the best of souls and don’t deserve being so disrespected as the coyotes have done with their self-serving proposal. The Utah Symphony, as always, will be generous in return with recognition of your gift, and no longer will you be seen as land- and power-grabbing coyotes.

Cartoonists a few decades ago animated a like coyote and a roadrunner that the coyote always wants to catch and eat, or at least get rid of. He tried that for years! Roadrunner won.

W. David Smith
[REDACTED] 84103

Norris, Nick

From: Shannon Kefauver [REDACTED]
Sent: Monday, May 13, 2024 12:20 AM
To: Planning Public Comments
Subject: (EXTERNAL) Please oppose the new stadium subsidies

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

All evidence and research undeniably points to the negative impacts that publicly funded stadiums have on our local economy. This is essentially a transfer of wealth to the people who are already the wealthiest. The money proposed for this awful bill could go to so many better things that people in UT ACTUALLY want and need, such as:

- * Housing grants and making housing more affordable in general
- * Social safety net programs that have been criminally underfunded since the 90's.
- * Small businesses loans and grants
- * Community programs
- * healthcare
- * New construction and pretty much anything else
- * FUNDING OUR PUBLIC SCHOOLS- especially since we've now taking 80 million out of them for a voucher program nobody wanted

- * Free school lunch for kids
- * Eliminating crippling medical debt for Utahns
- * Eliminating crippling college loan debt for Utahns
- * free or more affordable childcare
- * investments in our air quality or anything related to bettering the climate
- * tax credits for those who actually deserve a handout

Please please please stop this ridiculous plan from moving forward. All Utahns should go look at the available studies done by non-partisan organizations that show that using tax payer funding for sports teams and stadiums almost always has no positive impact on the economy, and there is no return on investment for the everyday hard working Utahns footing the bill. Money from these events does not go back into our pockets, as it's doled out to the athletic team, stadium owners, and paying back some of the loans for the stadiums. The people asking for this can pay themselves, they have the money. We don't. Until all other programs are funded that will allow Utahns to buy homes again at a reasonable price, receive pay/benefit increases(for state/fed employees), pay their bills without going broke, feed their kids and live a little better, this should not even be a discussion. Just look at all the evidence that has been gathered already.

Thank you,

Shannon Kefauver.

Sent from my iPhone

Norris, Nick

From: John [REDACTED]
Sent: Saturday, May 11, 2024 10:23 PM
To: Norris, Nick
Subject: (EXTERNAL) Please

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Do not allow the Abravanel hall to be torn down.
Why are sports always dominating over arts?
A musician a performer and an audience member
John Stewart
-- john
Sent from my Android device with K-9 Mail. Please excuse my brevity.

Norris, Nick

From: Alan [REDACTED]
Sent: Saturday, May 11, 2024 8:15 PM
To: Planning Public Comments
Subject: (EXTERNAL) Zoning change to remove height restrictions

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I vote NO on the requested zoning change to remove height restrictions on buildings in the western side of downtown.

Alan Mueller
SLC

Norris, Nick

From: Ron and/or Linda Zipprich [REDACTED]
Sent: Saturday, May 11, 2024 11:16 AM
To: Norris, Nick
Subject: (EXTERNAL) Rezoning of district 4

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Nick,

We live on 200 S in the Westgate Lofts. We LOVE the growth downtown and love the idea of big buildings going up. The one negative is helicopter landing pads. That feels a little too much like a war zone and not conducive to a friendly downtown neighborhood feel. Helicopter landing pads? For what? The .005% wealthy that don't want to drive through traffic? If I can be convinced that there is good reason for the community, great. I'm having an hard time imagining what that could be. Of course I could be missing something very obvious. Please educate me! Otherwise helicopter landing pads are a non starter. Thanks and I look forward to being educated.

Linda Zipprich
[REDACTED]

Norris, Nick

From: Robert Brown [REDACTED]
Sent: Saturday, May 11, 2024 7:38 AM
To: Norris, Nick
Subject: (EXTERNAL) Entertainment rezone

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello Mr Norris,

I live in 200s between 300 and 400w, this project t will have direct bearing on my life and that I the community.

The height adjustments will not affect me personally, but I can easily see how they could affect others. Vancouver CA did a very good job with their aesthetic requirements so that sky scrapers would not make it feel like people on the street below were getting crushed and stuck. If height requirements are changed, please consider adopting similar appearance and multilevel set back requirements.

What does affect me personally is traffic and noise. I am against in all forms allowing helicopters. There are zero non-medical reasons to all helicopters to sound pollute our cities.

But my biggest concern is the parking. When Disney concert Hall was built in LA, it had tons of underground park. What that meant is that people drive to their concert then left without activating other parts of the city. The concert hall does not encourage downtown LA to be a fun pedestrian friendly place to spend ne afternoon and dinner pre-concert. While large parking structure directly at the entertainment area might seem like a logical idea, it means my block will just become a traffic congestion problem with lots of noise, but the restaurants and businesses will not see any benefits, in fact their businesses might decline because our street becomes less pleasant. Please do not allow large parking at the district. Please encourage lots of smaller multistory lots scattered within walking distance so that the surrounding areas see benefits as well. This will also help with preventing congestion and excess noise. In my ideal world, no parking would be allowed and we would just improve public transit, a sustainable and low noise and affordable option. I know that's unrealistic, so that is why I'm asking more more scattered parking that will help our city be quiet, safer and more sustainable while allowing the entertainment district to still thrive!

Thank you,

Rob

Sent from my iPhone

Norris, Nick

From: Chris Hendry [REDACTED]
Sent: Friday, May 10, 2024 3:16 PM
To: Norris, Nick
Subject: (EXTERNAL) Sports entertainment district

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello,
I agree with the proposal as is and encourage approval to move forward this grand vision.
Thankyou.

Norris, Nick

From: Helen Whitehead [REDACTED]
Sent: Thursday, May 9, 2024 5:59 PM
To: Norris, Nick
Cc: Lou Salafia
Subject: (EXTERNAL) District 4 redevelopment

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Mr. Norris -

My husband, Lou Salafia and I, Helen Whitehead, have owned property in Salt Lake City since 2017 and moved here in October 2023 and live in the Westgate lofts. We are owners of a top floor condominium unit there. When we heard about the redevelopment plans for the "Entertainment District" we were initially excited about the potential for enhanced entertainment options in conjunction with the new NHL team. Unfortunately, as we have learned more about the plans, it appears that is not the case. All that is really known right now is that district 4 building height limits are proposed to be eliminated to potentially allow for more high-rise residential and office buildings.

We truly do not understand what high-rise office buildings have to do with entertainment options or the new hockey arena. Why would we need to remove height limits to make way for more hi-rises when there are a plethora of empty office and retail buildings currently in Salt Lake City that could easily be converted to apartment buildings or other office buildings as needed. Why build more?

One of the main reasons we moved to Salt Lake City was because it is a sophisticated, green city with a small town feel. Specifically, it does not have a lot of high-rises, creating an open non-claustrophobic feel which allows you to see the sky and mountains almost everywhere you look. This also creates a less stressful environment leading to a friendlier, easy going culture. This is what sets Salt Lake apart from other U.S. cities.

If more high-rises are added, SLC will lose its uniqueness and we believe the culture will change. Lastly, it is a proven fact that high-rise buildings reduce the sense of community among residents versus mid and low rise housing. When you lose a sense of community, you lose any ability to create a culture in your city.

We firmly believe that the removal of height restrictions in district 4 would be seriously detrimental to the beauty and culture of Salt Lake City making it a much less attractive city to move to. Use the current vacant space to accomplish your goals and retain what makes Salt lake special.

Thank you for your attention

Helen Whitehead

[REDACTED]
Salt Lake City, UT 84101
[REDACTED]

Norris, Nick

From: Salt Lake Bicycle Tours [REDACTED]
Sent: Tuesday, May 7, 2024 8:29 PM
To: Norris, Nick
Subject: (EXTERNAL) Opposition to Entertainment district rezone

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

To whom it may concern,

I want to be pointed toward what information is publicly available about the proposed Entertainment district rezone that includes the possible destruction of Abravanel Hall.

I have seen nothing in my inbox from the City about this, nor about any current public comment period, though I am signed up for many regular emails that usually do concern matters like these in Salt Lake City.

Please respond as soon as possible. Thank you.

-James Miska

District 4

SaltLakeBicycleTours.com

Norris, Nick

From: Richard Steiner [REDACTED]
Sent: Tuesday, May 7, 2024 4:28 PM
To: Norris, Nick
Subject: (EXTERNAL) NHL entertainment district

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

The proposal to have the city pay for a substantial part of a development which gives the developer access to all tax revenue generated in the area is absurd. The loss of Abravanel hall in the deal makes it even more absurd. Paying for the city's share with a sales tax hike, a truly regressive tax since it affects the lower income households more than affluent individuals is an abomination. You are asking those least likely to enjoy the "benefits" of the development to shoulder a financial burden to support it. And who will pay for the police and fire protection and garbage services in the district. It seems our Mayor and city council are being blinded by the bright lights of development and are not paying attention to the needs and desires of their constituencies.

Richard Steiner
Salt Lake City

Norris, Nick

From: joyce williams [REDACTED]
Sent: Tuesday, May 7, 2024 4:17 PM
To: Norris, Nick
Subject: (EXTERNAL) Land grab

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I'm a registered voter and pay taxes to SLC. I am against this land grab that is funded by the taxpayers. Do not allow this to continue.

