



Recognized Organization Input Notification

Sugar House Drive-Through Zoning Text Amendment

TO: Landon Clark, Chair, Sugar House Community Council, minnesotaute76@gmail.com
Erika Wiggins, Sugar House Chamber of Commerce, info@sugarhousechamber.org

FROM: Andy Hulka, Principal Planner, Salt Lake City Planning Division
(andy.hulka@slcgov.com or 801-535-6608)

DATE: February 17, 2023

RE: PLNPCM2023-00026 – Text Amendment for Drive-Through Uses in the Sugar House Business District ([CSHBD1](#) and [CSHBD2](#))

The Planning Division is notifying your organization to solicit comments on the following proposal:

Request Type: Zoning Text Amendment

Location: Sugar House Business District

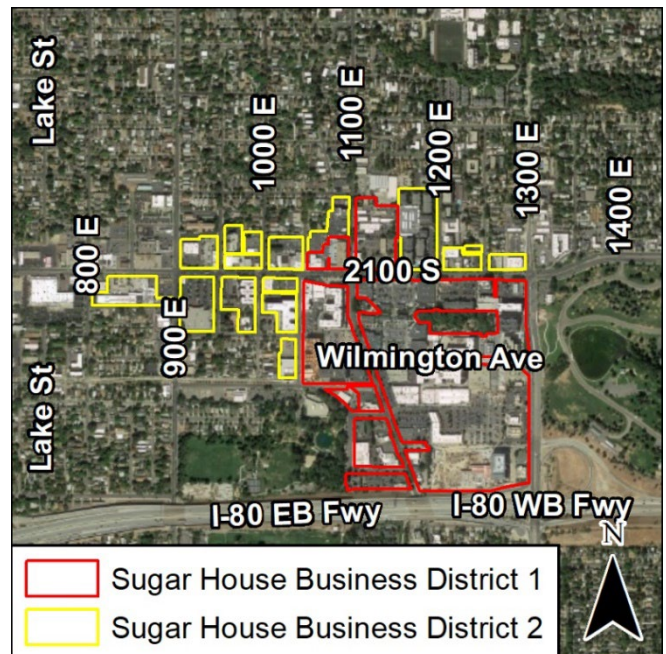
Zone: CSHBD Sugar House Business District ([CSHBD1](#) and [CSHBD2](#))

Request Description

The Salt Lake City Planning Commission has initiated a petition to amend the zoning ordinance related to drive-through uses within the Sugar House Business District. The proposed amendment would prohibit drive-through uses in the Sugar House Business District (CSHBD 1 & CSHBD 2).

The zoning ordinance defines a drive-through facility as “a facility which by design, physical facilities, service or packaging procedures, encourages or permits customers to transact business, receive services or goods, or be entertained while remaining in their motor vehicles” ([21A.62.040](#)).

Drive-through facilities for financial institutions, restaurants, retail goods establishments, and retail service establishments are currently permitted uses (uses allowed with only a building permit) in the Sugar House Business District. The proposed text amendment would prohibit new drive-through facilities in the Sugar House Business District by removing the permitted use designations for all drive-through facilities under CSHBD 1 and CSHBD 2 in the Table of Permitted and Conditional Uses for Commercial Districts ([21A.33.030](#)).



The Salt Lake City Planning Division is currently soliciting public comment and input for the proposed amendment and may revise the proposal based on any input received. Staff will then take the proposed changes to the Planning Commission for a public hearing and recommendation. That recommendation will then be sent to the City Council for another public hearing and decision. The City Council may adopt the proposal, adopt the proposal with changes, or decline to adopt the proposal. Dates for these public hearings have not yet been set.

Request for Input from Your Recognized Organization

As part of this process, the City is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on:

April 3, 2023

Please contact me to let me know if you would like City staff to attend and present this proposal at one of your meetings within this 45-day period. Please indicate the day and time of your meeting and staff will attend the meeting to answer any questions related to decision standards or the decision-making process.

Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including City staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

Open House

The Planning Division will also be holding an online Open House to solicit comments on this project. Questions can be e-mailed to City staff from the webpage and answers will be posted on that webpage. Information about that online open house will be sent to the Community Council and neighboring property owners and residents once the webpage is online. The petition open house webpage will be accessible from this City webpage when it is posted: <https://www.slc.gov/planning/open-houses/>. Comments and questions can be directed to the staff contact at the end of this letter at any time.

Consideration Criteria for a Zoning Text Amendment Request

This proposal is required to go before the Planning Commission for a recommendation and the City Council for a final decision. Both bodies will hold public hearings. For your reference, the following are criteria that the Planning Commission and City Council will use to make their recommendation and decision, respectively. The City's technical staff will review the proposal against adopted City policies and regulations and develop a recommendation to the Planning Commission. Input from your organization may be more general in nature, but we recommend that you also consider the below City ordinance consideration criteria for zoning text amendments (21A.50.050):

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

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Comment Submission

You may submit your written comments via e-mail to andy.hulka@slcgov.com or mail them to:

ATTN Andy Hulka
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

If you have any questions, please call me at 801-535-6608 or contact me via e-mail.