

Proposed Text Amendment for Construction Related Activities in the Downtown and Sugar House Business Districts



What are the Proposed Changes?

The proposed text amendment would modify approval processes for temporary activities related to construction within the Downtown and Sugar House Business Districts. A previous ordinance addressed many of these issues but expired in 2015. The proposal would authorize flexibility of certain regulations regarding signs, parking requirements, and other land use regulations to mitigate potential negative impacts related to construction activities. Modifications of these standards would be temporary in nature and would not allow for permanent changes. The proposed text amendment would support businesses who are impacted as a result of construction activities that are nearby. The ordinance would authorize some flexibility related to signs, parking, landscaping, and activities that may happen in the public right of way during and immediately following construction.

Why make the Changes?

Construction is an ongoing occurrence in both the Downtown and Sugar House Business Districts. The proposed text amendment would serve to mitigate negative construction impacts to property owners, businesses, customers, and residents and to help maintain vibrant, urban areas.

Proposed Text Changes

The proposed amendment would provide a mechanism to request modifications to the existing standards as presented in the following table. An applicant would submit a Temporary Use application which describes the anticipated construction related activity and the requested adjustment to existing standards which would then be reviewed.

Topic	Existing Standards	Description of Proposed Changes
Temporary Signage	As set forth in section 21A.46.110 of the SLC municipal code	Alterations possible when construction activities on a parcel and/or within the public right of way limit access and visibility of an existing use (i.e. providing informational and wayfinding signs to existing uses).

		Banners, building wraps, and grand opening signs could potentially be utilized.
Off-Street Parking Requirements	As set forth in section 21A.44.020 of the SLC municipal code	Limited to dimensional requirements that are required to be altered due to construction activities; off-site parking facilities where the use that depends on the off-site parking is losing access to the parking. Or the provided access is not accessible during construction.
Outdoor Dining, food/vending carts and trucks	As set forth in sections 21A.40.065, 21A.42, and 5.69 of the SLC municipal code	Accommodation may be sought to relocate these types of uses if displaced due to construction activities.
Temporary Structures in the public right of way	As set forth in sections 14.32 and 18.84 of the SLC municipal code	Accommodations possible within the public right of way if no other options exist on the parcel itself.
Other land use regulations for temporary construction including the following: <ul style="list-style-type: none"> • Driveway construction and restrictions • Construction, excavation, and obstruction in the public right of way 	As set forth in sections 14.32.350, 18.80.040, and 14.32 of the SLC municipal code	Depending upon the adjustment that is sought, the Transportation and/or Engineering divisions would need to approval such requests.
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**Other topics identified during the public engagement period may be included.

Get Involved

An open house to provide more information and receive public feedback for this issue is scheduled for:

Thursday, April 18th, 2019
5:00-7:00 pm
Room 406 of the City and County Building
451 S State Street
Salt Lake City, UT 84111

Check here for the agenda and any additional information: <https://www.slc.gov/planning/open-houses/>. Once feedback is received and a staff report is prepared, a public hearing before the Planning Commission will be scheduled in Room 326 at the City and County Building (451 S State Street). The public hearing provides another opportunity for public comment on the proposal. Click here for more information: <https://www.slc.gov/planning/planning-commission-agendas-minutes/>. The Planning Commission will make a recommendation to the City Council which will hold a similar public hearing and then make a final decision in regards to the proposed changes.

Connect

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