Erna Williams

Sent via the Samsung Galaxy S21 FE 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

Norris, Nick

From: D. Lee Thompson [REDACTED]
Sent: Tuesday, May 7, 2024 9:14 AM
To: Norris, Nick
Subject: (EXTERNAL) STOP, STOP, STOP THE NIGHTMARE OF BUILDING! BEVER MIND UGLY

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

[Yahoo Mail: Search, Organize, Conquer](#)

Norris, Nick

From: Casey Gill [REDACTED]
Sent: Monday, May 6, 2024 10:41 PM
To: Norris, Nick
Subject: (EXTERNAL) Entertainment District

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

This is a huge blow to taxpayers. You can not approve this proposal.
We help pay for his (Ryan Smith) building but he wins on every level and we never recoup the costs.

This proposal is like taking things back in history and making him a lord in his own little "district"

Seriously, he keeps the taxes for his district (.05%), he gets an amazing 99 year lease, he gets an infrastructure planning committee to build whatever he wants.

WE LOSE historical buildings, \$900 million in taxes!

People are struggling with all sorts of taxes and paying every day bills, struggling with inflation, and it's not ok to add to that to help a wealthy man get increasingly wealthy on the back of every day citizens.

You can NOT support this... Please.

Thank you,

Casey Gill

Norris, Nick

From: Alan Sparrow [REDACTED]
Sent: Monday, May 6, 2024 7:46 PM
To: Norris, Nick
Subject: (EXTERNAL) Downtown, Abravanel Hall, and Hockey

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello Nick,

We understand you are collecting public comments. We strongly object to the possibility of knocking down Abravanel Hall as part of a new development for downtown including the new hockey team. We think it is fine if Ryan Smith brings NHL hockey to Utah and clearly many people are happy about it. But he is a billionaire. Why are we even considering adding to the sales tax to support his plans for his teams. Or, that we would give him such power over what would happen in that part of town.

We know so many people upset about what is happening - losing Abravanel Hall, giving Ryan Smith the zoning he wants to change things, and increasing the sales tax to support Ryan's plans. You can say they are the city's plans but let's face it this would not have even been considered without Ryan's hockey team and his plans.

Alan and Nancy Sparrow

[REDACTED]
SLC, UT, 84108

Norris, Nick

From: LINDA BACHMEIER [REDACTED]
Sent: Monday, May 6, 2024 5:48 PM
To: Norris, Nick
Subject: (EXTERNAL) Slc land deal with Ryan Smith

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I am writing in regards to the resining currently being considered by Salt Lake to accommodate the "sports entertainment center". I am very opposed to any plan that sacrifices Abravanel Hall in the name of the Salt Lake night scene. I spend much more time at Abravanel then I do at the Delta center and the cost of replacing that space would be very high and at the expense of the taxpayer. I have already paid enough to support the delta center through paying my part for the remodel and the new taxes which have been levied without a vote. The arts should not what loses in Mr Smith's or the city's desire to make downtown "more alive". There are other options such as redeveloping Gateway which sits half empty. Our desire to tear down beautiful historic architecture is not OK. New is often not better.

Linda Bachmeier
[REDACTED]

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Norris, Nick

From: [REDACTED]
Sent: Monday, May 6, 2024 2:10 PM
To: Norris, Nick
Subject: (EXTERNAL) proposed downtown entertainment district for NHL Hockey

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello Mr. Norris, I hope I am writing to the person accepting comments on the proposed entertainment district in downtown SLC. I've been reading articles on this proposal with great interest, as it apparently involves taxpayer dollars. I have also seen a couple of articles in the Tribune quoting a respected economist who states that this has been tried in other municipalities and it is not a good strategy.

I am strongly opposed to using taxpayer money to fund changes requested by a billionaire NHL team owner, who will benefit from this entertainment district far more than the Salt Lake City taxpayers, many of whom are struggling to maintain their housing and feed their families. Mr. Smith could pay for these desired changes out of his own pocket and would still be far wealthier than the average Salt Lake City resident. I think it is an outrage to use tax dollars on this project when the state and local

government do not adequately fund projects for the homeless, for our public schools, and for our decaying infrastructure. No more handouts please for the super wealthy!
If this should not be going to you, please forward on to the correct person. Please honor me with a reply so I know I have reached someone who can effect change.
Thank you,
Vicky Hall

Norris, Nick

From: Rand Potter [REDACTED]
Sent: Monday, May 6, 2024 1:23 PM
To: Norris, Nick
Subject: (EXTERNAL) Abravanel Hall

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I do not favor tearing down Abravanel Hall. As a lifelong resident of Utah, I believe our culture and heritage should not be displaced by professional sports franchises.

Rand & Diane Potter

Sent from my iPhone

Norris, Nick

From: Nancy Jensen [REDACTED]
Sent: Monday, May 6, 2024 12:00 PM
To: Norris, Nick
Subject: (EXTERNAL) Entertainment District proposal

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Please do not move or tear down Abravanel Hall. It's such a jewel for our city. I love sports and other entertainment, but it would be a disgrace to abandon this gem in its current location.

Sincerely,
Nancy Jensen, SLC resident
Sent from my iPhone

Norris, Nick

From: Laura Livnat [REDACTED]
Sent: Monday, May 6, 2024 11:24 AM
To: Norris, Nick
Subject: Re: (EXTERNAL) Abravanel hall

Thank you for forwarding my email to the council.

On Mon, May 6, 2024 at 11:20 AM Norris, Nick <nick.norris@slcgov.com> wrote:

Laura,

Thank you for your email. Any decision about the future of Abravanel Hall is up to the Salt Lake County Council. The County Council contact info can be found here: <https://slco.org/council/contact/> I will forward your email to the Salt Lake City Council because they will have a role in the decision on sales tax and allocation of city tax dollars.

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Laura Livnat [REDACTED]
Sent: Monday, May 6, 2024 10:56 AM
To: Norris, Nick <nick.norris@slcgov.com>
Subject: (EXTERNAL) Abravenal hall

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Mr. Norris,

Hands off Abravenal hall. It's bad enough you are taking taxpayers for a for profit sports venue, but when you threaten to tear down our Art center you have gone too far. Or it was up to me, this whole project would be denied. It is not in taxpayers favor to fund this boondoggle.

Laura Livnat

Norris, Nick

From: Marghie [REDACTED]
Sent: Tuesday, May 7, 2024 9:48 AM
To: Norris, Nick
Subject: (EXTERNAL) Sports District

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Disgusted that Ryan Smith can dictate the future of downtown slc. Keep Symphony Hall!
Marghie Mannos - Long time SLC Resident - Jazz Fan - Voter Sent from my iPhone

Norris, Nick

From: Salt Lake Bicycle Tours [REDACTED]
Sent: Monday, May 20, 2024 3:56 PM
To: Norris, Nick
Subject: Re: (EXTERNAL) Opposition to Entertainment district rezone

Thank you for the information.

Since you mentioned that comments about the proposed zoning changes can be made directly to you, my comment is as follows.

To the Planning Commission:

I'm writing as a concerned citizen of Salt Lake City, also as a SLC homeowner and a small local business owner.

My opinion is that the proposed local "entertainment district" is a terrible idea, especially as it has been proposed. The priority of consideration of rezoning being given to wealthy groups like Smith Entertainment Group, or to the desires of wealthy individuals in this county that want to be "entertained", is unfair and simply appalling. This would change the downtown area too drastically to be considered, as it would allow for especially the west side of downtown to be permanently and grossly altered. The

possibility of new stadiums, new heliports, new and/or increased space for signs and advertisements, all for the profit increases of few? For the "entertainment" of only those that can afford it? This is not for the betterment of our City and all of its citizens. Not to mention it is a gross misallocation of public funds.

Our priorities in this city should be focused upon even access to services, and on increasing quality of life equitably.

Once again, I'm STRONGLY OPPOSED TO THE PROPOSED TO THE REZONING OF DOWNTOWN THAT FAVORS THE CREATION OF STADIUMS AND OTHER INFRASTRUCTURE THAT CONTRIBUTE TO AN "ENTERTAINMENT DISTRICT".

-James Miska
519 East 600 South
Salt Lake City, UT 84102

SaltLakeBicycleTours.com

On Wed, May 8, 2024 at 8:16 AM Norris, Nick <nick.norris@slcgov.com> wrote:

The info can be mailed out here: <https://www.slc.gov/planning/2024/04/29/openhouse2024-00441/> Information about the proposal, public open house being held tomorrow, and the planning commission public hearing on May 22nd can be found on the link. A notice was mailed to all property owners, tenants/residents within the D4 zoning district and was sent out on the planning division open house email list last week. You can submit any comments you have on the proposed zoning changes directly to me. Comments about the future of Abravanel Hall can be sent to the County Council. Each council members contact info can be found here: <https://slco.org/council/districts/> Comments about the potential 0.5% sales tax increase can be sent to the Salt Lake City Council. Contact information can be found here: <https://www.slc.gov/council/contact-us/>

NICK NORRIS, AICP

Planning Director
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-6173

Cell: (801) 641-1728
Email: Nick.Norris@slcgov.com

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Salt Lake Bicycle Tours [REDACTED]
Sent: Tuesday, May 7, 2024 8:29 PM
To: Norris, Nick <nick.norris@slcgov.com>
Subject: (EXTERNAL) Opposition to Entertainment district rezone

To whom it may concern,

I want to be pointed toward what information is publicly available about the proposed Entertainment district rezone that includes the possible destruction of Abravanel Hall.

I have seen nothing in my inbox from the City about this, nor about any current public comment period, though I am signed up for many regular emails that usually do concern matters like these in Salt Lake City.

Please respond as soon as possible. Thank you.

