




CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: March 21, 2017
Date sent to Council: March 28, 2017

TO: Salt Lake City Council
Stan Penfold, Chair

DATE:

FROM: Mike Reberg, Community & Neighborhoods Director 

SUBJECT: Petition PLNPCM2016-00080: Master Plan Map Amendment, 550 E 2100 S, Community Commercial to Medium-Density Residential Mixed Use
Petition PLNPCM2016-00081: Zoning Amendment 550 E 2100 S, CB to RMU-35

STAFF CONTACT: Anthony Riederer, AICP, LEED-ND, Principal Planner
(801) 535-7625 or anthony.riederer@slcgov.com

COUNCIL SPONSOR: Exempt, Privately Initiated Petitions

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the Council follow the recommendation of the Planning Commission and approve the requested master plan and zoning map amendment.

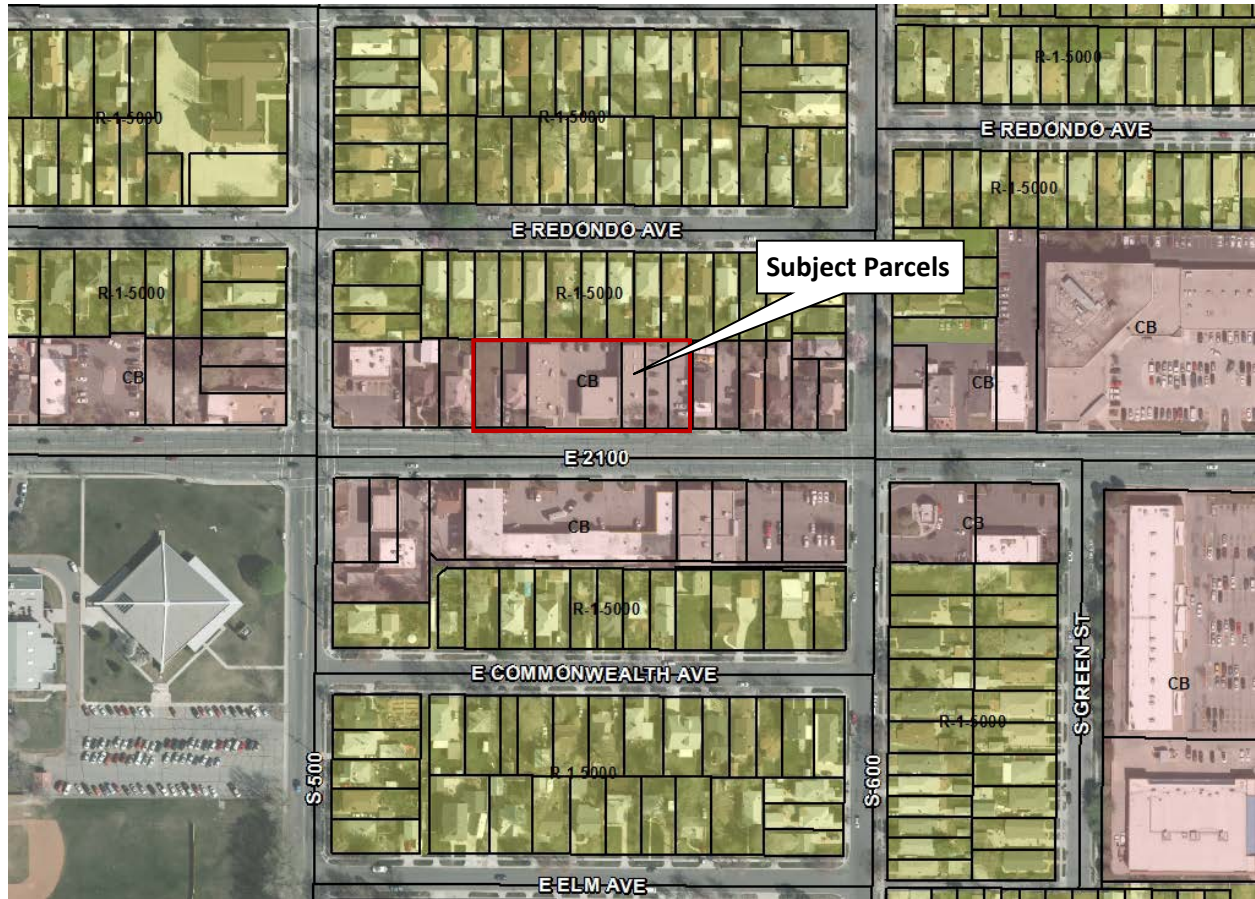
BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

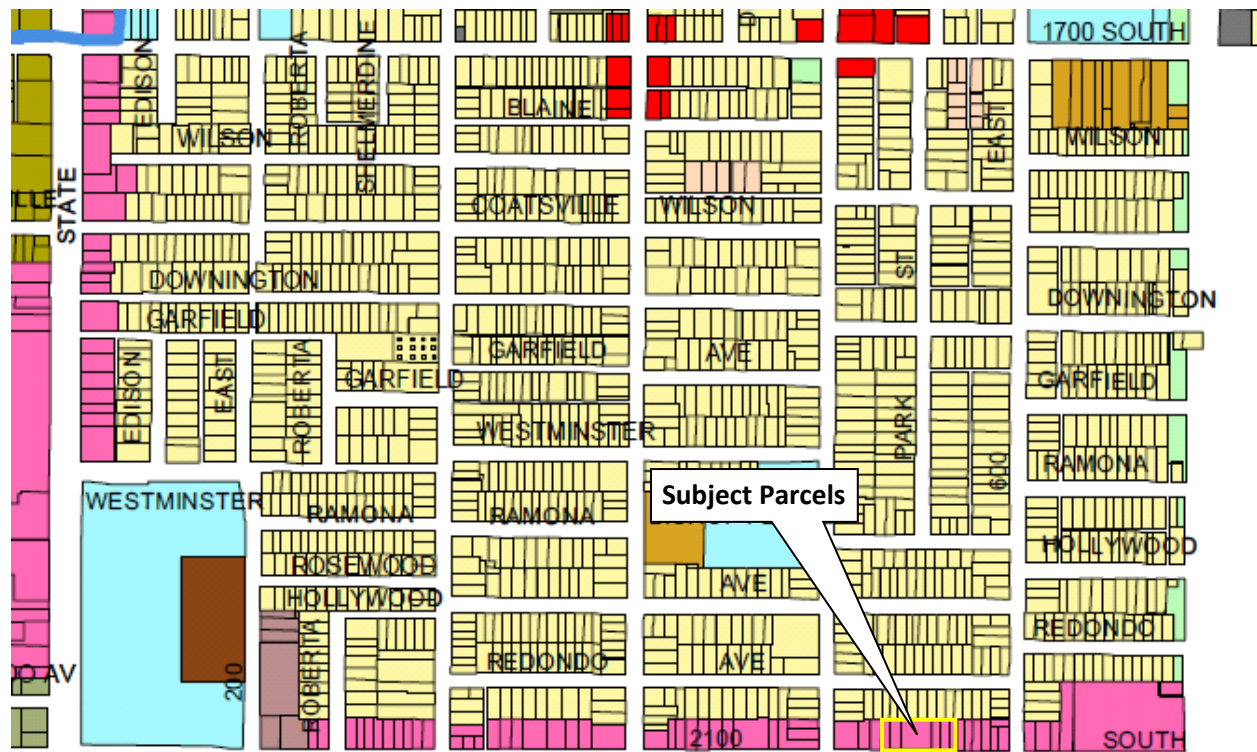
Issue Origin: A set of requests from Alec Harwin, on behalf of Myriad Capital which owns the site, to amend the Central City Master Plan such that the parcels in question could be rezoned to RMU-35, and for a zoning map amendment to actually rezone the parcels, which are currently zoned Community Business (CB). The applicant intends to redevelop the site as a retail/mixed use development.

Vicinity Map

This master plan amendment and zoning map amendment will apply to the parcels indicated in the map below.



Current Future Land Use Map



Future Land Use



Master Plan Considerations:

The Central Community Master Plan Residential Land Use section states the following in the introduction:

The Central Community Master Plan encourages diversity of use, preservation of historic neighborhoods and buildings, and design excellence to maintain and enhance the quality of living in the Central Community. Urban Design and historic preservation regulations emphasize the need to preserve and enhance neighborhood character and historical integrity, when dealing with residential land uses in historic districts.

In the past 30 years, preserving residential neighborhoods in the Central Community has been an ongoing task. Some property owners have allowed residential structures to become dilapidated beyond repair, at times leading to the wholesale demolition of residential housing stock for non-residential land uses. Real estate development pressures in portions of the Central Community have also caused properties to change from residential to commercial land uses. In some cases, this change has created out of scale structures that severely compromise the character of the residential neighborhoods. Some new land uses have become assets to the community, providing convenient grocery and merchandise shopping to the surrounding neighborhood.

The Central Community Master Plan supports neighborhood and community residential development as an extension of the Salt Lake City Community Housing Plan (2000). The Community Housing Plan provides information, policies, and implementation for the following areas:

- *City-wide cross section of housing*
- *Housing stock, preservation, rehabilitation and replacement*
- *Housing design*
- *Mixed use*
- *Transit-oriented development*
- *Affordable and transitional housing*
- *Funding mechanisms*
- *Zoning*
- *Expedited permit processes*

When considering the above language, the proposed rezone and master plan amendments would support many of the stated residential land use goals. In particular, the proposed rezone works to ensure that new development is an appropriate scale to existing single family homes, supports the creation of mixed use development, and has the potential to provide additional retail and dining options convenient to the surrounding neighborhood.

Further, the *Central Community Master Plan* expresses “A Vision for the Central Community of the Future”. This vision is explicated in light of four key goals, each supported by a number of criteria. Criteria from three of these four goal areas support the proposed amendment.

- ***Livable Communities and Neighborhoods***
 - *A variety of residential land use supports all types of housing.*

- *The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.*
- *Various types of business land uses in scale with the residential community support livable neighborhoods.*
- **Vital and Sustainable Commerce**
 - *Increased pedestrian accessibility and cultural activities encourage more housing that supports the employment center of the downtown area.*
 - *Urban design policies assist in creating appealing and accessible commercial retail spaces.*
- **Unique and Active Places**
 - *New places where people can gather, meet, socialize, and recreate are created using design excellence and shared resources.*

Given that the proposed changes are supported by the Central Community Master Plan and the expressions of support provided by the community council, planning staff supports the proposed master plan and zoning changes.

CURRENT CB ZONING STANDARDS

The properties proposed for rezoning are currently zoned CB (Community Business). The following table provides the general yard and bulk requirements for the proposed mixed use type of development within that zoning district.

CB Development Standards (21A.26.030)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE BUFFERS
No minimum.	No minimum. Lots over 4 acres allowed only through CBSD process.	No minimum.	10' minimum	None required for interior parcels.	30'	No maximum.	7', when abutting a single or two-family zone. Front and corner side yards must be landscaped.

PROPOSED RMU-35 ZONING STANDARDS

The applicant is proposing to rezone the subject properties to RMU-35 (Residential/Mixed Use). The development standards for that zone are the following:

RMU-35 Development Standards (21A.26.164)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE BUFFERS
50' min (for a multi-family development)	5000 sq ft for new lots	5' min, 15' max	25% of lot depth (not more than 30')	10' + 1' for every foot increase above 25' (when abutting a single or two family residential districts. No set back otherwise) Corner side yard: 5' min and 15' max	35' max (when abutting a single or two-family zone)	80% max (at least 20% has to remain as open space)	When abutting a single or two-family zone, landscape buffers are required.

PUBLIC PROCESS:

Open House and Community Council:

Given that this is a site-specific rezone which is near the boundary between multiple community councils it was twice presented to the Liberty Wells Community Council (LWCC) and presented to the broader public at one of the Planning Division's monthly open houses.

March 9:

At the first presentation to the LWCC, the applicant was requesting a similar, though more dense project, which would have required a different zoning classification, RMU-45. There were significant concerns raised by the community relating to the proposals impacts on privacy on adjacent properties, increased traffic and parking, and vibration from construction. The applicant asked to return to the LWCC with responses to their concerns and, potentially, a revised project.

March 17:

The applicant presented the same project at the open house but with the understanding that he was going to work to see if it could be made viable at a lower land use intensity. There were a few questions raised about the project generally, with limited concerns expressed.

May 11:

The applicant presented the project, as revised to work under the less-intense RMU-35 zoning, to the LWCC. With this revision, the project would have fewer residential units. While some concerns about dust and vibration associated with construction were expressed, the project received a favorable recommendation from the LWCC.

One additional email was received from a resident unable to attend the meeting expressing opposition to the project. (See Staff Report)

Master plan and zoning map amendments require that both the Planning Commission and the City Council hold a public hearing giving the public further opportunities to voice their opinion.

Notice of the public hearing for the proposal included:

Public hearing notice published in the newspaper on June 11, 2016

Public hearing notice posted on June 11, 2016

Public notice posted on City and State websites and Planning Division list serve: June 11, 2016

Public Input:

No further comments were received

Planning Commission Meeting: On June 22, 2016, the Planning Commission held a public hearing on the proposed zoning text amendment. The Planning Commission voted to forward a positive recommendation on the request.

EXHIBITS:

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

SALT LAKE CITY ORDINANCE

No. _____ of 2017

(Amending the zoning of six (6) parcels located at 527-559 East 2100 South Street from CB Community Business District to R-MU-35 Residential/Mixed Use District, and amending the Central Community Master Plan Future Land Use Map)

An ordinance amending the zoning map pertaining to six (6) parcels located at 527-559 East 2100 South Street from CB Community Business District to R-MU-35 Residential/Mixed Use District pursuant to Petition No. PLNPCM2016-0081 and amending the Central Community Master Plan Future Land Use Map pursuant to Petition No. PLNPCM2016-0080.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on June 22, 2016, on an application submitted by Alec Harwin (“Applicant”) to rezone six (6) parcels located at 527-559 East 2100 South Street (Tax ID Numbers 16-19-226-004, 16-19-226-005, 16-19-226-006, 16-19-226-007, 16-19-226-014, 16-19-226-015) (the “Properties”) from CB Community Business District to R-MU-35 Residential/Mixed Use District pursuant to Petition No. PLNPCM2016-0081 and to amend the Central Community Master Plan Future Land Use Map with respect to those parcels from Community Commercial to Medium-Density Residential/Mixed Use pursuant to Petition No. PLNPCM2016-0080; and

WHEREAS, at its June 22, 2016 meeting, the planning commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said applications; and

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 Properties located at 527-559 East 2100 South Street (Tax ID Numbers 16-19-226-004, 16-19-226-005, 16-19-226-006, 16-19-226-007, 16-19-226-014, 16-19-226-015), and as more particularly described on Exhibit "A" attached hereto shall be and hereby are rezoned from CB Community Business District to R-MU-35 Residential/Mixed Use 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 Properties identified in Exhibit "A" from Community Commercial to Medium-Density Residential/Mixed Use.

SECTION 3. Effective Date. This Ordinance shall become effective on the date of its first publication.

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)

APPROVED AS TO FORM	
Salt Lake City Attorney's Office	
Date:	<u>FEBRUARY 23, 2017</u>
By:	<u>Paul C. Nielson</u>
Paul C. Nielson, Senior City Attorney	

Bill No. _____ of 2017.

Published: _____.

HB_ATTYY-#59425-v1-Ordinance_amending_zoning_and_MP_550_E_2100_S.docx

EXHIBIT “A”

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

Tax ID No. 16-19-226-004

LOT 13 & W 1/2 OF LOT 14 BLK 3 HACKETTS ADD.

CONTAINS 0.11 ACRES, MORE OR LESS.

Tax ID No. 16-19-226-005

E 1/2 OF LOT 14 & ALL LOT 15 BLK 3 HACKETTS ADD.

