

Effects Sidwell Nos.: 08-34-353-002
08-34-353-015
08-34-353-018
08-34-353-026
08-34-353-027

7595888
03/15/2000 03:32 PM NO FEE
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY RECORDER
BY: ZJM, DEPUTY - WI 13 P.

7595888

SALT LAKE CITY ORDINANCE

No. 9 of 2000

(Rezoning Properties Located at 1935 West,
1973 West and 1975 West North Temple Street,
and Amending the Allowed Uses in the Business Park Zoning District)

AN ORDINANCE REZONING PROPERTIES LOCATED AT 1935 WEST, 1973
WEST AND 1975 WEST NORTH TEMPLE STREET FROM COMMERCIAL
CORRIDOR (CC) TO BUSINESS PARK (BP), AND AMENDING THE USES ALLOWED
IN THE BUSINESS PARK ZONING DISTRICT, PURSUANT TO PETITION NO. 400-
99-47.

WHEREAS, the City Council of Salt Lake City, Utah, has held public hearings
before its own body and before the Planning Commission, and has taken into
consideration citizen testimony, filing and demographic details of the area, the long
range general plans of the City, and any local master plan as part of its
deliberations. Pursuant to these deliberations, the City Council has concluded that
the proposed change of zoning for the properties located at 1935 West, 1973
West and 1975 West North Temple Street is appropriate for the development of
the community in that area; and

WHEREAS, the City has reviewed the changes proposed for the
modifications in the uses allowed in the Business Park zoning district and finds
those modifications to be in the best interest of the City.

BK 8348 PG 4592

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City,
Utah:

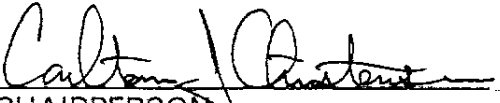
SECTION 1. That the properties located at 1935 West, 1973 West and 1975 West North Temple Street, more particularly described on Exhibit "A" attached hereto, shall be and hereby are rezoned from Commercial Corridor (CC) to Business Park (BP).

SECTION 2. Amendment of Zoning Map. The Salt Lake City Zoning Map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be, and hereby is amended consistent with the rezoning identified above.

SECTION 3. Amendment of Uses Allowed in Business Park Zoning District. The table located at § 21A.32.140 of the Salt Lake City Code, entitled "Table of Permitted and Conditional Uses for Special Purpose Districts," shall be and hereby is amended as set forth on Exhibit "B" attached hereto.

SECTION 4. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder.

Passed by the City Council of Salt Lake City, Utah, this 9 day of March, 2000.


CHAIRPERSON

BK8348PG4593

ATTEST AND COUNTERSIGN:

Christina Meeker
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on March 7, 2000.

Mayor's Action: Approved Vetoed.

Paul Cook
MAYOR

ATTEST AND COUNTERSIGN:

Christina Meeker
CHIEF DEPUTY CITY RECORDER

APPROVED FOR
SALT LAKE CITY RECORDS
Date 12-3-99
[Signature]

(SEAL)

Bill No. 9 of 2000.
Published: March 14, 2000.



EXHIBIT A

LEGAL DESCRIPTION

Petition 400-99-47

Rezoning all of portions of the properties at 1935 West, 1973 West and 1975 West North Temple, as well as the southern half of a private right of way adjacent to the listed properties and portions of an abandoned rail line, from CC to BP.

Affects tax parcel numbers (Sidwell)

08-34-353-018

08-34-353-002

08-34-353-026

08-34-353-015

08-34-353-027

(with railroad right of way)

1973 W. North Temple

DESCRIPTION FOR ZONING PURPOSES.

Beginning N 89°12'01" E 359.02 feet more or less from Southwest Corner of Section 34, T1N, R1W Salt Lake Base and Meridian; thence North 328.27 feet; thence N 19°28'15" W 15 feet; thence North 28.48 feet; thence N 89°58'38" E 12.00 feet; thence South 31.81 feet; thence N 89°58'38" E 138.00 feet; thence North 74.83 feet; thence N 89°58'38" E 476.00 feet; thence South 413.74 feet more or less to the South line of said Section 34; thence S 89°57'41" W 621.00 feet to the point of beginning.