-James Miska

District 4

SaltLakeBicycleTours.com

Norris, Nick

From: Victoria Sohm [REDACTED]
Sent: Sunday, May 19, 2024 6:46 PM
To: Planning Public Comments
Subject: (EXTERNAL) Please preserve and protect Abravanel Hall

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Please do not proceed with this idea of 'rebuilding' or 'relocating' Abravanel Hall. These are just euphemisms for 'demolish' and it would be a tragedy if the Hall was torn down for any reason. I do not want a huge sports mall run by a billionaire and I especially do not want to see a beloved cultural icon like Abravanel Hall get cast aside to appease him. Please preserve and protect Abravanel Hall. Also, please do not give this guy public money. If you are going to raise taxes, it would make more sense to use the tax increase to directly fund renovations or other work on Abravanel Hall, UMOCA, or the Salt Palace, whatever needs to be done, rather than giving it to a billionaire first. He is a billionaire, he does not need my tax dollars.

Thank you for your consideration,
Tori Sohm

Norris, Nick

From: Patsy Washburn [REDACTED]
Sent: Sunday, May 19, 2024 3:06 PM
To: Planning Public Comments
Subject: (EXTERNAL) I've been to many concerts at the Salt Palace, Abravenell Hall the Delta Center, the Maverik Center the Smith Ballpark and the Real Stadium but I've never been to a live basketball, baseball, soccer or hockey game, nor do I watch them on tv...

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I don't want to contribute one penny to a hockey or Baseball Stadium.

We currently have baseball and hockey teams here and I'll bet those stadiums are never filled. I doubt bigger stadiums will be filled either.

These projects are being pushed by rich folks so they can get even richer. Disgusting.

I'm doing great to just afford a movie ticket. I doubt I can afford the parking for any of those stadiums let alone the sports that are played there.

Patsy Washburn

Norris, Nick

From: [REDACTED]
Sent: Sunday, May 19, 2024 11:27 AM
To: Council Comments; Planning Public Comments
Cc: lcs@rdtutah.org
Subject: (EXTERNAL) Abravanel Hall, Singular Instrument in Utah Community's Greatest Hall

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

To: Honorable Salt Lake City Mayor Mendenhall, Salt Lake Council Wilson, Salt Lake City Council, Salt Lake County Council, Utah Symphony, Utah Opera, and Performing Artists Assembled to Protect Abravanel Hall:

It was my great privilege, nearly a half-century ago, to work on the construction of Abravanel Hall, then called Symphony Hall. I worked alone, always, so I had many months to reflect on the meaning of 'Community' and the place of great musical expectations as they are brought into momentary existence in the rare spaces we know as concert venues. I built the catwalks, a lowly-sounding part, of the ceiling system, hung from the roof structure far above, generally working in near darkness. I hung long, thick threaded rods from joists, then assembled narrow floors from those rods so the acoustically reflective ceiling could be suspended from the catwalks and from a spider's web of wires that held up the marvelous plaster ceiling, itself. While I was in the vicinity, I also installed the doors and door hardware --- hundreds of sets --- that had to precede wall construction throughout the hall. In subsequent years, I performed similar tasks on the Capitol Theatre, and then was honored to progress onward architectural and construction technological documentation for Abravanel Hall's Chief Architect, Ray Kingston.

I play no instrument. I read little music. I know almost nothing of musical history, other than what I sense is great. I know that I love great expanses of the music that many know and love, however, as "classical" instrumental and vocal music. The Symphony. The Opera. The Soloists who perform the magic almost unimaginable in this noise called culture of the day. We hold up against that noise the purity of the great concert halls, and the thousands of miles that separate one from another.

Now, I know when I'm being "played." Played, especially, by corporations, legislatures and political movements that pass themselves off as agents of "economic development". Like the tragedy described in today's New York Times (May 19, 2024) in the watershed of the Great Salt Lake, there is an urban epidemic of degradation "fatigue" setting in, manifesting as city planning fatigue alongside ecological deterioration fatigue. This fatigue shows its aged face and feeble hands in the form of unfortunate statements: "It won't be as bad as it appears now." Or, "Be patient; things aren't as bad as you think." Or, "He wouldn't really do things like that; he's only saying it to get elected."

Fight! Fight this misinformation! Fight this societal fatigue! Fight these giant corporations, like the quasi-governmental Inland Port and the Smith Development Group!

Please fight for Abravanel Hall, for every last concert ever played in this Hall's hallowed interior, whether seen through the dark from which it was built or through the brilliant light and dazzling sounds of its marvelous music, and for every future concert to be played after I and my fellow builders, every last one of us, are gone.

Sincerely,
Ivan Weber

Norris, Nick

From: Tyler Lackey [REDACTED]
Sent: Saturday, May 18, 2024 12:40 PM
To: Norris, Nick
Subject: (EXTERNAL) PLNPCM2024-00441 - D4 (Secondary Business District)
Attachments: Screenshot_20240518_123616_Chrome.jpg

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Please expand the zone to include these areas. Old buildings that should be torn down or will be dwarfed by the surrounding buildings.

Norris, Nick

From: SHARON JAMESON [REDACTED]
Sent: Friday, May 17, 2024 3:04 PM
To: Planning Public Comments
Subject: (EXTERNAL) Abravanel Hall

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

It is a crime to even suggest that Abravanel Hall should be demolished !! It is disrespectful of Maurice Abravanel and all the musicians and audiences who have been a part of that magnificent place for 45 years. KEEP IT WHERE IT IS!!!
Sharon H. Jameson

Norris, Nick

From: Bill Tibbitts [REDACTED]
Sent: Friday, May 17, 2024 12:59 PM
To: Mayor; Petro, Victoria; Puy, Alejandro; Wharton, Chris; Lopez Chavez, Eva; Mano, Darin; Dugan, Dan; Young, Sarah
Cc: City Council Liaisons; Council Comments; Otto, Rachel; Thomas, Blake; Norris, Nick; Glenn Bailey; Clark, Aubrey; Planning Public Comments
Subject: (EXTERNAL) Letter about Delta Center rezone proposal (Letter attached this time)
Attachments: deltaletter5-17-2024.pdf

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Mayor Mendenhall, City Council Members, and Planning Commissioners:

The attached letter by our Executive Director, Glenn Bailey, is our public comment on the pending request for zoning amendments to the blocks surrounding the Delta Center. We believe that the proposed rezone should be analyzed through the City's new Community Benefit Policy with the goal of ensuring that the development includes at least as much affordable housing as is envisioned at the site of the old prison in Draper.

We are happy to meet or talk on the phone to discuss this open letter and why we feel it is so important that this development be a model for mixed use, mixed income, development for the entire state.

Bill Tibbitts (He/Him/His)
Deputy Executive Director
Crossroads Urban Center
347 South 400 East
Salt Lake City, UT 84111
www.crossroadsurbancenter.org
[REDACTED]

Norris, Nick

From: Bill Tibbitts [REDACTED]
Sent: Friday, May 17, 2024 12:33 PM
To: Mayor; Petro, Victoria; Puy, Alejandro; Wharton, Chris; Lopez Chavez, Eva; Mano, Darin; Dugan, Dan; Young, Sarah
Cc: City Council Liaisons; Council Comments; Otto, Rachel; Thomas, Blake; Norris, Nick; Glenn Bailey; Clark, Aubrey; Planning Public Comments
Subject: (EXTERNAL) Letter about Delta Center rezone proposal

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Mayor Mendenhall, City Council Members, and Planning Commissioners:

The attached letter by our Executive Director, Glenn Bailey, is our public comment on the pending request for zoning amendments to the blocks surrounding the Delta Center. We believe that the proposed rezone should be analyzed through the City's new Community Benefit Policy with the goal of ensuring that the development includes at least as much affordable housing as is envisioned at the site of the old prison in Draper.

We are happy to meet or talk on the phone to discuss this open letter and why we feel it is so important that this development be a model for mixed use, mixed income, development for the entire state.

Bill Tibbitts (He/Him/His)
Deputy Executive Director
Crossroads Urban Center
347 South 400 East
Salt Lake City, UT 84111
www.crossroadsurbancenter.org
[REDACTED]

Norris, Nick

From: Clovislark [REDACTED]
Sent: Thursday, May 16, 2024 9:28 AM
To: Norris, Nick
Subject: (EXTERNAL) RE: Zoning Amendments for the Sports, Entertainment, Culture, and Convention District

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

To Whom it may concern:

I am writing, as a member of the Utah Symphony, a Citizen of Salt Lake City and Salt Lake County. I am vehemently opposed to the proposal language to change the Conditional use of helipads to that of Permitted use. I live in a flight plan for Medivac helicopters ferrying patients by helicopter to and from the University Medical Center. These necessary flights are noisy enough to waken me at any hour of the night, even with windows closed. I can't begin to imagine the disruption of the greater Temple Square area should we see the proposed change. For the Utah Symphony, this added noise pollution threatens our artistic product as well. We rehearse week days from 9.30 AM to 4 PM, concerts occur Tuesdays, Wednesdays, Fridays And Saturdays, all in

the evening, when the favored sports events would be occurring. So, unless this easement will not be in effect during those times, the potential for disruption and noise pollution exists during concerts and rehearsals.

As a citizen, I have further concerns. I feel that levying sales and property taxes for a development proposed by a billionaire, who could certainly raise these monies himself is beyond inappropriate, even corrupt. The idea that we are to fund Mr. Smith's personal development with our public funds, at the expense of necessary housing for the indigent, proper comprehensive public transportation, and countywide infrastructure seems irresponsible. Furthermore, the idea that helicopter restrictions are being lifted so Mr. Smith need not set his feet in the city that he is disrupting suggests that he is too good to be among the very citizens he is impacting.