CONTAINS 0.11 ACRES, MORE OR LESS.

Tax ID No. 16-19-226-006

LOTS 16 TO 20 INCL & W 8.33 FT OF LOT 21 BLK 3 HACKETTS ADD.

CONTAINS .038 ACRES, MORE OR LESS.

Tax ID No. 16-19-226-007

E 16 2/3 FT OF LOT 21 & W 16 2/3 FT OF LOT 22 BLK 3 HACKETTS ADD.

CONTAINS 0.10 ACRES, MORE OR LESS.

Tax ID No. 16-19-226-014

BEG AT SW COR OF THE E 1/3 OF LOT 22, BLK 3, HACKETT'S ADDITION; N 125 FT; E 33.56 FT; S 125 FT; W 33.56 FT TO BEG.

CONTAINS 0.09 ACRES, MORE OR LESS.

Tax ID No. 16-19-226-015

BEG 0.09 FT E FR SW COR OF LOT 24, BLK 3, HACKETT'S ADDITION N 125 FT; E 33.69 FT; S 125 FT; W 33.69 FT TO BEG.

CONTAINS 0.09 ACRES, MORE OR LESS.

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- 4. ORIGINAL PETITION**
- 5. MAILING LIST**

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petition No. PLNPCM2016-00080 and 00081

February 3, 2016	Petitions submitted by applicant.
February 4, 2016	Petitions assigned to Anthony Riederer.
March 9, 2016	First Presentation to Liberty Wells Community Council
March 17, 2016	Community Open House
May 11, 2016	Second Presentation to Liberty Wells Community Council LWCC offered favorable recommendation for project.
June 11, 2016	Planning Commission public hearing notice posted on various websites.
June 11, 2016	Planning Commission public notices signs posted on the property.
June 11, 2016	Planning Commission public hearing notice published in the newspaper.
June 22, 2016	Planning Commission public hearing. The Planning Commission voted to transmit a favorable recommendation to the City Council.
July 13, 2016	Planning Commission ratified minutes of the June 22, 2016 meeting.
August 8, 2016	Requested ordinance from the City Attorney's Office.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2016-00080 and PLNPCM 2016-00081** Master Plan Amendment and Map Amendment at approximately 500 E 2100 South . This is a request by Alec Harwin, representing Myriad Capital, for a Master Plan Amendment and Zoning Map Amendment at the above listed site. These amendments will allow for the development of a mixed-used project which will have ground floor retail along 2100 South and two stories of residential units above. The development will have between 30 and 44 residential units with appropriate parking to serve residents and visitors.

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 Anthony Riederer at (801) 535-7625 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at anthony.riederer@slcgov.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 City Council Office at council.comments@slcgov.com, (801) 535-7600, or relay service 711.

3.A PLANNING COMMISSION NOTICE

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

Deseret News

Utah
Media
Group

The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

ACCOUNT NUMBER

PLANNING DIVISION,

451 SOUTH STATE STREET, ROOM 4

SALT LAKE CITY UT 84111

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

8015357759

ORDER # / INV

0001095676 /

PUBLICATION SCHEDULE

START 06/11/2016 END 06/11/2016

CUSTOMER REFERENCE NUMBER

PH 6/22

CAPTION

Notice of Public Hearing On Wednesday, June 22, 2016, the Salt Lake

SIZE

60 LINES

3 COLUMN(S)

TIMES

2

TOTAL COST

230.00

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, June 22, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to 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 06/11/2016 End 06/11/2016

DATE 6/13/2016

SIGNATURE

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 13TH DAY OF JUNE IN THE YEAR 2016

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE

Notice of Public Hearing

On Wednesday, June 22, 2016, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petition:

Map Amendment at approximately 475 South 300 East - A request by Salt Lake City Corporation, represented by Daniel Rip, to amend a small portion of the subject lot located at the above listed address. The purpose of the amendment is to rezone the portion to TSA-UC-C, so that it is consistent with the zoning of the parcels to the north. The subject property is located in the PL-2 (Public Lands) Zoning District and is located in Council District #4, represented by Derek Kitchen. (Staff contact: Kelsey Lindquist at (801)535-7930 or kelsey.lindquist@slcgov.com.) Case Number: PLNPCM2016-00303

Master Plan and Zoning Map Amendment at approximately 550 East 2100 South - A request by Alec Harwin, on behalf of Myriad Capital, for a Master Plan Amendment and Zoning Map Amendment at the above listed address. These amendments will allow for the development of a mixed-used project which will have ground floor retail along 2100 South and two stories of residential units above. The development will have between 30 and 44 residential units with appropriate parking to serve residents and visitors. Currently the land is used as an indoor recreational facility and a single-family home, and is zoned in the CB (Community Business) District. The proposed project will require a Master Plan Amendment and a Zoning Map Amendment. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.)

a. Master Plan Amendment - In order to build the project noted above, a master plan amendment is required. The site is addressed in the Central Community Master Plan and is currently designated Community Commercial. The proposal is to amend the Future Land Use map of the Central Community Master Plan such that the project site, the properties between 527 East 2100 South and 559 East 2100 South, is indicated as Medium-Density Residential Mixed Use. Case Number: PLNPCM2016-00080 b. Zoning Map Amendment - In order to build the project noted above, a Zoning Map Amendment is required to allow the development of the proposed mixed-use residential project, as outlined above. The site is currently zoned CB (Community Business), and the applicant is requesting the site be rezoned to RMU-35 (Residential/Mixed Use). Case Number: PLNPCM2016-00081

Accessory Dwelling Units Amendment - A request by Salt Lake City to broaden and clarify accessory dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 and MU. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case Number: PLNPCM2014-00447

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.

1095676

UPAXLP

3.B PLANNING COMMISSION STAFF REPORT



Staff Report

PLANNING DIVISION
COMMUNITY AND NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Anthony Riederer, 801-535-7625, anthony.riederer@slcgov.com

Date: June 22, 2016

Re: PLNPCM20106-00080 and PLNPCM2016-00081: Master Plan Amendment and Zoning Map Amendment for six parcels at approximately 550 East 2100 South

Master Plan and Zoning Amendment

PROPERTY ADDRESSES: 527-559 East 2100 South

PARCEL ID NUMBERS: 16-19-226-004, 16-19-226-005, 16-19-226-006, 16-19-226-007, 16-19-226-014, 16-19-226-015

MASTER PLAN: Central City

ZONING DISTRICT: Current: CB

Proposed: RMU-35

REQUEST: Alec Harwin, on behalf of Myriad Capital, is requesting a master plan amendment and zoning map amendment at approximately 550 East 2100 South. These amendments will allow for the development of a mixed-used project which will have ground floor retail along 2100 South and two stories of residential units above. The intended development will have between 30 and 44 residential units with appropriate parking to serve residents and visitors. The subject properties have a mix of residential and commercial uses, presently.

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

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:

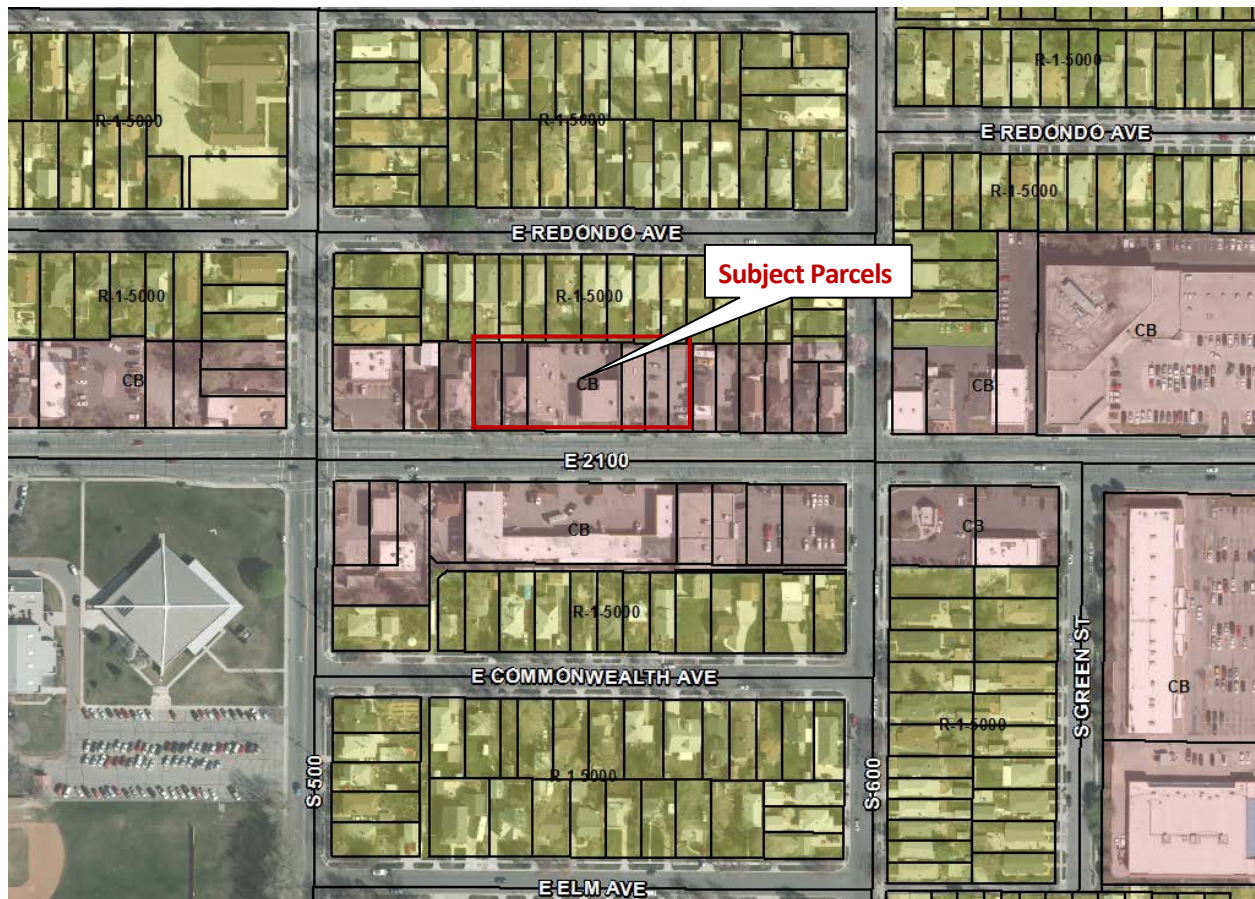
- A. Vicinity Map
- B. Site Map
- C. Site Photographs
- D. Application
- E. Existing Conditions & Development Standards
- F. Analysis of Standards
- G. Public Process & Comments
- H. Department Review Comments
- I. Motions

SALT LAKE CITY CORPORATION
451 SOUTH STATE STREET, ROOM 406
PO BOX 145480 SALT LAKE CITY, UT 84114-5480

WWW.SLCGOV.COM
TEL 801-535-7757 FAX 801-535-6174

PROJECT DESCRIPTION:

The subject properties are located on the north side of 2100 South, between 500 and 600 East, and all front onto 2100 South. The easternmost two parcels are occupied by a single-family structure and its yard. The other four are home to a commercial athletic facility and its associated parking area.

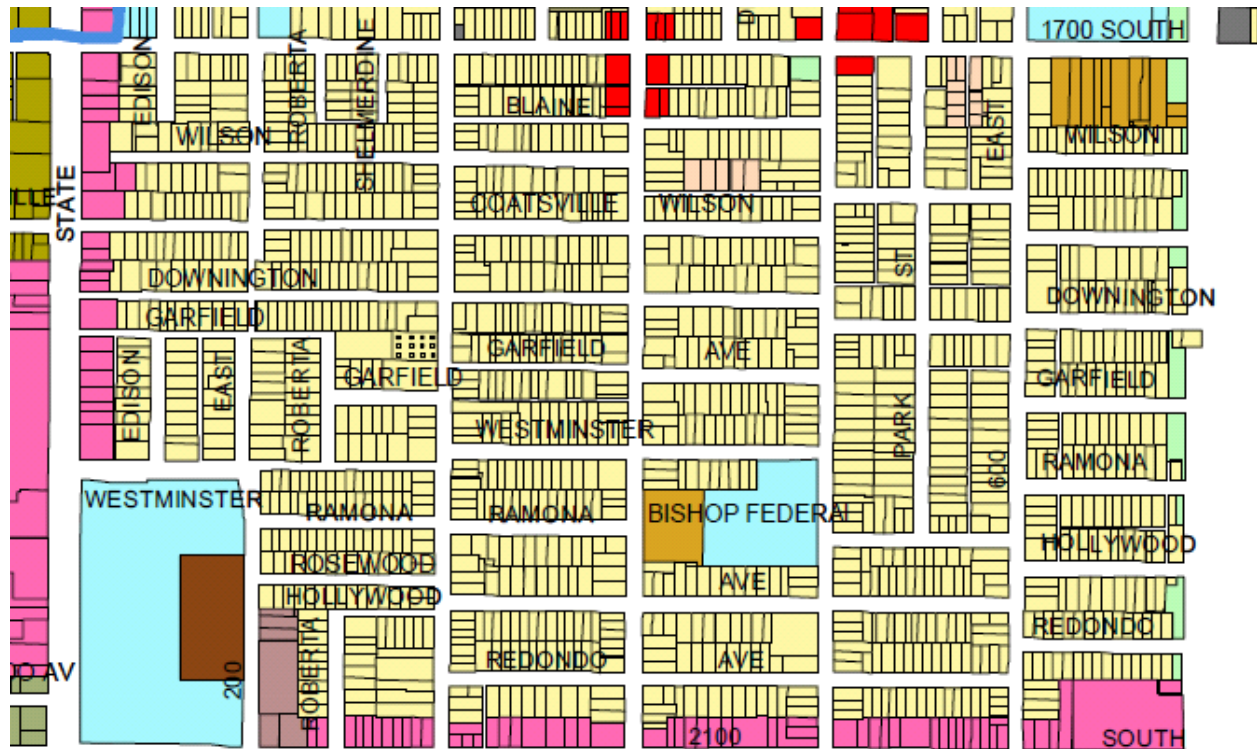


The Applicant proposes to consolidate all of the parcels, level the existing structures, and build a multi-unit mixed use structure with height and densities greater than what is currently found on site.

Originally, the applicant had sought a rezone to RMU-45. After meeting with community members and discussing their concerns about negative impacts from the development, the applicant determined that there would be greater support for the proposal if less density was sought. With this knowledge, the application was modified to reflect a request to rezone the sites to RMU-35. Although the design of the project is still in a schematic stage, the applicant indicates that it would likely contain 30-44 units depending on configuration and ownership (ownership vs. rental). The schematic design also proposes roughly 7,500 square feet of retail space along 2100 South, and all necessary parking for the residential units and commercial space.

The RMU-35 designation would allow for the density and height that is proposed by the applicant with limited impact over what could be built on the site under the current CB zoning.

Section of the Central Community Land Use Map



Future Land Use



KEY ISSUES:

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

1. Proposed Changes and the *Central City Master Plan*
2. Zone Compatibility with Adjacent Properties
3. Public Opinion
4. Other Guiding Documents

Issue 1 – Proposed Changes and the *Central Community Master Plan*

The Future Land Use Map within the *Central Community Master Plan* categorizes the subject parcels as Community Commercial. That designation is described in the master plan in the following manner:

The Community Commercial designation provides for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. Examples include, but are not limited to, grocery stores, hardware stores, and garden centers. Community Commercial designation also supports businesses with drive-through facilities, professional offices, automobile services, small retail sales and services, small scale assembly and distribution, and repair services.

Though this description does not explicitly mention mixing commercial uses with multifamily residential, the zoning classification currently carried by the site, includes both multi-family dwellings and mixed use developments as a permitted uses, suggesting these uses are appropriate.

