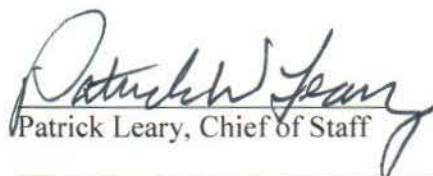





## CITY COUNCIL TRANSMITTAL

  
Patrick Leary, Chief of Staff

Date Received: March 29, 2017  
Date sent to Council: April 3, 2017

**TO:** Salt Lake City Council  
Stan Penfold, Chair

**DATE:**

**FROM:** Mike Reberg, Community & Neighborhoods Director 

**SUBJECT:** Petition PLNPCM2016-00659 & PLNPCM2016-00660 – 350 East 800 South  
Master Plan and Zoning Map Amendment

**STAFF CONTACT:** Kelsey Lindquist, Associate Planner  
(801) 535-7930, [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)

**COUNCIL SPONSOR:** Exempt

**DOCUMENT TYPE:** Ordinance

**BUDGET IMPACT:** None

**RECOMMENDATION:** That the City Council follow the recommendation of the Planning Commission to amend the Central Community Master Plan and the Zoning Map for the subject parcel located at 350 East 800 South.

### BACKGROUND/DISCUSSION:

The applicant Suzette Eaton, the property owner of 350 East 800 South, is requesting approval to amend the Central Community Master Plan future land use map from "low density residential," to "neighborhood commercial" and amend the zoning map from RMf-30 (Low Density Multi-Family Residential) to CN (Neighborhood Commercial). The property is approximately 3,362 square feet in size and the existing commercial space is approximately 625 square feet in floor area.

The intent of the proposal is to re-establish the historic mix of uses on the site. The subject property is considered to have abandoned its nonconforming use, which is why the applicant is seeking an alternative zone. The subject property has a commercial storefront that faces 800 South and a residential component that faces Blair Street (345 East). The residential portion of

the property was originally constructed around 1911, the commercial storefront was added shortly after construction. When zoning was introduced in 1927, the property was zoned as B-2. This particular zone was primarily comprised of residential uses, which caused the commercial component to be considered nonconforming. Subsequent zoning continued the residential intent of the area, and the nonconforming use. In 1995, Salt Lake City adopted new zoning and a new zoning code. The subject property was zoned RMF-30 (Low Density Multi-Family Residential), and the Central Community Master Plan adopted in 2005, reflected the residential zoning. Currently, the commercial component is vacant.

Since the last business license issued for the subject property dates back to 2009, the nonconforming use is presumed to have been abandoned. This inability to re-establish the nonconforming use is why the applicant is seeking to amend the zoning map and the Central Community Master Plan future land use map.

Since the Central Community Master Plan was created and adopted, the City has taken new direction on small scale commercial uses located within residential zones that provide a neighborhood support. The intent of the proposed rezone is to utilize the original commercial building and re-establish a commercial use without being restricted by a nonconforming classification. The rezone would implement policies of the adopted Central Community Master Plan by supporting the re-establishment of a small scale commercial use that supports the neighborhood, walkability and local businesses.



**PUBLIC PROCESS:** The subject property is located within the Central Community Neighborhood Council and is located within the required noticing distance from Liberty Wells Community Council and Trolley Square Business District. All three recognized organizations were noticed on August 30, 2016. The Liberty Wells Community Council requested that the applicant present at their meeting held on October 12, 2016. No requests for meeting and no comments were received from Central Neighborhood Community Council or the Trolley Business District.

The applicant presented their request at the Liberty Wells Community Council meeting on October 12, 2016. The members of the community in attendance had questions regarding the proposed uses and parking. No negative comments were received. The Liberty Wells Community Council conducted a vote of the members from the community in attendance. It was a unanimous vote of support for the zoning map and master plan amendment.

The applicant also attended an Open House on October 13<sup>th</sup>, 2016.

The Planning Commission held a public hearing on November 9, 2016 and passed a motion to transmit a favorable recommendation to the City Council to support the zoning map and master plan amendment requests.

**EXHIBITS:**

1. Project Chronology
2. Notice of City Council Hearing
3. Planning Commission Notice
4. Staff Report
5. Agenda and Minutes
6. Original Petition
7. Mailing List

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2017

(Amending the zoning map pertaining to property located at 350 East 800 South Street from RMF-30 Low Density Multi-Family Residential District to CN Neighborhood Commercial District, and amending the Central Community Master Plan Future Land Use Map)

An ordinance amending the zoning map pertaining to property located at 350 East 800 South Street from RMF-30 Low Density Multi-Family Residential District to CN Neighborhood Commercial District pursuant to Petition No. PLNPCM2016-00659 and amending the Central Community Master Plan Future Land Use Map pursuant to Petition No. PLNPCM2016-00660.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on November 9, 2016 on an application submitted by Suzette Eaton (“Applicant”) to rezone property located at 350 East 800 South Street (Tax ID No. 16-07-252-001) (the “Property”) from RMF-30 Low Density Multi-Family Residential District to CN Neighborhood Commercial District pursuant to Petition No. PLNPCM2016-00659, and to amend the Central Community Master Plan Future Land Use Map with respect to that parcel from Low Density Residential Designation to CN Neighborhood Commercial pursuant to Petition No. PLNPCM2016-00660; and

WHEREAS, at its November 9, 2016 meeting, the planning commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said applications.

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests.

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

SECTION 1. Amending the 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 to reflect that the Property located at 350 East 800 South Street (Tax ID No. 16-07-252-001), and as more particularly described on Exhibit "A" attached hereto, shall be and hereby is rezoned from RMF-30 Low Density Multi-Family District to CN Neighborhood Commercial District.

SECTION 2. Amending the Central Community Master Plan. The Future Land Use Map of the Central Community Master Plan shall be and hereby is amended to change the future land use designation of the Property identified in Exhibit "A" from Low Density Residential to CN Neighborhood Commercial.

SECTION 3. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

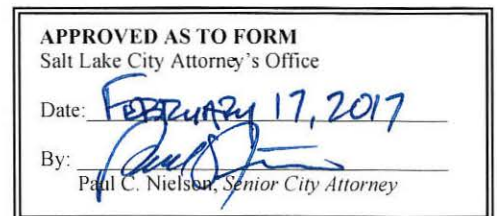
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2017.

Published: \_\_\_\_\_.

HB\_ATT-#59228-v1-Ordinance\_Amending\_Zoning\_and\_MP\_350\_E\_800\_S.docx





# EXHIBIT “A”

Legal Description of Property to be Rezoned  
and Subject to the Central Community Master Plan Future Land Use Map Amendment:

**Tax ID No. 16-07-252-001**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 5, PLAT “G”, SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 49.5 FEET; THENCE NORTH 165 FEET; THENCE EAST 50 FEET; THENCE SOUTH 165 FEET; THENCE WEST 0.5 FEET TO THE PLACE OF BEGINNING.

CONTAINS 8,250 SQUARE FEET OR 0.189 ACRES, MORE OR LESS.

## **TABLE OF CONTENTS**

- 1. PROJECT CHRONOLOGY**
- 2. NOTICE OF CITY COUNCIL HEARING**
- 3. PLANING COMMISSION**
  - A) ORIGINAL NOTICE AND POSTMARK**
  - B) STAFF REPORT**
  - C) AGENDA AND MINUTES**
- 4. ORIGINAL PETITION**
- 5. MAILING LIST**

## **1. PROJECT CHRONOLOGY**



**PROJECT CHRONOLOGY**  
**Petition No. PLNPCM2016-00659 & PLNPCM2016-00660**

August 25, 2016	Petition assigned to Kelsey Lindquist, Associate Planner
August 30, 2016	Notice sent to Central Community Neighborhood Council, Liberty Wells Community Council and the Trolley Square Business District, providing 45 days to meet with the applicant and submit comments.
September 30, 2016	Open House Notices were mailed and e-mailed via listserv.
October 12, 2016	Applicant attended Liberty Wells Community Council
October 13, 2016	Applicant represented the proposals at the Planning Division's Open House
October 27, 2016	Public hearing notices mailed out, e-mailed via listserv, posted property and published in the newspaper.
November 9, 2016	Planning Commission public hearing held. Planning Commission votes to recommend approval of the proposal.

## **2. NOTICE OF CITY COUNCIL HEARING**

## **NOTICE OF PUBIC HEARING**

The Salt Lake City Council is considering petitions PLNPCM2016-00659 and PLNPCM2016-00660 – 350 E. 800 S. Zoning Map and Master Plan Amendment – A request by Suzette Eaton, the property owner, to amend the Zoning Map and the Central Community Future Land Use Map for one property at the above listed address. The subject parcel is currently zoned RMF-30 (Low Density Multi-Family Residential Zoning. The applicant is requesting that the property be rezoned to CN (Neighborhood Commercial) to accommodate an existing nonconforming commercial structure. The property is located within City Council District 4, represented by Derek Kitchen. (Staff Contact: Kelsey Lindquist (801) 535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com).)

- A. **Master Plan Amendment** – A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential (1-15 dwelling units per acre) to CN (Neighborhood Commercial). Case Number PLNPCM2016-00660.
- B. **Zoning Map Amendment** – A requesting to amend the Salt Lake City Zoning Map from RMF-30 (Low Density Multi-Family Residential District) to CN (Neighborhood Commercial District). Case Number PLNPCM2016-00659.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

**DATE:**

**TIME:** 7:00 P.M.

**PLACE:** Room 315  
City & County Building  
451 South State Street  
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Kelsey Lindquist at (801) 535-7930 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com).

The City and County Building is an accessible facility. People with disability may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at [council.comments@slcgov.com](mailto:council.comments@slcgov.com), 801-535-7600, or relay service 711.

