



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

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Date: January 23, 2019

Re: PLNPCM2016-00300 – Early Notification Text Amendments

Early Notification Text Amendments

APPLICABILITY: City-wide

REQUEST: The City Council initiated this petition to clarify the provisions to City regulations relating to early notification of the public about various types of projects. Most of the proposed changes relate to amendments of Title 21A – Zoning Code, Title 2, Chapter 2.60 (Recognized Community Organization Ordinance) and the Title 20 - Subdivision Ordinance. The purpose of the proposed changes is to increase awareness and participation by the public of various types of projects the City works on while still affording a timely review process for applicants.

RECOMMENDATION: Based on the information in this staff report and the standards to consider for zoning amendments, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal.

ATTACHMENTS:

- A. [Proposed Ordinance Language](#)
- B. [Flow Chart](#)
- C. [Analysis of Standards](#)
- D. [Public Process and Comments](#)
- E. [Department Comments](#)
- F. [Original Petition](#)

REASON FOR CHANGE

The overall intent of this petition is to increase awareness but also provide a timely review process for applicants. Currently, the City has rules to provide notification to recognized community organizations about specific types of projects within the City in Chapter 2.60 of the City Code. Recognized community organizations include all community councils and city-wide groups that are registered with the City. The current language is confusing and other processes may be appropriate to meet the intent of the early engagement process.

In addition, this section of the code (Chapter 2.60) impacts multiple City departments and is not focused only on the Zoning ordinance. Requiring all City departments to follow these rules may add on requirements for other departments to follow planning practices, which may not work for various departments. This ordinance looks at clarifying the requirements for land use applications within Title 21A.

For additional information related to the purpose of the code amendments, please refer to the Early Notification Text Amendments – [Planning Commission Staff Report](#) dated May 24, 2017 and [Planning Commission Memo](#) dated November 14, 2018.

BACKGROUND

In 2016, The City Council initiated this petition to clarify provisions to City regulations relating to early notification to the public about various types of projects. The purpose of the amendments are to increase awareness and participation by the public of various types of projects the City works on while still affording a timely review for applicants.

Planning staff brought this petition in front of the Planning Commission on [May 24, 2017](#) and more recently on [November 14, 2018](#). Planning Staff presented proposed amendments and a public hearing on May 24, 2017. Here are the [minutes](#) from the meeting. The Planning Commission tabled the item and asked staff to follow up with additional considerations that include:

- Adding a definition of engagement activity and what constitutes input
- Assessing whether to include other applications such as special exceptions and variances
- Creating a public engagement ordinance and not one focused just on recognized organizations
- Discussing the proposal with the City’s Civic Engagement Team

Planning Staff presented a new draft of proposed changes and briefed the Planning Commission on the proposed changes on [November 14, 2018](#). Here are the [minutes](#) from the meeting. The draft presented at the November 14, 2018 meeting addressed the questions and follow up items Planning Commission had requested. The Planning Commission provided staff with positive feedback related to the proposed changes.

PROPOSED ORDINANCE CONSIDERATIONS

Staff has reconsidered the structure of the ordinance and has re-organized and re-written the proposed amendments since the first public hearing that was held on May 24, 2017. The purpose of this change is to focus on public engagement and not only on engaging recognized community organizations. The proposed ordinance is structured as follows and includes the following changes:

1. Re-organize and place within the Zoning Ordinance (Title 21A) instead of within Administration and Personnel (Title 2)

The current provisions regarding early notification only address Recognized Community Organizations, located within Chapter 2.60 of the City Code. Since the proposal is focused on land use applications and the goal is to encourage public engagement overall and not just on engaging the recognized organizations, Planning Staff has created a new section within Chapter 21A.10 to address early notification requirements. Chapter 2.60 impacts multiple City departments and divisions. Making changes to that section may add requirements for various departments to follow planning practices, which may not work for various

departments. Moving the section to within the zoning ordinance will focus only on planning applications, which meets the intent of the petition.

2. Includes purpose statement of the early notification process.

The current language in the ordinance includes a purpose statement for recognized organizations but it does not include language about the purpose of public engagement and early notification. In response, language was added to:

- highlight the importance of informing the public early on in the process;
- allow a reasonable timeframe for feedback; and
- establish a process for decision makers to hear from the public before a decision is made on a proposal.

3. Clarifies and adds the application types that require early notification. The list of applicable application types is similar to the existing zoning applications that require early notification with the addition of the two items in blue:

- a. Alley/street closure or vacation
- b. Amendment to the City Zoning Code
- c. Conditional use
- d. Design Review when required to be reviewed by the Planning Commission as listed in chapter 21A.59.020(B)
- e. Demolition of landmark site or contributing structures located within a local historic district
- f. Master plans, including amendments, to be adopted by the city council
- g. New construction of principal structures within local historic districts or on Landmark Sites except for single family and two family dwellings.
- h. Planned development
- i. Zoning Map Amendment

4. Lists exceptions that may not require early notification. Although city code amendments are included in this list, it is important to note, that for legal reasons, there may be some city code amendments that are exempt from meeting the Early Notification Requirements. These circumstances include amendments that are subject to an adoption deadline or action date set forth in the legislation; related to funding city-related projects; or are necessary for essential city functions.

5. Allows 45 Days for Public Engagement. The current ordinance language is unclear and only states a public hearing cannot be held within 45 days. Planning staff clarified this section to require an overall 45 day public engagement period in which a decision cannot be made within this time frame. However, a public hearing can be held within this time frame to identify any issues that may arise from a proposal. Public hearings provide a good opportunity for the Planning Commission to hear issues early in the process and provide direction on a project.

6. Early Notification to Stakeholders. Notices will be provided to various stakeholders listed in the bulleted list below when a complete application is received. Notices will include information about the proposal, the location, how to obtain more information, how to provide comments, and a date for when the 45-day comment period ends.

- *Notices to recognized community organizations.* Notices will be provided to recognized community organizations and will allow them 14 days to decide whether they would like to place an application on an upcoming agenda within the 45 day public engagement period.
- *Notices to properties within 300 feet.* These notices will inform neighboring properties of the proposal. Currently, the ordinance only requires notices to be sent 12 days before a public hearing. The proposed change would inform neighboring properties early on in the process and would provide a 45-day comment period for the public to provide feedback.
- *Sign posted on property.* A sign will be posted on the property that allows the public to obtain more information regarding the proposal. Currently, the ordinance requires a sign to be posted on the subject property 10 days before a public hearing. The proposed change would provide 45 days for the public to provide feedback at the beginning of the process.

7. Engagement Activity. Based on the response from the recognized community organization, an application will either be presented at a community council meeting or at a City-sponsored outreach event. One of these meetings will be held given the below circumstances.

- *Community council meeting.* A community council meeting will be held when the community council responds within 14 days of receiving the notice and requests the application be presented at a community council meeting that will be held within the 45 day public engagement period.
- *Outreach event.* A city-sponsored outreach event will be held when:
 - 1). A recognized community organization does not respond as to whether it wants to review the matter or it does not schedule the subject item for a community council meeting within fourteen (14) days of receiving the original city notice
 - 2). The recognized community organization will not meet within forty-five (45) days of receiving the notice from the city.
 - 3). The project is within six hundred feet (600') of the boundaries of another recognized community organization's district.
 - 4). The subject property is located west of 2200 West.
 - 5). The project is a master plan or master plan amendment that impacts multiple recognized organizations;
 - 6). The project is a text amendment to the zoning ordinance.