The future land use map designation which most closely matches the applicant's intentions is Medium-Density Residential Mixed Use. The description of which is as follows:

This land use designation allows integration of medium- density residential and small businesses at ground floor levels. The intent is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit.

Medium-density mixed use areas are neighborhoods that provide mixed uses, stand alone commercial land uses, and stand alone residential uses. Examples are located along 200 and 300 South east of 200 East, the 1200 East-University area between 200 and 300 South, and 300 to 400 West between Pioneer Park and 100 South.

Though not specifically identified as an existing example of this land use, as of the 2005 drafting of this master plan, the applicant's site (and indeed much of the 2100 South corridor between 700 East and Main Street) possesses many of the identified characteristic features.

Issue 2 – Zone Compatibility with Adjacent Properties

The existing zoning of the subject parcels is CB (Community Business) district. Section 21A.26.030 of the Salt Lake City Municipal code states that:

The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The change that is being sought is to RMU-35. Section 21A.24.164 states that:

The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail,

service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.

Neighborhood Character

As indicated by the purpose statement, the RMU-35 zone is intended for predominantly residential areas that already contain a mix of land uses. Further, the description identifies the RMU-35 zone for use as a buffer between lower density residential areas and higher capacity streets. 2100 South serves adjacent areas both as a corridor which mixes land uses and as a significant urban arterial road. The application of RMU-35 along this corridor is appropriate to support context-sensitive redevelopment and to offer a buffer for the adjacent single-family residential neighborhoods.

Height and Scale Benefits of RMU-35

The proposed map amendment allows for five feet of additional height, as compared with the existing zoning. Though a modest increase in scale the impact on adjacent properties - most notably the single family homes immediately to the north - is significantly off set via the increased rear yard setbacks required in the RMU-35 zone. Presently, a new building could be built up to 30 feet high, only ten feet from the rear property line. Under the proposed zoning, the rear yard setback would need to be a minimum of 30 feet, with a maximum height of 35 feet.

Issue 3 – Public Opinion

A limited amount of public input was received in the form of emails, phone calls, and interactions with the community both at the Liberty Wells Community Council and an Open House held by the Salt Lake City Planning Division.

Initially, the applicant had sought a master plan amendment and rezone to RMU-45. This proposal generated much discussion at a meeting of the Liberty Wells Community Council. Much of the sentiment expressed was in opposition, and the applicant agreed to study revising his proposal for a lower zoning intensity. Some of these same concerns were expressed at the Planning Division's open house.

Once the request was revised to reflect a requested master plan amendment and rezone to RMU-35, the applicant returned to the Liberty Wells Community Council. After the applicant presented the revised proposal to the community council, an advisory vote was taken to determine the level of support. The vote to support the proposal passed with one dissenting 'nay' vote, as indicated in the meeting minutes from that session, included in Attachment G.

Subsequently, and as of the writing of this report, staff has received one email and one phone call expressing opposition. The email, with identifying information redacted, is included in Attachment G.

Many of the concerns expressed relate to the impact of new development on nearby neighborhoods, particularly as relate to property value. Although these concerns are understandable they may be somewhat unfounded. Given that the proposed zoning change will actually significantly increase the required rear yard between any new development and the single-family homes to the north. Additionally, there is no evidence to support the claim that new mixed-use residential development has a deleterious effect on nearby property values.

Issue 4 – Other Guiding Documents

The *Central Community Master Plan* is the guiding document specifically prepared for this area but it is not the only one that exerts influence. For example, Plan Salt Lake provides a citywide vision that all other master plans should take into account. It is organized by guiding principles that are meant to provide an overarching vision for the City in key categories. Growth and Housing are the two that are most pertinent to this proposal. Portions of them are listed below:

2/Growth

GUIDING PRINCIPLE/ *Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*

2040 TARGET:

1. INCREASE SALT LAKE CITY'S SHARE OF THE POPULATION ALONG THE WASATCH FRONT

INITIATIVES

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
2. Encourage a mix of land uses.
3. Promote infill and redevelopment of underutilized land.
4. Preserve open space and critical environmental areas.
5. Reduce consumption of natural resources, including water.
6. Accommodate and promote an increase in the City's population.
7. Work with regional partners and stakeholders to address growth collaboratively.
8. Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).

3/Housing

GUIDING PRINCIPLE/ *Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.*

2040 TARGETS:

1. INCREASE DIVERSITY OF HOUSING TYPES FOR ALL INCOME LEVELS THROUGHOUT THE CITY
2. DECREASE PERCENT OF INCOME SPENT ON HOUSING FOR COST-BURDENED HOUSEHOLDS

INITIATIVES

1. Ensure access to affordable housing citywide (including rental and very low income).
2. Increase the number of medium density housing types and options.
3. Encourage housing options that accommodate aging in place.
4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
5. Enable moderate density increases within existing neighborhoods where appropriate.
6. Promote energy efficient housing and rehabilitation of existing housing stock.
7. Promote high density residential in areas served by transit.
8. Support homeless services.

The guiding principles and targets of both of the quoted sections emphasize the importance of increasing the population through responsible growth while offering a wide variety of housing options. Specific initiatives mention infill development on underutilized land, moderate density increases within existing neighborhoods where appropriate, and promotion of higher density residential in areas served by transit. All of those directives support this type of zoning and text change.

DISCUSSION:

Applicable Master Plan Policies and Goals

The Central Community Master Plan Residential Land Use section states the following in the introduction:

The Central Community Master Plan encourages diversity of use, preservation of historic neighborhoods and buildings, and design excellence to maintain and enhance the quality of living in the Central Community. Urban Design and historic preservation regulations emphasize the need to preserve and enhance neighborhood character and historical integrity, when dealing with residential land uses in historic districts.

In the past 30 years, preserving residential neighborhoods in the Central Community has been an ongoing task. Some property owners have allowed residential structures to become dilapidated beyond repair, at times leading to the wholesale demolition of residential housing stock for non-residential land uses. Real estate development pressures in portions of the Central Community have also caused properties to change from residential to commercial land uses. In some cases, this change has created out of scale structures that severely compromise the character of the residential neighborhoods. Some new land uses have become assets to the community, providing convenient grocery and merchandise shopping to the surrounding neighborhood.

The Central Community Master Plan supports neighborhood and community residential development as an extension of the Salt Lake City Community Housing Plan (2000). The Community Housing Plan provides information, policies, and implementation for the following areas:

- *City-wide cross section of housing*
- *Housing stock, preservation, rehabilitation and replacement*
- *Housing design*
- *Mixed use*
- *Transit-oriented development*
- *Affordable and transitional housing*
- *Funding mechanisms*
- *Zoning*
- *Expedited permit processes*

When considering the above language, the proposed rezone and master plan amendments would support many of the stated residential land use goals. In particular, the proposed rezone works to ensure that new development is an appropriate scale to existing single family homes, supports the creation of mixed use development, and has the potential to provide additional retail and dining options convenient to the surrounding neighborhood.

Further, the *Central Community Master Plan* expresses “A Vision for the Central Community of the Future”. This vision is explicated in light of four key goals, each supported by a number of criteria. Criteria from three of these goals areas support the proposed amendment.

- ***Livable Communities and Neighborhoods***
 - *A variety of residential land use supports all types of housing.*
 - *The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.*
 - *Various types of business land uses in scale with the residential community support livable neighborhoods.*
- ***Vital and Sustainable Commerce***
 - *Increased pedestrian accessibility and cultural activities encourage more housing that supports the employment center of the downtown area.*
 - *Urban design policies assist in creating appealing and accessible commercial retail spaces.*

- ***Unique and Active Places***
 - *New places where people can gather, meet, socialize, and recreate are created using design excellence and shared resources.*

Given that the proposed changes are supported by the Central Community Master Plan and the expressions of support provided by the community council and, planning staff supports the proposed master plan and zoning changes.

NEXT STEPS:

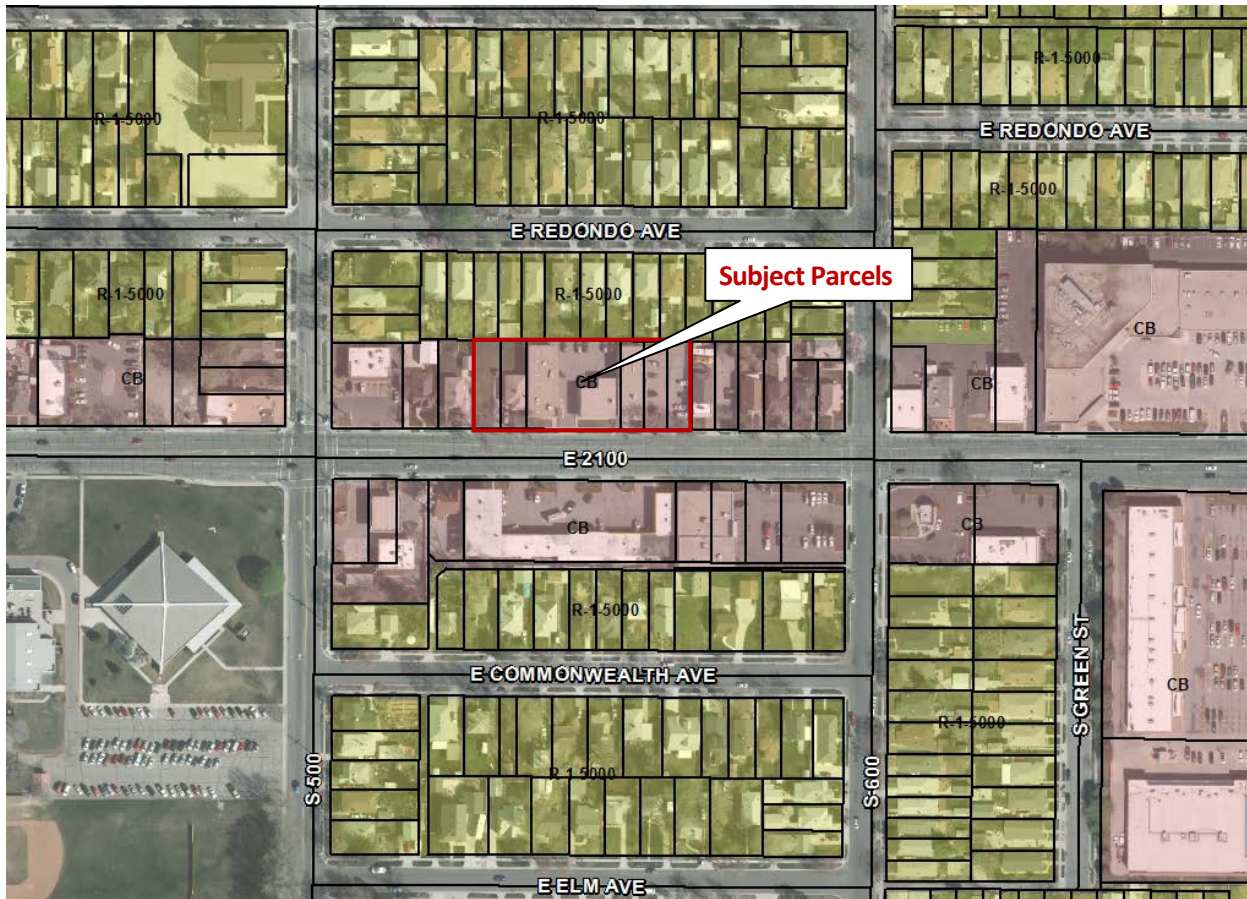
Regardless of the recommendation of the Planning Commission, the proposal will be sent to the City Council for a final decision. The City Council may approve the proposal, deny the proposal, consider other zoning districts, or modify the proposal.

If the master plan and zoning amendments are approved, the properties will be given the zoning designation RMU-35 (Residential/Mixed Use) and the required changes to the future land use map and text of the *Central Community Master Plan* will be made. Any specific proposals for development (such as the plan by the applicant) would need to comply with the RMU-35 zoning regulations, be approved, and have appropriate permits issued. Additionally, any future development of these properties would need to comply with the RMU-35 zoning regulations. The general RMU-35 zoning district development standards are located in Attachment E.

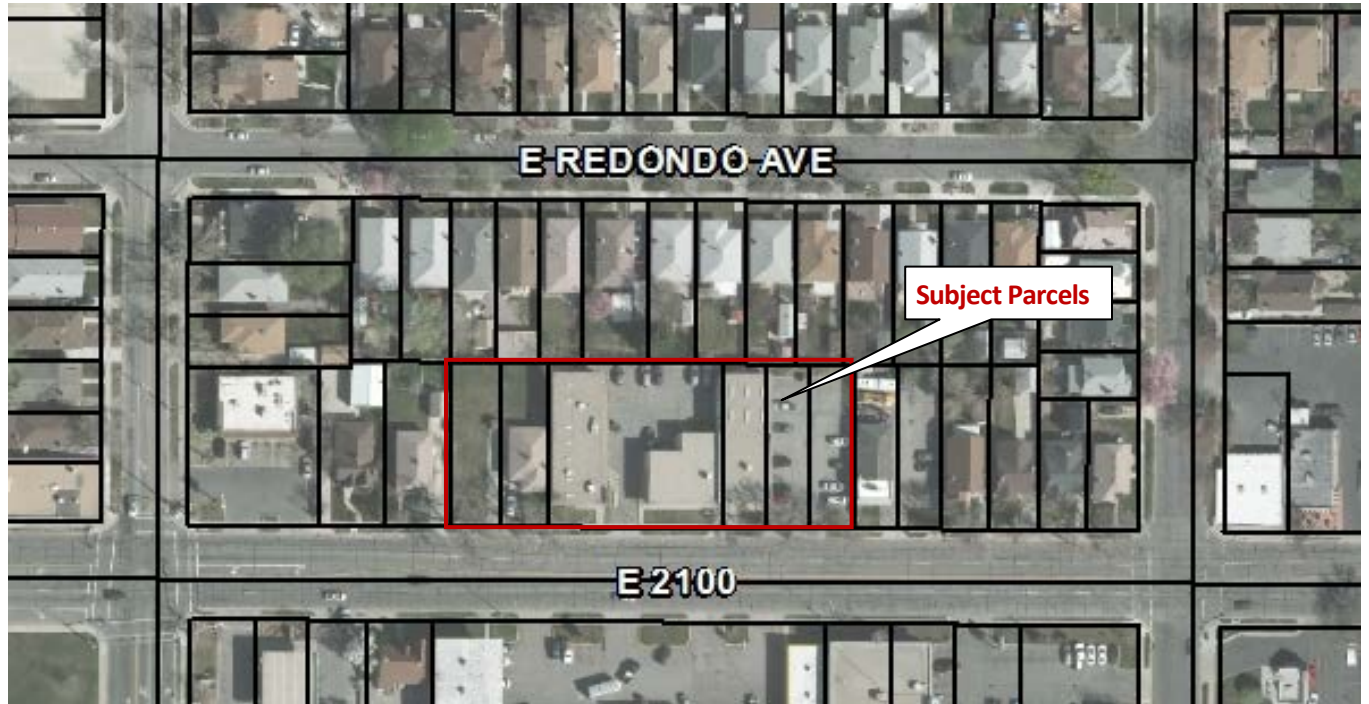
If a different zoning district is approved or the proposal is approved with modifications, any future development would have to comply with the applicable zoning regulations or any conditions placed on the property by the City Council. The City Council does have the option of entering into a development agreement. A development agreement is essentially site specific zoning regulations. Generally, it cannot provide greater development right than the approved zoning, but can further restrict what would otherwise be in permitted in the approved zoning regulations.