While I enjoy sporting events, the emphasis of them over everything else is folly. In the book *Soccernomics*, the authors clearly detail how massive sporting construction negatively impact the surrounding region. They siphon necessary labor away from other needed construction sites among other negatives. Finally, the city and county do not own these teams. Mr. Smith could pack them up and move or sell them at any time in the future, leaving a brand new abandoned downtown.

Please reconsider this project.



Clovis Lark, Principal Librarian
Utah Symphony Member

[REDACTED]
Salt Lake Utah 84105

[REDACTED]
Sent from my iPhone

Norris, Nick

From: AstroMG [REDACTED]
Sent: Wednesday, May 15, 2024 8:27 PM
To: Norris, Nick
Subject: (EXTERNAL) Comment on "Sports, Entertainment, Cultural, and Convention District Text Amendment"

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Nick,

I wanted to send in a comment in support of all of the proposed changes outlined in PLNPCM2024-0044. I see no reason for a lower height limit in these parcels and I think this is exactly where the tallest buildings in our city should be located.

I expect that SEG and other stakeholders will take the needs and desires of Japantown into account and integrate their plans with what's left of that community, and I am actually hopeful that whatever solution they do propose will directly benefit and highlight Japantown. In any case, I think there will be further

opportunity for public feedback before any real building plans are finalized so I do not think building heights should be the limiting factor in that conversation.

Thanks,

Matt Givens

Norris, Nick

From: Tricia [REDACTED]
Sent: Wednesday, May 15, 2024 6:33 PM
To: Norris, Nick
Subject: (EXTERNAL) Concerned Utahns thoughts about new downtown developments: NO tax hikes to subsidize billionaires - let the "for profit sports industry" be self sufficient! Let's save Abravanel Hall!! Sincerely, Tricia in Midvale

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Norris, Nick

From: Linda Buchman [REDACTED]
Sent: Wednesday, May 15, 2024 6:13 PM
To: Norris, Nick
Subject: (EXTERNAL) Do Not Ruin Salt Lake City

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The public is against this.
I'm so tired of millionaires
Ruining the world and regular citizens having no voice. We don't need 2 hockey teams or 3 blocks of SL given to the wealthy to do what most citizens Don't Want....
Please be wiser that the Smith's with our city!
Sent from my iPhone

Norris, Nick

From: Anne Francis [REDACTED]
Sent: Wednesday, May 15, 2024 4:30 PM
To: Norris, Nick
Subject: (EXTERNAL) Proposed zoning changes

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Mr. Morris.

I am a longtime resident of downtown Salt Lake City, and I am writing to express my deep concern about zoning changes the Planning Commission is considering. When friends from other big cities ask me why I love living in SLC, one of the things I always mention is how seamlessly our downtown meshes with the gorgeous landscape around us; that I can see the mountains from almost anywhere in the city; that there is very little light pollution; that the noise level is pretty manageable, all things considered. The zoning changes you have in front of you would essentially RUIN all of that. These changes are incredibly short-sighted, and will destroy the treasure that is our current city. Please, please, PLEASE consider the needs and desires of your citizens above those of developers.

Sincerely,
Anne Francis Bayless

Norris, Nick

From: Teresa Stepanek [REDACTED]
Sent: Wednesday, May 15, 2024 4:00 PM
To: Norris, Nick
Subject: (EXTERNAL) Downtown changes

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1. Unlimited building height, creating potential for downtown canyons.
2. Expanded signage on buildings, leading to visual blight.
3. Allowed heliports, leading to excessive downtown noise.


Dear Mr. Norris,

Please reconsider the impact and feel to our city and community downtown with these changes! I don't see them as being a positive for the overall health of our city and people. Please keep the current scenario as we grow for our well being. We don't want a canyon city!

Teresa Stepanek

[REDACTED]

Salt Lake City

 Make our world better today!

Sent from [REDACTED]

Norris, Nick

From: Kate Little [REDACTED]
Sent: Wednesday, May 15, 2024 1:29 PM
To: Norris, Nick
Subject: (EXTERNAL) Zoning changes related to Delta center expansion & downtown re-development

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Planning Commission:

I object to the zoning changes because:

1. This re-development is being pushed through too quickly and with too little public input.
2. This re-development allows a single person, Ryan Smith, and his company SEG to impose their vision on the downtown, thus bypassing organic development of downtown.
3. This re-development benefits a single person & his company at the exclusion of multiple landowners downtown in the re-development area.

In specific:

1. There should be a building height limit of not more than 5% above the average height of the current tallest building downtown. This allows for a gradual increase in building height downtown, rather than a possible sudden increase.
2. Heliports should now be allowed downtown. They create excess noise, and do not benefit the general public.
3. Building signage should only be allowed to advertise events in the building to which any given sign is attached, thus preventing visual noise in the downtown area.

Please, do not at this time change zoning laws to accommodate Ryan Smith and SEG. Planning needs to take more time with greater public input. Ryan Smith and SEG need to be flexible with their plans to accommodate public input.

Thank you for your consideration.

Kate Little
84103

Norris, Nick

From: Phip Shar [REDACTED]
Sent: Wednesday, May 15, 2024 1:06 PM
To: Norris, Nick
Subject: (EXTERNAL) Rezone Proposal- Draft Request

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Nick-

If possible, I would like to get a copy of the proposed changes to the D4 zone that will be presented to the PC next week.

If getting a copy today isn't possible, can you please let me know when the publicly available draft will be online?

Best-
Shari Phippen, AICP, MPA

Norris, Nick

From: Lynn Rosen [REDACTED]
Sent: Wednesday, May 15, 2024 11:59 AM
To: Norris, Nick
Subject: (EXTERNAL) Fwd: Abravanel Hall

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Begin forwarded message:

From: Lynn Rosen [REDACTED]
Subject: Abravanel Hall
Date: May 15, 2024 at 11:56:00 AM MDT
To: [REDACTED]

I would love to comment on keeping Abravanel Hall in its original state. Possibly upgrade some things like the heating/cooling system, which has been on the decline for some time. But not tearing down this beautiful cultural and historical icon of good taste and class in our beautiful city.

I have lived in Salt Lake County for forty years and in Salt Lake City in the Upper Avenues for twenty years, and love going downtown to partake of the beautiful hall that has served to welcome many many famous guest artists such as Itzhak Perlman, Audra MacDonald, Danny Kaye, Garrison Keillor, Joshua Bell, Joseph Silverstein, just to name a few, who all commented on what a wonderful hall it is. It is one of the best in the country, designed by a world famous acoustician.

It took many years to get funding and a permanent home for the world class Utah Symphony, made world famous under the direction of Maurice Abravanel, for whom the hall is named. If it is gone, it would be tremendous loss to our city, what it represents, and the glorious tradition of music native to all Utahns.

Sincerely, Lynn Rosen

Norris, Nick

From: [REDACTED]
Sent: Wednesday, May 15, 2024 9:45 AM
To: Norris, Nick
Cc: [REDACTED]
Subject: (EXTERNAL) COMMENT: Sports, Entertainment, Cultural, and Convention District Text Amendment

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Nick Norris, Planning Director
Salt Lake City Planning Commission

As a citizen of Salt Lake City for 25 years I am appalled by the speed at which this proposal is being rammed through. I feel that the city and the citizens are being ***pressured*** into taking this very shady ***deal*** that is proposed by the Smith Entertainment Group at face value. I have several comments that I hope will be taken into consideration.

-I have been working each weekend in downtown Salt Lake City for the past 25 years - I can tell you that downtown Salt Lake City is VIBRANT! The scare words being used by Smith Entertainment - that there is a need for "revitalization" in downtown is an absolute MYTH. With so many buzzing cultural activities in downtown - there is - if anything - perhaps

too many things happening in our city. There is the Utah Symphony at Abravanel Hall, Utah Opera and Ballet West at the Capitol Theater, Broadway shows at the Eccles, many clubs that feature live music all around downtown. Add to this the activities at Temple Square and the Conference Center. For those that like sports there is the Arena aka delta center - and not one but two giant malls - City Creek and the Gateway. Adding an **entertainment district** to the existing activity in Salt Lake City would simply bring a wave of unwanted clutter and congestion that will destroy the quality of life here. We don't need to turn our city into another Las Vegas and ruin this quality of life that we enjoy here currently. This proposal is nothing but a scam by the "sports industry complex" to ensure big profits at tax payers expense. I say NO to them. The Smith Entertainment Group is in the sports industry - it is a FOR PROFIT business. One way for them to grab more profit is the get local municipalities to pay for their big areas - parking - infrastructure - and gain access to 100 of acres of city / county owned land for them to play with. They of course in turn "promise" jobs and prosperity. This is all phony of course. Those jobs they promise are the usual low pay - minimum wage service jobs that come and go as fast as the restaurants and bars that pay the high rents to the developers. This is a developers dream situation - but a sham for us - the citizen tax payers.

I am ALL FOR raising my taxes to pay for: salary increases for public school teachers, improving infrastructure, adding more public transit / light rail etc, more public schools, housing for the homeless, etc - however - I AM AGAINST RAISING MY TAXES TO hand over to THE FOR PROFIT SPORTS INDUSTRY!

If the Smith Entertainment wants an arena - they can pay for it - Ryan Smith has amassed billions of dollars in wealth - he is old enough to spend his own money.

I DO NOT WANT to SUBSIDIZE his sports teams with my tax dollars. NO! Smith Entertainment should not be getting rich on the "public dole" we have enough corporate welfare in our country today. Let Smith Entertainment Group be self sufficient without our tax dollars.