8. Changes open house requirement to “outreach event”.

The current ordinance uses the term open house; it is not defined but has been used to denote a particular activity. This term was updated to outreach event to allow for more flexibility and additional types of public engagement that may be more effective. The term outreach event is defined:

Outreach events are used to expand involvement opportunities for community members by providing a chance to ask questions and provide comments on an issue or have involvement in the decision-making process. Outreach events should

encourage participation, make the public feel welcome, and provide a clear understanding of the public’s role in the process.

This change will allow other forms of engagement activity to occur, which may be identified as more effective in notifying the public and receiving input.

9. Other minor clarifications

Other minor language clarifications and references were updated to simplify and reduce conflicts with various sections of the code.

10. Subdivision clarifications

The ordinance currently contains some conflicting language regarding notification. Subdivision reviews are technical in nature and if an application meets the technical requirements, the city must approve it. The proposed changes clean up conflicting references within the code which require notification to Recognized Community Organizations.

SUMMARY OF CHANGES COMPARISON CHART

Below is a simplified comparison chart of the current (codified) code and the most recent proposal.

Topic	Current Language	Proposed Changes
<i>Notification requirements for land use applications</i>	The current ordinance is vague and is not clear on land use notification requirements	Create new section within Chapter 21A.10 to address public engagement/early notification requirements
<i>What Requires Early Notification?</i>	The following applications currently require early notification: <ul style="list-style-type: none"> • Alley Vacations • Changes to City Regulations • Conditional Uses • Demolition of contributing structures in local historic districts and Landmark Sites • Master Plans and Master Plan Amendments • Planned Developments • Re-zonings 	Proposed changes include the existing list with the addition of the following: <ul style="list-style-type: none"> • Conditional Building and Site Design Review (depending on scope of review) • New Construction of principal structures for multi-family and non-residential uses in local historic districts
<i>Engagement Period</i>	No public hearing or decision can be held/made within the 45 day period.	No decision could be made within 45 day period, but a public hearing could be held.
<i>Notice to stakeholders</i>	Only requires notice to recognized community organizations	Requires notice to: <ul style="list-style-type: none"> • Applicable recognized

		<p>community organization(s)</p> <ul style="list-style-type: none"> • Property owners within 300 feet of subject property • Additional stakeholders may be noticed given type of application and potential impacts
<i>Posting of property</i>	Sign posting is not required when an application is received.	Once a complete application is received, City would post a sign on the subject property giving notice of the pending land use application with instructions on how to obtain additional information
<i>Response from recognized organizations</i>	Recognized organizations are not required to notify the city whether or not they would like to review the project.	Recognized organizations would be required to let the City know within 14 days of receiving the notice whether they would like to review the project.
<i>Engagement activity (recognized organization meeting v. open house/outreach event)</i>	A recognized organization meeting or open house would be held for certain projects. If a recognized organization does not schedule the item for a meeting, no additional engagement activity is required.	A recognized organization meeting or open house would be held for certain projects. If a recognized organization does not schedule the item for a meeting within 14 days, the item would be scheduled for a city-sponsored outreach event.
<i>Outreach event</i>	Current language states an open house can be held in certain circumstances.	Updates “open house” to “outreach event”. New definition created for an “outreach event” that will allow city staff to use best engagement practices given the scope of the project and will not limit the City to only hold “open houses”.
<i>Open House/Outreach Event Notices</i>	Open house notices are not required to be sent to property owners and tenants within 300 feet of the subject project.	Outreach event notices would be sent to all property owners and tenants within 300 feet of the subject project.
<i>Exceptions</i>		List of exceptions added such as items subject to adoption deadline, items

		responding to emergency situations.
<i>Language clarification</i>		Minor changes to clarify language in various chapters in zoning code. Language clarification and reference changes.
<i>Subdivision clarifications</i>	Regulations are unclear regarding notice to recognized organizations.	Remove this requirements for subdivision processes. Subdivisions under state law are very technical in nature, if they meet technical aspects, it must be approved. Street/alley closures or vacations will require notice to recognized community organizations.

DISCUSSION:

The proposed changes clarify existing language related to early notification of land use projects, including how much is provided. The proposal complies with the standards for zoning text amendments (see [Attachment C](#)). After analyzing the proposal and the applicable standards, Planning Staff recommends that the Planning Commission forward a positive recommendation to City Council for this request.

NEXT STEPS:

The Planning Commission’s recommendation for these proposed zoning text amendments will be forwarded on to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

ATTACHMENT A: PROPOSED ORDINANCE

Early Notification Text Amendment – Proposed Text Changes

Chapter 21A.10 GENERAL APPLICATION, PUBLIC ENGAGEMENT, AND PUBLIC HEARING NOTICING PROCEDURES

21A.10.010: GENERAL APPLICATION PROCEDURES:

21A.10.015: PUBLIC ENGAGEMENT:

21A.10.020: PUBLIC HEARING NOTICE REQUIREMENTS:

21A.10.030: PUBLIC HEARING PROCEDURES:

21A.10.010: GENERAL APPLICATION PROCEDURES:

All applications required by the provisions of this title shall be processed in accordance with the following procedures:

A. **Determination Of Completeness Of Application:** After receipt of an application, the zoning administrator shall determine whether the application is complete. If the zoning administrator determines that the application is not complete, the zoning administrator shall notify the applicant in writing, specifying the deficiencies of the application, including any additional information which must be supplied and advising the applicant that no further action will be taken by the city on the application until the deficiencies are corrected.

~~B. **Notification Of Community Organizations:** Notification to recognized community organizations shall be provided, where applicable, as set forth in section [2.60.050](#) of this code.~~

€. **B. Remedy Of Deficiencies:** If the applicant fails to correct the specified deficiencies within thirty (30) days of the notification of deficiency, the application for development approval shall be deemed withdrawn and will be returned to the applicant. Application fees shall not be refunded.

Đ. **C. Extensions Of Time:** The zoning administrator, upon written request, may, for good cause shown and without any notice or hearing, grant extensions of any time limit imposed on an applicant or permittee by this title. An extension of time may also be granted by any body acting pursuant to this title unless this title expressly provides otherwise. The total period of time granted by such extension or extensions shall not exceed twice the length of the original period.

È. **D. Fees:** The application shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all fees established for providing the public notice required by section [21A.10.020](#) of this chapter, in accordance with the consolidated fee schedule, including costs of mailing,

preparation of mailing labels and all other costs relating to notification. (Ord. 54-14, 2014; Ord. 58-13, 2013)

21A.10.015: PUBLIC ENGAGEMENT:

The purpose of the public engagement process is to inform the public of the project early in the process, provide a reasonable timeframe for feedback on a proposal, and establish a process for decision makers to hear from the public prior to making a decision on the project.

A. Notification Of Recognized Community Organizations: For the purpose of this section, a recognized community organization is as defined in section 2.60 of this code.

A. Land Use Applications Subject to Public Engagement: The following land use applications are subject to the public engagement process stated in this section:

1. Alley/street closure or vacation
2. Amendment to the City Zoning Ordinance
3. Conditional use
4. Design Review when required to be reviewed by the Planning Commission as listed in chapter 21A.59.
5. Demolition of landmark site or contributing structures located within a local historic district
6. Master plans, including amendments, to be adopted by the city council
7. New construction of principal structures within local historic districts or on Landmark Sites except for single family and two family dwellings.
8. Planned development
9. Zoning Map Amendment

B. Early Notification: The City shall provide notice of a pending land use application to the individuals stated in this section. The city shall provide at least forty-five (45) days for the recipients of the notice to provide comment on the pending land use application before a decision approving or denying the application is made by the applicable land use authority, or recommendation is made if the approval authority is the city council.