If the zoning and master plan amendments are denied, the properties will remain zoned CB (Community Business) and any potential development would need to meet the standards of that zoning district.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE PLAN



ATTACHMENT C: SITE PHOTOGRAPHS



East of Subject Parcels - Single Family Homes (Zoned CB)



East of Subject Parcels – Barbeque Restaurant (Zoned CB)



Subject Parcels – Boxing Gym



Subject Parcels – Crossfit Gym



Subject Parcels – Single Family Home and Yard



West of Subject Parcels – Single Family Homes and Convenience Store (Zoned CB)



Across 2100 South – Scooter and Automotive Services



Behind Existing Structure – Showing Height of Current Building vs. Current Setback from Property Line

ATTACHMENT D: APPLICATION MATERIALS



Master Plan Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Project #: Received By: Date Received:

PLNPCM2016-00080 A Anglin 2/3/16

Name of Master Plan Amendment:

Sugar House Mix Use

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

500 E. 2100 SOUTH SALT LAKE CITY, UTAH

Name of Applicant:

ALEC HARWIN

Phone:

757-406-8288

Address of Applicant:

2843 SACKETT DRIVE PARK CITY, UTAH 84098

E-mail of Applicant:

alecharwin@gmail.com

Cell/Fax:

757-406-8288

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect

☒ Other: Buyer under Contract

Name of Property Owner (if different from applicant):

M. TAYLOR FLORENCE MYRIAD CAPITAL, LLC

E-mail of Property Owner:

tflorence@marktaylor.biz

Phone:

916-358-9753

➔ **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 \$910 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:

SELLER'S AUTHORIZATION

Whereas Sojourn Development LLC, the "Buyer" has entered into a Real Estate Purchase Contract dated January 15, 2016 "the Contract" to purchase the parcel described as commercial buildings and associated parcels 527,531,537,543,552,555, & 559 E. 2100 South City of Salt Lake, the "Property" from Myriad Capital LLC, the "Seller".

Whereas Buyer intends to commence rezoning the Property to Residential Mixed Use-45 during Buyer's Due Diligence pursuant to the contract.

Seller hereby provides its consent for Buyer to pursue said rezoning and/or a master plan amendment if required, with all associated costs incurred to be borne by Buyer.

Agreed to this 27th day of January, 2016

Seller:
Myriad Capital, LLC

Christina Rose
by:

Limited liability

State of _____ County of _____ ss:

On this date, _____, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of **Myriad Capital, LLC**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement.

Notary Public

DOCUMENT NOTARIZED IN CALIFORNIA
Please See Attached CA Notary Certification

DOCUMENT NOTARIZED IN CALIFORNIA
Please See Attached CA Notary Certification

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

S.S.

On January 27, 2016 before me, Dianne Sue Barber, Notary Public,
Name of Notary Public Title
personally appeared Christina Florence
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

THROW

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Agent of the signor(s) Limited/General Representative

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

Master Plan Amendment- Application

(cont. pg 2.)

Describe the proposed master plan amendment.

Applicant proposes to amend master plan from community commercial to a proposed Residential Mixed Use-45 “RMU-45”.

A statement declaring the purpose for the amendment.

Applicant intends to develop first floor ground level retail and restaurant use with three floors of residential use on top of the retail. In order to achieve this applicant needs to amend the master plan from community commercial to Residential Mixed Use-45.

Declare why the present master plan requires amending.

The master plan for this dynamic neighborhood envisions retail, restaurant and residential uses. While only less than one mile from the revitalized Sugar House commercial shopping area; this section of Sugar House has seen no new development. None of the existing retail has been improved and there has been no new residential

development. The reason for this is that there needs to be a new development in this underutilized section of 2100 S. that serves as an anchor for the neighborhood and creates new development. The existing zoning with its low caps on max square feet allowed and building height limitations prevents any single development from having the impact to trigger the revitalization of the area. Our site with the right zoning of Residential Mixed Use-45 is perfect for this. We have 306 feet of frontage on 2100 South and we propose to knock down all existing buildings and replace them with ground floor retail and restaurant use extending the entire 306 feet of the property with three floors of high end market rate apartments (60 units) on top. This project with it's first floor retail and restaurants would bring the urban feel to the area and would help spur future development up and down 2100 S. Residents of the apartments will enjoy the walkable proximity to the S line (trax). It would become a very attractive place for the working professional to live and commute. This type of Residential Mixed Use project can only be achieved with a change in zoning from "CB" to "RMU-45". Under the current zoning of "CB", the only option on this site would be to fix up the existing class "C" retail buildings on the land creating no change in the neighborhood as envisioned by the master plan.

Is the request amending the Land Use Map? If so, please list the parcel numbers to be changed.

Yes. Community Commercial to RMU-45. Parcels (527, 531, 537, 543, 551, 555, & 559)

Is the request amending the text of the master plan? If so, please include exact language to be changed.
No.

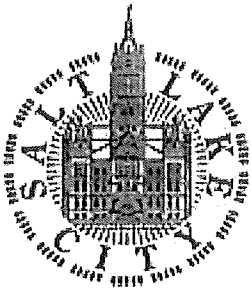
REDONDO

2100 S

CB

LE

DE



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700

P.O. Box 145471 Fax : (801) 535-7750

Salt Lake City, Utah 84114

Date: Feb 03, 2016

SOJOURN DEVELOPMENT LLC

PLANNING COMMISSION

2843 SACKETT DR
PARK CITY, UT 84098

Project Name: SUGAR HOUSE MIX-USE

Project Address: 559 E 2100 S

Detailed Description:



Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1310257							
Postage	218	06	00600	1890	\$106.82	\$0.00	\$106.82
Filing Fee	1	06	00900	125111	\$910.00	\$0.00	\$910.00
Total for invoice 1310257					\$1,016.82	\$0.00	\$1,016.82
Invoice Number: 1310259							
News Notice	1	06	00900	1890	\$100.00	\$0.00	\$100.00
Total for invoice 1310259					\$100.00	\$0.00	\$100.00
Total for PLNPCM2016-00080					\$1,116.82	\$0.00	\$1,116.82

OFFICE USE ONLY

Intake By: AA1589

CAP ID #

PLNPCM2016-00080

Total Due: \$1,116.82



www.slcpermits.com



Treasurer's Office
Ref# 1352881
PLNPCM2016-00080 Check
\$1,116.82 2/3/2016

Please Keep
This Box Clear



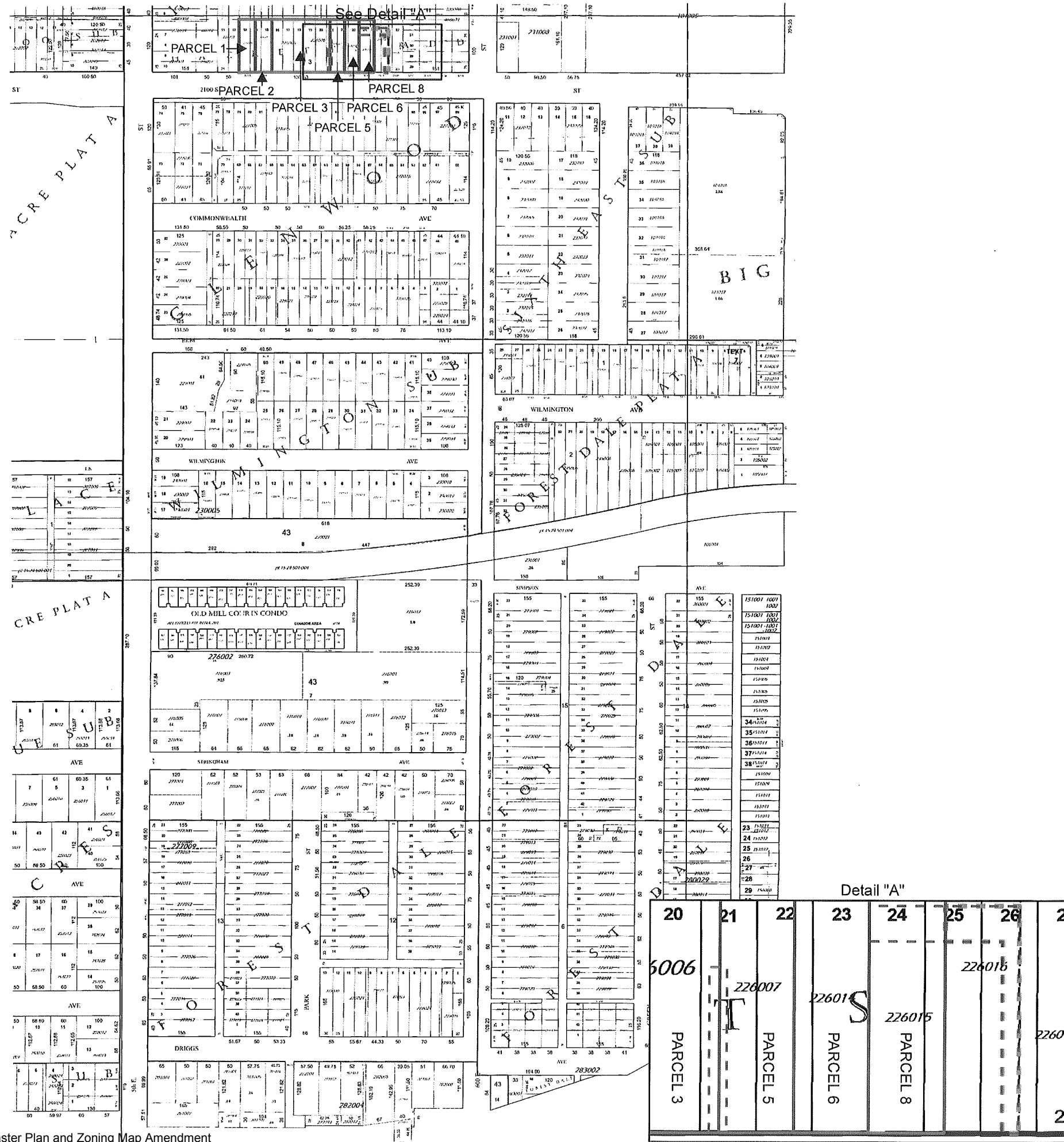
First American
Title Insurance Company

File No.: 772868

Location: Salt Lake County, UT

Legend

- PARCEL 1
- PARCEL 2
- PARCEL 3
- PARCEL 4
- PARCEL 5
- PARCEL 6
- PARCEL 7
- PARCEL 8
- PARCEL 9










NOT TO SCALE

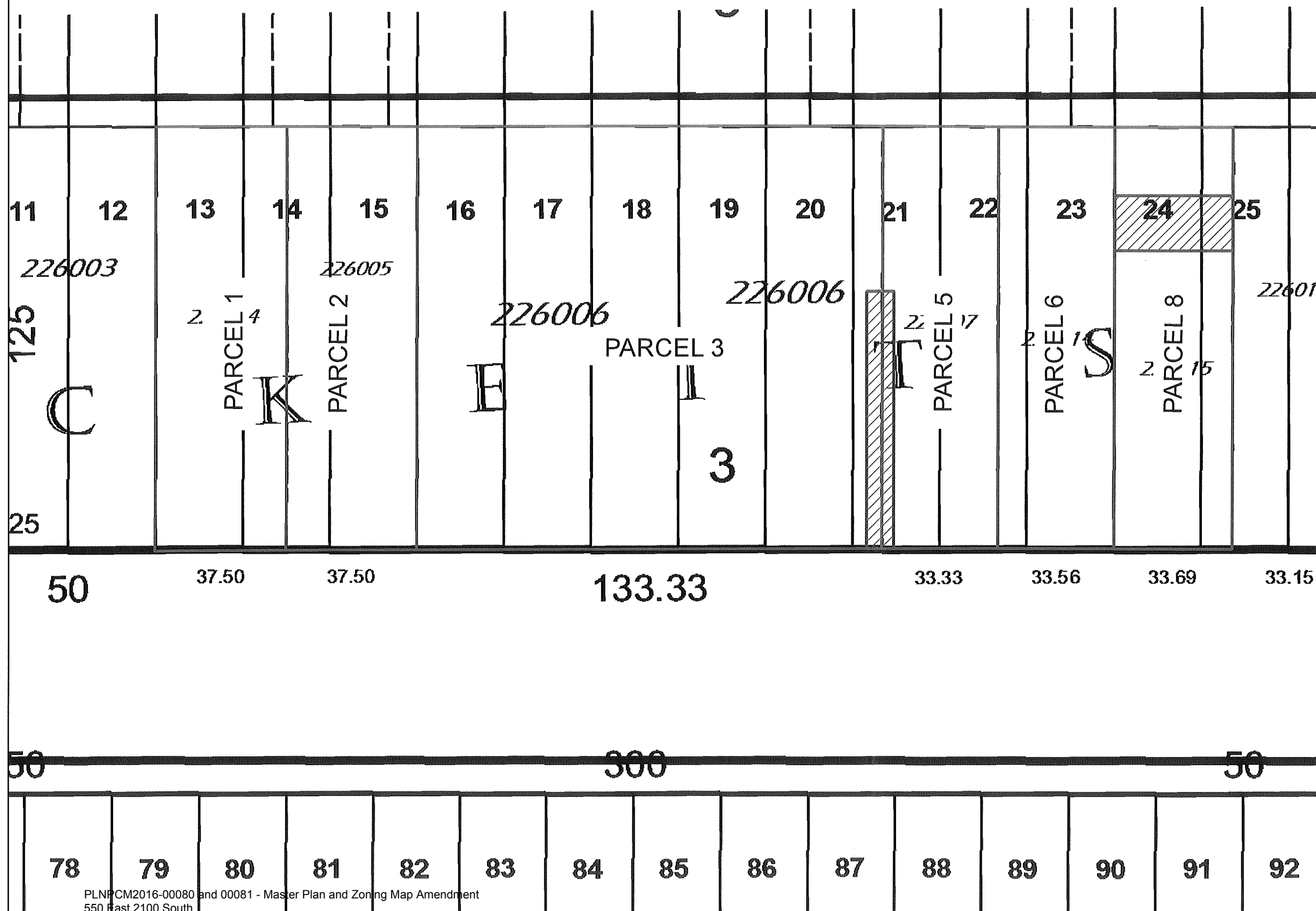
This map may or may not be an accurate description or identification of the land and is not intended nor may be it relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.



Location: Salt Lake County, UT

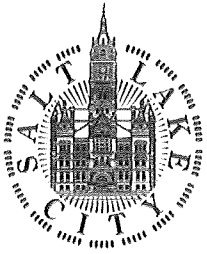
Legend

-  PARCEL 1
 PARCEL 2
 PARCEL 3
 PARCEL 5
 PARCEL 6
 PARCEL 8
 03/27/2000 #7603872
 Bk8350 Pg7920 (Right Of Way)



This map may or may not be an accurate description or identification of the land and is not intended nor may it be relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

NOT TO SCALE



Zoning Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Project #: PLNPCM2016-00081 Received By: A. Anglin Date Received: 2/3/16
Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area): 500 E 2100 SOUTH SALT LAKE CITY, UTAH
Name of Applicant: ALEC HARWIN Phone: 757-406-8288
Address of Applicant: 2843 SACKETT DRIVE PARK CITY, UTAH 84098
E-mail of Applicant: alecharwin@gmail.com Cell/Fax: 757-406-8288
Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other: Buyer Under Contract

Name of Property Owner (if different from applicant): M. TAYLOR FLORENCE MYRIAD CAPITAL, LLC
E-mail of Property Owner: tflorence@marktaylor.biz Phone: 916-358-9753

➔ **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 **\$971**. Plus additional fee for mailed public notices.
- ➔ Zoning amendments will be charged **\$121** per acre in excess of one acre.
- ➔ Text amendments will be charged **\$100** for newspaper notice.