**3.A PLANNING COMMISSION  
NOTICE**

**Salt Lake City Planning Commission Wednesday,  
November 9 , 2016, 5:30 p.m.  
City and County Building 451 S State Street, Room 326**

**Master Plan and Zoning Map Amendment at approximately 350 East 800 South** - A request by Suzette Eaton, the property owner, to amend the Zoning Map and the Central Community Future Land Use Map for one property at the above listed address. The subject parcel is currently zoned RMF-30 (Low Density Multi-Family Residential) Zoning. The applicant is requesting that the property be rezoned to CN (Neighborhood Commercial) to accommodate an existing nonconforming commercial structure. The property is located within City Council District 4, represented by Derek Kitchen. (Staff Contact: Kelsey Lindquist (801)535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com).)

- a. **Master Plan Amendment** – A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential (1-15 dwelling units per acre) to CN (Neighborhood Commercial). Case Number **PLNPCM2016-00660**
- b. **Zoning Map Amendment** – A request to amend the Salt Lake City Zoning Map from RMF-30 (Low Density Multi-Family Residential District) to CN (Neighborhood Commercial District). Case Number **PLNPCM2016-00659**

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility.

For additional meeting information, please see [www.slcgov.com](http://www.slcgov.com) or call 801-535-7757; TDD 535-6220.

SALT LAKE CITY PLANNING DIVISION  
451 S STATE STREET ROOM 406  
PO BOX 145480  
SALT LAKE CITY UT 84114-5480



RETURNS SERVICE REQUESTED

FIRST CLASS



US POSTAGE >> PITNEY BOWES  
ZIP 84116 \$ 000.46<sup>5</sup>  
02 1W  
0001403376 OCT 27 2016

Salt Lake City Planning Michelle Poland  
PO BOX 145480  
Salt Lake City, UT 84114

8411435480 8900





4770'S. 5600 W.  
WEST VALLEY CITY, UTAH 84118  
FED. TAX I.D.# 87-0217663  
801-204-6910

**PROOF OF PUBLICATION CUSTOMER'S COPY**

CUSTOMER NAME AND ADDRESS

PLANNING DIVISION,

PO BOX 145480

SALT LAKE CITY UT 84114

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

8015357759

PUBLICATION SCHEDULE

START 10/29/2016 END 10/29/2016

CUSTOMER REFERENCE NUMBER

PH - 11/9/16

CAPTION

Notice of Public Hearing On Wednesday, November 9, 2016, the Salt Lake

SIZE

78 LINES

3 COLUMN(S)

TIMES

2

TOTAL COST

297.50

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Public Hearing On Wednesday, November 9, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations t FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 10/29/2016 End 10/29/2016

DATE 10/31/2016

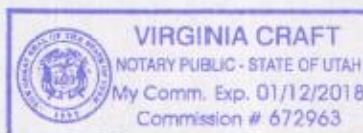
SIGNATURE

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 31ST DAY OF OCTOBER IN THE YEAR 2016

BY ANN DARTNELL



Virginia Craft  
NOTARY PUBLIC SIGNATURE

Deseret News

**Notice of Public Hearing**

On Wednesday, November 9, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

1. **Trolley Square Ventures Zoning Map Amendment** - A request by Douglas White, representing the property owner, Trolley Square Ventures, LLC, to amend the zoning map for seven properties as follows: 644 E 600 S (Parcel #16-05-481-019) 603 S 600 E (Parcel #16-05-481-001) 652 E 600 S (Parcel #16-05-353-001) 658 E 600 S (Parcel #16-05-353-002) 664 E 600 S (Parcel #16-05-353-003) 628 S 700 E (Parcel #16-05-353-016) 665 E Bly Place (Parcel #16-05-353-014). The subject parcels are currently zoned RWF-45 (Moderate/High Density Multi-Family Residential District), RWF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-LIN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. The properties are located within City Council District 4 represented by Derek Kitchen. (Staff Contact: Lex Traugott, (801)535-6184 or lex.traugott@slcgov.com) Case Number **PUNPOM2016-00031**

900139

2. **Master Plan and Zoning Map Amendment at approximately 350 East 800 South** - A request by Suzette Eaton, the property owner, to amend the Zoning Map and the Central Community Future Land Use Map for one property listed at the above address. The subject parcel is currently zoned RWF-30 (Low Density Multi-Family Residential District). The applicant is requesting that the property be rezoned to CN (Neighborhood Commercial) to accommodate an existing nonconforming commercial structure. The property is located within City Council District 4, represented by Derek Kitchen. (Staff Contact: Kelsey Undquist (801) 535-7930 or kelsey.undquist@slcgov.com)

10

a. **Master Plan Amendment** - A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential (1-15 dwelling units per acre) to CN (Neighborhood Commercial). Case Number **PUNPOM2016-00660**

b. **Zoning Map Amendment** - A request to amend the Salt Lake City Zoning Map from RWF-30 (Low Density Multi-Family Residential District) to CN (Neighborhood Commercial District). Case Number **PUNPOM2016-00669**

3. **TSA Zoning District Text Changes** - A request by the Salt Lake City Council to review and modify the zoning regulations for the TSA Zoning District. The TSA Zoning District is located along North Temple between 400 West and 2200 West and along 400 South between 200 East and 900 East. The proposed changes to the regulations include: -Clarifying what land uses are allowed in the zone; -Changing how far buildings can be setback from the street; -Clarifying what types of uses are allowed on the ground floor of buildings; -Modifying design standards related to overall building size, street level design, building materials, parking garage design, mid-block walkways and other design standards; -Modifying the approval process and development guidelines to further incentivize affordable housing, higher quality development and other related issues; and -Minor changes to other sections of the TSA zoning district or other related provisions in the zoning ordinance. This zoning text amendment will primarily affect Section 21A.26.078 "TSA Transit Station Area District." Related provisions of the Salt Lake City Zoning Ordinance, Title 21A, may be amended as part of this petition. (Staff contact is Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com) Case Number **PUNPOM2016-00522**

4. **City Wide Draft Transit Master Plan** - The draft plan, developed over the past two years with input from thousands of residents and stakeholders, is available for review online at [www.slcrides.org](http://www.slcrides.org). Public transportation is an essential component of Salt Lake City's transportation network, and the plan creates a 20-year vision and action plan for service, transit-supportive investments, programs and policies. The plan also includes a comprehensive look at the City's overall travel patterns, identifies places where transit would be used if it met the needs of potential riders, as well as areas where transit improvements are needed for existing riders. Public comment can be submitted through open city hall at [www.slcgov.com](http://www.slcgov.com) or through the staff contact below. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision on whether or not to adopt the transit master plan at a later date. (Staff contact is Julianne Sabola at (801)535-6678 or julianne.sabola@slcgov.com)

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

1118764

UPAXLP



**3.B PLANNING COMMISSION  
STAFF REPORT**



# Staff Report

PLANNING DIVISION  
COMMUNITY AND NEIGHBORHOODS

---

To: Salt Lake City Planning Commission

From: Kelsey Lindquist, 801-535-7930, [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)

Date: October 13, 2016

Re: PLNPCM2016-00569 and PLNPCM2016-00660: Master Plan Amendment and Zoning Map Amendment for one parcel located at 350 E. 800 S.

---

## Master Plan and Zoning Amendment

PROPERTY ADDRESSES: 350 East 800 South  
PARCEL ID NUMBERS: 16-07-252-001

MASTER PLAN: Central Community Master Plan  
ZONING DISTRICT: Current: RMF-30

Proposed: CN (Commercial Neighborhood)

REQUEST: The applicant Suzette Eaton, the property owner of 350 E. 800 S., is requesting approval to amend the Central Community Master Plan future land use map from “**low density residential**,” to “**neighborhood commercial**” and amend the zoning map from RMF-30 (Low Density Multi-family Residential) to CN (Neighborhood Commercial). The property is approximately 3,362 square feet in size and the existing commercial space is approximately 625 square feet in floor area.

The intent of the proposal is to re-establish the historic mix of uses on the site. The subject property has a commercial store front that faces 800 S. and a residential component that faces Blair Street (345 East). The property has been rezoned several times since 1927. As part of the City-wide rezoning that occurred in 1995, the property was zoned to RMF-30. After the property was rezoned, the existing commercial use became legal nonconforming to the zoning district, which allows all commercial uses only until they are abandoned.

If the zoning is amended for the property, the property could be used for commercial purposes again and would be considered a conforming use. The applicant has not expressed the desire to demolish, expand or reconstruct the current structure. The City Council has final decision making authority for master plan and zoning amendments.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed master plan and zoning amendment.

The following motion is provided in support of the recommendation:

*Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed master plan and zoning amendments.*

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Photographs](#)
- C. [Application with Proposed Site Plan and Elevation](#)
- D. [Existing Conditions & Development Standards](#)
- E. [Analysis of Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)
- H. [Motions](#)

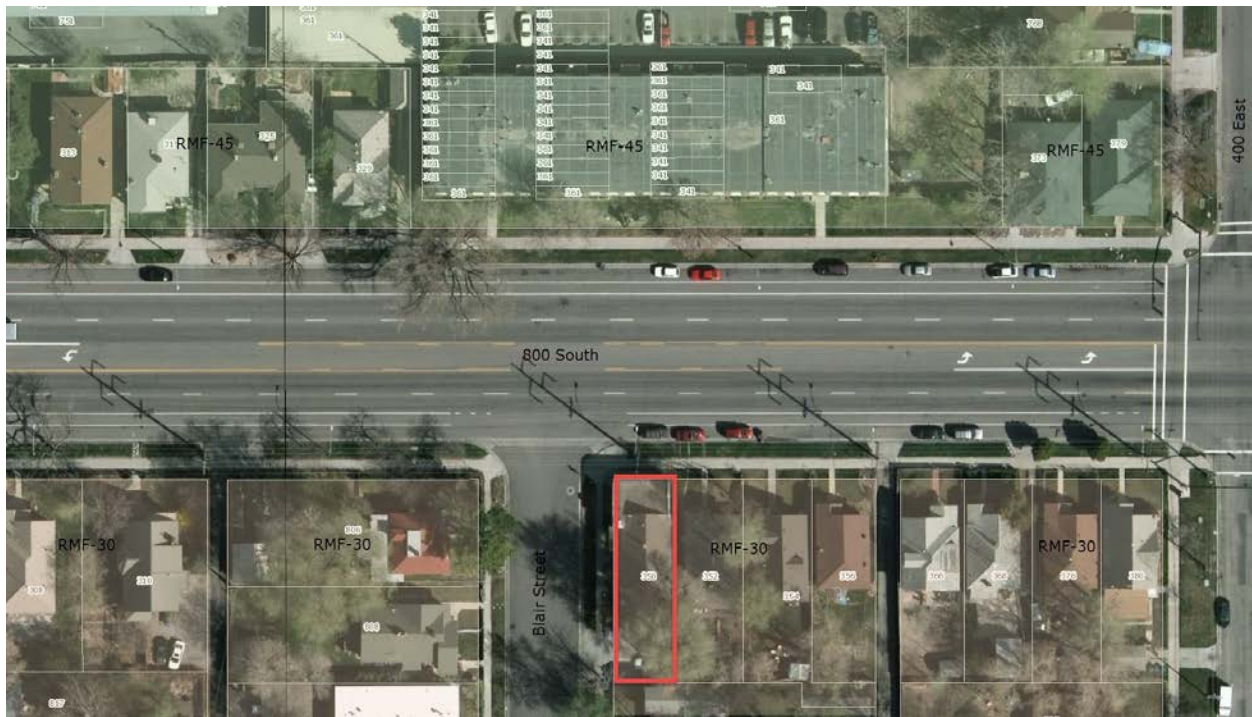
PROJECT DESCRIPTION:

The residential portion of the property was originally constructed around 1911, the commercial storefront was added shortly after construction. When zoning was introduced in 1927, the property was zoned as B-2. This particular zone was primarily comprised of residential uses, which caused the commercial component to be considered nonconforming. Subsequent zoning continued the residential intent of the area, and the nonconforming use. In 1995, Salt Lake City adopted new zoning and a new zoning code. The subject property was zoned RMF-30 (Low Density Multi-family Residential), and the Central Community Master Plan adopted in 2004, reflected the residential zoning.

The City considers the nonconforming use to have been abandoned for the subject property. Since the last business license issued for the subject property dates back to 2009, the nonconforming use is presumed to have been abandoned. This inability to re-establish the nonconforming use is why the applicant is seeking to amend the zoning map and the Central Community Master Plan future land use map.

**Salt Lake City Zoning Ordinance Chapter 21A.62, currently defines “nonconforming use,” as; any building or land legally occupied by a use at the time of passage of the ordinance codified herein or amendment thereto which does not conform after passage of said ordinance or amendment thereto with the use regulations of the district in which located. Additionally, the Salt Lake City Zoning Ordinance Chapter 21A.38.040.F, which was recently amended, stipulates that there is a presumption of abandonment, if; (2) the use has been discontinued for a minimum of one year, or (3) the primary structure associated with the nonconforming use remains vacant for a period of one year. Once the zoning map and the master plan reflect a small scale neighborhood commercial use, the Salt Lake City Zoning Ordinance Chapter 21A.38 Nonconforming Uses, would no longer be applicable for the subject property. Establishing a nonconforming use has been problematic for the subject property, which will be eliminated with the proposal.**

Since the Central Community Master Plan was created and adopted, the City has taken a new direction on small scale commercial uses located within residential zones that provide a neighborhood support. The intent of the proposed rezone is to utilize the original commercial building without being restricted by a nonconforming classification. The rezone would support the re-establishment of a small scale commercial use that supports the neighborhood, walkability and local businesses.



#### KEY ISSUES:

The key issues listed below have been identified through analysis of the project, neighbor and community input, and department review comments.

1. Other Guiding Documents
2. Zone Compatibility with Adjacent Properties
3. Parking
4. Potential Loss of a Residential Housing Unit

#### Issue 1 – Other Guiding Documents

The *Central Community Master Plan* discusses the future intention of nonconforming uses in the Commercial Chapter, stipulating that:

A Nonconforming Land Use Evaluation Map identifies nonconforming commercial business properties within the Central Community. Unless the subject properties are petitioned individually for review, once the City has developed a more compatible neighborhood business zoning approach these mapped nonconforming sites should be evaluated on a case-by-case basis for whether or not the specific site is appropriate for small-scale commercial or residential land use designation.

The City conducted the Small Neighborhood Business Amendment Study in 2009, which was initiated to research and analyze the existing nonconforming uses located within each Council District. Due to the City repositioning their stance on nonconforming uses, the City evaluated each nonconforming use/structure and developed an appropriate zone. Within the study, it was further explained that the City viewed the rezone, which caused a significant number of properties to become nonconforming, to have been a misjudgment, stating:

In 1995, Salt Lake City adopted new zoning regulations that rezoned areas of the City within and abutting residential neighborhoods. This action made many neighborhood commercial uses nonconforming, meaning the use was considered inappropriate for its location, but allowed to remain until voluntarily

removed or abandoned. Since that time, City policy makers have rethought that decision. They have found that many neighborhood businesses provide a necessary service and are an essential component to a sustainable, walkable neighborhood. As a result, this process will return many neighborhood businesses to legal conforming status.

The purpose of this study was to compile the existing nonconforming uses located within primarily residentially zoned areas and to apply appropriate commercial zoning. The subject property was 1 out of 110 nonconforming commercial uses identified within the Central City Community. This particular property has been nonconforming since the commercial use was added and zoning was introduced in 1927. The property is a small scale commercial structure (625 square feet) with a residential component located to the rear. Rezoning the subject property in order to re-establish and legalize the commercial use, fosters sustainable and walkable neighborhoods and efficient use of the existing subject property.

#### Issue 2 – Zone Compatibility with Adjacent Properties

The property in its current configuration is generally compatible with the existing abutting residential properties. The subject property currently contains a commercial structure attached to a residential structure on the corner of Blair Street (345 East) and 800 South. The proposed zone change from RMF-30 (Low Density Multi-family) to CN (Neighborhood Commercial), would be an appropriate shift and would be compatible with the intended small scale commercial use. The abutting properties to the west, east, and south are zoned RMF-30 (Low Density Multi-Family) and the properties adjacent to the north are zoned RMF-35 (Medium Density Multi-Family). There are several commercially zoned properties to the west, which are primarily located on 800 south.

The primary difference between the RMF-30 (Low Density Multi-Family) Zoning and CN (Neighborhood Commercial) are the height limitations and development standards. The RMF-30 (Low Density Multi-Family) Zone allows a maximum height of 30 feet, while the CN (Neighborhood Commercial) allows a maximum height of 25 feet. Additional design standards are applicable to the CN (Neighborhood Commercial) zone, and any base zoning modification would require Conditional Building and Site Design Review approval. If the structure were to be demolished, at a future point in time, the redevelopment of the property would be subject to the CN zoning standards (if the amendments are approved), which would be rather restrictive.

Commercial uses are not permitted in any of the RMF (Residential Multi-Family) zones. Additionally, a majority of residential uses are not permitted in the CN (Neighborhood Commercial) zone, however, mixed-use is permitted. The current configuration of the subject property would be considered mixed-use. Mixed uses are encouraged in the Central Community Master Plan, please refer to the discussion section. The property in its current configuration is generally compatible with the existing abutting residential properties.

#### Issue 3 – Parking

The size of the commercial space is approximately 625 square feet. Chapter 21A.44.030.C Number of Off Street Parking Spaces Required, provides flexibility for small business owners located within commercial or downtown zones, to subtract the first 1,000 square feet of the commercial space from the parking calculation. However, the subject property currently has 3 off street parking spaces, one of which would be required for the residential component. The additional two parking stalls would help mitigate any potential parking impact.

#### Issue 4 – Potential Loss of a Residential Housing Unit

Rezoning the property to CN (Neighborhood Commercial) could potentially cause a loss of a residential housing unit. The current property owner has rehabilitated the subject property, including the residential unit and expresses the desire to maintain and keep the residential component of the property. At some point in the future, if the current property owner sells the subject property the commercial use could potentially be expanded to the rear. If the property is rezoned to CN (Neighborhood Commercial), the expansion of the commercial use and the elimination of the residential use would not require any Mitigation of Residential Housing Loss. Expanding the commercial use to the rear would initiate several code upgrades throughout the structure. Additionally, any expansion past 1,000 square feet of commercial space would require that off street parking be provided.

A development agreement was suggested, as an option to ensure the maintenance of the residential component. A development agreement would limit the property owner to the existing configuration of the subject property. The City Council will ultimately decide if a development agreement is appropriate and needed for this particular zoning map and master plan amendment.

## DISCUSSION:

The Central City Community Council, Liberty Wells Community Council and Trolley Square Business District were all given the opportunity to weigh in on the proposal, only the Liberty Wells Community Council wished to have the applicant present the proposal. During the Liberty Wells Community Council, the applicant received positive feedback and a unanimous vote in support of the proposal. No comments were received from the Central City Community Council or the Trolley Square Business District.

### *Applicable Master Plan Policies and Goals*

The *Central Community Master Plan* includes some general policies about commercial and residential areas applicable to this rezone and master plan amendment request. Some policies related to this request include:

- RLU-1.7 Overall land use policy: Ensure that future amendments to the zoning map or text of the zoning ordinance do not result in a significant amount of nonconforming uses.
- RLU-4.2 Mixed Use Policy: Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.
- CLU-1.1 Neighborhood Commercial: Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located.
- CLU-2.1 Opportunities: Promote Salt Lake City as a viable business community through improved business/city administration communication and relationships, business recruitment and incentives for new and existing businesses.
- CLU-2.4 Location: Encourage mixed use development opportunities that integrate diverse land uses in the same building or cluster buildings in the Central Business District and the high-density transit oriented development areas.
- CLU-2.5 Location: Encourage the use of industrial/commercial condominiums for mixing business uses.
- CLU-4.1 Compatibility: Encourage appropriate re-use of existing non-conforming or non-complying commercial and industrial structures on a case-by-case basis.
- CLU-4.2 Compatibility: Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations.