1. Stakeholders. The city shall provide written notice to the following:

- a. Property owners and tenants within three hundred (300) feet of property subject to a pending land use application. City-wide zoning amendments are exempt from this requirement.
- b. Chair of the recognized community organization(s) in which the subject property is located and the chair of any recognized community organization whose boundary is located within three hundred (300) feet of the subject property. In the case of city-wide zoning amendments, the chairs of all recognized community organizations will receive a notice.

c. Additional stakeholders may be noticed given the type of application and potential impacts of the proposal.

2. Content of Notice: The notice shall generally describe:

- a. the subject matter of the application,
- b. the location of the proposed project if applicable,
- c. how to obtain further information,
- d. how to submit comments about the application, and
- e. the date that the forty-five (45) day comment period ends.

3. Posting of Subject Property: The land subject to an application that requires early notification shall be posted by the City with a sign giving notice that the City has received such application and include instructions on how to obtain more information about the project. The sign shall be posted within ten (10) calendar days of receiving a complete application.

a. Location: One (1) notice shall be posted for each five hundred feet (500') of frontage, or portion thereof, along a public street. At least one (1) sign shall be posted on each public street. The sign(s) shall be located on the property subject to the request or petition and shall be set back no more than twenty-five feet (25') from the front property line and shall be visible from the street. Where the land does not have frontage on a public street, signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land subject to the application.

b. Removal: If the sign is removed through no fault of the applicant, property owner or the city, such removal shall not be deemed a failure to comply with the standards, or be grounds to challenge the validity of any decision made on the application.

4. Exception from Early Notification Process: The following city code amendments are exempt from the processes set forth in subsections 21A.10.015.C.1 and 2 of this section. The city may still opt to notify recognized community organizations of proposed city code amendments listed in this section, but not providing notice of an exempt city code amendment shall not negate any action taken.

a. City code amendments related to recently-enacted legislation if the code amendments:

- (1) Are subject to an adoption deadline or action date set forth in the legislation;
- (2) Are related to funding city-related projects; or
- (3) Are necessary for essential city functions.

b. A temporary land use regulation meeting the requirements of Utah Code Section 10-9a-504 or its successor.

c. City code amendments proposed to respond to a natural disaster or other emergency situation potentially affecting the safety or well-being of individuals.

d. City code amendments to mitigate the city's exposure to liability where prompt action is reasonably necessary.

e. The timeframe for the early notification process identified in section 21A.10.015.C 1 and 2 may be modified where a land use applicant requests in writing that a decision be made as per section 10-9a.509.5 (or its successor) of the Utah State Code.

C. Engagement Activity. Following city notification of an application listed in subsection 21.10.015.B of this section the city shall conduct an engagement activity as set forth in either subsection 21A.10.15.C1 or 21A.10.015.C2 of this section, whichever may be applicable, in addition to other processes required by law. The Planning Division may conduct additional public engagement activities beyond those listed below. The public engagement process may occur during the forty-five (45) day public comment period.

1. Recognized Community Organization Meeting

a. A recognized community organization meeting may be held at the request of the recognized community organization when the proposal is located within the boundaries of one recognized community organization.

(1) The recognized community organization chair(s) shall notify the planning division within fourteen (14) calendar days of receiving the notice of pending land use application from the city to let the city know whether they want to review the project.

a.) If the recognized community organization decides to hold a meeting to review the project, the recognized organization shall hold a meeting and provide comments on the project within forty-five calendar (45) days of when the notice of pending land use application was sent.

b.) If the recognized community organization does not respond as to whether it wants to review the matter or does not schedule the item for a recognized community meeting within fourteen (14) days of when the notice of pending land use application was sent, the city shall schedule the item for a community outreach event.

2. Community Outreach Event:

a. The city will schedule the item for an outreach event to educate, engage and receive input from the public at a level that is consistent with the scope of impact of a proposal or project. An outreach event will be held when:

(1) A recognized community organization does not respond within fourteen (14) days of when the notice of pending land use application was sent as to whether it wants to review the matter,

(2) Within fourteen (14) days of receiving the notice of pending land use application, the recognized community organization does not schedule the item for a recognized community organization meeting;

(3) The recognized community organization will not meet within forty-five (45) days of receiving the notice from the city;

(4) The project is within six hundred feet (600') of the boundaries of another recognized community organization's district;

- (5) The subject property is located west of 2200 West;
- (6) The project is a master plan or master plan amendment that impacts multiple recognized organizations;
- (7) The project is a text amendment to the zoning ordinance.
- b. The City will also notify the public, property owners and tenants within three hundred (300) feet of subject property, and recognized community organizations who may be affected by the project or who have specifically requested notification of the outreach event for those situations noted in section 2a. of this subsection.
- 3. Public Hearing: a public hearing may be held within the forty-five (45) day engagement period provided that no final decision regarding the land use application is made within the forty-five (45) day engagement period.

21A.10.020: PUBLIC HEARING NOTICE REQUIREMENTS:

Providing all of the information necessary for notice of all public hearings required under this title shall be the responsibility of the applicant unless otherwise specifically stated by this chapter and shall be in the form established by the zoning administrator and subject to the approval of the zoning administrator pursuant to the standards of this section.

A. Public Hearing Required: Projects requiring a public hearing as required by this title shall be held after the following public notification:

- 1. Mailing For Public Hearing: Notice by first class mail shall be provided: a minimum of twelve (12) calendar days in advance of the public hearing to all owners and tenants of the land as shown on the Salt Lake City geographic information system records within three hundred feet (300') from the periphery of land subject to the application, inclusive of streets and rights of way, or one thousand feet (1,000') of the periphery of land subject to application for sexually-oriented business requiring conditional site plan review pursuant to Chapter 21A.36 if this title. Mailing labels shall be generated by the city at the time of application submittal and created using the Salt Lake City geographic information system records unless as stated otherwise in this title. Notice by first class mail for zoning text amendments shall only be required if a notice requesting the mailing is received by the Planning Director.

~~a. A minimum of twelve (12) calendar days in advance of the public hearing;~~

~~b. To all owners and tenants of the land as shown on the Salt Lake City geographic information system records. Mailing labels shall be generated by the city at the time of application submittal and created using the Salt Lake City geographic information system records unless as stated otherwise in this title;~~

- ~~c. Within three hundred feet (300') from the periphery of land subject to the application, inclusive of streets and rights of way, or one thousand feet (1,000') of the periphery of the land subject to application for sexually oriented businesses requiring conditional site plan review pursuant to chapter 21A.36 of this title; and~~
 - ~~d. Notice by first class mail for zoning text amendments shall only be required if a notice requesting the mailing is received by the Planning Director.~~
2. Notification To Recognized Organizations: The City shall give e-mail notification, or other form of notification chosen by the Planning Director, a minimum of twelve (12) calendar days in advance of the public hearing to any recognized community organization which is entitled to receive notice pursuant to title 2, chapter 2.60 of this Code.
 3. Contents Of Mailing Notice For Public Hearing: The first class mailing notice for any public hearing required pursuant to this title shall generally describe the subject matter of the application and the date, time and place of the public hearing, and the place where such application may be inspected by the public. The notice shall also advise that interested parties may appear at the public hearing and be heard with respect to the application.
 4. Posting For Public Hearing: The land subject to an application for a public hearing shall be posted by the City with a sign giving notice of the public hearing, providing the date of the hearing including contact information for more information, at least ten (10) calendar days in advance of the public hearing.
 - a. Location: One (1) notice shall be posted for each five hundred feet (500') of frontage, or portion thereof, along a public street. At least one (1) sign shall be posted on each public street. The sign(s) shall be located on the property subject to the request or petition and shall be set back no more than twenty five feet (25') from the front property line and shall be visible from the street. Where the land does not have frontage on a public street, signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land subject to the application.
 - b. Removal: If the sign is removed through no fault of the applicant, property owner, or the City before the hearing, such removal shall not be deemed a failure to comply with the standards, or be grounds to challenge the validity of any decision made on the application.
 - c. Exemption: This posting requirement shall not apply to applications for amendments involving an H Historic Preservation Overlay District, applications for an administrative certificate of appropriateness or applications for comprehensive rezonings of areas involving multiple parcels of land, including boundaries of a historic district, or for text amendments to this title.