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:

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)


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

SELLER'S AUTHORIZATION

Whereas Sojourn Development LLC, the "Buyer" has entered into a Real Estate Purchase Contract dated January 15, 2016 "the Contract" to purchase the parcel described as commercial buildings and associated parcels 527,531,537,543,552,555, & 559 E. 2100 South City of Salt Lake, the "Property" from Myriad Capital LLC, the "Seller".

Whereas Buyer intends to commence rezoning the Property to Residential Mixed Use-45 during Buyer's Due Diligence pursuant to the contract.

Seller hereby provides its consent for Buyer to pursue said rezoning and/or a master plan amendment if required, with all associated costs incurred to be borne by Buyer.

Agreed to this 27th day of January, 2016

Seller:
Myriad Capital, LLC

Christina Florence
by:

Limited liability

State of _____ County of _____ ss:

On this date, _____, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of **Myriad Capital, LLC**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement.

Notary Public

DOCUMENT NOTARIZED IN CALIFORNIA
Please See Attached CA Notary Certification

DOCUMENT NOTARIZED IN CALIFORNIA
Please See Attached CA Notary Certification

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

S.S.

On January 27, 2016 before me, Dianne Sue Barber, Notary Public,
(Name of Notary Public Title)

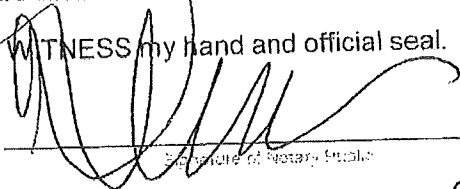
personally appeared Christina Florence
(Name of Signer #1)

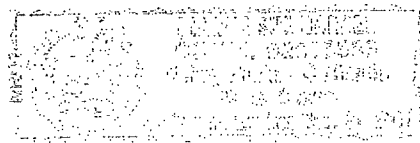
(Name of Signer #2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


(Signature of Notary Public)



See

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
(Title)
☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
(Name of Person(s) Entitled to Make Representation)

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

Zoning Amendment Application (cont. pg 2.)

PROJECT DESCRIPTION

A statement declaring the purpose for the amendment.

The purpose for the amendment is to change the zoning from Commercial Business “CB” to Residential Mixed Use- 45 “RMU-45”.

A description of the proposed use of the property being rezoned.

Applicant intends to redevelop the 500 East 2100 South (parcels 527, 531,537,543,551,555,559) to first floor /ground level retail/restaurant use with market rate residential apartment units above the retail/restaurant on floors 2,3,4.

List the reasons why the present zoning may not be appropriate for the area. The master plan for this dynamic neighborhood envisions retail, restaurant and residential uses. While only less than one mile from the revitalized Sugar House commercial shopping area; this section of Sugar House has seen no new development.

None of the existing retail has been improved and there has been no new residential development. The reason for this is that there needs to be a new development in this underutilized section of 2100 S. that serves as an anchor for the neighborhood and creates new development. The existing zoning with its low caps on max square feet allowed and building height limitations prevents any single development from having the impact to trigger the revitalization of the area. Our site with the right zoning of Residential Mixed Use-45 is perfect for this. We have 306 feet of frontage on 2100 South and we propose to knock down all existing buildings and replace them with ground floor retail and restaurant use extending the entire 306 feet of the property with three floors of high end market rate apartments (60 units) on top. This project with it's first floor retail and restaurants would bring the urban feel to the area and would help spur future development up and down 2100 S. Residents of the apartments will enjoy the walkable proximity to the S line (trax). It would become a very attractive place for the working professional to live and commute. This type of Residential Mixed Use project can only be achieved with a change in zoning from "CB" to "RMU-45". Under the current zoning of "CB", the only option on this site would be to fix up the existing class "C" retail buildings on the land creating no change in the neighborhood as envisioned by the master plan.

Is the request amending the Zoning Map? If so please list the parcel numbers to be changed.

500 East 2100 South and associated parcels 527, 531,537,543, 551,555 & 559 would be changed from "CB" to "RMU-45"

Is the request amending the text of the Zoning Ordinance?

No.

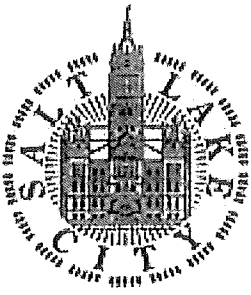
REDONDO

2100 S

CB

LE

DE



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: Feb 03, 2016

SOJOURN DEVELOPMENT LLC

PLANNING COMMISSION

2843 SACKETT DR
PARK CITY, UT 84098

Project Name: SUGAR HOUSE MIX USE

Project Address: 559 E 2100 S

Detailed Description:



* P L N P C M 2 0 1 6 - 0 0 0 8 1 *

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1310263							
Filing Fee	1	06	00900	125111	\$971.00	\$0.00	\$971.00
News Notice	1	06	00900	1890	\$100.00	\$0.00	\$100.00
Total for invoice 1310263					\$1,071.00	\$0.00	\$1,071.00
Total for PLNPCM2016-00081					\$1,071.00	\$0.00	\$1,071.00

OFFICE USE ONLY

Intake By: AA1589

CAP ID #

PLNPCM2016-00081

Total Due: \$1,071.00



* P L N P C M 2 0 1 6 - 0 0 0 8 1 *

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Treasurer's Office
Rep# 1352880
PL NPCM2016-00081 Check
\$1,071.00 2/3/2016

Please Keep
This Box Clear



Location: Salt Lake County, UT

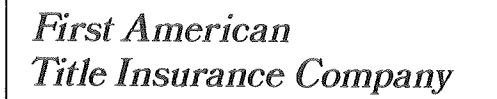
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- PARCEL 1
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- PARCEL 4
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- PARCEL 8
- PARCEL 9









NOT TO SCALE


This map may or may not be an accurate description or identification of the land and is not intended nor may be it relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance on use of this map.



Location: Salt Lake County, UT

Legend

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 03/27/2000 #7603872
Bk8350 Pg7920 (Right Of Way)



This map may or may not be an accurate description or identification of the land and is not intended nor may it be relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

ATTACHMENT E: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY

Subject Properties:

The two properties located at 527-533 East 2100 South are currently utilized as a single-family residence and its associated yard. The house is a one and a half story bungalow-style structure and dates to approximately 1923.

The remaining properties, located at 537-553 East 2100 South, are more commercial in nature and are presently used as private athletic training facilities. These buildings were built in the 1970s.

North of the Subject Properties:

The properties immediately to the north of the subject properties are all single-family residences. All of these properties are zoned R-1-5000 and front on to Redondo Ave.

West of the Subject Properties:

To the west of the subject properties, there are two single family residences and a convenience store. These properties front on to 2100 South, and are zoned CB (Community Business) district.

East of the Subject Properties:

To the east of the subject property, along 2100 South, there is a restaurant specializing in barbecued meat. Beyond this building there are several single family residential buildings. These properties are zoned in the CB (Community Business) district.

South of the Subject Properties:

To the south of the subject property, across 2100 South, there is a business addressing the sale and service of scooters as well as one which focuses on automotive repair and service. All of these properties are zoned in the CB (Community Business) district.

CURRENT CB ZONING STANDARDS

The properties proposed for rezoning are currently zoned CB (Community Business). The following table provides the general yard and bulk requirements for the proposed mixed use type of development within that zoning district.

CB Development Standards (21A.26.030)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE BUFFERS
No minimum.	No minimum. Lots over 4 acres allowed only through CBSD process.	No minimum.	10' minimum	None required for interior parcels.	30'	No maximum.	7', when abutting a single or two-family zone. Front and corner side yards must be landscaped.

PROPOSED RMU-35 ZONING STANDARDS

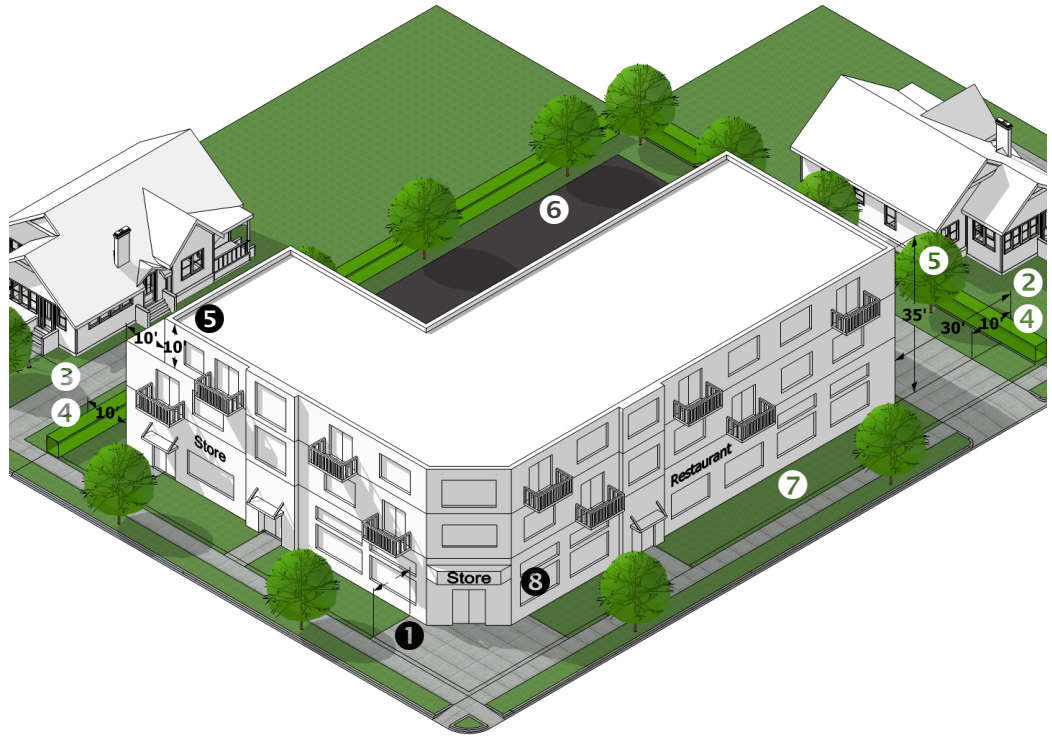
The applicant is proposing to rezone the subject properties to RMU-35 (Residential/Mixed Use). The development standards for that zone are the following:

RMU-35 Development Standards (21A.26.164)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE BUFFERS
50 ' min (for a multi-family development)	5000 sq ft for new lots	5' min, 15' max	25% of lot depth (not more than 30')	10' + 1' for every foot increase above 25' (when abutting a single or two family residential districts. No set back otherwise) Corner side yard: 5' min and 15' max	35' max (when abutting a single or two-family zone)	80% max (at least 20% has to remain as open space)	When abutting a single or two-family zone, landscape buffers are required.

R-MU-35

RESIDENTIAL/ MIXED USE

REGULATIONS FOR DEVELOPMENT NEXT TO SINGLE/TWO-FAMILY ZONES



Development Examples

Zoning Diagram of Mixed Use Building Next to a Single/Two-Family Zone

R-MU-35 Development Standards (21A.24.164) For Multi-family Residential & Mixed Uses

LOT WIDTH	LOT AREA	FRONT YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS ④	HEIGHT ⑤	SURFACE PARKING ⑥	OPEN SPACE ⑦	MIXED USE LIMITATION ⑧
Min 50'	5,000 sq ft min	Min 5' Max 15'	25% of lot depth, need not exceed 30'	10' next to single/two-family residential zones	10' next to single/two-family residential zones	35' max; 25' max at 10' side yard setback next to single/two-family zones*	Located behind front line of the building	Min 20% of lot area, includes yards, plazas, and courtyards	Non-residential use limited to 1st floor

*Additional height beyond 25' (up to 35') must be setback or stepped 1' horizontally for every 1' of additional height.

R-MU-35 Building Design Standards*

GROUND FLOOR GLASS	GROUND FLOOR ACTIVE USES	GROUND FLOOR BUILDING MATERIALS	ENTRANCES	MAXIMUM LENGTH OF BLANK WALLS	BUILDING EQUIPMENT & SERVICE AREAS	PARKING STRUCTURES
60% glass & non-reflective, allows 5' of visibility into building	75% of ground floor facade must include uses other than parking; shall extend min 25' into building	80% shall be clad in durable materials, i.e. brick, masonry, textured/patterned concrete or cut stone	Min 1 entry for each street facing facade; additional entry required for each 75' of facade	No blank walls over 15' long; must be broken up by windows, doors, art, or architectural detailing.	On roof or in rear yard, sited to minimize visibility or integrated into design	Unattached parking structures shall be setback 45' from front property line or behind building

*These design standards apply for new construction, additions of 1,000 sq ft or more that extend a street facing building facade, or additions that increase the height of an existing building.

The above information is a synopsis of the draft regulations. Please see the zoning ordinance for the complete regulations.

ATTACHMENT F: 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;	Proposal is consistent with the purpose, goals, etc. of the adopted planning documents	<p>Please see the “Discussion” of this staff report regarding applicable master plan policies and goals.</p> <p>As discussed, staff finds that the proposed zoning amendment is consistent with the purposes, goals, objectives, and policies of the <i>Central Community Master Plan</i> and other adopted planning documents</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Proposal does further the specific purpose statements of the zoning ordinance.	<p>There is strong accord between the location of the proposed zoning district and the location criteria of the zone. Though the RMU-35 zone would be located directly adjacent to a single family residential neighborhood, it is designed to serve as a buffer between low density residential and more intense land uses and high-capacity streets.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	New development under the amended zoning would have a similar, and quite possibly lesser, impact than redevelopment under current zoning.	<p>As addressed in the issues and discussion sections of the staff report, the amendment and text change would have limited impact on adjacent properties. Though new development could be built 5 feet higher under the proposed zoning, increased setbacks serve to mitigate the impact on adjacent properties, particularly those to the north.</p>
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable	Complies	<p>The property is not located within an overlay zoning district that imposes additional standards.</p>

overlay zoning districts which may impose additional standards		
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	<p>The subject property is located within an area of Salt Lake City where public facilities and services already exist.</p> <p>Redevelopment of these properties, such as mixed use or multi-family development may require upgrading utilities and drainage systems that serve the properties.</p>

ATTACHMENT G: PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Notice of Application to Liberty Wells Community Council:

A notice of application was sent to the Liberty Wells Community Council chairperson, Valerie Vaughn, on April 4, 2016. The Community Council was given 45 days to respond with any concerns or request staff to meet with them and discuss the proposed rezoning and text amendment.

Liberty Wells Community Council Meeting (1)

At this meeting, held on March 9, the applicant was requesting a rezone to RMU-45. There was a significant amount of discussion about the scale of development this would permit, with mostly negative sentiments being expressed. Staff answered several questions about different zoning districts and the process.

Planning Division Open House

Owing to the site's location near the boundary of multiple community council districts, an open house was held on April 17, 2016. Four community members signed in as attending, with most requesting additional information about the project and process. At this point, the applicant was still requesting a rezone to RMU-45.

Liberty Wells Community Council Meeting (2)

Based on feedback from the community and dialogue with planning staff, the applicant revised their petition to request a rezone to RMU-35. In the interest of ensuring full public information and feedback, the applicant attended the May 11 Liberty Wells Community Council Meeting. At this meeting, a vote was held in support of the applicant's petition, as per the attached minutes. Staff offered information comparing the existing zoning to that proposed and answered questions regarding process.

Notice of the public hearing for the proposal included:

Public hearing notice posted on June 9, 2016

Public notice posted on City and State websites and Planning Division listserve on June 9, 2016

Sign Posted at the Site on June 14, 2016

Public Input:

A modest amount of additional public input was received. Two calls seeking additional information and then offering qualified support were received. One call expressing opposition was received. Additionally, one email, included in this attachment, was received in opposition.

LIBERTY WELLS COMMUNITY COUNCIL
MEETING MINUTES – WEDNESDAY, 11-May-2016
Location: Tracy Aviary Education Center

Call to Order: Jeff Bair, Vice Chair and confirmation of a quorum of officers and board members. Valerie Vaughn is excused, she is on vacation.