### Appropriateness of Master Plan Amendment and Re-Zone

The *Central Community Master Plan* designates the subject property as **“Low Density Residential.”**

The **“Low Density Residential”** designation allows for single-family homes, duplexes, twin homes, single-family attached dwellings, multi-family dwellings, and places of worship. The existing area contains a mix of single- and multi-family dwelling units and commercial structures to the west. Additional commercial properties are located along 900 south.

The transition from RMF-30 (Low Density Multi-family) to CN (Neighborhood Commercial) is appropriate for the subject property and the area. The area is already residentially focused with commercial opportunities. Additionally, the subject property had the commercial storefront added shortly after its construction.

The *Central Community Master Plan* supports neighborhood commercial properties and the proposal to rezone existing nonconforming uses on a case by case basis:

CLU-1.1 Neighborhood Commercial: Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located.

CLU-4.1 Compatibility: Encourage appropriate re-use of existing non-conforming or non-complying commercial and industrial structures on a case-by-case basis.

The proposal to amend the future land use map and rezone the existing RMF-30 zoning designation to CN zoning, corresponds with the *Central Community Master Plan* policies. Although this zoning would re-designate the **“low density multifamily”** to a commercial use, the residential component located to the rear would remain.

### Height and Building Feasibility

The existing structure is compatible with the neighboring residential structures, which directly abut the property. The proposed CN zoning designation allows for a building to be 25 feet in height. Currently, the RMF-30 zoning district allows for 30 feet in height, respectively. The *Central Community Master Plan* does not explicitly mention building heights for this neighborhood; however, the plan discusses compatibility with existing residential structures. The lowered height and the increased setbacks for the corner side/front yard, and rear yard, as well as providing landscape buffers, would make the redevelopment of this property restrictive.

### Nonconforming Use

The existing commercial structure is located within a zoning district that does not permit commercial uses. The property has been considered nonconforming since 1927, subsequent zoning changes throughout the years continued to prohibit commercial uses and continued the nonconforming use status. The property lost its nonconforming status, after it remained vacant in 2009. The *Central Community Master Plan's* policy RLU 1.7, discusses nonconforming uses:

*RLU-1.7 Ensure that future zoning amendments to the zoning map or text of the zoning ordinance do not result in a significant amount of nonconforming land uses.*

The *Central Community Master Plan* discusses several concerns associated with nonconforming uses, such as the lack of housing opportunities and the potential for parking and traffic impacts. Based on the applicant proposing to preserve the existing historic structure, the residential component to the rear would be maintained.

### NEXT STEPS:

With a recommendation of approval or denial for the master plan and zoning map amendments, the amendments will be sent to the City Council for a final decision by that body.

If the master plan amendment is approved and the zoning amendment is approved as CN designation, the applicant will be able to conduct any permitted use allowed in the CN district, if the parking requirements, building code requirements and all City licensing are applied for and granted.

If the master plan amendment and the zoning amendments are denied, the property will remain zoned RMF-30, Low Density Multi-Family Residential and any proposal, use or redevelopment would need to comply with the corresponding RMF-30 zoning requirements.



# ATTACHMENT A: VICINITY MAP

Vicinity Map



## Future Land Use

- Low Density Residential  
(1-15 dwelling units/acre)
- Low Medium Density Residential  
(10-20 dwelling units/acre) \*
- Medium Density Residential  
(15-30 dwelling units/acre) \*
- Medium High Density Residential  
(30-50 dwelling units/acre)
- High Density Residential  
(50 or more dwelling units/acre)

## ATTACHMENT B: SITE PHOTOGRAPHS

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View of Western Portion of Subject Property (facing Blair Street)



View of Southern Portion of Subject Property (Parking lot and rear entrance)



View of Northern Portion of Subject Property (Facing 800 s. and Blair)



View of Northern Portion of Subject Property (Facing 800 S.)





Tax Assessment Photo, Submitted by the Applicant

# ATTACHMENT C: APPLICATION



SALT LAKE CITY PLANNING

## Zoning Amendment

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

### OFFICE USE ONLY

Received By: L. Parisi Date Received: 8/23/2016 Project #: PLNPCM2016-00659

Name or Section/s of Zoning Amendment:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area): 350 EAST 800 SOUTH SLC, UT 84111

Name of Applicant: SUZETTE EATON

Phone:

Address of Applicant: 515 EAST 3RD AVE, SLC, UT 84103

E-mail of Applicant: [REDACTED]

Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

### REQUIRED FEE

- Filing fee of \$991 plus \$121 per acre in excess of one acre,
- Text amendments will be charged \$100 for newspaper notice.
- Plus additional fee for mailed public notices.

### SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: [Signature]

Date: 8.22.2016

Updated 2/20/15

## Project Description

A change to the zoning map (currently RMF-30) to CN (Commercial Neighborhood) is requested to allow the historic building at the corner of 350 East 800 South to continue to operate with a small business in the existing commercial space. This project is a 625 Sq ft commercial building attached the side of a turn of the century single family Victorian home. The historic brick structure is similar in design to many corner markets found throughout Salt Lake City. The building has always functioned as a business, and has enjoyed Non-Conforming status until the last property owner neglected the building and failed to renew a business license, reverting the property back to RMF-30 zoning.

This property has been continually in use as a commercial neighborhood space for decades, and was built specifically for commercial use. It shares the same architecture and design elements as the other corner market spaces throughout the community. A great example is the new “Bagel Project” on 500 East 800 South.

It is separated from the single family home behind it, and does not function mechanically or visually as part of the residential dwelling behind it without major structural renovations to attempt to integrate the two structures. These renovations would require changes to the charming historic architecture of the 1915 Victorian home on the site and the loss of a historic corner market in a neighborhood that is beginning to revitalize.

The historic architecture, corner placement, location on a central bicycle and vehicle transportation corridor and the historic use of this property make this project an ideal candidate for a zoning map change to CN. It will keep this property in line with its historic function and preserve the neighborhood appeal enjoyed by other commercial corners in the area.

The parcel number to be changed is 16072520010000



# Master Plan Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Master Plan ☒ Amend the Land Use Map

## OFFICE USE ONLY

Received By: L. Parisi Date Received: 8/23/2016 Project #: PLNPCM2016-00660

Name of Master Plan Amendment:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area): 350 EAST 800 SOUTH SLC UT 84111  
 Name of Applicant: SUZETTE EATON Phone: [REDACTED]  
 Address of Applicant: 515 EAST 3RD AVE SLC, UT 84103  
 E-mail of Applicant: [REDACTED] Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner: Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

## REQUIRED FEE

Filing fee of \$928 plus \$121 per acre in excess of one acre.  
 \$100 for newspaper notice.  
 Plus additional fee for mailed public notices.

## SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: [Signature] Date: 8.22.2016

Updated 2/20/15



### Project Description

An amendment to the Master Plan Land Use Map (currently Low Density Residential) to Neighborhood Commercial is requested to allow the historic building at the corner of 350 East 800 South to continue to operate with a small business in the existing commercial space. This project is a 625 Sq ft commercial building attached the side of a turn of the century single family Victorian home. The historic brick structure is similar in design to many corner shops and businesses found throughout Salt Lake City. The building has always functioned as a business, and has enjoyed Non-Conforming status until the last property owner neglected the building and failed to renew a business license.

The purpose of the change to Neighborhood Commercial is to preserve the integrity of the structure, maintain the small business use and preserve the historic neighborhood appeal of the property.

The present Master Plan Land Use Map has never accurately reflected the commercial nature of this property, as it has never been necessary due to the Non-Conforming Status. In the city's Small Neighborhood Business Amendment study, the need for this very process is advised, and this specific property is listed as a candidate.

The historic architecture, corner placement, location on a central bicycle and vehicle transportation corridor and the historic use of this property make this project an ideal candidate for an amendment of the Land Use Map.

The parcel number to be changed is 16072520010000

## ATTACHMENT D: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

### Uses in the Immediate Vicinity of the Property

To the west of the parcel proposed for rezone, the parcels are single and multi-family dwellings, which are zoned RMF-30. Multi-family dwellings occupy the parcels to the north, which are zoned RMF-35. The parcels to the south are similarly utilized with single and multi-family dwellings, which are zoned RMF-30.

#### RMF-30 Development Standards (21A.24.120)

LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE BUFFERS
80' min (multi-family development)	9,000 square feet for 3 dwelling units plus 3,000 square feet for each additional dwelling unit	20' min	25% of lot depth (not less than 20' or more than 25')	4' and 10' (10' and 4' for corner lots)	30'	40% max	When abutting a single or two-family zone, landscape buffers are required.  Front and corner side yards must be landscaped.

### PROPOSED CN ZONING STANDARDS

The applicant is proposing to rezone the subject property to CN (Neighborhood Commercial). The development standards for that zone are the following:

#### CN Development Standards (21A.26.020)

LOT WIDTH	LOT AREA	FRONT AND REAR YARD	MAXIMUM SETBACK	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE BUFFERS
No minimum required	No minimum required	15' minimum (front) 10' minimum (rear)	A maximum setback is required for at least sixty-five percent (65%) of the building façade. The maximum setback is twenty five feet. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the	None required	25' feet	80% max (at least 20% has to remain as open space)	When abutting a single or two-family zone, landscape buffers are required.

			<p>resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent if the planning director finds the following:</p> <ol style="list-style-type: none"> <li>The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.</li> <li>The addition is not part of a series of incremental additions.</li> </ol>				
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Additional design standards for Entrance and Visual Access apply to the CN (Neighborhood Commercial) district.