C Coffey
12/6/99

BK 834 8 PG 4595

EXHIBIT B

21A.32.140

TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS

LEGEND	PERMITTED AND CONDITIONAL USES												
	BY DISTRICT SPECIAL PURPOSE DISTRICTS												
USE	RP	BP	FP	AG	OS	A	PL	I	UI	MH	EI	NIU	
C = Conditional Use													
P = Permitted Use													
RESIDENTIAL													
Assisted living facility (see Section 21A.36.050 of this Title)													P
Congregate care facility								P	P				P
Dwelling units, above first floor commercial or office													P
Group home, large (see section 21A.36.070 of this Title)													C
Group home, small (See section 21A.36.070 of this Title)													P
Living quarters for caretakers and security guards	P	P		P			P	P	P				P
Manufactured home													P
Mobile homes										P			
Multi-family (no maximum density limitation)									P				
Multiple family dwellings													P
Nursing care facility								P	P				P
Resident health care facility (see section 21A.36.040 of this Title)													P
Single family attached dwellings													P
Single family detached dwellings			P	P									P
Twin home and two-family dwellings													P
Rooming (boarding) house													P
OFFICE & RELATED USES													
Accessory offices supporting an institutional use									P				
Financial institutions, with drive through facilities	P	P											P ³
Financial institutions, without drive through facilities	P	P											P
Government offices	P	P				P	P	P	P				P
Medical and dental offices	P	P						P	P				P
Offices		P				P							P
Offices, research related	P	P											P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P											P
RETAIL SALES & SERVICES													
Accessory Retail Sales and Services Uses, when located within the principal building and operated primarily for the convenience of employees	P	P				P	P	P	P				P
Commercial Service Establishments													C
Gas station(may include accessory convenience retail and/or minor repairs as defined in Part VI, Chapter 21A.62 of this Title.													P ³
Restaurants with drive through facilities													P ³
Restaurants without drive through facilities													P
Retail Goods Establishments													P
Retail Service Establishments													P

Qualifying Provisions

- 1 See Section 21A.02.050B for utility regulations
- 2 When located in a building listed on the Salt Lake City Register of Cultural Resources
- 3 When located on an arterial street
- 4 Subject to Salt Lake City/County Health Department approval
- 5 In conjunction with, and within the boundaries of, a cemetery for human remains.
- 6 Radio station equipment and antennae shall be required to go through the Site Plan Review Process to ensure that the color, design and location of all proposed equipment and antennae are screened or integrated into the architecture of the project and are compatible with surrounding uses.

**TABLE OF PERMITTED AND CONDITIONAL USES
FOR SPECIAL PURPOSE DISTRICTS cont.**

LEGEND	PERMITTED AND CONDITIONAL USES											
	BY DISTRICT SPECIAL PURPOSE DISTRICTS											
USE	RP	BP	FP	AG	OS	A	PL	I	UI	MH	EI	MU
INSTITUTIONAL USES												
Adult daycare centers								P	P			P
Child daycare centers	P	P				P	P	P	P			P
Cemeteries and accessory crematoriums					P							
Colleges and universities								P	P			
Community and recreation centers					P		P	P	P			P
Conference center	P					P		C	P			
Convention center, with or without hotels							C					
Convents and monasteries								P	P			
Dental laboratories/research facilities	P	P						C				P
Emergency response and medical service facilities including fire stations and living quarters.	C					P		P				
Exhibition hall							C	C	P			
Hospitals, including accessory lodging facilities	C							P	P			
Libraries							P	P	P			
Medical and dental clinics	P	P						P	P			P
Medical research facilities	P							P				P
Medical/nursing schools								P				
Meeting halls of membership organizations		P						P	P			P
Nursing care facility; sanitariums								P	P			
Pet cemetery				P4	P4,5							
Philanthropic uses								P	P			
Places of worship								P	P			P
Prison or jail							C					
Religious assembly with exhibit hall								C	P			
Research, commercial, scientific, educational	P	P					P					C
Reuse of schools and churches							C	C	C			P
Seminaries and religious institutes							P	P	P			
Schools, K-12 private								P	P			
Schools, K-12 public							P					
Schools, professional/vocational	C	P				P		P	P			
RECREATION, CULTURAL & ENTERTAINMENT												
Art galleries												P
Arenas, stadiums, fairgrounds							C	C	C			
Botanical gardens	C											
Community gardens as defined in Part VI, Chapter 21A.62 of this Title.												P