Review of Minutes: Minutes from April 2016 were approved.

Public Safety Reports:

SLC Police Department: Report by Detective King

Detective King is filling in for Detective Cluff who is on vacation. We're seeing a lot of vehicle burglaries, petty thefts, and stuff taken from yards. It's summertime, people are out and about walking around. If you see anything suspicious, please report it. Keep vehicles locked, windows rolled up, and nothing visible in the car. Put outdoor equipment, toys away if you aren't outside and keep garage doors closed. With summertime, we'll get more solicitors. As you saw on the news, some of them can get aggressive. Solicitors must have a permit and it must be visible and on their person. Ask to see it. It's not acceptable for them to say their boss has it, they must have it with them.

We now have a dedicated east side bike patrol that will be patrolling around Liberty Park.

Detective Cluff can be reached at 801.799.3625 or CIUDistrict5@slcgov.com. Call 911 for emergencies, 801.799.3000 for non-emergencies.

Chair's Report: Jeff Bair reported on upcoming events:

May 14: Electronics Recycling and Pharmaceutical Recycling and Paper Shredding Event at Smiths on 455 South 500 East.

June 18: British Field Day here in Liberty Park, it is a car show of British cars. It's a lot of fun. We need volunteers. There was a question last month about a narrow vacant lot located at 1375 South 500 East. Jeff contacted the City and learned they had received plans for an 11 foot wide house, the most they could build because of setback requirements (4 feet on one side and 10 feet on the other side). They requested a variance so the second floor could be bigger but that was denied. Nothing more has happened yet.

There is also a developer proposing 8-unit condo development on 21st South and 2nd East on the north side of the street. We have invited them to come present next month and then we have 45 days to respond as an organization. It is currently an undeveloped lot, full of weeds.

Treasurer's Report: Steven Hunt reported a current balance of \$2,702.34. Please continue to contribute to fundraising by dropping used cell phones, printer cartridges, electronics on Steve's porch at 1713 South 500 East.

Green Urban Lunch Box: Jessica Collette, Program Manager, Pickfruit@gulb.org

Jessica explained the program for sharing produce from backyard gardens and fruit trees. Register your fruit tree with them, they will pick fruit for free and one third goes to homeowner, one third to volunteers and one third to hunger relief. They will also spray and prune at cost. They are also looking for volunteers in our area to be Neighborhood Hub Leaders, a Hub Leader is responsible for 10 trees.

2100 South Proposed Mixed-Use Development – Update: Anthony Riederer, Principal Planner, Planning Div., Community Development SLC Corp / Anthony.Riederer@slcgov.com

Anthony is accepting email comments from anyone on the revised plan for the proposed 550 E 2100 S mixed-used development.

Alec Harwin, the developer, commented that the community was opposed to height (45 feet) and density. We went back and revisited the idea, working with owner of the property. We can make it work with 35 feet. Now with a smaller project, might make more sense to have fewer, bigger, ownership units instead of rental units. Next step is to go before planning commission. It would be valuable to have community council support. They are also looking into privacy landscaping to make sure residents behind on Redondo have privacy.

Steve Hunt made a motion that we provide positive feedback to the planning commission on this development. Motion was seconded and passed with one naysaying vote. Jeff will talk to Valerie and we will get a letter written up to the planning commission.

Elevate Buildings Program: Ashley Miller Program Director from Breathe Utah & Wendy Lee, Salt Lake City Energy Advisor (wendy.lee@slcgov.com)

This is a program regarding economic competitiveness, air pollution, and energy efficiency. Ashley explained 39% of our winter air pollution is coming from homes and buildings. As vehicle emissions drop, homes and buildings are projected to grow to 63% of our pollution by 2050. An estimated 30% of energy in commercial buildings is wasted and this is a place we can see achievable results in our air quality. For more information about what you can do to help with this project and in your home, visit breatheutah.org.

Wendy explained what the city is doing about this. If all our commercial buildings would implement best practices, that would be the equivalent of taking 32,000 cars off the road. You can get more information on www.slcgov.com/opencityhall. There is also a survey you can take until May 31 to let your voice be heard about this issue.

Erin Mendenhall, City Council Representative: Contact Erin by email at Erin.Mendenhall@slcgov.com. Erin added to the above discussion on air quality that what we are doing as a city is aggressively renegotiating our contract with Rocky Mountain Power and hope to get more renewable power coming into the grid. The city is starting a feasibility study to see if we could significantly increase renewable energy for our city. There are 14 other cities doing this, and they have found the energy is actually cheaper than from the power company. Mayor proposed in her budget to eliminate solar permit fee for awhile, City Council still needs to pass it. There is a website solarsimplified.org that gives good, local information on solar energy if you are interested, it is a good starting place. The application to put in a bus turnout lane at Whittier Elementary School was not in the Mayor's recommended Capital Improvements Plan. Erin is looking into bringing it to the City Council. This turnout lane would alleviate major traffic issues with cars pulling around the buses because they get impatient but then they drive right into a crosswalk.

There is a huge need in the city for affordable housing. The council has this as one of their three key projects for this year. Budget should be finalized by the time Erin returns in July (she will be out of town during our June meeting).

The prison is coming, it will be past the landfill in the northwest quadrant. It will be near Great Salt Lake and because of wetlands, these buildings need to be sensitive to those issues. This new development is a huge opportunity to build buildings with great energy efficiency.

Water rates will be going up to pay for seismic retrofits of pipes.

Mayor's Office: Nate Salazar told us about a new Economic Development Director, Laura Fritz, who has been working in Maryland. She has a great background. Chief Brown was appointed as Police Chief (he's been acting chief since June).

Last month on April 18 we had our homeless site selection committee. This next piece is identifying criteria and potential sites for two new homeless resource centers. Those centers will have a cap of 250 spaces available, one specifically for single women and another specifically for single men. There will be community input opportunities. This should relieve some of the pressure on the Rio Grande facility that is serving over 1,000 people a day.

The Rio Grande facility will remain there. The Midvale shelter has only been open for winter, we will be moving this to year round operation to serve families. The Legislature gave us \$27 million over 3 years for homeless services. There will also be an online survey about this.

Mayor Biskupski presented her budget to the City Council on Tuesday. May 24 and June 7 are public comment meetings on the budget.

The Mayor's office has an open door, if you have concerns or issues, stop by and someone will be able to talk to you.

Jason Stevenson, School Board Candidate for Precinct 5

Primary Election will be held on June 28, vote by mail. Ballots must be mailed by June 27 or you can vote in person.

Safety – Chris Herrmann: A new neighborhood watch was formed in our area. They are between 5th and 7th East and from 17th South farther south, not sure how far south. If anyone is interesting in forming a neighborhood watch, contact Chris. Keep your garages closed, don't leave anything in sight. Most criminals are looking for easy opportunities. Call in graffiti. Jeff asked Detective King to follow up on NextDoor – is there a way to get an area smaller? Also, there is not a way on the SLC Mobile App on signs. There is a \$100 fine per sign per day for illegally posting signs.

Grants & Fundraising – DeWitt Smith: DeWitt is excused. Jeff reported that signs at entrances to our area are ready to go up, if we can get a nice weekend. They will be permanent banners that say Liberty Wells and they will be lit with solar power lights. The first two signs to go up will be (1) 5th East 21st South near the 7-11 and (2) at 13th South 7th East on the south east corner of Liberty Park. Volunteers will be needed for the First Encampment Celebration on July 23.

CERT: Megan Buhler reported that there are upcoming CERT classes starting in August. You can find more information about these classes at slccert.org.

Adjourned: 8:35 p.m.

Announcements:

08-June: Next Regular Council Meeting

18-June: British Field Day Fundraiser

23-July: First Encampment Celebration/Festival

Minutes submitted by Megan Buhler.

From: [REDACTED]
To: [Riederer, Anthony](#)
Subject: questions and concerns regarding 2100 S development
Date: Thursday, May 19, 2016 12:20:21 PM

Anthony,

My name is [REDACTED] at 540E Redondo ave. I was unable to attend the community meeting on May 11th, but got your email from a friend who attended. I was in the urban multiunit building industry for many years and have many questions and comments regarding the new planned development at 550E 2100S. Primarily the impact it will have on our quite small single family residential houses. I have met with an independent relater since finding out about the planned development and the impact upon my and our property values is not good. With estimated loss of 10%-25%. This development will literally be in my backyard. I bought a house to not live in an apartment or condo complex. With a growth of population density comes increased crime and negligence, increased traffic and use of infrastructure. This is not an ideal location for such a development at this time. As residents of the neighborhood, we are concerned with the decision to build at the location. Not only regarding the possible loss of property value and future ability to sell our homes, but the increased automotive and pedestrian traffic and personal vagrancy which will come with it. I have first hand experience regarding these matters and many more, and am concerned with the outcome of this development in regards to the people who own homes in the area. Many of the new developments remain not fully rented or owned after two years and are being changed into subsidized housing units. None of us want to see this happen to our neighborhood. This new development will not improve our neighborhood, but hurt it in the long run. The developers are just trying to capitalize on the urban condo bubble, the market is already almost saturated with units that sit empty due to unattainable asking prices or converted into subsidized housing. Downtown and Sugarhouse neighborhoods have been practically ruined by this type of development, and so will our community with the expansion of development. There are many more locations with higher desirability than this one.

I have worked in the urban development industry and know what problems and issues will arise when developers are allowed to takeover neighborhoods such as ours.

I have many, many more questions and concerns regarding the matter. Please contact me via email or telephone. My phone number is [REDACTED]

Thank you for your consideration.
[REDACTED] Liberty Wells resident.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Engineering

No comments received.

Zoning

No comments received.

Transportation

No comments received.

Public Utilities

No comments received.

Fire

No comments received.

ATTACHMENT I: MOTIONS

Potential Motions

Staff 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 favorable recommendation to the City Council for the proposed zoning and master plan amendments.

Not Consistent with Staff 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 negative recommendation to the City Council for the proposed zoning and master plan amendments.

(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 F 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, June 22, 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 126 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 JUNE 8, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Zenith 1 Planned Development 1176/1182 South 400 East** - A request by Mitchell Spence, the owner of the properties, for a Planned Development to create five lots to construct single family detached dwellings with reduced required rear yard setbacks, and four of the dwellings would not have frontage on a public street. The properties are located at the above listed addresses in the R-1/5000 (Single Family Development) zoning district within Council District 5, represented by Erin Mendenhall. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.) Case Number: **PLNSUB2015-01008**

2. **Apartment building Conditional Building and Site Design Review at approximately 974 E 2100 S.** - A request by John Gardiner for approval from the city for a new 126-unit multi-family apartment project. Specifically, the proposed development gross floor area (165,425 square feet) and building height (60 feet) requires additional consideration. In this zoning district (CSHBD2 Commercial Sugar House Business District), new construction of buildings that exceed 30 feet in height or 20,000 square feet in size are subject to the Planning Division's Conditional Building and Site Design Review (CBSDR) process outlined in chapter 21A.59 of the Salt Lake City Zoning Ordinance. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Molly Robinson at (801)535-7261 or molly.robinson@slcgov.com.) Case Number: **PLCPCM2016-00299**

Legislative Matters

3. **Master Plan and Zoning Map Amendment at approximately 550 East 2100 South** - A request by Alec Harwin, on behalf of Myriad Capital, for a Master Plan Amendment and Zoning Map Amendment at the above listed address. These amendments will allow for the development of a mixed-used project which will have ground floor retail along 2100 South and two stories of residential units above. The development will have between 30 and 44 residential units with appropriate parking to serve residents and visitors. Currently the land is used as an indoor recreational facility and a single-family home, and is zoned in the CB (Community Business) District. The proposed project will require a Master Plan Amendment and a Zoning Map Amendment. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.)
 - a. **Master Plan Amendment** - In order to build the project noted above, a master plan amendment is required. The site is addressed in the Central Community Master Plan and is currently designated Community Commercial. The proposal is to amend the Future Land Use map of the Central Community Master Plan such that the project site, the properties between 527 East 2100 South and 559 East 2100 South, is indicated as Medium-Density Residential Mixed Use. Case Number: **PLNPCM2016-00080**
 - b. **Zoning Map Amendment** - In order to build the project noted above, a Zoning Map Amendment is required to allow the development of the proposed mixed-use residential project, as outlined above. The site is currently zoned CB (Community Business), and the applicant is requesting the site be rezoned to RMU-35 (Residential/Mixed Use). Case Number: **PLNPCM2016-00081**
4. **Map Amendment at approximately 475 S 300 East** - A request by Salt Lake City Corporation, represented by Daniel Rip to amend a small portion of the subject lot located at the above listed address. The purpose of the amendment is to rezone the portion to TSA-UC-C, so that it is consistent with the zoning of the parcels to the north. The subject property is located in the PL-2 (Public Lands) Zoning District and is located in Council District #4, represented by Derek Kitchen. (Staff contact: Kelsey Lindquist at (801)535-7930 or kelsey.lindquist@slcgov.com.) Case Number: **PLNPCM2016-00303**
5. **Accessory Dwelling Units Amendment** - A request by Salt Lake City to broaden and clarify accessory dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 and MU. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case Number: **PLNPCM2014-00447**

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/CED/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.

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
Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, June 22, 2016

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:29:54 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Emily Drown, Vice Chairperson Andres Paredes; Commissioners Maurine Bachman, Michael Fife,Carolynn Hoskins, Matt Lyon and Clark Ruttinger. Commissioners Angela Dean, Michael Gallegos, Jamie Bowen and Ivis Garcia were excused.

Planning Staff members present at the meeting were Ms. Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Michael Maloy, Senior Planner; Molly Robinson, Urban Designer, Anthony Riederer, Principal Planner; Amy Thompson, Principal Planner; Kelsey Lindquist, Associate Planner, Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Michael Fife and Clark Ruttinger. Staff members in attendance were Nick Norris, Doug Dansie and Wayne Mills and JP Goates.

The following sites were visited:

- **1176/1182 South 400 East** - Staff gave an overview of the proposal.
- **974 E 2100 S.** - Staff gave an overview of the proposal.
- **550 East 2100 South** - Staff gave an overview of the proposal.
- **475 S 300 East** - Staff gave an overview of the proposal.

APPROVAL OF THE JUNE 8, 2016, MEETING MINUTES. [5:30:23 PM](#)
MOTION [5:30:28 PM](#)

Commissioner Fife moved to approve the June 8, 2016, meeting minutes. Commissioner Bachman seconded the motion. The motion passed unanimously. Commissioners Hoskins and Paredes abstained from voting as they were not present at the meeting.

Meeting minutes are excerpted until pertinent agenda item.

Meeting minutes are excerpted until pertinent agenda item.

7:03:51 PM

Master Plan and Zoning Map Amendment at approximately 550 East 2100 South -

A request by Alec Harwin, on behalf of Myriad Capital, for a Master Plan Amendment and Zoning Map Amendment at the above listed address. These amendments will allow for the development of a mixed-used project which will have ground floor retail along 2100 South and two stories of residential units above. The development will have between 30 and 44 residential units with appropriate parking to serve residents and visitors. Currently the land is used as an indoor recreational facility and a single-family home, and is zoned in the CB (Community Business) District. The proposed project will require a Master Plan Amendment and a Zoning Map Amendment. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.)

- a. Master Plan Amendment - In order to build the project noted above, a master plan amendment is required. The site is addressed in the Central Community Master Plan and is currently designated Community

Commercial. The proposal is to amend the Future Land Use map of the Central Community Master Plan such that the project site, the properties between 527 East 2100 South and 559 East 2100 South, is indicated as Medium-Density Residential Mixed Use. Case Number: PLNPCM2016-00080

- b. Zoning Map Amendment - In order to build the project noted above, a Zoning Map Amendment is required to allow the development of the proposed mixed-use residential project, as outlined above. The site is currently zoned CB (Community Business), and the applicant is requesting the site be rezoned to RMU-35 (Residential/Mixed Use). Case Number: PLNPCM2016-00081**

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 favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- The depth of the lot.