<b>CN Entrance and Visual Access (21A.26.020)</b>			
<b>MINIMUM FIRST FLOOR GLASS</b>	<b>FACADES</b>	<b>MAXIMUM LENGTH</b>	<b>SCREENING</b>
<p>The first floor elevation facing a street of all new buildings or building in which the property owner is modifying the size of windows on the front façade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be non-reflective. Display windows that are three-dimensional and are at least two feet deep are permitted and may be counted toward the forty percent glass requirement. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director may approve a modification to this requirement if the planning director finds:</p> <ol style="list-style-type: none"> <li>The requirement would negatively impact the</li> </ol>	<p>Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent glass requirement as outlined in subsection I1 of this section.</p>	<p>The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').</p>	<p>All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.</p>

<p>historic character of the building</p> <p>b. The requirement would negatively impact the structural stability of the building.</p>			
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### CN Permitted and Conditional Uses (21A.26.020)

PERMITTED USES	CONDITIONAL USES
<ul style="list-style-type: none"> <li>• Accessory uses, except those that are specifically regulated elsewhere in this title</li> <li>• Adaptive reuse of a landmark site</li> <li>• Art gallery</li> <li>• Bed and breakfast</li> <li>• Bed and breakfast inn</li> <li>• Clinic (medical, dental)</li> <li>• Community garden</li> <li>• Daycare center, adult</li> <li>• Daycare center, child</li> <li>• Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage</li> <li>• Living quarter for caretaker or security guard</li> <li>• Financial institution</li> <li>• Government facility requiring special design features for security purposes</li> <li>• Library</li> <li>• Mixed use development</li> <li>• Mobile food business (operation on private property)</li> <li>• Museum</li> <li>• Office</li> <li>• Open space</li> <li>• Park</li> <li>• Place of worship on lot less than 4 acres in size</li> <li>• Recreation (indoor)</li> <li>• Recycling collection station</li> <li>• Restaurant</li> <li>• Retail goods establishment</li> <li>• Plant and garden shop with outdoor retail sales area</li> <li>• Retail service establishment</li> <li>• Reverse vending machine</li> <li>• Sales and display (outdoor)</li> <li>• Seasonal farm stand</li> <li>• Studio, art</li> <li>• Urban farm</li> <li>• Utility, building or structure</li> <li>• Utility, transmission wire, line, pipe or pole</li> </ul>	<ul style="list-style-type: none"> <li>• Dining club (2500 square feet or less in floor area)</li> <li>• Veterinary office</li> <li>• Bed and breakfast manor</li> <li>• Offsite parking</li> <li>• Furniture repair shop</li> <li>• Automotive repair (minor)</li> </ul>

# ATTACHMENT E: ANALYSIS OF STANDARDS

## ZONING MAP AMENDMENTS

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

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Consistent with general goals and policies, but requires amendment to the future land use map of the Central Community Master Plan, which is part of this proposal.	<p><b>Please see the “Discussion” section on pages 4-6, regarding applicable master plan policies. As discussed, staff finds that the zoning amendment is consistent with the general policies of the <i>Central Community Master Plan</i>.</b></p> <p>The Master Plan discusses nonconforming uses in the residential and commercial section,</p> <p><i>A Nonconforming Land Use Evaluation Map identifies nonconforming commercial business properties within the Central Community. Unless the subject properties are petitioned individually for review, once the City has developed a more compatible neighborhood business zoning approach these mapped nonconforming sites should be evaluated on a case-by-case basis for whether or not the specific site is appropriate for small-scale commercial or residential land use designation.</i></p> <p>Since the adoption of the Central Community Master Plan, the City has conducted a study on nonconforming uses located within each council district. The following summarizes the approach and intent of the study:</p> <p><i>In 1995 Salt Lake City adopted new zoning regulations that rezoned areas of the City within and abutting residential neighborhoods. This action made many neighborhood commercial uses nonconforming, meaning the use was considered inappropriate for its location, but allowed to remain until voluntarily removed or abandoned. Since that time, City policy makers have rethought</i></p>

		<p><i>that decision. They have found that many neighborhood businesses provide a necessary service and are an essential component to a sustainable, walkable neighborhood. As a result, this process will return many neighborhood businesses to legal conforming status.</i></p> <p>The proposed CN zoning is appropriate for the existing commercial structure. The CN zone will be compatible with the corner commercial property and the adjacent zoning. Additionally, the CN zone will establish the subject property as conforming.</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	<p>The CN purpose statement is as follows:  <i>The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.</i></p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>As discussed in the issues and discussion sections on page 4, the amendments will not cause a parking impact. Since the existing property contains some off street parking and none is required, there is no foreseen parking impact.</p>
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	<p>The property is not located within an overlay zoning district that imposes additional standards.</p>
5. The adequacy of public facilities and services intended to serve the subject property,	Complies	<p>The subject property is located within a built environment where public facilities and services already exist. Future development on this property,</p>

including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.		<p>may require upgrading utilities and drainage systems that serve the property.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for additional development on this properties as long as certain requirements are met.</p>
NOTES:		



## ATTACHMENT F: PUBLIC PROCESS & COMMENTS

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### Notice of Application:

A notice of application was e-mailed to the Central Neighborhood Council chairperson, Liberty Wells Community Council chairperson and the Trolley Business District on August 30, 2016. The Liberty Wells Community Council requested that the applicant present at their October 12<sup>th</sup>, 2016 meeting. No requests for meetings and no comments were received from the Central Neighborhood Council or the Trolley Business District. The 45 day period ended on October 15<sup>th</sup>, 2016.

### Community Council Meeting:

The applicant presented at Liberty Wells Community Council on October 12, 2016. The members of the community in attendance had questions regarding the proposed uses and parking. No negative comments were received. The Liberty Wells Community Council conducted a vote of the members from the community in attendance, it was a unanimous vote of support for the zoning map and master plan amendment.

### Notice of the Planning Division Open House:

Public open house notice mailed on September 30<sup>th</sup>, 2016.

Open House was held on October 13<sup>th</sup>, 2016.

### Open House Public Comments:

See attachments below.

### Notice of Public Hearing:

Public hearing notice posted on October 27<sup>th</sup>, 2016.

Public hearing notice posted on City and State websites and Planning Division list serve on November 2<sup>nd</sup>, 2016.

Public hearing notice mailed on October 27<sup>th</sup>, 2016.

### Public Input:

Two phone calls have been received.

- One individual had no public comment at the time.
- The additional caller had concerns relating to the future expansion of the commercial component and the potential loss of a residential unit.

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**October 13, 2016**



Planning Division:  
Community and Neighborhoods

**350 E. 800 S. – Zoning Map Amendment and Master Plan  
Amendment**

Name: Angele Dean

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Zip Code \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: [REDACTED]

Comments: Our office is a block away & zoned  
CN. I believe this would be an appropriate  
zone for this property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [kelsey.lindquist@slc.gov](mailto:kelsey.lindquist@slc.gov) or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**October 13, 2016**



Planning Division:  
Community and Neighborhoods

**350 E. 800 S. – Zoning Map Amendment and Master Plan  
Amendment**

Name: Renée Wilson

Address: [REDACTED]

Zip Code                     

Phone: [REDACTED] E-mail [REDACTED]

Comments: I'm excited to see this property be  
developed and active as part of the  
community. I really like having local  
businesses within walking distance.  
Thanks!

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com) or via mail at the following address: Kelsey Lindquist, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

## ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

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### Department Review Comments

Engineering  
No objections.

Zoning  
No zoning related issues associated with this proposal; however, future uses in the zone may be restricted through the permitting process due to the size of the property. Future issues may involve parking, landscape buffer requirements, dumpster locations, and code requirements for a change of use.

Transportation  
No comments.

Public Utilities  
No comments.

Fire  
No comments.

Police  
No comments.

## ATTACHMENT H: MOTIONS

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### Potential Motions

#### Staff Recommendation:

Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning map and master plan amendment.

#### Not Consistent with Staff Recommendation:

Based on the testimony, plans presented and the following findings, I move that the Planning Commission transmit a negative recommendation to the City Council for the proposed zoning map and master plan amendment.

(The Planning Commission shall make findings on the Zoning Amendment standards and specifically state which standard or standards are not being complied with. Please see Attachment E for applicable standards.)

**3.C PLANNING COMMISSION  
AGENDA AND MINUTES**



**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**

**Wednesday, November 9, 2016, at 5:30 p.m.**

**(The order of the items may change at the Commission's discretion.)**

The field trip is scheduled to leave at 4:00 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 118 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326**

**APPROVAL OF MINUTES FOR OCTOBER 26, 2016**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

**Legislative Matters**

1. **Trolley Square Ventures Zoning Map Amendment** - A request by Douglas White, representing the property owner, Trolley Square Ventures, LLC, to amend the zoning map for seven properties as follows: 644 E 600 S (Parcel #16-06-481-019) 603 S 600 E (Parcel #16-06-481-001) 652 E 600 S (Parcel #16-05-353-001) 658 E 600 S (Parcel #16-05-353-002) 664 E 600 S (Parcel #16-05-353-003) 628 S 700 E (Parcel #16-05-353-016) 665 E. Ely Place (Parcel #16-05-353-014) The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District), RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. The properties are located within City Council District 4 represented by Derek Kitchen. (Staff Contact: Lex Traugher, (801)535-6184 or [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com)) Case Number **PLNPCM2016-00031**
2. **Master Plan and Zoning Map Amendment at approximately 350 East 800 South** - A request by Suzette Eaton, the property owner, to amend the Zoning Map and the Central Community Future Land Use Map for one property listed at the above address. The subject parcel is currently zoned RMF-30 (Low Density Multi-Family Residential) Zoning. The applicant is requesting that the property be rezoned to CN (Neighborhood Commercial) to accommodate an existing nonconforming commercial structure. The property is located within City Council District 4, represented by Derek Kitchen. (Staff Contact: Kelsey Lindquist (801)535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com))
  - a. **Master Plan Amendment** - A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential (1-15 dwelling units per acre) to CN (Neighborhood Commercial). Case Number **PLNPCM2016-00660**
  - b. **Zoning Map Amendment** - A request to amend the Salt Lake City Zoning Map from RMF-30 (Low Density Multi-Family Residential District) to CN (Neighborhood Commercial District). Case Number **PLNPCM2016-00659**.
3. **Station Area and Depot District Rezone at approximately around the intersection of 300 South and 600 West** - Mayor Jackie Biskupski has initiated a petition to rezone a number of properties in this area to facilitate their redevelopment as part of the Station Center project being



pursued by Salt Lake City's redevelopment agency. The project intends to redevelop the area with a mix of uses including retail, office, and residential. Currently, the land is home to a mix of commercial and light industrial uses and is zoned both D-3 (Downtown Warehouse) and CG (General Commercial). The proposed redevelopment project requires a rezone to GMU (Gateway Mixed Use). The subject properties are within Council District 4, represented by Derek Kitchen. Staff contact: Anthony Riederer at (801)535-7625 or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com)) Case Number **PLNPCM2016-00583**