Qualifying Provisions:

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21A.32.140

**TABLE OF PERMITTED AND CONDITIONAL USES
FOR SPECIAL PURPOSE DISTRICTS cont.**

LEGEND	PERMITTED AND CONDITIONAL USES											
	BY DISTRICT SPECIAL PURPOSE DISTRICTS											
USE	RP	BP	FP	AG	OS	A	PL	I	UI	MH	EI	MU
RECREATION, CULTURAL & ENTERTAINMENT cont.												
Country clubs					P							
Dance studio												P
Golf courses					P	P	P					
Movie theaters / live performance theaters												P
Museums	C						P	P	P			
Natural open space & conservation areas												P
Nature preserves/conservation areas, public and private			P		P							P
Park (public)	C				P				P			P
Pedestrian pathways, trails & greenways												P
Private recreational facilities	P				P			P	P			P
Tavern/lounge/brew pub; 2,500 square feet or less in floor area												C
Zoological park					P							
AIRPORT AND RELATED USES												
Air cargo terminals and package delivery facilities.		P				P						
Airline service and maintenance operations						P						
Airline ticketing and baggage processing						P						
Airport operations (including air traffic control, navigational aids, emergency and maintenance operations)						P						
Alcoholic beverage consumption establishments (on-premises) (within terminal complex only)						P						
Automobile rental agencies		P				P						
Commercial recreation center (within terminal complex only)						P						
Financial institutions (within terminal complex only)						P						
Fuel storage for on-site distribution						P						
General aviation facilities						P						
Heliport	C	C				P		C	C			
Light manufacturing		C				P						
Meeting rooms (within terminal complex only)						P						
Offices						P						
Restaurants; other food services						P						
Retail goods establishments - specialty, primarily for airport customers (within terminal complex only)						P						
Retail services establishments - primarily for airport customers (within terminal complex only)						P						

Qualifying Provisions:

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FOR SPECIAL PURPOSE DISTRICTS cont.**

LEGEND	PERMITTED AND CONDITIONAL USES												
	BY DISTRICT SPECIAL PURPOSE DISTRICTS												
USE	RP	BP	FP	AG	OS	A	PL	I	UI	MH	EI	MU	
C = Conditional Use P = Permitted Use													
MISCELLANEOUS													
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this Title.	P	P	P	P	P	P	P	P	P	P	P	P	
Agricultural uses				P		P							
Bed and breakfast								C2	P			P	
Bed and breakfast inn								C2	P			P	
Bed and breakfast manor									P			P	
Communication towers	P	P	C			P	P	P	P		P		
Communication towers, exceeding the maximum building height	C	C				P	C	C	C		C		
Concrete or asphalt manufacturing											P		
Hotels and motels	C	C				P						P	
Industrial assembly		P				P							
Jewelry fabrication and associated processing		P											
Kennels, on lots of five (5) acres or larger		C		P									
Local government facilities	P	P	P	P	P	P	P	P	P	P	P		
Mining and extraction of minerals and materials, including ore, stone, sand, gravel, oil and oil shale											P		
Off-site parking						P	C	C	C			C	
Outdoor storage, accessory		P				P					P		
Park and ride lots						P	C						
Park and ride parking, shared with existing use	P	P				P	P	P	P		P	P	
Parking structure	P	P	P	P		P	P	C	C		P	P	
Production related to on-site research	P											C	
Public/private utility buildings and structures	C	C	C	C	C	P	C	C	C	C	C	C	
Public/private utility transmission wires, lines, pipes and poles ¹	P	P	P	P	P	P	P	P	P	P	P	P	
Radio station		P ⁶											
Seasonal farm stands				P									
Storage of extracted material											P		
Transportation terminals, including bus, rail, and trucking						P		C					
Trucking, repair, storage etc. associated with extractive industries											P		
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)												C	
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)												P	
Warehouse, including mini-storage warehouses		P				P							
Wholesale Distribution		P				P						C	