-Abravanel Hall is a cultural treasure in the US West. To think that part of the proposal is considering tearing down this Utah musical monument is beyond ludicrous. Concert halls are very interesting structures to "get right." We have heard

of the horror stories of Avery Fisher Hall at New York's Lincoln Center; since it opened in 1962 - they have spent millions of dollars trying to fix the place so it will sound decent for concerts. This is very typical when trying to build concert hall. Here in Salt Lake City - we got VERY lucky - and got it right the first time. The acoustics in Abravanel Hall are world class. The chances of replicating this are very slim - why tear down something that is perfectly functional and attempt a rebuild? Again - don't let the developers scare you - it would be worth the cost to renovate the current Abravanel Hall where the acoustics are perfect; adding a sprinkler system for fire safety and changing the HVAC that is shared with the Salt Palace would be money well spent. Lets not let Smith Entertainment bulldoze Abravanel Hall so they can squeeze a bunch of high rent unneeded bars and restaurants between City Creek and the arena.

-Don't make the mistake that NYC did! In 1963 we lost one of the great temples of transportation - Pennsylvania Station in NYC. IT was a well thought out facility that served generations of travelers efficiently. However it was replaced by an absolute inconvenient eye sore called Madison Square Garden - where travelers/commuters have to duck into a hole in the ground. A pathetic example of short sighted developers and corporate America. A few blocks north - we came close to having another important building being torn down - Carnegie Hall. Fortunately it was saved and is still in use today. However we have still not learned our lesson - as with this proposal for Abravanel Hall - that razing the hall is still on the table. By the way - currently - another useful and important building is being torn down as I write this - the Hotel Pennsylvania in NYC. It is quite sad that we can't learn from past mistakes. Lets not make that mistake here in Salt Lake City with Abravanel Hall.

- Who will pay for a new Abravanel Hall? one of the big corporate sponsors of the current Abravanel Hall was the Union Pacific Railroad. It paid for all the intricate wood work in the hall. Will the city actually go to Union Pacific again and ask to pay for a new concert hall just after they tear down the old hall that they helped pay for?

-Abravanel Hall is not only a monument to the arts in Utah - but it stands as a testament of how a great civic project is done right! 50 years ago government officials at every level joined with the business community along with citizens in Salt Lake City - to plan and construct Abravanel Hall. People like the Tanners, Ramptons, Mathesons, Gallivans, Abravanel, etc...came together to make this concert hall a reality. This is in STARK contrast to the ***back door*** deal that created this ugly legislation that is being considered right now - that is essentially a big giant give away to Smith Entertainment. We must stop this kind of "Soviet style" corruption in our state. To look at how things are done correctly - look at how Abravanel Hall was created 50 years ago - that should be the inspiration and template used to create important city projects today.

I do hope that the brakes will be applied and slow this project down for a careful evaluation and examination of what is going on here. We as citizens own the property that is being considered - and we deserve a voice at the table. Let's not let the sports mafia muscle their way in and shred our community. Let's preserve our rich cultural heritage - by keeping community treasures like Abravanel Hall... and say no to the developers who are trying to make quick buck by ramming a Las Vegas STRIP in Salt Lake City.

Tad Calcara
Salt Lake City, UT
[REDACTED]

Norris, Nick

From: Jane Smith [REDACTED]
Sent: Tuesday, May 14, 2024 5:17 PM
To: Norris, Nick
Subject: (EXTERNAL) The Proposed "Entertainment District"

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I object to this taxpayer supported plan as it was rushed ahead without any input from the community and now only a short time to respond. We don't have any details to study to determine if the people even want this development or how much it will eventually result in exorbitant ticket prices, in increased parking fees, and cost overruns that our taxes will pay for. Can the developers guarantee the success of the professional hockey team? Above all Abravanel Hall is a cultural gem we can't afford to lose to a sport's obsession.

Sent from my iPhone

Norris, Nick

From: LYNN Pershing [REDACTED]
Sent: Monday, May 27, 2024 6:32 PM
To: Norris, Nick
Cc: Dugan, Dan; Lopez Chavez, Eva
Subject: (EXTERNAL) PLNPCM2024-00441 changes in zoning for the Sports District

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Director Norris

I am greatly concerned about the

“removing the limitations on building height, expanding and modifying the existing arena sign overlay to the blocks where the Salt Palace is located, and changing the following land uses from conditional to permitted: stadiums, heliports, and commercial parking structures” for the proposed Sports District

This will dramatically alter our City, its functioning and its culture in a way that is NOT assured to be successful. Some of these proposed changes should NOT be outright “permitted” such as heliports, commercial parking structures, unrestrained building heights, etc.

The public (who currently is being asked to pay for this sports district) deserves to review the designs, heights, demolition of current structures, etc BEFORE any action is approved

This venue will NOT be affordable to the vast majority of city residents. All of us need to weigh this proposal with advance designs carefully before approval. All should remain conditional and not be “permitted by right” or any other excuse to destroy valuable buildings that might hinder the unseen vision.

Lynn K. Pershing, Ph.D.
District 6

Norris, Nick

From: Keith Roberts [REDACTED]
Sent: Sunday, May 26, 2024 10:03 AM
To: Norris, Nick
Subject: (EXTERNAL) SLC entertainment

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Mr. Norris.

I have lived in SLC for over 25 years and experienced its gentrification. I take great exception to the idea that SLC residents support public investment in private sports facilities and are willing to pay for it via increased taxes.

Allow me to be clear: I do not support this endeavor in any way and strongly object to an increase in taxes.

Not only is over 30 years of research easily accessible that disproves the notion that sports complexes generate long term revenue, but it falls flat based on the need for public funds. If this is such a great investment, why does the Smith group need money?

There would undoubtedly be an increase in development activity if you go ahead with this boondoggle, but to what end? Even if the stated goal of 20% of housing opportunities are at low income levels (for which there is no evidence that it would actually happen), the vast majority of citizens will be unable to live in the area they are paying for.

This is clearly another sham to benefit the already rich on the back of the public, and as it is not financially beneficial to the taxpayers of SLC, it is immoral.

Deny all permits. Do not use public funds to benefit the rich. Do not raise my taxes.

Thanks,
Keith Roberts
[REDACTED]

Norris, Nick

From: Patricia Rothacher [REDACTED]
Sent: Friday, May 24, 2024 9:01 AM
To: Planning Public Comments
Subject: (EXTERNAL) Save Abravanel Hall Please!

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I returned from a two week vacation to find this massive project being pushed through and the meetings already held. I had never heard of this prior and am shocked at the possibility of losing Abravanel Hall and UMOCA. The arts need to remain in downtown SLC, in their current location. I think the community will rally around saving these spaces, but will it be enough?

Please please don't allow these buildings to fall. It would be a travesty. I will contribute to a fund to help save them.

Thank you,
Patricia Rothacher
Holladay

Norris, Nick

From: Natalie Brooks [REDACTED]
Sent: Tuesday, May 21, 2024 4:33 PM
To: Planning Public Comments
Subject: (EXTERNAL) Oppose Ryan Smith's Tax Increase

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I'm a resident of Liberty Wells and district 5. I want to voice my strong opposition to using our tax dollars to subsidize Ryan Smith's proposal for his entertainment district downtown.

TLDR: I am not generally opposed to tax increases. I am not fundamentally opposed to pro sports in our city. I am strongly opposed to a tax increase to subsidize billionaire Ryan Smith's downtown as it is not a good return on investment per multiple economic evidence in other cities. We are already a desirable city offering economic opportunity for business, even pro-sports, and we don't need to desperately pander to billionaires and their business plans. Economists agree it does not benefit cities to subsidize projects like this.

Here are some sources:

Weber State Dr. Gavin Roberts: <https://kutv.com/newsletter-daily/professor-questions-long-term-economic-impact-of-tax-funded-sports-arenas>

<https://www.marketplace.org/2015/03/19/are-pro-sports-teams-economic-winners-cities/>

<https://sites.lsa.umich.edu/mje/2022/01/15/cities-should-not-pay-for-new-stadiums/>

My own thoughts:

Salt Lake City is a beautiful city with a lot of infrastructure and skilled workers to offer businesses. These sports businesses need us more than we need them. My gut tells me it does not make sense to subsidize a plan like this by increasing taxes. I would rather our taxes go to things like parks, transportation, and people (whether that be housing or education) which ultimately make us a desirable place for business to want to exist. For example, I live right by Hawthorn Elementary which is closing in a couple weeks, yet our city council is entertaining the idea of increasing taxes to support a pro-sports business. I would have been much happier supporting our local children, teachers, and families who are the future of this city.

I do not trust large corporations and billionaires to give back to the community nor can we expect any economic benefits corporations make to trickle back down to our community. As a nurse I hold myself to a standard of providing evidence based practice at my job. When it comes to economics, I defer to the experts for what the evidence says, and it sounds like economists consistently agree that subsidizing pro-sports teams does not benefit cities economically.

If Salt Lake City were a friend, I would tell SLC it does not need to be so desperate and thirsty begging to subsidize something like a big pro-sports business, when in reality they are looking for a city like us more than we need their commercialized downtown proposal. We should be the ones demanding from the business to give back to us for benefiting all of our public goods and infrastructure and being a desirable place to run a business. We offer businesses a safe downtown, a beautiful city, with trax lines to move customers etc. Let us focus on making SLC a more desirable city and make those billionaires feel lucky to run a business here.

Thank you,

Natalie

Norris, Nick

From: Carl OLSON [REDACTED]
Sent: Tuesday, May 21, 2024 2:00 PM
To: Mayor
Cc: Steven Price; John Price; Norris, Nick
Subject: (EXTERNAL) Abravanel Hall-Demolition Response

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Mayor Mendenhall,

Response to the possible demolition and replacement of the Maurice Abravanel Hall as part of the Salt Lake City Sports expansion program.