4. **TSA Zoning District Text Changes** - A request by the Salt Lake City Council to review and modify the zoning regulations for the TSA Zoning District. The TSA Zoning District is located along North Temple between 400 West and 2200 West and along 400 South between 200 East and 900 East. The proposed changes to the regulations include: -Clarifying what land uses are allowed in the zone; -Changing how far buildings can be setback from the street; -Clarifying what types of uses are allowed on the ground floor of buildings; -Modifying design standards related to overall building size, street level design, building materials, parking garage design, mid-block walkways and other design standards; -Modifying the approval process and development guidelines to further incentivize affordable housing, higher quality development and other related issues; and -Minor changes to other sections of the TSA zoning district or other related provisions in the zoning ordinance. This zoning text amendment will primarily affect Section 21A.26.078 "TSA Transit Station Area District." Related provisions of the Salt Lake City Zoning Ordinance, Title 21A, may be amended as part of this petition. (Staff contact is Daniel Echeverria at (801)535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)) Case Number **PLNPCM2016-00522**
5. **City Wide Draft Transit Master Plan** - The draft plan, developed over the past two years with input from thousands of residents and stakeholders, is available for review online at [www.slcrides.org](http://www.slcrides.org). Public transportation is an essential component of Salt Lake City's transportation network, and the plan creates a 20-year vision and action plan for service, transit-supportive investments, programs and policies. The plan also includes a comprehensive look at the City's overall travel patterns, identifies places where transit would be used if it met the needs of potential riders, as well as areas where transit improvements are needed for existing riders. Public comment can be submitted through open city hall at [www.slcgov.com](http://www.slcgov.com) or through the staff contact below. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision on whether or not to adopt the transit master plan at a later date.(Staff contact is Julianne Sabula at (801)535-6678 or [julianne.sabula@slcgov.com](mailto:julianne.sabula@slcgov.com))

*The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information. Visit the Planning Division's website at [www.slcgov.com/planning](http://www.slcgov.com/planning) for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at [www.slctv.com](http://www.slctv.com).*

*The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.*

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, November 9, 2016**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:03 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Matt Lyon, Vice Chairperson Carolynn Hoskins; Commissioners Maurine Bachman, Weston Clark, Ivis Garcia, Andres Paredes and Sara Urquhart. Commissioners Emily Drown and Clark Ruttinger were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Manager; Lex Traugher, Senior Planner; Daniel Echeverria, Principal Planner; Anthony Riederer, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, City Attorney.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Ivis Garcia, Carolyn Hoskins, and Sara Urquhart. Staff members in attendance were Lex Traugher and Anthony Riederer.

The following sites were visited:

- **350 East 800 South** - Staff gave an overview of the proposal. The Commission asked if the residential and commercial uses were allowed in the SNB zoning. Staff stated yes.
- **Trolley Square** - Staff gave an overview of the proposal. The Commission asked why the corner lot was not being rezoned. Staff stated because it was not contiguous to other Trolley property. The Commission asked questions regarding the setbacks and public comments on the proposal.
- **300 South and 600 West-** Staff gave an overview of the proposal. The Commission asked who owned the property and who would develop it. Staff stated the RDA and other developers.

**APPROVAL OF THE October 26, 2016, MEETING MINUTES. [5:30:38 PM](#)**

**MOTION [5:30:43 PM](#)**

**Commissioner Urquhart moved to approve the October 26, 2016, meeting minutes. Commissioner Hoskins seconded the motion. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:30:59 PM](#)**

Chairperson Lyon stated he had nothing to report.

Vice Chairperson Hoskins stated he had nothing to report.

[7:08:47 PM](#)

**Master Plan and Zoning Map Amendment at approximately 350 East 800 South -**  
A request by Suzette Eaton, the property owner, to amend the Zoning Map and the Central Community Future Land Use Map for one property listed at the above address. The subject parcel is currently zoned RMF-30 (Low Density Multi-Family Residential) Zoning. The applicant is requesting that the property be rezoned to CN (Neighborhood Commercial) to accommodate an existing nonconforming commercial structure. The property is located within City Council District 4, represented by Derek Kitchen. (Staff Contact: Kelsey Lindquist (801)535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com))

- a. **Master Plan Amendment - A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential (1-15 dwelling units per acre) to CN (Neighborhood Commercial). Case Number PLNPCM2016-00660**
- b. **Zoning Map Amendment - A request to amend the Salt Lake City Zoning Map from RMF-30 (Low Density Multi-Family Residential District) to CN (Neighborhood Commercial District). Case Number PLNPCM2016-00659.**

Mr. Anthony Riederer, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission forward a positive recommendation to the City Council.

Ms. Suzette Eaton and Mr. Josh Eaton, property owners, reviewed the historic and proposed use of the property. They stated the neighborhood was in support of the proposal and was excited to move forward with updates.

#### **PUBLIC HEARING** [7:17:51 PM](#)

Chairperson Lyon opened the Public Hearing.

The following individuals spoke to the petition: Ms. Cindy Cromer

The following comments were made:

- Transformation of the property was great.
- Tenants would need more space than allotted for the commercial use.
- The housing mitigation ordinance was triggered when the property was rezoned not when the use changed.

- The property lost its status because of the recession but the use was still viable and should not be a factor for this process.

Chairperson Lyon closed the Public Hearing.

The Commission, Applicant and Staff discussed the following:

- If there was another way to reinstate the use without changing the zoning.

**MOTION [7:21:27 PM](#)**

**Commissioner Clark stated regarding Petition PLNPCM2016-00569 and PLNPCM2016-00660: Master Plan Amendment and Zoning Map Amendment for one parcel located at 350 E. 800 S., based on the findings and analysis in the Staff Report, testimony and discussion at the public hearing, he moved that the Planning Commission transmit a positive recommendation to the City Council for the proposed master plan and zoning amendments. Commissioner Garcia seconded the motion. The motion passed unanimously.**

#### **4. ORIGINAL PETITION**





# Master Plan Amendment

☐ Amend the text of the Master Plan ☒ Amend the Land Use Map

## OFFICE USE ONLY

Received By:

L. Parisi

Date Received:

8/23/2016

Project #:

PLNPCM2016-00660

Name of Master Plan Amendment:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

350 EAST 800 SOUTH SLC UT 84111

Name of Applicant:

SUZETTE EATON

Phone:

801 230 8257

Address of Applicant:

515 EAST 300 AVE SLC, UT 84103

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

## REQUIRED FEE

Filing fee of \$928 plus \$121 per acre in excess of one acre.

\$100 for newspaper notice.

Plus additional fee for mailed public notices.

## SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

8.22.2016



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**SUBMITTAL REQUIREMENTS**

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Staff Review

**1. Project Description (please attach additional sheets.)**

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Describe the proposed master plan amendment.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Declare why the present master plan requires amending.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Land Use Map?<br>If so, please list the parcel numbers to be changed.           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Is the request amending the text of the master plan?<br>If so, please include exact language to be changed. |

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**WHERE TO FILE THE COMPLETE APPLICATION**

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*Mailing Address:* Planning Counter  
PO Box 145471  
Salt Lake City, UT 84114

*In Person:* Planning Counter  
451 South State Street, Room 215  
Telephone: (801) 535-7700

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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\_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

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# Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

## OFFICE USE ONLY

Received By:

L. Parisi

Date Received:

8/23/2016

Project #:

PLNPCMZ016-00659

Name or Section/s of Zoning Amendment:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

350 EAST 800 SOUTH SLC, UT 84111

Name of Applicant:

SUZETTE EATON

Phone:

Address of Applicant:

515 EAST 3RD AVE. SLC, UT 84103

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

## REQUIRED FEE

Filing fee of \$991 plus \$121 per acre in excess of one acre,  
Text amendments will be charged \$100 for newspaper notice.  
Plus additional fee for mailed public notices.

## SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

8.22.2016

Updated 2/20/15

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**SUBMITTAL REQUIREMENTS**

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Staff Review

**1. Project Description** (please attach additional sheets.)

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | A description of the proposed use of the property being rezoned.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | List the reasons why the present zoning may not be appropriate for the area.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the request amending the Zoning Map?<br>If so, please list the parcel numbers to be changed.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the text of the Zoning Ordinance?<br>If so, please include language and the reference to the Zoning Ordinance to be changed. |

---

**WHERE TO FILE THE COMPLETE APPLICATION**

---

*Mailing Address:* Planning Counter  
PO Box 145471  
Salt Lake City, UT 84114

*In Person:* Planning Counter  
451 South State Street, Room 215  
Telephone: (801) 535-7700