Mr. Alec Harwin, and Mr. Taylor Florence, applicants, reviewed the proposal and the use of the property.

PUBLIC HEARING [7:13:33 PM](#)

Chairperson Drown opened the Public Hearing

The following people spoke to the petition: Mr. George Chapman, Mr. Jason Peacock, Ms. Teresa Brown, Mr. Jon Liljanquist, Mr. Paul Wright, Mr. Mike Stidham, Ms. Pandora Holder, Ms. Lisa Hunsaker, Mr. Maxwell Loll, Mr. Randy Connell, Mr. Matt Oconner, Mr. Steven Roton, and Mr. Randolph Dwight Connell.

The following comments were made:

- The height of the proposal would block the privacy of the neighborhood.
- Would increase the traffic in the East Redondo area.
- Development did not fit with the area and would impede on the privacy of the neighboring properties.
- Parking would be an issue for the area.
- Please reject the proposal as it will not improve the area.
- People did not ride the Trolley and would drive to the area.
- The proposal affected the current tenants of the building and the landlord needed to hold up the current leases.
- The proposal would ruin the uniqueness of the neighborhood.
- This was an established neighborhood and proposal would cause issues for the area.

- The deep excavation around the older homes should be addressed and insured that they are not negatively affected in any manner.

Chairperson Drown closed the Public Hearing.

The Applicants stated they would following the building codes and ordinances required by the City to develop the property.

The Commission, Staff and Applicant discussed the following:

- The different zoning that would allow the requested height.
- The way the privacy of the neighbors would be protected.
- The number of units in the proposal.
- The proposal was only for the zoning not the actual development.
- The current parking for the property.
- The square footage allowed under the different zoning.
- How the construction of the development would affect the neighboring area.
- The different criteria used to consider rezones and proposals.
- The benefits of rezoning the property as requested.

MOTION [7:51:36 PM](#)

Commissioner Ruttinger stated regarding, PLNPCM20106-00080 and PLNPCM2016-00081 Master Plan Amendment and Zoning Map Amendment for six parcels at approximately 550 East 2100 South, 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 Bachman seconded the motion. Commissioners Fife, Ruttinger Bachman, Hoskins and Paredes voted aye. Commissioner Lyon voted nay. The motion passed 5-1.

Commissioner fife stated he was voting in favor to help move the building farther from the neighboring properties

Commissioner Lyon stated he was not in favor as there was not a answer to how big the foot print of the building was to be.

Commissioner Ruttinger thanked the public for their comments and hoped they felt the Commission had thought through the proposal to reach a better option for the area.

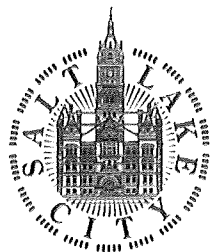
Ms. Shepard reviewed the next steps for the proposal and the additional public comments that could be shared with the City Council.

[7:53:57 PM](#)

Commissioner Paredes left for the evening,

[7:54:37 PM](#)

4. ORIGINAL PETITIONS



Master Plan Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Project #: Received By: Date Received:

PLNPCM2016-00080 A Anglin 2/3/16

Name of Master Plan Amendment:

Sugar House Mix Use

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

500 E. 2100 SOUTH SALT LAKE CITY, UTAH

Name of Applicant:

ALEC HARWIN

Phone:

757-406-8288

Address of Applicant:

2843 SACKETT DRIVE PARK CITY, UTAH 84098

E-mail of Applicant:

alecharwin@gmail.com

Cell/Fax:

757-406-8288

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect

☒ Other: Buyer under Contract

Name of Property Owner (if different from applicant):

M. TAYLOR FLORENCE MYRIAD CAPITAL, LLC

E-mail of Property Owner:

tflorence@marktaylor.biz

Phone:

916-358-9753

➔ **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 \$910 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:

SELLER'S AUTHORIZATION

Whereas Sojourn Development LLC, the "Buyer" has entered into a Real Estate Purchase Contract dated January 15, 2016 "the Contract" to purchase the parcel described as commercial buildings and associated parcels 527,531,537,543,552,555, & 559 E. 2100 South City of Salt Lake, the "Property" from Myriad Capital LLC, the "Seller".

Whereas Buyer intends to commence rezoning the Property to Residential Mixed Use-45 during Buyer's Due Diligence pursuant to the contract.

Seller hereby provides its consent for Buyer to pursue said rezoning and/or a master plan amendment if required, with all associated costs incurred to be borne by Buyer.

Agreed to this 27th day of January, 2016

Seller:
Myriad Capital, LLC

Christina Rose
by:

Limited liability

State of _____ County of _____ ss:

On this date, _____, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of **Myriad Capital, LLC**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement.

Notary Public

DOCUMENT NOTARIZED IN CALIFORNIA
Please See Attached CA Notary Certification

DOCUMENT NOTARIZED IN CALIFORNIA
Please See Attached CA Notary Certification

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

S.S.

On January 27, 2016 before me, Dianne Sue Barber, Notary Public,
Name of Notary Public Title
personally appeared Christina Florence
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

THROW

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name of the person(s) authorized to represent

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

Master Plan Amendment- Application

(cont. pg 2.)

Describe the proposed master plan amendment.

Applicant proposes to amend master plan from community commercial to a proposed Residential Mixed Use-45 “RMU-45”.

A statement declaring the purpose for the amendment.

Applicant intends to develop first floor ground level retail and restaurant use with three floors of residential use on top of the retail. In order to achieve this applicant needs to amend the master plan from community commercial to Residential Mixed Use-45.

Declare why the present master plan requires amending.

The master plan for this dynamic neighborhood envisions retail, restaurant and residential uses. While only less than one mile from the revitalized Sugar House commercial shopping area; this section of Sugar House has seen no new development. None of the existing retail has been improved and there has been no new residential

development. The reason for this is that there needs to be a new development in this underutilized section of 2100 S. that serves as an anchor for the neighborhood and creates new development. The existing zoning with its low caps on max square feet allowed and building height limitations prevents any single development from having the impact to trigger the revitalization of the area. Our site with the right zoning of Residential Mixed Use-45 is perfect for this. We have 306 feet of frontage on 2100 South and we propose to knock down all existing buildings and replace them with ground floor retail and restaurant use extending the entire 306 feet of the property with three floors of high end market rate apartments (60 units) on top. This project with it's first floor retail and restaurants would bring the urban feel to the area and would help spur future development up and down 2100 S. Residents of the apartments will enjoy the walkable proximity to the S line (trax). It would become a very attractive place for the working professional to live and commute. This type of Residential Mixed Use project can only be achieved with a change in zoning from "CB" to "RMU-45". Under the current zoning of "CB", the only option on this site would be to fix up the existing class "C" retail buildings on the land creating no change in the neighborhood as envisioned by the master plan.

Is the request amending the Land Use Map? If so, please list the parcel numbers to be changed.

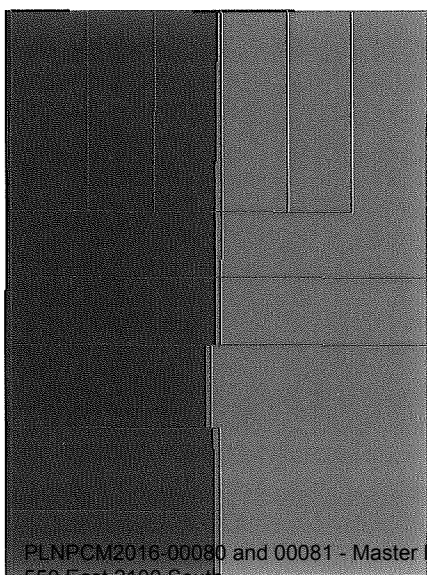
Yes. Community Commercial to RMU-45. Parcels (527, 531, 537, 543, 551, 555, & 559)

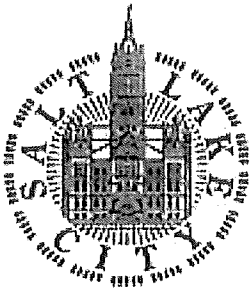
Is the request amending the text of the master plan? If so, please include exact language to be changed.
No.

REDONDO

2100 S

CB





SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700

P.O. Box 145471 Fax : (801) 535-7750

Salt Lake City, Utah 84114

Date: Feb 03, 2016

SOJOURN DEVELOPMENT LLC

PLANNING COMMISSION

2843 SACKETT DR
PARK CITY, UT 84098

Project Name: SUGAR HOUSE MIX-USE

Project Address: 559 E 2100 S

Detailed Description:



* P L N P C M 2 0 1 6 - 0 0 0 8 0 *

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1310257							
Postage	218	06	00600	1890	\$106.82	\$0.00	\$106.82
Filing Fee	1	06	00900	125111	\$910.00	\$0.00	\$910.00
Total for invoice 1310257					\$1,016.82	\$0.00	\$1,016.82
Invoice Number: 1310259							
News Notice	1	06	00900	1890	\$100.00	\$0.00	\$100.00
Total for invoice 1310259					\$100.00	\$0.00	\$100.00
Total for PLNPCM2016-00080					\$1,116.82	\$0.00	\$1,116.82

OFFICE USE ONLY

Intake By: AA1589

CAP ID #

PLNPCM2016-00080

Total Due: \$1,116.82



www.slcpermits.com



* P L N P C M 2 0 1 6 - 0 0 0 8 0 *

Treasurer's Office
Ref# 1352881
PLNPCM2016-00080 Check
\$1,116.82 2/3/2016

Please Keep
This Box Clear



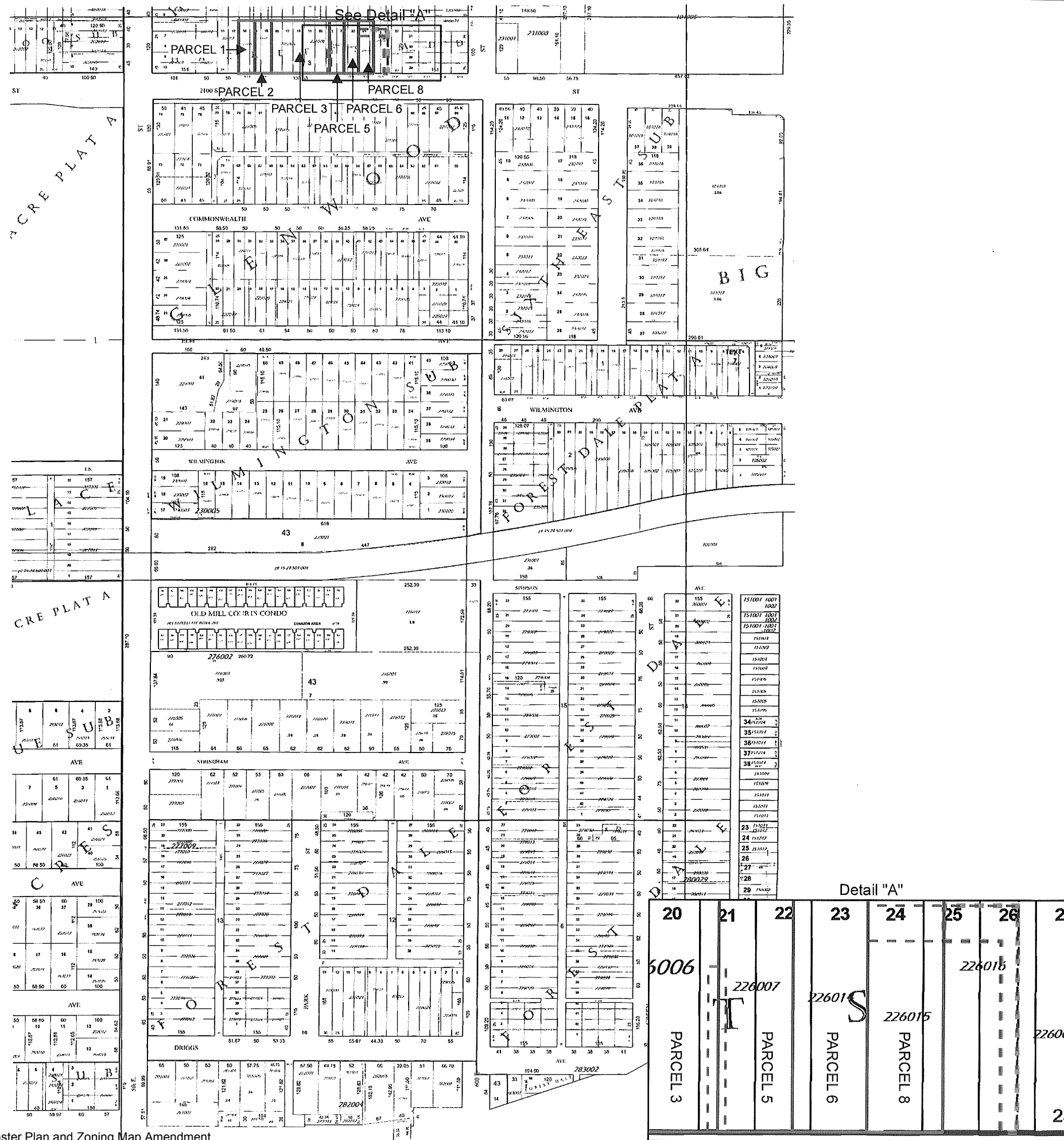
First American
Title Insurance Company

File No.: 772868

Location: Salt Lake County, UT

Legend

- PARCEL 1
- PARCEL 2
- PARCEL 3
- PARCEL 4
- PARCEL 5
- PARCEL 6
- PARCEL 7
- PARCEL 8
- PARCEL 9



NOT TO SCALE

This map may or may not be an accurate description or identification of the land and is not intended nor may be it relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.