Abravanel Hall was part of the Bicentennial Arts Plan in support of the two hundred years since the signing of the Declaration of Independence. The Bicentennial Arts Project consisted of the remodeling of the Capital Theatre, Symphony Hall (Abravanel Hall) and adjacent Museum including the plaza with fountains. The project was owned and headed by Salt Lake County under the management

of the then County Surveyor, the late Carl Larsen. John Price (the same John Price who has donated millions of dollars to the University of Utah) Associates was the Construction Manager (contracted to guarantee the maximum cost) ultimately fell under my responsibility with on-site management by Verve Gilson a Professional Engineer with direct construction supervision by Svend Jensen originally from Denmark and a spy for the British Army during WWII. The General Contractor was Christiansen Brothers, a well-known contractor responsible for many high-quality projects in SLC and the area. FFKR were the Architects headed by Bob Fowler with Frank Ferguson responsible for the design and Joe Ruben responsible for the technical aspects. Ferguson and Ruben were a talented team with high strung artistic emotions and down-to-earth detailed understanding. The initial design. Ferguson proposed included Granite paneling on the exterior walls and surfacing for the plaza to emulate the Salt Lake City LDS Temple. Unfortunately, limitations on the budget forced the granite to be substituted a special Brick imported from Canada that would characterize the granite and exposed concrete for the plaza. The exceedingly high glass wall panels on the east entry were supplied by Pilkington Glass of Great Britain, one of the early suspended by a large structural header rather than ground supported glass designs in the US. The beautiful gold leaf inside on the stair spandrels and in the auditorium was donated by the late Obert C. Tanner, well known for his jewelry and diamond business. Jack Gallivan, SL Tribune Editor headed up the Bicentennial Arts Committee along with many other well know public figures at the time. There is much more to recall, however being out of the loop for decades memory is what serves me now. When the projects were completed, they were regarded

as extraordinarily successful including the entry water fountain we found terminal unless attended to constantly. The new Plaza is attractive and more practical as the fountain sometimes splashed making entry into the Symphony Hall a bit soggy. I have seen several locations on the internet referring to the project yet have not read them. Likely there are others that have some better documentation than my mind, but I ask that all the sweat, blood and tears employed by those many people be honored and the many musicians and other entertainment entities and people be retained for many decades ahead. The \$200 million cost to refurbish and upgrade being bandied around is absurd and ballooned to make the decision to keep compromised.

Music never goes away!

Thank You,

Carl Olson

Cellular [REDACTED]
[REDACTED]

Norris, Nick

From: Mendenhall, Erin
Sent: Tuesday, May 21, 2024 9:49 AM
To: [REDACTED]; Bill Tibbitts
Cc: Petro, Victoria; Puy, Alejandro; Wharton, Chris; Lopez Chavez, Eva; Mano, Darin; Dugan, Dan; Young, Sarah; Otto, Rachel; City Council Liaisons; Council Comments; Mayor; Thomas, Blake; Norris, Nick; Clark, Aubrey; Planning Public Comments
Subject: Re: (EXTERNAL) Letter about Delta Center rezone proposal (Letter attached this time)

Dear Glenn and Bill,

Thank you for your letter regarding the proposed downtown sports, entertainment, culture, and convention district. Because this is a City-initiated rezone, it is not subject to the community benefit policy passed by the City Council in March. However, the City is working with SEG to incorporate community benefits into the participation agreement required under SB 272. Affordable housing is always a top priority for me and I agree that a 20% affordable housing set-aside is a reasonable request.

At this point, the City has not received a conceptual design or mix of anticipated uses in the district, and no indication of whether or how much housing the district might include. As the plans evolve, the City will explore options with the applicant for how future development might contribute to our housing priorities.

Thank you, as always, for advocating for housing that is accessible for all in our City.

Yours,

Erin



ERIN MENDENHALL | *(She/Her/Hers)*
Mayor
OFFICE of the MAYOR | SALT LAKE CITY CORPORATION
Office: (801) 535-7743
Email: Erin.Mendenhall@slcgov.com
WWW.SLCMAYOR.COM | WWW.SLC.GOV

From: Bill Tibbitts [REDACTED]
Date: Friday, May 17, 2024 at 1:00 PM
To: Mayor <Mayor@slcgov.com>, Petro, Victoria <victoria.petro-eschler@slcgov.com>, Puy, Alejandro <alejandro.puy@slcgov.com>, Wharton, Chris <Chris.Wharton@slcgov.com>, Lopez Chavez, Eva <Eva.Lopez@slcgov.com>, Mano, Darin <darin.mano@slcgov.com>, Dugan, Dan <dan.dugan@slcgov.com>, Young, Sarah <sarah.young@slcgov.com>
Cc: City Council Liaisons <City.Council.Liaisons@slcgov.com>, Council Comments <Council.comments@slcgov.com>, Otto, Rachel <Rachel.Otto@slcgov.com>, Thomas, Blake

<Blake.Thomas@slcgov.com>, Norris, Nick <nick.norris@slcgov.com>, Glenn Bailey [REDACTED], Clark, Aubrey <aubrey.clark@slcgov.com>, Planning Public Comments <planning.comments@slcgov.com>
Subject: (EXTERNAL) Letter about Delta Center rezone proposal (Letter attached this time)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

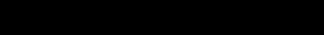
Dear Mayor Mendenhall, City Council Members, and Planning Commissioners:

The attached letter by our Executive Director, Glenn Bailey, is our public comment on the pending request for zoning amendments to the blocks surrounding the Delta Center. We believe that the proposed rezone should be analyzed through the City's new Community Benefit Policy with the goal of ensuring that the development includes at least as much affordable housing as is envisioned at the site of the old prison in Draper.

We are happy to meet or talk on the phone to discuss this open letter and why we feel it is so important that this development be a model for mixed use, mixed income, development for the entire state.

Bill Tibbitts (He/Him/His)
Deputy Executive Director

Crossroads Urban Center
347 South 400 East
Salt Lake City, UT 84111
www.crossroadsurbancenter.org



Norris, Nick

From: Janice Aramaki [REDACTED]
Sent: Tuesday, June 4, 2024 3:27 PM
To: Norris, Nick
Cc: Tarbet, Nick; City Council Liaisons
Subject: (EXTERNAL) Fwd: Sports, Entertainment, Cultural, and Convention District Text Amendment/PC June 12 meeting

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Subject Planning Commission meeting June 12, 2024 /Sports Entertainment Cultural and Convention District Text Amendment

- Sports, Entertainment, Cultural, and Convention District Text Amendment

Hello Nick,

I would like to express my comments regarding the proposed zoning text amendment to modify provisions in the D-4 Downtown Secondary Business District that would support the creation of a sports,

entertainment, cultural, and convention district in and around the site of the Delta Center. By removing the limitations on building height, I ask that the Planning Commission members consider implementing proper setbacks and building height around Japantown Street to help protect/preserve its history.

Japantown Street must not be swallowed up in shadows amongst building heights that could create safety issues during the winter months for both the Japanese Church of Christ and the SL Buddhist Temple and which could also create an environment for Japantown Street that feels unwelcoming for the public and both churches -- my hope is to see Japantown Street as a vibrant section of this District making it a welcoming place for all.

Please, as you look at this proposal, keep Japantown at the forefront of your conversations to allow Japantown Street to be a visible, welcoming, and vibrant area of this proposed District.

I have worshipped at the Japanese Church of Christ since childhood. I am invested in this block and I care about what happens with its future.

Respectfully submitted,

Jan Aramaki
[REDACTED]

North Salt Lake, UT 84054
[REDACTED]

Norris, Nick

From: Executive Presbyter [REDACTED]
Sent: Tuesday, June 4, 2024 2:19 PM
To: Norris, Nick
Subject: (EXTERNAL) Petition PLNPCM2024-00441

Caution: This is an external email. Please be cautious when clicking links or opening attachments.



Presbytery of Utah
Presbyterian Church (U.S.A.)
699 E. South Temple
Salt Lake City, UT 84102

*The Presbytery of Utah
leadership and resources
healthy and growing*

Concerns Regarding the Newly Planned Entertainment District:

On behalf of the Presbytery of Utah, I am writing to express my concerns about the proposed Entertainment District and its potential impact on the Japanese Church of Christ (JCC). As a remnant of Japantown—a once vibrant and active community—the JCC holds significant cultural and historical value. Unfortunately, during the 1960s, much of Japantown was dispersed and nearly eradicated when the Salt Palace was built. Only the JCC, the Buddhist temple, and a garden remain as witnesses to this rich heritage. The JCC continues to play an essential role in celebrating cultural and religious diversity. Throughout the year, it hosts various events that honor Japantown's legacy. However, the current district plans threaten to eliminate these last remaining witnesses of our community's past.