5. Publication: As required by State law, at least twelve (12) calendar days in advance of the first public hearing for an application for an amendment to the text of this title or other processes as required by State law, the City shall publish a notice of such public hearing in a newspaper of general circulation in Salt Lake City.

B. Special Noticing Requirements For Administrative Approvals:

~~1. Conditional Building And Site Design Review: The Planning Commission shall consider requests for conditional building and site design review at a public hearing if there is an expression of interest after providing notice as follows:~~

~~a. Notification: The City shall provide written notice by first class mail a minimum of twelve (12) calendar days in advance of the requested action to all owners of the land and tenants subject to the application, as shown on the Salt Lake City geographic information system records, adjacent to and contiguous with the land subject to the application. Recognized organizations are also entitled to receive notice pursuant to of this Code by e-mail or other form chosen by the Planning Director.~~

~~At the end of the twelve (12) calendar day notice period, if there are requests for a public hearing, the Planning Commission will schedule a public hearing and consider the issue; if there are no requests for a public hearing, the Planning Director may decide the issue administratively.~~

1. Notice Of Application for Design Review:

a. Notification: Prior to the approval of an administrative decision for Design Review application as authorized in chapter 21A.59 of this title, the Planning Director shall provide a minimum of twelve (12) days notice in advance of the requested action to the following:

(1) Abutting property owners and tenants: written notice by first class mail to all abutting properties and those properties located directly across the street from the subject property, and to all property owners and tenants of the land subject to the application as shown on the Salt Lake City geographic information system records.

(2) Recognized community organization(s) in which the subject property is located.

b. Contents of the Notice of Application: The notice for mailing shall generally describe the subject matter of the application, the place where such application may be inspected by the public, and the date when the Planning Director will authorize a final administrative decision and include the procedures to appeal an administrative decision.

c. End of Notification Period: At the end of the twelve (12) calendar day notice period, if there are issues identified that relate to the proposal not complying with a standard of review found in 21A.59, the Planning Director may refer the matter to the Planning Commission.

2. ~~Determination Of~~ Notice of Demolition of a Noncontributing Status Structure Within An H Historic Preservation Overlay District: Prior to the approval of an administrative decision for a certificate of appropriateness for demolition of a noncontributing structure, the City shall provide written notice by first class mail a minimum of twelve (12) calendar days of the request to demolish the structure and to identify that a determination of has been made that the building has been identified as a noncontributing building. status of the property This notice will be sent to all owners of the land and tenants, within eighty-five feet (85') of the land subject to the application as shown on the Salt Lake City geographic information system records. At the end of the twelve (12) day notice period, the Planning Director shall either issue a certificate of appropriateness for demolition or refer the application to the Historic Landmark Commission.

3. Notice Of Application For Special Exceptions: Prior to the approval of an administrative decision for special exceptions as authorized in chapter 21A.52 of this title, the Planning Director shall provide written notice by first class mail a minimum of twelve (12) days in advance of the requested action to all abutting properties and those properties located across the street from the subject property, and to all property owners and tenants of the land subject to the application, as shown on the Salt Lake City geographic information system records.
 - a. Contents Of The Mailing Notice Of Application: The notice for mailing shall generally describe the subject matter of the application, the place where such application may be inspected by the public, the date when the Planning Director will authorize a final administrative decision, and include the procedures to appeal an administrative decision set forth in chapter 21A.16 of this title.

4. Notice Of Application For TSA Development Reviews: Prior to the approval of a development review score as authorized in section [21A.26.078](#) of this title, the Planning Director shall provide written notice by first class mail a minimum of twelve (12) days in advance of the requested action to all abutting properties and those properties located across the street from the subject property, and to all property owners and tenants of the land subject to the application, as shown on the Salt Lake City geographic information system records.
 - a. Contents Of The Mailing Notice Of Application: The notice for mailing shall generally describe the subject matter of the application, the place where such application may be inspected by the public, the date when the Planning Director will authorize a final administrative decision, and include the procedures to appeal an administrative decision set forth in chapter 21A.16 of this title. (Ord. 25-17, 2017; Ord. 10-16, 2016; Ord. 58-13, 2013)

Chapter 21A.12
ADMINISTRATIVE INTERPRETATIONS

21A.12.040: PROCEDURES:

- A. Application: An application for an interpretation of this title shall be filed on a form provided by the zoning administrator and shall contain at least the following information:
1. Provisions: The specific provision or provisions of this title for which an interpretation is sought;
 2. Facts: The facts of the specific situation giving rise to the request for an interpretation;
 3. Interpretation: The precise interpretation claimed by the applicant to be correct;
 4. Statement: When a use interpretation is sought, a statement of what use permitted under the current zoning classification of the property that the applicant claims either includes the proposed use, or is most similar to the proposed use; and
 5. Evidence: When a use interpretation is sought, documents, statements, and other evidence demonstrating that the proposed use will comply with all use limitations established for the district in which it is proposed to be located.
 6. Fees: Nonrefundable fees shown on the Salt Lake City consolidated fee schedule shall accompany the application.
 7. Notification To Recognized Organizations: The city shall give notification, by e-mail or other form chosen by the planning director to any recognized community organization in which the subject property is located. ~~which is entitled to receive notice pursuant to Title 2, Chapter 2.60 of this code, that a use interpretation has been determined.~~

Chapter 21A.16

APPEALS OF ADMINISTRATIVE DECISIONS

21A.16.030: PROCEDURE:

Appeals of administrative decisions by the zoning administrator, historic landmark commission or planning commission to the appeals hearing officer shall be taken in accordance with the following procedures:

- A. Filing Of Appeal: An appeal shall be made in writing within ten (10) days of the administrative decision by the zoning administrator, historic landmark commission or planning commission and shall be filed with the zoning administrator. The appeal shall specify the decision appealed, the alleged error made in connection with the decision being appealed, and the reasons the appellant claims the decision to be in error, including every theory of relief that can be presented in district court.
- B. Fees: The application shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.

C. Stay Of Proceedings: An appeal to the appeals hearing officer shall stay all further proceedings concerning the matter about which the appealed order, requirement, decision, determination, or interpretation was made unless the zoning administrator certifies in writing to the appeals hearing officer, after the appeal has been filed, that a stay would, in the zoning administrator's opinion, be against the best interest of the city.