---

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

---

☒ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

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## **5. MAILING LIST**

Name	Address1	Address2
33 HOLDINGS LLC	10757 S RIVER FRONT PKWY	SOUTH JORDAN, UT 84095-3519
AAT SERIES LLC	6691 S AQUA VISTA CV	COTTONWOOD HTS, UT 84121-3497
ABRAHAM, LARRY C & HAZEL L; TC	5769 WINDSONG DRIVE	STANSBURY PARK, UT 84074
ALLEN, MARY LEE	364 E 700 S	SALT LAKE CITY, UT 84111-3882
ALLRED, JACK D	824 S BLAIR ST	SALT LAKE CITY, UT 84111-4306
ANDERSON, ALLAN	853 S 300 E	SALT LAKE CITY, UT 84111-4209
ARMSTRONG, ROBERT C; TR	P.O.BOX 60128	SUNNYVALE, CA 94088
BAGOZZI, CORY D	6282 S HOWEY DR	HOLLADAY, UT 84121-2234
BALL, DONIE BEE	368 E 800 S	SALT LAKE CITY, UT 84111-4047
BAUTISTA, RAQUELIN S	854 S BLAIR ST	SALT LAKE CITY, UT 84111-4306
BECKSTEAD, ANN K; ET AL	710 S INDIAN HILLS DR #35	ST GEORGE, UT 84770
BOLLMAN, CHAD K	338 E 700 S	SALT LAKE CITY, UT 84111-3884
BOUZEK, JOHN C	407 E 300 S	SALT LAKE CITY, UT 84111-2606
BRP4 LLC	2180 W 1970 N CIR	ST GEORGE, UT 84770
BURNHAM, DAVID B	314 W CENTER ST #94	BOUNTIFUL, UT 84010-7066
CAMPBELL, KIMBERLY L	834 S BLAIR ST	SALT LAKE CITY, UT 84111-4306
CAO, LINH DUY & LIN, MICHELLE; JT	816 S BLAIR ST	SALT LAKE CITY, UT 84111-4306
CASSUN, BRIDGET M	834 S 400 E	SALT LAKE CITY, UT 84111-4302
CEDAR POINT OWNERS ASSOCIATION	751 S 300 E #311	SALT LAKE CITY, UT 84111-2008
CEDAR POINTE PARTNERS LP	731 S 300 E	SALT LAKE CITY, UT 84111-4001
CHAIRES, MARTIN & GONZALES, LORENA I; JT	850 S 400 E	SALT LAKE CITY, UT 84111-4302
CHEN, JIANGHUA	4246 S 3425 W	WEST VALLEY, UT 84119-5003
CHRISTENSEN, RUTH A	352 E 800 S	SALT LAKE CITY, UT 84111-4047
CHUON, CHANDA	356 E 800 S	SALT LAKE CITY, UT 84111-4047
CM PROPERTIES SOLUTIONS LLC	901 W 1600 N	WEST BOUNTIFUL, UT 84087
COLLINS, MICHAEL J	243 LARRADON DR	KAMIAH, ID 83536-5147
COLTRIN, RICHARD; TR (TT TRUST)	PO BOX 645	NORTH HIGHLANDS, CA 95660
COLTRIN, RICHARD; TR (TT TRUST)	731 S 300 E	SALT LAKE CITY, UT 84111-4001
CONLON, PATRICK	718 S 400 E	SALT LAKE CITY, UT 84111-4004
CONNELLY, RIO	716 S 400 E	SALT LAKE CITY, UT 84111-4004
CONTRERAS, TOMASA A & VANESA; JT	768 S 400 E	SALT LAKE CITY, UT 84111-4004
COOPERATIVE PROPERTY MANAGEMENT INC	2868 W MATTERHORN DR	TAYLORSVILLE, UT 84129-6829
COWAN, THEODORE & DIANA; TC	316 E 700 S	SALT LAKE CITY, UT 84111-3883
DE BACKER-NARVARTE, LAURA C	828 S 400 E	SALT LAKE CITY, UT 84111-4302
DEUMAN, RUBY; ET AL	350 E 700 S #K303	SALT LAKE CITY, UT 84111
DICK, BRANDON L	821 S BLAIR ST	SALT LAKE CITY, UT 84111-4305
EATON, SUZETTE & JOSH; JT	350 E 800 S	SALT LAKE CITY, UT 84111-4047
ERNST, RYAN P	677 SELDEN ST #206	DETROIT, MI 48201-2287
FARLEY, SCOTT T	649 E 300 S	SALT LAKE CITY, UT 84102-2103
FARRINGTON, JEFFREY & DEYOUNG, LAURIE; JT	822 S 400 E	SALT LAKE CITY, UT 84111-4302
FOX, JEFFREY & TYCKSEN, JONATHON; TC	19165 PINE PARK RD	COTTONWOOD, CA 96022
GARDINER, ERIC & ANNE; JT	1147 E RAMONA AVE	SALT LAKE CITY, UT 84105-3505
GEZON, JESSICA & GEORGE, SHAWN; JT	850 S BLAIR ST	SALT LAKE CITY, UT 84111-4306
GHANDI, SAEED	751 S 300 E #D306	SALT LAKE CITY, UT 84111
HART, ERIN; ET AL	700 N COLUMBUS ST	SALT LAKE CITY, UT 84103-2119

HOWLEY, WILLIAM	92 GLEN RD	WOODCLIFF LAKE, NJ 07675
HYDER, FAHIM	731 S 300 E #B208	SALT LAKE CITY, UT 84111
ISARRARAZ, IGNACIO	732 S 400 E #201	SALT LAKE CITY, UT 84111-1840
JEPPSON, BRETT	843 S 300 E	SALT LAKE CITY, UT 84111-4209
JEPPSON, JONAS	714 S 400 E	SALT LAKE CITY, UT 84111-4004
JONES, SALLY	855 S BLAIR ST	SALT LAKE CITY, UT 84111-4305
JONES, STERLING K & BARBARA; JT	PO BOX 645	NORTH HIGHLANDS, CA 95660
JONES, STERLING K & BARBARA; JT	10184 S ALTAVILLA DR	SANDY, UT 84092-4502
KAMETZ, THOMAS W & ANGEL M; JT	12024 S POND RIDGE DR	DRAPER, UT 84020-8715
KIM, HWIYEOL	752 S 400 E #308	SALT LAKE CITY, UT 84111
KIME, RICHARD	366 W 2300 S	BOUNTIFUL, UT 84010
KIME, RICHARD	1448 E BLAINE AVE	SALT LAKE CITY, UT 84105-3733
KIRK, KARINA S	376 E 800 S	SALT LAKE CITY, UT 84111-4047
KOCH, SALLY A	851 S BLAIR ST	SALT LAKE CITY, UT 84111-4305
KROLL, TIMOTHY & DONNA; TRS	3630 ERINLEA	NEWBURY PARK, CA 91320
KUSHNIR, ARKADY; TR ET AL	7148 S SHADOW CV	COTTONWOOD HTS, UT 84121-3665
LARSON, LEON H & ANNALEE; TRS (L&AL LIV TR)	839 DARIUS AVE	WALNUT, CA 91789
LEE, BENJAMIN T & GORGINE B; JT	830 S BLAIR ST	SALT LAKE CITY, UT 84111-4306
LEHR NORIEGA LLC	14797 S CASTLE END CV	DRAPER, UT 84020
LIU, YASHU	500 PONDSIDE DR #4K	WHITE PLAINS, NY 10607-1353
LOWNDS, CHARLES D	3199 E WALNUT WY	COTTONWOOD HTS, UT 84121-4431
MADSEN, JAMES W	822 S BLAIR ST	SALT LAKE CITY, UT 84111-4306
MANNION, JOHN F; ET AL	1220 JESSIE DR	HENDERSON, NV 89015
MARTINEZ, JIMMIE; ET AL	2340 S 300 E	SOUTH SALT LAKE, UT 84115-2852
MCKINSEY, KYLE S & JANNES D; JT	8085 STAGECOACH CIR	ROSEVILLE, CA 95747
MILLS, SCOTT R & GREEN, MICHAEL D; JT	329 E 800 S	SALT LAKE CITY, UT 84111-4089
MIRANDA, LUIS R & MARIA R; JT	819 S BLAIR ST	SALT LAKE CITY, UT 84111-4305
MLD NORTH LLC	13922 S ELK HILL CT	BLUFFDALE, UT 84065-5525
MOFFAT, PATRICK	4245 FOOTHILL CIR	BOUNTIFUL, UT 84010
MOONEY FAMILY, LC	4392 S ZARAHEMLA DR	SALT LAKE CITY, UT 84124-4036
OAKEN BOWER, LLC	369 E 900 S	SALT LAKE CITY, UT 84111-4331
ORUM, PETER A	835 S BLAIR ST	SALT LAKE CITY, UT 84111-4305
OTTONELLI, MARCOS A	2887 CEDARCREST AVE	BATON ROUGE, LA 70816
OVADYA, UDI	11586 S AUTUMN HILL DR	SANDY, UT 84094-7338
PACHECO, JEFFREY, JR	842 S BLAIR ST	SALT LAKE CITY, UT 84111-4306
PATAGONIA INVESTMENTS INC	1447 N EASTHILLS CIR	BOUNTIFUL, UT 84010
PATAGONIA INVESTMENTS INC	1447 N EASTHILLS CIR	BOUNTIFUL, UT 84010-2514
PATERSON, JOHN	849 S 300 E	SALT LAKE CITY, UT 84111-4209
PETERSON, CORA M	5668 S VISTA RIDGE WY	SALT LAKE CITY, UT 84118-9354
PHILBRICK, PAULA M	854 S 400 E	SALT LAKE CITY, UT 84111-4302
PIMENTEL, FREDY	831 S BLAIR ST	SALT LAKE CITY, UT 84111-4305
Resident	775 S 300 E	Salt Lake City, UT 84111-4001
Resident	313 E 800 S	Salt Lake City, UT 84111-4007
Resident	319 E 800 S	Salt Lake City, UT 84111-4007
Resident	310 E 800 S	Salt Lake City, UT 84111-4008
Resident	817 S 300 E	Salt Lake City, UT 84111-4209
Resident	819 S 300 E	Salt Lake City, UT 84111-4209
Resident	825 S 300 E	Salt Lake City, UT 84111-4209