While I understand the financial benefits associated with the new district, I implore you to

Norris, Nick

From: Executive Presbyter <EP@pbyutah.org>
Sent: Tuesday, June 4, 2024 2:19 PM
To: Norris, Nick
Subject: (EXTERNAL) Petition PLNPCM2024-00441

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While I understand the financial benefits associated with the new district, I implore you to consider including Japantown in your plans. By doing so, the city can demonstrate its commitment to preserving cultural diversity and honoring the contributions of Japantown. Moreover, I ask that the JCC be treated with the same respect afforded to places of worship associated with the dominant religion here in Utah. Interfaith relations are crucial for the Church of Jesus Christ of Latter-day Saints, as emphasized by President Monson and President Dieter F. Uchtdorf at the General Conference in April 2008 where both shared, “I would encourage members of the Church wherever they may be to show kindness and respect for all people everywhere. The world in which we live is filled with diversity. We can and should demonstrate respect toward those whose beliefs differ from ours.” Further they declared, “we honor and respect sincere souls from all religions, no matter where or when they lived, who have loved God, even without having the fullness of the gospel. We lift our voices in gratitude for their selflessness and courage. We embrace them as brothers and sisters, children of our Heavenly Father.”(<https://newsroom.churchofjesuschrist.org/article/interfaith#:~:text=Uchtdorf%20of%20the%20First%20Presidency,for%20their%20selflessness%20and%20courage.>)

We Presbyterians have very good interfaith experiences with different faith traditions here in Utah, including the Church of Jesus Christ of Latter-day Saints. I hope that we can see this relationship in how the New Entertainment District honors and respects the JCC and Japantown.

I am willing to engage in further conversations and offer assistance to create a plan that both respects progress and preserves the Japanese heritage.

Sincerely,

I acknowledge the Ute, Goshute, Paiute, Shoshone and Navaho tribal peoples on whose land I live and work and offer my deepest respect to the Native American Elders both past and present.

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Norris, Nick

From: Karen L. Okawa [REDACTED]
Sent: Monday, June 3, 2024 10:34 PM
To: Norris, Nick
Subject: (EXTERNAL) Comments regarding D-4 proposed amendments from JCC
Attachments: JCC letter to Planning Commission.pdf

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Mr. Norris,

Attached is a letter from the Japanese Church of Christ (JCC) with comments on the proposed amendments regarding the D-4 downtown district. Jani Iwamoto indicated that you need to receive these comments by June 4 in order to be included in your report.

Please let me know if you have any questions.

Karen Okawa
Clerk of Session

Norris, Nick

From: Suzanne Stensaas [REDACTED]
Sent: Thursday, May 30, 2024 2:54 PM
To: Norris, Nick
Subject: (EXTERNAL) Case Number: PLNPCM2024-0044

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I oppose any zoning changes until the controversial idea of sports running the city with tax money is settled, arts are encouraged and symphony hall renovated and preserved. Private money should be used, not taxes. City taxes are high already and life is getting too difficult for too many

Suzanne S. Stensaas
[REDACTED]

Salt Lake City, Utah 84109, USA

Home, land line [REDACTED]

Skype: s [REDACTED]

email [REDACTED]

*Proposed changes submitted to the city from SEG representatives. "Applicant" refers to project participant in SB 272 and not applicant for the zoning text amendment.
Amending section 21A.30.045 as follows*

A. Purpose Statement: The purpose of the D-4 Secondary Central Business District is to foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the Central Business District. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the Central Business District. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.

B. Uses: Uses in the D-4 Secondary Central Business District as specified in Section [21A.33.050](#), "Table of Permitted and Conditional Uses for Downtown Districts", of this title, are permitted subject to the general provisions set forth in Section [21A.30.010](#) of this chapter. In addition, all conditional uses in the D-4 District shall be subject to design evaluation and approval by the planning commission.

C. Minimum Lot Size: No minimum lot area or lot width is required.

D. Yard Requirements:

1. Front and Corner Side Yards: No minimum yards are required, ~~however, If a maximum front or corner side-yard setback of eight feet (8') is allowed. If~~ provided, the maximum setback shall be eight feet ~~except for plazas and other similar spaces.~~

a. If a ~~front~~ yard is provided, ~~The yard must be designed with the usability as a consideration. Development that implements the maximum~~ the yard is required to have at least one of the following elements:

- (1) Seating at a ratio of at least one bench for every five hundred (500) square feet of yard space;
- (2) Landscaping that includes an increase of at least twenty five percent (25%) in the total number of trees required to be planted on the site; or
- (3) Awning or a similar form of weather protection that covers at least five feet (5') in width and length from all street-facing building entrances.

b. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of [Chapter 21A.59](#) of this title. Modifications to an existing building that exceeds the maximum yard setback are permitted if the modification does not increase the yard setback.

c. The planning director, in consultation with the transportation director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansions, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

- (1) The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or

(2) The addition reduces the extent of the noncompliance of the existing building.

d. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.

2. Interior Side Yards: No minimum side yard is required except a minimum of ten feet (10') is required when the side yard is adjacent abutting to a zoning district with a maximum permitted height of thirty five feet (35') or less.

3. Rear Yard: No minimum rear yard is required except a minimum of ten feet (10') is required when the rear yard is abutting ~~to~~ a zoning district with a maximum permitted height of thirty five feet (35') or less.

E. Building Height: Buildings in the D-4 zoning district shall comply with the following provisions:

1. The ~~permitted maximum~~ building height ~~shall not exceed seventy five in the D-4 zoning district is six hundred~~ feet (~~75'600'~~).

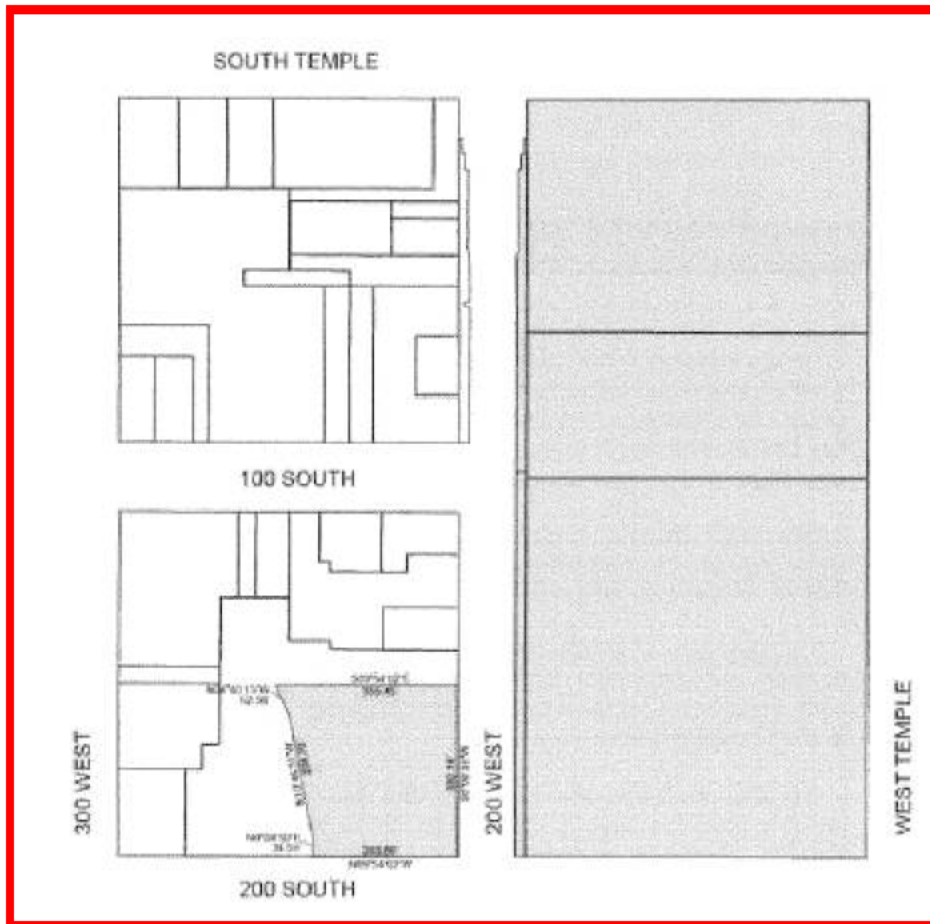
2. Buildings taller ~~than then~~ seventy-five feet (75') ~~and up to one hundred twenty feet (120') may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title and the following regulations.~~

~~a.—Additional Height: Additional height may be authorized up to one hundred twenty feet (120') if the street facing facades contain ground floor commercial uses other than parking for at least seventy five percent (75%) of the street facing facades according to Chapter 21A.37 and subject to approval through the design review process in Chapter 21A.59.~~

~~b.—Additional Permitted Height Location: Additional height greater than one hundred twenty feet (120') but not more than three hundred seventy five feet (375') in height is permitted in the area bounded by:~~

~~(1)—The centerlines of South Temple, West Temple, 200 South, and 200 West Streets; and~~

~~(2)—Beginning at the Southeast Corner of Block 67, Plat 'A', Salt Lake City Survey, and running thence along the south line of said Block 67, N89°54'02"W 283.86 feet; thence N00°04'50"E 38.59 feet; thence N10°46'51"W 238.70 feet; thence N24°45'15"W 62.98 feet; thence S89°54'02"E 355.45 feet to the east line of said Block 67; thence along said east line S00°06'35"W 330.14 feet to the point of beginning. Contains 102,339 square feet, or 2.349 acres, more or less.~~



3. ~~Buildings in excess of one hundred twenty feet (120') up to three hundred seventy five feet (375') may be authorized subject to the following provisions:~~

a. ~~Approval is subject to Chapter 21A.59 Design Review;~~

b. ~~Shall~~shall include a minimum step-back of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The step-back may be located above the ~~height of the~~ first floor and below one hundred twenty feet (120') in height above the sidewalk or public space. Buildings ~~that are clad in glass that totals less than fifty percent (50%) of the total wall surface area are exempt from this requirement; Buildings with less than fifty percent (50%) of the total façade surface clad in glass are exempt from this requirement; and~~

c. ~~The additional height is supported by the applicable master plan; and~~

~~db.~~

3. Buildings taller than two hundred fifty feet (250') are subject to the following regulations.

The building ~~includes~~must include at least one of the following ~~five~~ options:

(1) ~~Midblock~~A midblock walkway is provided on the property or applicable block on which the property is located and the ~~The~~ midblock walkway connects to an existing or planned street, midblock walkway, or publicly accessible public space and exceeds all

the required dimensions of Section [21A.30.010.G](#) by at least five feet. ~~This option allows for additional height in return for exceeding the midblock walkway requirements;~~

(2) The building is utilizing affordable housing incentives identified in [chapter 21A.52](#) of this title;

(3) The ~~property where the~~ building ~~is located~~ exceeds the minimum requirement for ground floor uses identified in [Chapter 21A.37](#) (Design Standards) of this title, specifically:

(A) For Subsection [21A.37.050.A.1](#) (Design Standards Defined, Ground Floor Use Only), the requirement must be increased to one hundred percent (100%). This option requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourages walk-in traffic through an active use. Vehicle entry and exit ways, necessary for access to parking and loading and unloading areas required by this title are exempt from this requirement provided these areas do not exceed 20% of the length of a building façade that faces a public street or public space; or

(B) For Subsection [21A.37.050.A.2](#) (Design Standards Defined, Ground Floor Use and Visual Interest), the ground floor use requirement must be increased to seventy five percent (75%) and the visual interest requirement must be increased to twenty five percent (25%). ~~This option requires for an increased percentage of ground floor space to be used for an active use, and an increased percentage of the building to provide visual interest;~~

(4) The applicant provides a restrictive covenant on a historic building, a building that is fifty (50) years or older, or a building that is a nationally recognized property, located outside of the H Historic Preservation Overlay District for the purpose of preserving the structure for a minimum of fifty (50) years.

(5) The proposal includes a privately owned, publicly accessible open space on the property or on another property within the geographic boundaries of the Downtown Plan. To qualify for this provision, a restrictive covenant in the favor of the city shall be recorded against the open space portion of the property. The space shall be a minimum of five hundred (500) square feet and include enough trees to provide a shade canopy that covers at least sixty percent (60%) of the open space area. ~~This option allows for additional height in return for the designation of open public open space~~

4.

~~ee.—Exception:~~ The first fifty feet (50') of height shall not be set-back ~~from the street front~~ more than five feet ~~except that setbacks greater than five feet (5') may be~~ from the front property line, unless approved through the design review process or, ~~has~~ when otherwise allowed by this code.

[5. Buildings taller than four hundred feet \(400'\) are subject to the requirements of Chapter 21A.59 of this title.](#)

Section 2: Amends 21A.33.050 for the following land uses listed in the table of permitted and conditional uses for downtown districts:

Use	Permitted and Condition Uses By District			
	D-1	D-2	D-3	D-4
Heliport, accessory	C	C		C P
Parking, Commercial	C ¹⁹	C ¹⁹	C ¹⁹	PC P ¹⁹
Parking, off site	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹
Stadium	C	C		CP P

Section 3: Amends 21A.46.110.A.3.b as follows:

b. Sports Arena and Convention Center Sign Regulations. ~~Located on the Block Between South Temple and 100 South Between 300 and 400 West Streets.~~ The following signs shall be permitted on the blocks that contain the sports arena and convention center, described as follows: beginning at the southwest corner of the intersection of South Temple and West Temple Streets, heading south to the intersection of 200 South and West Temple Streets, thence west to the intersection of 200 South and 200 West Streets, thence north to the intersection of 100 South and 200 West, thence west to the intersection of 100 South and 400 West Streets, thence north to the intersection of South Temple and 400 West, thence east to the point of beginning. Signs that are located perpendicular to a street are exempt from the regulations of this chapter, but are not exempt from obtaining required building and electrical permits. Deviations from the standards set forth below shall be permitted pursuant to site specific signage plans reviewed by the planning commission and approved by the city council pursuant to a development agreement approved by the city council. Site specific signage plans shall also include standards related to off-premises advertising on signage approved pursuant to such site specific signage plans.

~~STANDARDS FOR THE SPORTS ARENA AND CONVENTION CENTER-LOCATED ON THE BLOCK BETWEEN SOUTH TEMPLE AND 100 SOUTH BETWEEN 300 AND 400 WEST STREETS~~

Types of Signs Permitted ⁷	Maximum Area per Sign Face	Maximum Height of Freestanding Signs ¹	Minimum Setback ²	Number of Signs Permitted per Sign Type
Awning/canopy signs	5 square feet per linear foot of canopy length (sign area only)	Shall not be located above the second floor level of the building for both awning and canopy signs	May extend 6 feet from face of building but not within 2 feet from back of curb	1 per first floor window/door, may be combined with adjacent doors/windows
Flat sign (general building orientation)	5 square feet per linear foot of building face	See note 1	n/a	1 per building face

Flat sign (storefront orientation)	Flat sign (storefront orientation)	See note 1	n/a	3 per business storefront
Flat sign display, electronic changeable copy ³	No larger than 1,400 square feet per sign	See note 1	n/a	5 per city block
Freestanding sign, electronic changeable copy ⁴	Not more than 1,600 square feet per sign, which may be located in a continuous round display	45 feet	n/a	2 per city block
Monument sign	3 square feet per linear foot of street frontage	20 feet	None	5 per street frontage
Private directional sign ⁵	100 square feet	20 feet	No setback	No limit
Roof Sign	5 square feet per linear foot of building frontage	20 feet above the roof line or parapet wall.	n/a	1 per building
Roof surface sign	30,000 square feet ⁶	n/a	n/a	1 per roof surface
Special event light pole sign	10 square feet	20 feet	n/a	2 per light pole
Special event sign	Sign may cover up to 60% of total building face ⁷	May not exceed the height of building	n/a	1 per street frontage
Window sign	90% of total frontage window area (interior or exterior) for sports arena events, not to exceed 6 months in duration for each calendar year unless otherwise allowed by the zoning administrator	No Limit	n/a	No Limit

Notes:

1. ~~For height limits on building signs, see Subsection 21A.46.070.J of this chapter.~~ Reserved.
2. Public property lease and insurance required for projection over property line.
3. Flat sign, electronic changeable copy may display static or rotating messages or operate as outdoor television monitors.
4. An advertising face on a freestanding sign with electronic changeable copy that is not oriented to a public street may be operated to allow full motion video display. Displays oriented to a public street must not allow animation, may change no more frequently than every 8 seconds and must complete each transition within 1 second.
5. Private directional sign may include electronic changeable copy within the sign area.
6. To be located on the horizontal plane of a roof surface, primarily viewable from planes and surrounding buildings located above the arena.
7. Advertising or corporate logos are limited to on premises advertising of sports arena events and sponsors only.

4861-3884-6141, v. [14](#)

Document comparison by Workshare Compare on Thursday, May 30, 2024
2:07:09 PM

Input:	
Document 1 ID	netdocuments://4861-3884-6141/1
Description	D4 Code Changes Entertainment District Draft_applicant review (002)
Document 2 ID	netdocuments://4861-3884-6141/5
Description	D4 Code Changes Entertainment District Draft_applicant review (002)
Rendering set	standard

Legend:	
Insertion	
Deletion	
Moved from	
<u>Moved to</u>	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	30
Deletions	59
Moved from	4
Moved to	4
Style changes	0
Format changes	0
Total changes	97

Norris, Nick

From: CM Crompton [REDACTED]
Sent: Tuesday, June 11, 2024 4:55 PM
To: Norris, Nick
Subject: (EXTERNAL) Smith SPORTS/CONVENTION/ENTERTAINMENT/CULTURE. DIST. Proposal

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Please consider the “livability” of mostly high-end housing encroached on by height (expanded restrictions) Jumbotron (bright lights and noise)
Heliport (extreme noise and intrusive disruption at random hours. Not to mention crowd, traffic/parking complications. Maybe too much indulgence for a livable and vibrant downtown? Would backers want to tolerate these intrusions where they live? Please convey these concerns since the meeting announced for tonight will not include a discussion of this proposed plan. I called several entities to confirm this.

Regards, C. Crompton
SLC. [REDACTED]

Norris, Nick

From: Bill Tibbitts [REDACTED]
Sent: Tuesday, June 11, 2024 2:37 PM
To: Mendenhall, Erin
Cc: Glenn Bailey; Petro, Victoria; Puy, Alejandro; Wharton, Chris; Lopez Chavez, Eva; Mano, Darin; Dugan, Dan; Young, Sarah; Otto, Rachel; City Council Liaisons; Council Comments; Mayor; Thomas, Blake; Norris, Nick; Clark, Aubrey; Planning Public Comments
Subject: Re: (EXTERNAL) Letter about Delta Center rezone proposal (Letter attached this time)

Dear Mayor Mendenhall, City Council Members, and Planning Commissioners:

We have been pleased by recent media reports stating that Salt Lake City elected officials are negotiating with Smith Entertainment Group to obtain significant community benefits for all city residents in the proposed Delta Center tax and redevelopment plan. We are particularly pleased to read that there are negotiations underway to include affordable housing in this major development.

Today we ask city leaders to postpone all votes on zoning changes or tax increases in support of the tax and redevelopment plan until the details about housing and other community benefits are finalized and made available to the public. A delay of days or weeks to finalize these kinds of details can only improve the final outcome.

We also reiterate the position that we took on May 17, 2024, that ten percent of the units within the proposed redevelopment should be affordable to households earning less than \$30,000 per year and that an additional ten percent be affordable to households earning less than \$60,000 per year.

Bill Tibbitts (He/Him/His)
Deputy Executive Director
Crossroads Urban Center
347 South 400 East
Salt Lake City, UT 84111
www.crossroadsurbancenter.org
[REDACTED]