D. Notice Required:

1. Public Hearing: Upon receipt of an appeal of an administrative decision by the zoning administrator, the appeals hearing officer shall schedule and hold a public hearing in accordance with the standards and procedures for conduct of the public hearing set forth in chapter 21A.10 of this title.
2. Notice Of Appeals Of Administrative Decisions Of The Historic Landmark Commission Or Planning Commission: Appeals from a decision of the historic landmark commission or planning commission are based on evidence in the record. Therefore, testimony at the appeal meeting shall be limited to the appellant and the respondent.
 - a. Upon receipt of an appeal of a decision by the historic landmark commission or planning commission the appeals hearing officer shall schedule a public meeting to hear arguments by the appellant and respondent. Notification of the date, time and place of the meeting shall be given to the appellant and respondent a minimum of twelve (12) calendar days in advance of the meeting.
 - b. The city shall give e-mail notification, or other form of notification chosen by the appeals hearing officer, a minimum of twelve (12) calendar days in advance of the hearing to any recognized community organization, in which the subject property is located, ~~entitled to receive notice pursuant to [title 2, chapter 2.60](#) of this code.~~
3. Time Limitation: All appeals shall be heard within one hundred eighty (180) days of the filing of the appeal. Appeals not heard within this time frame will be considered void and withdrawn by the appellant.

Chapter 21A.38

NONCONFORMING USES AND NONCOMPLYING STRUCTURES

21A.38.025: PROCEDURES:

A. Application: An application for an administrative interpretation relating to a noncomplying lot or structure or an application for determination of a nonconforming use of this title shall

be filed on a form provided by the zoning administrator and shall contain at least the following information:

1. Provisions: The specific provision or provisions of this title for which an interpretation or determination is sought;
2. Facts: The facts of the specific situation giving rise to the request for an interpretation or determination;
3. Interpretation: The precise interpretation or determination claimed by the applicant to be correct;
4. Fees: The application shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.
5. Notification To Recognized Organizations: The city shall give notification, by e-mail or other form chosen by the planning director to any recognized community organization in which the subject property is located ~~is to receive notice pursuant to in title 2, chapter 2.60 of this code,~~ that an administrative interpretation or determination of nonconforming use has been made.

Chapter 21A.60 LIST OF TERMS

Outreach Events

21A.62 Definitions

21A.62.040 Definition of Terms

OUTREACH EVENTS: Outreach events are used to expand involvement opportunities for community members by providing a chance to ask questions and provide comments on an issue or have involvement in the decision-making process. Outreach events should encourage participation, make the public feel welcome, and provide a clear understanding of the public's role in the process.

Chapter 2.60

RECOGNIZED COMMUNITY ORGANIZATIONS

2.60.010: PURPOSE:

2.60.020: DEFINITION:

2.60.030: MINIMUM REQUIREMENTS:

2.60.040: REGISTRATION:

2.60.050: RESPONSIBILITIES OF CITY:

2.60.060: RESPONSIBILITIES OF COMMUNITY ORGANIZATIONS:

2.60.070: VOLUNTEER STATUS AND PARTIAL INDEMNIFICATION:

2.60.010: PURPOSE:

It is the policy of Salt Lake City to create a framework by which the people of the city may effectively organize into community organizations representing a geographic area or field of interest, and use this as one way to participate in civic affairs and improve the livability and character of the city and its neighborhoods. Salt Lake City values the benefits these organizations bring to the community and holds each in equal regard.

This chapter sets out the basis for city recognition of such community organizations and the associated responsibilities and benefits. (Ord. 58-13, 2013)

2.60.020: DEFINITION:

COMMUNITY ORGANIZATION: A voluntary group of individuals organized around a particular community interest for the purpose of collectively addressing issues and interests common to that group. A community organization is not a subsidiary of Salt Lake City government. (Ord. 58-13, 2013)

2.60.030: MINIMUM REQUIREMENTS:

- A. All community organizations seeking recognition pursuant to this chapter must comply with the following:
1. Properly register as a nonprofit corporation in good standing with the state of Utah;
 2. Adopt bylaws which include the following provisions:
 - a. A clear definition of membership;
 - b. A policy of open participation of all persons who are members of the organization;
 - c. A policy against discrimination;
 - d. Attendance to meetings is open to the general public;
 - e. Meetings will provide an opportunity for public input;
 3. Revision of Bylaws. If the recognized community organization adopts changes to its bylaws, the recognized community organization shall file a copy of the amended bylaws with the Salt Lake City Recorder's Office within thirty (30) days of such changes. The changes can be filed with the recorder's office by any member of the executive board of the recognized community organization.

4. Organizations must hold at least one meeting of their membership each year. (Ord. 58-13, 2013)

2.60.040: REGISTRATION:

A. The recorder's office shall maintain an official registration of community organizations recognized under this chapter. Any community organization meeting the requirements of section [2.60.030](#) of this chapter may register by filing with the recorder's office the following:

1. Official name;
2. Boundaries where applicable;
3. The names, mailing addresses, telephone numbers and e-mail addresses of its current officers;
4. The name, mailing address, e-mail address and telephone number to serve as the recipient for official communications from the city;
5. Methods used to communicate with membership;
6. A copy of the organization's articles of incorporation and bylaws;
7. Time and place of regular meetings; and
8. Schedule for electing officers.

The recorder's office shall make this information available to the public on the city website.

B. It shall be the responsibility of the community organization to provide updated information and any changes to the items in subsection A of this section to the recorder's office in a timely manner.

C. Annual renewal of registration of community organization is required. By January 31 of each year, each registered community organization must submit a request for renewal of registration with current information required in subsection A of this section. Failure to submit such a request by January 31 will result in removal of the community organization from the official registration. (Ord. 58-13, 2013)

2.60.050: RESPONSIBILITIES OF CITY:

- A. Education: The city shall adequately educate the public on city policy, procedures, and actions.
- B. Public Engagement: Each city department shall strive to utilize best public engagement practices to educate, engage, and receive input from the public at a level that is consistent with the scope of impact of a proposal or project.
- C. Recognized Community Organization Notification And Response: The city will send a notice to the applicable recognized community organization chair(s) for the following types of projects:

~~Alley vacation~~

City code amendments

~~Conditional use~~

~~Demolition of contributing structures located within a local historic district or landmark sites~~

Major changes to street capacity or travel modes

Major upgrades to public facilities and structures

~~Master plan amendment or policy amendments to be adopted by the city council~~

~~Master plan or policies to be adopted by the city council~~

New construction of major public facilities and structures

~~Planned development~~

~~Zoning map amendment~~

See title 21A. for process related to master plans, zoning amendments, and land use applications

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 period. Where a project is within six hundred feet (600') of the boundaries of another recognized community organization's district, when more than one recognized organization has requested a presentation of the matter, when the subject property is located west of 2200 West, or when the project is a text amendment to the city code, the city will schedule the item for an open house and notify the public, including those recognized community organizations who may

be affected by the project or who have specifically requested notification of the public open house.