Resident	829 S 300 E		Salt Lake City, UT 84111-4209
Resident	833 S 300 E		Salt Lake City, UT 84111-4209
Resident	841 S 300 E	#REAR	Salt Lake City, UT 84111-4209
Resident	803 S 300 E		Salt Lake City, UT 84111-4209
Resident	360 E 700 S		Salt Lake City, UT 84111-4006
Resident	720 S 400 E		Salt Lake City, UT 84111-4004
Resident	724 S 400 E		Salt Lake City, UT 84111-4004
Resident	325 E 800 S		Salt Lake City, UT 84111-4007
Resident	327 E 800 S		Salt Lake City, UT 84111-4007
Resident	373 E 800 S		Salt Lake City, UT 84111-4007
Resident	375 E 800 S		Salt Lake City, UT 84111-4007
Resident	379 E 800 S		Salt Lake City, UT 84111-4007
Resident	778 S 400 E		Salt Lake City, UT 84111-4004
Resident	752 S 400 E		Salt Lake City, UT 84111-4060
Resident	752 S 400 E	#208	Salt Lake City, UT 84111-4060
Resident	752 S 400 E	#304	Salt Lake City, UT 84111-4060
Resident	752 S 400 E	#308	Salt Lake City, UT 84111-4060
Resident	752 S 400 E	#312	Salt Lake City, UT 84111-4060
Resident	742 S 400 E	#102	Salt Lake City, UT 84111-4060
Resident	742 S 400 E		Salt Lake City, UT 84111-4060
Resident	742 S 400 E	#108	Salt Lake City, UT 84111-4060
Resident	742 S 400 E	#110	Salt Lake City, UT 84111-4060
Resident	742 S 400 E	#202	Salt Lake City, UT 84111-4060
Resident	742 S 400 E	#206	Salt Lake City, UT 84111-4060
Resident	742 S 400 E	#208	Salt Lake City, UT 84111-4060
Resident	732 S 400 E	#102	Salt Lake City, UT 84111-4058
Resident	732 S 400 E	#104	Salt Lake City, UT 84111-4058
Resident	732 S 400 E		Salt Lake City, UT 84111-4058
Resident	732 S 400 E	#108	Salt Lake City, UT 84111-4058
Resident	732 S 400 E	#204	Salt Lake City, UT 84111-4058
Resident	732 S 400 E	#210	Salt Lake City, UT 84111-4058
Resident	732 S 400 E	#308	Salt Lake City, UT 84111-4058
Resident	306 E 700 S		Salt Lake City, UT 84111-4061
Resident	330 E 700 S		Salt Lake City, UT 84111-4062
Resident	306 E 700 S	#101	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#102	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#104	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#105	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#111	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#112	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#201	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#205	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#212	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#302	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#303	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#305	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#306	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#308	Salt Lake City, UT 84111-4061
Resident	306 E 700 S	#309	Salt Lake City, UT 84111-4061
Resident	350 E 700 S	#108	Salt Lake City, UT 84111-4063
Resident	350 E 700 S		Salt Lake City, UT 84111-4063
Resident	350 E 700 S	#211	Salt Lake City, UT 84111-4063



Resident	330 E 700 S	#202	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#203	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#206	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#207	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#208	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#210	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#301	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#305	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#306	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#307	Salt Lake City, UT 84111-4062
Resident	330 E 700 S	#310	Salt Lake City, UT 84111-4062
Resident	741 S 300 E		Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#104	Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#106	Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#111	Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#201	Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#205	Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#210	Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#211	Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#301	Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#302	Salt Lake City, UT 84111-4056
Resident	741 S 300 E	#304	Salt Lake City, UT 84111-4056
Resident	751 S 300 E	#108	Salt Lake City, UT 84111-4057
Resident	751 S 300 E		Salt Lake City, UT 84111-4057
Resident	751 S 300 E	#212	Salt Lake City, UT 84111-4057
Resident	751 S 300 E	#308	Salt Lake City, UT 84111-4057
Resident	341 E 800 S		Salt Lake City, UT 84111-4064
Resident	361 E 800 S		Salt Lake City, UT 84111-4065
Resident	361 E 800 S	#101	Salt Lake City, UT 84111-4065
Resident	341 E 800 S	#109	Salt Lake City, UT 84111-4064
Resident	341 E 800 S	#110	Salt Lake City, UT 84111-4064
Resident	341 E 800 S	#111	Salt Lake City, UT 84111-4064
Resident	341 E 800 S	#309	Salt Lake City, UT 84111-4064
Resident	341 E 800 S	#311	Salt Lake City, UT 84111-4064
Resident	341 E 800 S	#313	Salt Lake City, UT 84111-4064
Resident	341 E 800 S	#314	Salt Lake City, UT 84111-4064
Resident	808 S BLAIR ST		Salt Lake City, UT 84111-4306
Resident	812 S BLAIR ST		Salt Lake City, UT 84111-4306
Resident	838 S BLAIR ST		Salt Lake City, UT 84111-4306
Resident	844 S BLAIR ST		Salt Lake City, UT 84111-4306
Resident	366 E 800 S		Salt Lake City, UT 84111-4047
Resident	380 E 800 S		Salt Lake City, UT 84111-4047
Resident	825 S BLAIR ST		Salt Lake City, UT 84111-4305
Resident	827 S BLAIR ST		Salt Lake City, UT 84111-4305
Resident	829 S BLAIR ST		Salt Lake City, UT 84111-4305
Resident	853 S BLAIR ST		Salt Lake City, UT 84111-4305
Resident	857 S BLAIR ST		Salt Lake City, UT 84111-4305
Resident	816 S 400 E		Salt Lake City, UT 84111-4302
Resident	818 S 400 E		Salt Lake City, UT 84111-4302
Resident	820 S 400 E		Salt Lake City, UT 84111
Resident	848 S 400 E		Salt Lake City, UT 84111-4302
Resident	354 E 800 S		Salt Lake City, UT 84111-4047

RESTORE UTAH, LLC	1600 S STATE ST	SALT LAKE CITY, UT 84115-1906
RILEY, LISA; TR (LR TRUST)	6084 W ROSA ARBOR CIR	WEST VALLEY, UT 84128-5541
RISTOLAYNEN, YURIY & YULIYA L; JT	839 S 300 E	SALT LAKE CITY, UT 84111-4209
ROBERTSON, SCOTT W & JANLYNN D; JT	8001 PARLEYS LN	PARK CITY, UT 84098
ROMERO, ALFREDO L & YRRUBINA C D; JT	3883 W SUGAR BEET DR	WEST VALLEY, UT 84120-3369
RUZICKA, KRISTYN S	806 S BLAIR ST	SALT LAKE CITY, UT 84111-4306
Salt Lake City Planning Kelsey Lindquist	PO BOX 145480	Salt Lake City, UT 84114
Salt Lake Clty Planning Michelle Poland	PO BOX 145480	Salt Lake City, UT 84114
SALT LAKE HOLDING LLC	1448 E BLAINE AVE	SALT LAKE CITY, UT 84105-3733
SCRIBNER, BENJAMIN W	308 E 800 S	SALT LAKE CITY, UT 84111-4008
SEGMENT 350 LLC	1851 E SPRINGDALE WY	DRAPER, UT 84020-8864
SEMBORSKI, STACY & JAQUITH, CHAD W; JT	830 S 400 E	SALT LAKE CITY, UT 84111-4302
SEQUOIA 1 PROPERTIES LLC	4205 HILLTOP DR	PARK CITY, UT 84098
SHEIKH, JAMAL M	1641 W MALVERN AVE	WEST VALLEY, UT 84119-2315
SMITH, MICHAEL C	PO BOX 3051	SALT LAKE CITY, UT 84110-3051
SOTO, DEMETRIO	1186 W 900 S	SALT LAKE CITY, UT 84104-2445
STEWART ENTERPRISES	6400 S CANYON COVE DR	HOLLADAY, UT 84121-6301
STRUCK, JASON B	7 FALLING LEAF LN	WIMBERLEY, TX 78676-3025
SWAYNE, ANNA R; ET AL	376 E 700 S	SALT LAKE CITY, UT 84111-3882
SWIFT, BILL	752 S 400 E #G303	SALT LAKE CITY, UT 84111
TAHERI, MEHDI & MOHAMMADI, MAHBANOO B; JT	881 E MAPLE VIEW DR #20	SALT LAKE CITY, UT 84106-1904
TANNER, JENTRY & ZACHARY; JT	845 S BLAIR ST	SALT LAKE CITY, UT 84111-4305
TATE, QUINN	994 E UNIVERSITY VILLAGE	SALT LAKE CITY, UT 84108-3448
THORUP, JOHN B & LESLIE P; TRS	9746 S MOSIAH WY	SOUTH JORDAN, UT 84095-2483
TIAN, XIAOYAN & CHEN, JIANGUI; JT	625 N REDWOOD RD #2	SALT LAKE CITY, UT 84116-2402
TIMS, RANDALL	742 S 400 E #H-102	SALT LAKE CITY, UT 84111
TRAN, VIVIAN B	11733 S AUTUMN RIDGE DR	SANDY, UT 84092-7342
UDY, JUSTIN & TANNER, BRENT; TC	3027 E LOUISE AVE	SALT LAKE CITY, UT 84109-2104
VANDECAR, DARIN	2422 E BEAR HILLS DR	DRAPER, UT 84020-8860
VO, TUY-HONG	3460 S 1940 W	WEST VALLEY, UT 84119-3432
WALKER, CECIL A & GRACE H; TC	3482 CARMONA AVE	LOS ANGELES, CA 90016
WALKER, CECIL A & GRACE H; TRS	3482 CARMONA AVE	LOS ANGELES, CA 90016
WALKER, WENDELL V	5651 SUMNER WAY #103	CULVER CITY, CA 90230-
WEILIS INVESTMENTS LLC	731 S 300 E #207	SALT LAKE CITY, UT 84111
XIA, WAYNGE W	6535 S CANYON CREST DR	HOLLADAY, UT 84121-6306
YANG, DOW & REN, LIYAN; JT	2127 E AVELINE AVE	SALT LAKE CITY, UT 84109-2467
ZARA AND TAJ INVESTMENTS LLC	350 E 700 S #307	SALT LAKE CITY, UT 84111
ZHANG, AMY & ZHAO, DA YOU; JT	3468 S SCOTT PARK LN	SALT LAKE CITY, UT 84106-3328
ZHAO, MINXING	350 E 700 S #309	SALT LAKE CITY, UT 84111
IVERSON, MICHAEL	210 S 300 E, #116	SALT LAKE CITY, UT 84111
VAUGHN, VALERIE	PO BOX 84152-0442	SALT LAKE CITY, UT 84152
FARR, STEVE	606 Trolley Square	SALT LAKE CITY, UT 84102
HARDY, ANDREW	606 Trolley Square	SALT LAKE CITY, UT 84102