Qualifying Provisions:

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EXHIBIT B

21A.32.140

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RESIDENTIAL													
Assisted living facility (see Section 21A.36.050 of this Title)													P
Congregate care facility								P	P				P
Dwelling units, above first floor commercial or office													P
Group home, large (see section 21A.36.070 of this Title)													C
Group home, small (See section 21A.36.070 of this Title)													P
Living quarters for caretakers and security guards	P	P		P			P	P	P				P
Manufactured home													P
Mobile homes										P			
Multi-family (no maximum density limitation)									P				
Multiple family dwellings													P
Nursing care facility								P	P				P
Resident health care facility (see section 21A.36.040 of this Title)													P
Single family attached dwellings													P
Single family detached dwellings			P	P									P
Twin home and two-family dwellings													P
Rooming (boarding) house													P
OFFICE & RELATED USES													
Accessory offices supporting an institutional use									P				
Financial institutions, with drive through facilities	P	P											P ³
Financial institutions, without drive through facilities	P	P											P
Government offices	P	P				P	P	P	P				P
Medical and dental offices	P	P						P	P				P
Offices		P				P							P
Offices, research related	P	P											P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P											P
RETAIL SALES & SERVICES													
Accessory Retail Sales and Services Uses, when located within the principal building and operated primarily for the convenience of employees	P	P				P	P	P	P				P
Commercial Service Establishments													C
Gas station(may include accessory convenience retail and/or minor repairs as defined in Part VI, Chapter 21A.62 of this Title.													P ³
Restaurants with drive through facilities													P ³
Restaurants without drive through facilities													P
Retail Goods Establishments													P
Retail Service Establishments													P

Qualifying Provisions.

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LEGEND	PERMITTED AND CONDITIONAL USES												
	BY DISTRICT SPECIAL PURPOSE DISTRICTS												
USE	RP	BP	FP	AG	OS	A	PL	I	UI	MH	EI	MU	
<u>INSTITUTIONAL USES</u>													
Adult daycare centers								P	P			P	
Child daycare centers	P	P				P	P	P	P			P	
Cemeteries and accessory crematoriums					P								
Colleges and universities								P	P				
Community and recreation centers					P		P	P	P			P	
Conference center	P					P		C	P				
Convention center, with or without hotels							C						
Convents and monasteries								P	P				
Dental laboratories/research facilities	P	P						C				P	
Emergency response and medical service facilities including fire stations and living quarters.	C					P		P					
Exhibition hall							C	C	P				
Hospitals, including accessory lodging facilities	C							P	P				
Libraries							P	P	P				
Medical and dental clinics	P	P						P	P			P	
Medical research facilities	P							P				P	
Medical/nursing schools								P					
Meeting halls of membership organizations		P						P	P			P	
Nursing care facility; sanitariums								P	P				
Pet cemetery				P4	P4,5								
Philanthropic uses								P	P				
Places of worship								P	P			P	
Prison or jail							C						
Religious assembly with exhibit hall								C	P				
Research, commercial, scientific, educational	P	P						P				C	
Reuse of schools and churches								C	C	C		P	
Seminaries and religious institutes								P	P	P			
Schools, K-12 private								P	P				
Schools, K-12 public								P					
Schools, professional/vocational	C	P				P		P	P				
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>													
Art galleries												P	
Arenas, stadiums, fairgrounds								C	C	C			
Botanical gardens	C												

Qualifying Provisions:

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C = Conditional Use P = Permitted Use												
USE	RP	BP	FP	AG	OS	A	PL	I	UI	MH	EI	MU
RECREATION, CULTURAL & ENTERTAINMENT cont.												
Community gardens as defined in Part VI, Chapter 21A.62 of this Title.												P
Country clubs					P							
Dance studio												P
Golf courses					P	P	P					
Movie theaters / live performance theaters												P
Museums	C						P	P	P			
Natural open space & conservation areas												P
Nature preserves/conservation areas, public and private			P		P							P
Park (public)	C				P				P			P
Pedestrian pathways, trails & greenways												P
Private recreational facilities	P				P			P	P			P
Tavern/lounge/brew pub; 2,500 square feet or less in floor area												C
Zoological park					P							
AIRPORT AND RELATED USES												
Air cargo terminals and package delivery facilities.		P				P						
Airline service and maintenance operations						P						
Airline ticketing and baggage processing						P						
Airport operations (including air traffic control, navigational aids, emergency and maintenance operations)						P						
Alcoholic beverage consumption establishments (on-premises) (within terminal complex only)						P						
Automobile rental agencies		P				P						
Commercial recreation center (within terminal complex only)						P						
Financial institutions (within terminal complex only)						P						
Fuel storage for on-site distribution						P						
General aviation facilities						P						
Heliport	C	C				P		C	C			
Light manufacturing		C				P						
Meeting rooms (within terminal complex only)						P						
Offices						P						
Restaurants; other food services						P						
Retail goods establishments - specialty, primarily for airport customers (within terminal complex only)						P						
Retail services establishments - primarily for airport customers (within terminal complex only)						P						

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USE	RP	BP	FP	AG	OS	A	PL	I	UI	MH	EI	MU	
<u>MISCELLANEOUS</u>													
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this Title.	P	P	P	P	P	P	P	P	P	P	P	P	
Agricultural uses				P		P							
Bed and breakfast								C2	P			P	
Bed and breakfast inn								C2	P			P	
Bed and breakfast manor									P			P	
Communication towers	P	P	C			P	P	P	P		P		
Communication towers, exceeding the maximum building height	C	C				P	C	C	C		C		
Concrete or asphalt manufacturing											P		
Hotels and motels	C	C				P						P	
Industrial assembly		P				P							
Jewelry fabrication and associated processing		P											
Kennels, on lots of five (5) acres or larger		C		P									
Local government facilities	P	P	P	P	P	P	P	P	P	P	P		
Mining and extraction of minerals and materials, including ore, stone, sand, gravel, oil and oil shale											P		
Off-site parking						P	C	C	C			C	
Outdoor storage, accessory		P				P					P		
Park and ride lots						P	C						
Park and ride parking, shared with existing use	P	P				P	P	P	P		P	P	
Parking structure	P	P	P	P		P	P	C	C		P	P	
Production related to on-site research	P											C	
Public/private utility buildings and structures	C	C	C	C	C	P	C	C	C	C	C	C	
Public/private utility transmission wires, lines, pipes and poles ¹	P	P	P	P	P	P	P	P	P	P	P	P	
Radio station		P ⁶											
Seasonal farm stands				P									
Storage of extracted material											P		
Transportation terminals, including bus, rail, and trucking						P		C					
Trucking, repair, storage etc. associated with extractive industries											P		
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)												C	
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)												P	
Warehouse, including mini-storage warehouses		P				P							
Wholesale Distribution		P				P						C	

Qualifying Provisions:

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STATE OF UTAH,
City and County of Salt Lake,

I, Beverly Jones, Deputy City Recorder of Salt Lake City, Utah, do hereby certify that this document is a full, true and correct copy of Ordinance 9 of 2000 rezoning properties located at 1935 West, 1973 West and 1975 West North Temple from Commercial Corridor (CC) to Business Park (BP), and amending the uses allowed in the Business Park Zoning District pursuant to Petition No. 400-99-47.

Passed by Salt Lake City, Utah Council action on March 7, 2000.

Published on March 14, 2000.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City, this 9th day of March, 2000.

Beverly Jones

Deputy City Recorder, Salt Lake City, Utah



BK8348PG4604