- D. Notice Procedures: The city departments shall develop policies and procedures to show how they will provide notice and early participation opportunities for pending major city actions. These include, but are not limited to, public meetings, development projects, planning activities, and grant and funding opportunities, which may have a significant impact on the membership of a registered community organization. Notice shall be given to affected community based organizations in a timely manner, including information on the time frame for a response.
- E. Reregistration Notification: The recorder's office shall notify each registered community organization of pending requirement for reregistration by December 31 of each year.
- F. List Of Organizations: In an effort to notify the public about the existence of recognized community based organizations and encourage participation in these organizations, at least once a year the city shall make a reasonable attempt to provide a list of all recognized community based organizations and their contact information to all residents, property owners, business owners, schools and nonprofit agencies in Salt Lake City. (Ord. 58-13, 2013)

2.60.060: RESPONSIBILITIES OF COMMUNITY ORGANIZATIONS:

Each recognized community organization shall:

- A. Renew registration with the recorder's office on an annual basis.
- B. Establish orderly and democratic means for forming representative public input through civil and respectful dialogue.
- C. Establish and follow a clear method for reporting to the city actions ~~which~~ that accurately reflect their position. Include the means by which a recommendation or decision was reached, how many members were involved and what the outcome was.
- D. By interaction with its members, residents, and the city, foster open and respectful communication between the recognized community organization and representatives of city departments on plans, proposals and activities affecting the interests of the recognized community organization. (Ord. 58-13, 2013)

2.60.070: VOLUNTEER STATUS AND PARTIAL INDEMNIFICATION:

Recognized community organization members shall be considered volunteers and not employees, officials or officers of Salt Lake City. Recognized community organizations and their officers, trustees and directors shall be indemnified by the city pursuant to the Utah governmental immunities act in any civil action which may arise from determinations and recommendations made within the scope of performance of their duties under this chapter. This

defense and indemnification obligation on behalf of the city shall be limited to only those determinations and recommendations and shall not extend to any physical activities of the community organization or its members. These provisions shall not be deemed a waiver of any claim for immunity from suit on behalf of the volunteer. (Ord. 58-13, 2013)

Subdivision Ordinance

20A.04.130 AMENDMENTS TO THIS TITLE: The process to amend this title shall follow the process outlined in section 21A.50 and include early notification requirements found in section 21A.10.

Chapter 20.36

NOTICING REQUIREMENTS

20.36.010: REQUIRED NOTICING FOR PLANNING DIRECTOR DECISION ON PRELIMINARY PLAT APPLICATIONS:

20.36.020: REQUIRED NOTICING FOR PUBLIC HEARING:

20.36.030: SIGNPOSTING; LOCATION AND REMOVAL:

~~20.36.040: NOTIFICATION TO RECOGNIZED ORGANIZATIONS:~~

20.36.010: REQUIRED NOTICING FOR PLANNING DIRECTOR DECISION ON PRELIMINARY PLAT APPLICATIONS:

When the review process involves a preliminary decision by the planning director the application shall be noticed as follows:

A. Subdivisions:

1. Mailing: Written notice of subdivision application shall be provided by first class mail a minimum of twelve (12) calendar days in advance of the pending decision to all owners and tenants of the land subject to the application, and all abutting property owners, as shown on the Salt Lake City geographic information system records.
2. Posting: Notice by sign, in accordance with section 20.36.030 of this chapter, shall also be posted on the property at least ten (10) days prior to the scheduled administrative decision.
3. ~~3. Notification To Recognized Organizations: The city shall give notification in accordance with section 20.36.040 of this chapter.~~

B. Subdivision amendments not involving vacating or altering a public street, right of way, or easement:

1. Mailing: Written notice of subdivision application shall be provided by first class mail a minimum of twelve (12) calendar days in advance of the pending decision to all property owners or tenants, as shown on the city's computerized geographic information system, of land contained in the entire original or previously amended subdivision plat and all

property owners whose property abuts the land being amended and is located outside of the subject subdivision.

2. Posting: Notice by sign, in accordance with section 20.36.030 of this chapter, shall also be posted on the property at least ten (10) days prior to the scheduled administrative decision.
3. ~~Notification To Recognized Organizations: The city shall give notification in accordance with section 20.36.040 of this chapter (Ord 7-14, 2014)~~

20.36.020: REQUIRED NOTICING FOR PUBLIC HEARING:

When the review process involves a public hearing, the application and hearing shall be noticed as follows:

A. Subdivisions: Excluding subdivision amendments involving a public street, right of way, or easement, which have different noticing requirements as specified in subsection B of this section, whenever a public hearing with the planning commission is required for preliminary plat decision, the following public noticing is required:

1. Mailing: Notice by first class mail shall be provided a minimum of twelve (12) calendar days in advance of the public hearing, to all abutting property owners of the subject land, as shown on the Salt Lake City geographic information system records.
2. Posting: The land subject to an application shall be posted by the city with a sign, in accordance with section 20.36.030 of this chapter, giving notice of the public hearing a minimum of ten (10) calendar days in advance of the public hearing.
3. ~~Notification To Recognized Organizations: The city shall give notification in accordance with section 20.36.040 of this chapter.~~

B. Subdivision amendments involving vacating or altering a public street, right of way, or easement:

1. Mailing And Publishing: Notice of the public hearing shall be provided in the following manner at least twelve (12) days before the hearing:
 - a. Mailed to the record owner of each parcel that is accessed by the subject portion of public street, right of way, or easement;
 - b. Mailed to each affected entity;
 - c. Published in a newspaper of general circulation in the municipality in which the land subject to the petition is located; and
 - d. Published on the Utah public notice website created in section 63F-1-701 of the Utah code.
2. Posting: The land subject to an application shall be posted by the city with a sign, in accordance with section 20.36.030 of this chapter, giving notice of the public hearing a minimum of ten (10) calendar days in advance of the public hearing.
3. ~~Notification To Recognized Organizations~~ Public Engagement: The city shall give notification in accordance with section 21A.10.015~~20.36.040 of this chapter~~ (Ord. 7-14, 2014)

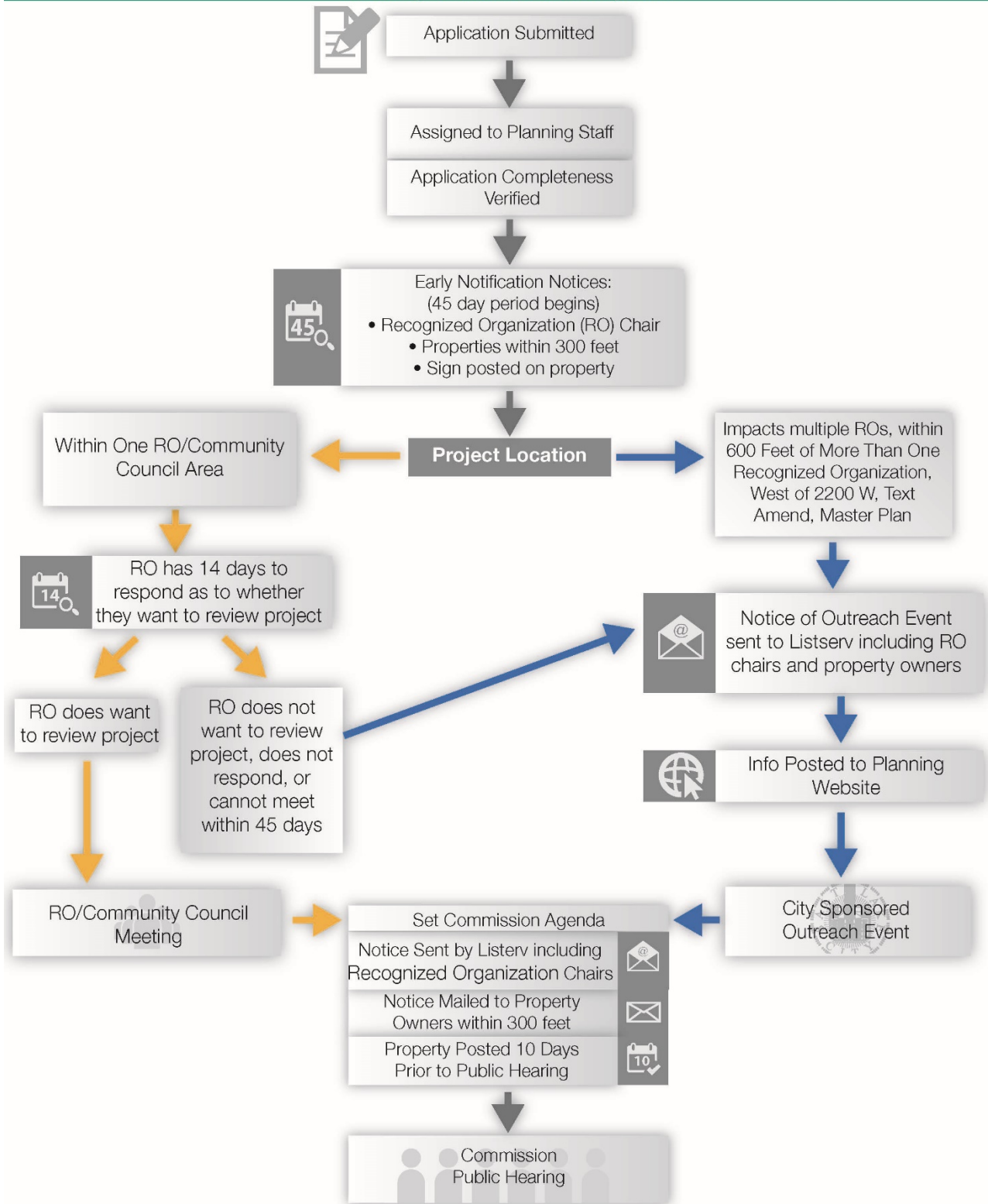
20.36.030: SIGNPOSTING; LOCATION AND REMOVAL:

- A. Location: One notice sign shall be posted for each five hundred feet (500') of frontage, or portion thereof, along a public street. At least one sign shall be posted on each public street. The sign(s) shall be located on the property subject to the request or petition and shall be set back no more than twenty five feet (25') from the front property line and shall be visible from the street. Where the land does not have frontage on a public street, signs shall be erected on the nearest street right of way with an attached notation indicating generally the direction and distance to the land subject to the application.
- B. Removal: If the sign is removed through no fault of the applicant before the hearing, such removal shall not be deemed a failure to comply with the standards, or be grounds to challenge the validity of any decision made on the application. (Ord. 7-14, 2014)

~~20.36.040 NOTIFICATION TO RECOGNIZED ORGANIZATIONS: When it is required, notification to recognized organizations shall be given by e-mail notification, or other form of notification chosen by the planning director, a minimum of twelve (12) calendar days in advance of a planning director decision and / or a public hearing to any organization which is entitled to receive notice pursuant to title 2, chapter 2.60 of this code (Ord. 7-14, 2014)~~

ATTACHMENT B: FLOW CHART

Proposed Early Notification Process Planning Commission January 2019



ATTACHMENT C: ANALYSIS OF STANDARDS

ZONING TEXT AMENDMENTS

As per section 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.

Factor	Finding	Rationale
<p>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;</p>	<p>Complies</p>	<p>The proposed amendments aim to clarify regulations and processes for early engagement in City land use processes. Proposed changes will increase notification requirements to try and increase participation. In addition, the proposed changes will provide flexibility in how engagement activities are conducted to allow City staff the ability to use the most effective types of engagement based on the type of project. All of these changes are supported by adopted policies and resolutions of the City including:</p> <ul style="list-style-type: none"> • Salt Lake City’s Policy on Open Government • Plan Salt Lake: Guiding Principle: “A local government that is collaborative, responsive, and transparent.” Including the following initiative: <ul style="list-style-type: none"> ○ Provide opportunities for public participation, input, and engagement throughout the decision making process
<p>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</p>	<p>Complies</p>	<p>The zoning ordinance purpose statements are silent on the issue of early engagement. However, the purpose statement of the Recognized Community Organization, section of the City Code, Chapter 2.60.010, which is referenced in the Zoning Ordinance, notes that “It is the policy of Salt Lake City to create a</p>

		<p>framework by which the people of the city may effectively organize into community organizations representing a geographic area or field of interest, and use this as one way to participate in civic affairs and improve the livability and character of the city and its neighborhoods. Salt Lake City values the benefits these organizations bring to the community and holds each in equal regard.”</p> <p>The proposed text amendment strives to clarify and improve the regulations and processes for early engagement in order to increase participation by number and diversity to better reflect the City’s population.</p>
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Complies	The proposed amendments relate to public noticing and engagement. It does not relate to regulations relating to land use or standards that would be identified in any specific overlay zoning district.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	The proposed amendments help clarify and improve public engagement in the planning process. It is anticipated that the proposed changes will help increase participation and provide flexibility in the engagement techniques and tools used to promote participation which is in keeping with best current professional practices.

ATTACHMENT D: PUBLIC PROCESS & COMMENTS

PUBLIC PROCESS

Since the last Planning Commission meeting on May 24, 2017, planning staff reached out to all recognized community organizations informing them of the updated proposal. An Open House was held on July 19, 2018. Staff provided the proposed changes at the meeting and was available to answer questions. Five individuals showed up at the Open House. There was general support for the proposal with some additional comments asking for a specific list of what an “outreach event” would be and another comment requested that other applications that do not require this early notification process, such as a special exception, should still notify the community council to allow them to raise any issues. Additional comment was made about how the posted signs need to be bigger.

Staff also presented the proposed changes at the Salt Lake Community Network meeting on August 9, 2018. Representatives from various community councils attended the meetings. There was some discussion about requiring individual mailed notices for city-wide proposals. Staff discussed the difficulty and expense that would be associated with such a requirement.

At the briefing on November 14, 2018, the Planning Commissioners provided positive comments regarding the direction of the proposed ordinance. Some additional comments were made about other methods to improve public engagement that did not require changes to the ordinance. These comments included considering a better platform for the public to access information, providing notices in Spanish, and whether social media will be used.

Public comments received since the Planning Commission meeting on May 24, 2017 can be found below.

From: [LYNN Pershing](#)
To: [Tran, Tracy](#)
Subject: Re: PLNPCM2016-00300
Date: Tuesday, January 15, 2019 6:48:39 PM

Thanks Tracy

I understand the current City activity. I have met with City Council, Mayor Chief of Staff, City Planning and Building Services requesting that City code be amended to inform abutting property owners to a requested demolition receive advance notification for health and safety issues in an ESTABLISHED residential neighborhood

Doesn't require conditional use process just simple respect for neighbors by owner. Further the cost of such can be charged in the permitting fees to the responsible owner

All proposed changes are text amendments, the I propose is simple good manners and consideration to abutting property owners

Lynn K Pershing

Sent from my iPhone

On Jan 15, 2019, at 12:59 PM, Tran, Tracy <Tracy.Tran@slcgov.com> wrote:

Hi Lynn,

I will include your comment within the staff report, which will eventually be reviewed by the Planning Commission, Mayor, and City Council.

Planning Staff would not support this change as applications that require early notification include items that require a decision from either the Planning Commission, Historic Landmark Commission, or the City Council. Residential demolitions not included in a local historic district are not subject to any special review process. If they meet the zoning regulations, they are not subject to any additional process. Because of this, we do not think this would make sense to require early notification of these applications as early notification cannot prevent a project from moving forward if they meet the zoning regulations.

Also, I wanted to clarify that the term "Recognized Community Organizations" as used within the City's Code includes all community councils that are registered with the City.

Please let me know if you have any questions.

Thanks,

TRACY TRAN
Senior Planner

PLANNING DIVISION
DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7645
FAX 801-535-6174

WWW.SLC.GOV/PLANNING

From: LYNN Pershing [<mailto:lkpershing@gmail.com>]
Sent: Tuesday, January 15, 2019 11:49 AM
To: Tran, Tracy <Tracy.Tran@slcgov.com>
Subject: Re: PLNPCM2016-00300

Thank you for the clarification. I encourage advance notification of ALL residential demolitions independent of historic district status. This is an infill zoning issue.
Advance notification of ANY residential demolition in an established residential neighborhood should be made to the appropriate 1) Community Council and 2) RCO.
Please share this comment with City Council and Mayor

Thanks
Lynn

On Tue, Jan 15, 2019 at 11:39 AM Tran, Tracy <Tracy.Tran@slcgov.com> wrote:

Hi Lynn,

Early notification to recognized community organizations of the demolition of landmark or contributing structures located within a local historic district is currently required. This requirement will remain with the other proposed changes.

Let me know if you have additional questions.

Thank you,

TRACY TRAN
Senior Planner

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SALT LAKE CITY CORPORATION

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FAX 801-535-6174

WWW:SLC.GOV/PLANNING

-----Original Message-----

From: LYNN Pershing [mailto:lkpershing@gmail.com]
Sent: Monday, January 14, 2019 6:21 PM
To: Tran, Tracy <Tracy.Tran@slcgov.com>
Subject: PLNPCM2016-00300

Tracey

Do these text changes to City code include advance notification of residential demolition to Community Councils and RCO?

I vote YES

Lynn K Pershing

District 6

Sent from my iPhone

--

Lynn K. Pershing, Ph.D.
tel: 801/971-4959
email: lkpershing@gmail.com

From: [Tran, Tracy](#)
To: [REDACTED]
Subject: RE: PLNPCM2016-00300 early notification
Date: Tuesday, November 6, 2018 3:21:00 PM

Hi Lynn,

I am currently working on the memo for the Planning Commission briefing next week, but in the meantime, the links below should give you an idea of the proposal. This item was in front of the Planning Commission on May 24, 2017. The Planning Commission tabled the item for additional information. The proposal has since been re-organized for clarity. The proposal does not lessen the duration or the scope of the property owners impacted.

- [Info Sheet](#)
- [Revision Summary](#)
- [Proposed Text Changes](#)

Let me know if you have any questions.

Thanks,

TRACY TRAN
Senior Planner

PLANNING DIVISION
DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7645
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WWW.SLC.GOV/PLANNING

From: [REDACTED]
Sent: Tuesday, November 6, 2018 12:28 PM
To: Tran, Tracy <Tracy.Tran@slcgov.com>
Subject: PLNPCM2016-00300 early notification

Hi Tracy

Please provide information about early notification. I am AGAINST lessening the duration of time required (45 days) or the scope of property owners impacted (300 ft in all directions)

--

Lynn K. Pershing, Ph.D.
tel: [REDACTED]
email: [REDACTED]
District 6
Yalecrest

From: [Tran, Tracy](#)
To: [REDACTED]
Subject: RE: Early Notification Text Amendments - Open House Materials
Date: Tuesday, July 17, 2018 2:58:00 PM

Hi Peter,

Thanks for your comments. I will add the comments to the file and take them into account throughout the process.

TRACY TRAN
Senior Planner

PLANNING DIVISION
DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7645
FAX 801-535-6174

WWW.SLC.GOV/PLANNING

From: [REDACTED]
Sent: Thursday, July 12, 2018 6:23 PM
To: Tran, Tracy <Tracy.Tran@slcgov.com>
Subject: RE: Early Notification Text Amendments - Open House Materials

Tracy,

The City Planning Process is already incredibly long. The current timetable can already take a year individually for a rezone, planned development, plan review, etc. Anything to increase the review time would be another hardship for developers. It took me over two years to go through the city process for an affordable housing project plus another \$800,000 in city-required improvements and fees. In addition, these delays took place during an increasing construction cost environment. This added another \$500,000 plus to our costs.

Please do not add any additional burdens to development projects. We are already drowning in the bureaucracy of the city processes.

Sincerely,

Peter Corroon

From: Tran, Tracy <Tracy.Tran@slcgov.com>
Sent: Thursday, July 12, 2018 6:06 PM
To: Tran, Tracy <Tracy.Tran@slcgov.com>
Subject: Early Notification Text Amendments - Open House Materials

ATTACHMENT E: DEPARTMENT COMMENTS

Building/Zoning: No comments received

Civic Engagement: This a great draft. I have a minor suggestion but overall you did a great job. My one suggestion is under 21A.10.015.B1.b. I'd notify the entire Community Council board and not just the Chair. It's a practice of Community Empowerment. It helps in case the Community Council leadership changes and they haven't updated the City Recorder yet or if a Chair is out of town, etc.

Engineering: No comments

Fire: No comments received

Public Services: The changes seem to be very Land Use oriented and not broader for engagement in policy development or significant policy/ordinance and plan development. Maybe I am missing the subtly of that or maybe that dropped from the scope. If it does intend to impact groups beyond Land-use we may want some more specific language.

Public Utilities: No comments received

Sustainability: No comments received

Transportation: No comments received

ATTACHMENT F: ORIGINAL PETITION INFORMATION

Page 1 of 2

From: Shepard, Nora
Sent: Monday, April 25, 2016 12:58 PM
To: Coffey, Cheri; Paterson, Joel
Subject: FW: Legislative Intent - Changes to Various Boards & Commissions - Noticing

Nora Shepard, AICP
Planning Director

PLANNING DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7226
FAX 801-535-6174

From: Mansell, Cindi
Sent: Monday, April 25, 2016 12:55 PM
To: Mansell, Cindi; Crandall, Scott; Gust-Jenson, Cindy; Weaver, Lehua; Bruno, Jennifer; Litvack, David; Leary, Patrick; Tabet, Nick; Shepard, Nora; Norris, Nick; Oktay, Michaela; Reberg, Mike; DeLaMare-Schaefer, Mary
Cc: Plane, Margaret; Nielson, Paul
Subject: Legislative Intent - Changes to Various Boards & Commissions - Noticing

Good Afternoon-

At the April 19, 2016 City Council meeting, the Council adopted Ordinance 10 of 2016 providing for fine tuning of City Code related to public hearings and the operations of various board and commissions.

The following intent language was also adopted.

Please take appropriate action and forward this message to anyone else that needs to be involved.

[8:30:14 PM](#) Councilmember Penfold moved and Councilmember Rogers seconded to **support a Legislative Intent** requesting the Administration review the City's noticing requirements related to land use issues in an effort to enhance transparency and community engagement. The Council is interested in reviewing appropriate early notification standards to ensure that the neighborhoods around proposed projects are afforded adequate notification and have sufficient time to provide feedback. The review should consider ways to improve notification and participation at community Council meetings and open houses, while balancing the needs of applicants to have a timely review process. The motion passed unanimously, all members voted aye.

(P 16-4)

Page 2 of 2

Cindi L. Mansell, MMC/CRM
Salt Lake City Recorder
801-535-6223