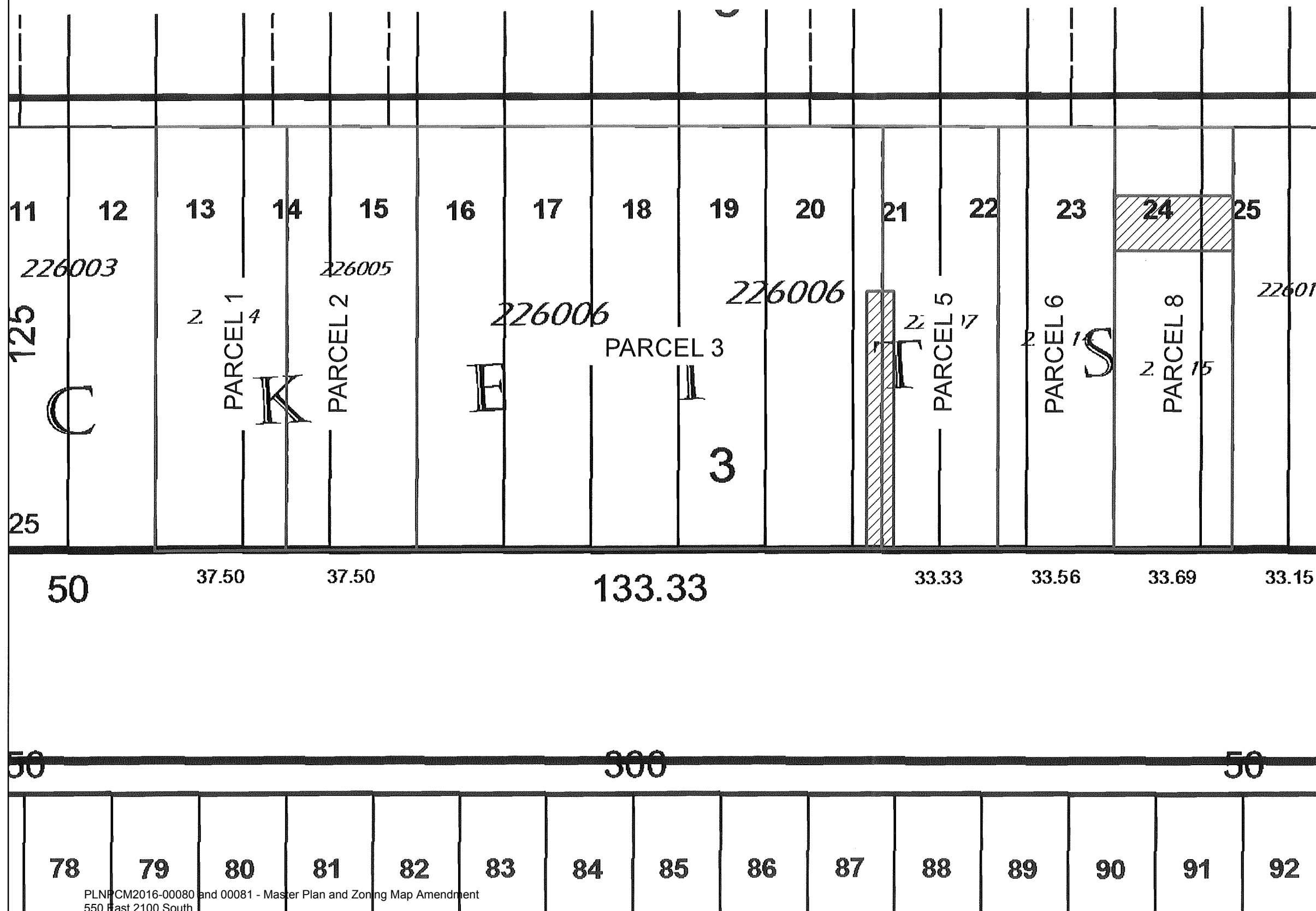
First American
Title Insurance Company

File No.: 772868

Location: Salt Lake County, UT

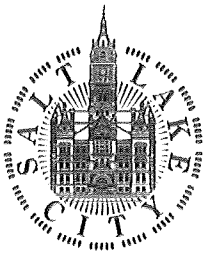
Legend

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-  PARCEL 6
-  PARCEL 8
-  03/27/2000 #7603872
Bk8350 Pg7920 (Right Of Way)



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NOT TO SCALE



Zoning Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Project #: PLNPCM2016-00081 Received By: A. Anglin Date Received: 2/3/16
Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area): 500 E 2100 SOUTH SALT LAKE CITY, UTAH
Name of Applicant: ALEC HARWIN Phone: 757-406-8288
Address of Applicant: 2843 SACKETT DRIVE PARK CITY, UTAH 84098
E-mail of Applicant: alecharwin@gmail.com Cell/Fax: 757-406-8288
Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other: Buyer Under Contract

Name of Property Owner (if different from applicant): M. TAYLOR FLORENCE MYRIAD CAPITAL, LLC
E-mail of Property Owner: tflorence@marktaylor.biz Phone: 916-358-9753

➔ **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 **\$971**. Plus additional fee for mailed public notices.
➔ Zoning amendments will be charged **\$121** per acre in excess of one acre.
➔ Text amendments will be charged **\$100** for newspaper notice.

SIGNATURE

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

Signature of Owner or Agent:

Date:

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)


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

SELLER'S AUTHORIZATION

Whereas Sojourn Development LLC, the "Buyer" has entered into a Real Estate Purchase Contract dated January 15, 2016 "the Contract" to purchase the parcel described as commercial buildings and associated parcels 527,531,537,543,552,555, & 559 E. 2100 South City of Salt Lake, the "Property" from Myriad Capital LLC, the "Seller".

Whereas Buyer intends to commence rezoning the Property to Residential Mixed Use-45 during Buyer's Due Diligence pursuant to the contract.

Seller hereby provides its consent for Buyer to pursue said rezoning and/or a master plan amendment if required, with all associated costs incurred to be borne by Buyer.

Agreed to this 27th day of January, 2016

Seller:
Myriad Capital, LLC

Christina Florence
by:

Limited liability

State of _____ County of _____ ss:

On this date, _____, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of **Myriad Capital, LLC**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement.

Notary Public

DOCUMENT NOTARIZED IN CALIFORNIA
Please See Attached CA Notary Certification

DOCUMENT NOTARIZED IN CALIFORNIA
Please See Attached CA Notary Certification

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

S.S.

On January 27, 2016 before me, Dianne Sue Barber, Notary Public,
(Name of Notary Public Title)

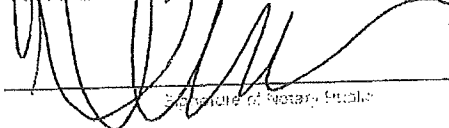
personally appeared Christina Florence
(Name of Signer #1)

(Name of Signer #2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


(Signature of Notary Public)



See

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
(Title)
☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
(Name of Person(s) Entitled to Make Representation)

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

Zoning Amendment Application (cont. pg 2.)

PROJECT DESCRIPTION

A statement declaring the purpose for the amendment.

The purpose for the amendment is to change the zoning from Commercial Business “CB” to Residential Mixed Use- 45 “RMU-45”.

A description of the proposed use of the property being rezoned.

Applicant intends to redevelop the 500 East 2100 South (parcels 527, 531,537,543,551,555,559) to first floor /ground level retail/restaurant use with market rate residential apartment units above the retail/restaurant on floors 2,3,4.

List the reasons why the present zoning may not be appropriate for the area. The master plan for this dynamic neighborhood envisions retail, restaurant and residential uses. While only less than one mile from the revitalized Sugar House commercial shopping area; this section of Sugar House has seen no new development.

None of the existing retail has been improved and there has been no new residential development. The reason for this is that there needs to be a new development in this underutilized section of 2100 S. that serves as an anchor for the neighborhood and creates new development. The existing zoning with its low caps on max square feet allowed and building height limitations prevents any single development from having the impact to trigger the revitalization of the area. Our site with the right zoning of Residential Mixed Use-45 is perfect for this. We have 306 feet of frontage on 2100 South and we propose to knock down all existing buildings and replace them with ground floor retail and restaurant use extending the entire 306 feet of the property with three floors of high end market rate apartments (60 units) on top. This project with it's first floor retail and restaurants would bring the urban feel to the area and would help spur future development up and down 2100 S. Residents of the apartments will enjoy the walkable proximity to the S line (trax). It would become a very attractive place for the working professional to live and commute. This type of Residential Mixed Use project can only be achieved with a change in zoning from "CB" to "RMU-45". Under the current zoning of "CB", the only option on this site would be to fix up the existing class "C" retail buildings on the land creating no change in the neighborhood as envisioned by the master plan.

Is the request amending the Zoning Map? If so please list the parcel numbers to be changed.

500 East 2100 South and associated parcels 527, 531, 537, 543, 551, 555 & 559 would be changed from "CB" to "RMU-45"

Is the request amending the text of the Zoning Ordinance?

No.

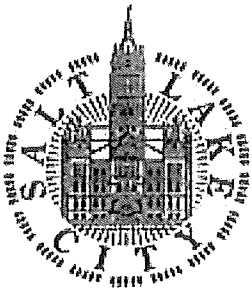
REDONDO

2100 S

CB

LE

DE



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: Feb 03, 2016

SOJOURN DEVELOPMENT LLC

PLANNING COMMISSION

2843 SACKETT DR
PARK CITY, UT 84098

Project Name: SUGAR HOUSE MIX USE

Project Address: 559 E 2100 S

Detailed Description:



* P L N P C M 2 0 1 6 - 0 0 0 8 1 *

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1310263							
Filing Fee	1	06	00900	125111	\$971.00	\$0.00	\$971.00
News Notice	1	06	00900	1890	\$100.00	\$0.00	\$100.00
Total for invoice 1310263					\$1,071.00	\$0.00	\$1,071.00
Total for PLNPCM2016-00081					\$1,071.00	\$0.00	\$1,071.00

OFFICE USE ONLY

Intake By: AA1589

CAP ID #

PLNPCM2016-00081

Total Due: \$1,071.00



* P L N P C M 2 0 1 6 - 0 0 0 8 1 *

www.slcpemits.com

Treasurer's Office
Rep# 1352880
PL NPCM2016-00081 Check
\$1,071.00 2/3/2016

Please Keep
This Box Clear












First American
Title Insurance Company

File No.: 772868

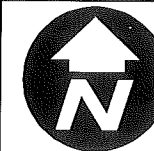
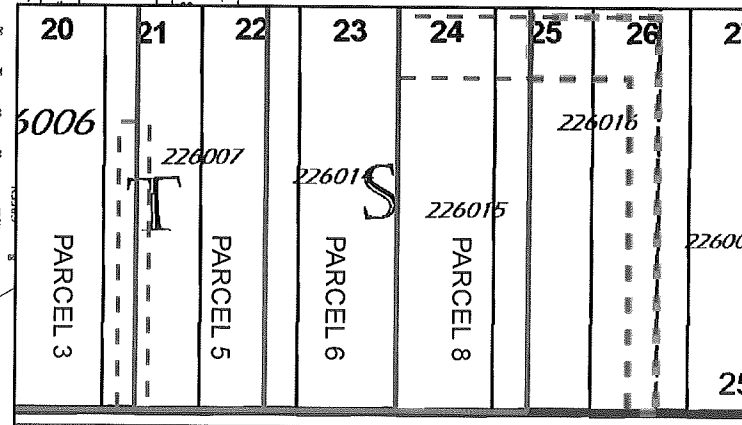
Location: Salt Lake County, UT

Legend

-  PARCEL 1
-  PARCEL 2
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-  PARCEL 6
-  PARCEL 7
-  PARCEL 8
-  PARCEL 9



Detail "A"



NOT TO SCALE

This map may or may not be an accurate description or identification of the land and is not intended nor may be it relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.










First American
Title Insurance Company

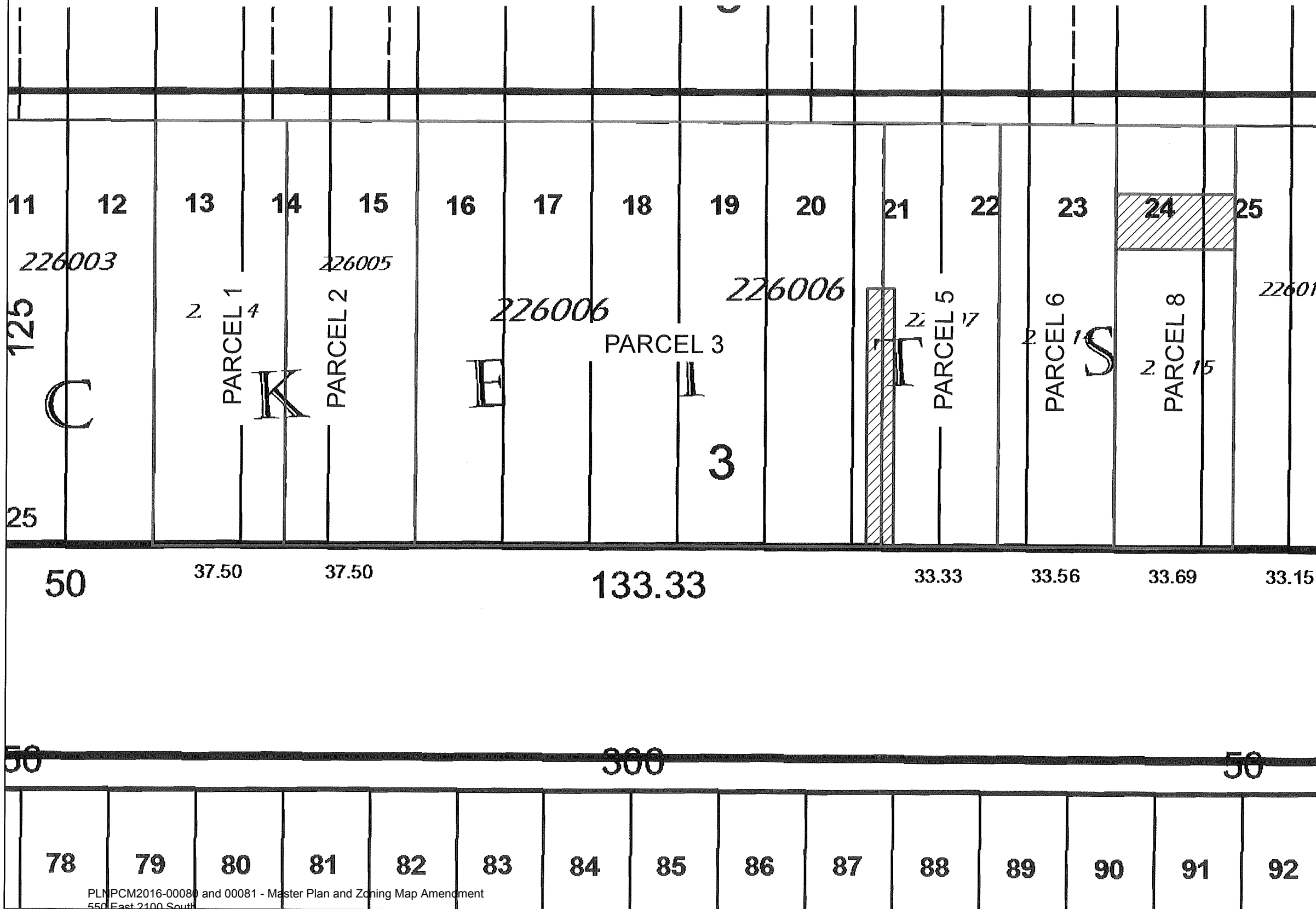
File No.: 772868

Location: Salt Lake County, UT

Legend

-  PARCEL 1
-  PARCEL 2
-  PARCEL 3
-  PARCEL 5
-  PARCEL 6
-  PARCEL 8

 03/27/2000 #7603872
Bk8350 Pg7920 (Right Of Way)



NOT TO SCALE

This map may or may not be an accurate description or identification of the land and is not intended nor may be it relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

5. MAILING LIST

Name	Address1	Address2	City	State	ZipCode
MYRIAD CAPITAL, LLC	850 IRON POINT RD #114	FOLSOM, CA 95630	FOLSOM	CA	95630
MYRIAD CAPITAL LLC	850 IRON POINT RD #114	FOLSOM, CA 95630	FOLSOM	CA	95630
MYRIAD CAPITAL LLC	850 IRON POINT RD #114	FOLSOM, CA 95630	FOLSOM	CA	95630
MYRIAD CAPITAL LLC	850 IRON POINT RD #114	FOLSOM, CA 95630	FOLSOM	CA	95630
MYRIAD CAPITAL LLC	850 IRON POINT RD #114	FOLSOM, CA 95630	FOLSOM	CA	95630
MYRIAD CAPITAL LLC	850 IRON POINT RD #114	FOLSOM, CA 95630	FOLSOM	CA	95630
MCDONALD, KERRI A	460 PARK BLVD	UKIAH, CA 95482-4256	UKIAH	CA	95482-4256
HARRIS, JUDY; TR	18 PARADISE COVE	ALPINE, UT 84004	ALPINE	UT	84004
WESTCO INVESTMENTS LLC	2457 E LEXINGTON CIR	HOLLADAY, UT 84124-1889	HOLLADAY	UT	84124-1889
WESTCO INVESTMENTS LLC	2457 E LEXINGTON CIR	HOLLADAY, UT 84124-1889	HOLLADAY	UT	84124-1889
PIERCE, B NIELSON & G WADE; JT	4763 S CHESTNUT GLEN DR	MURRAY, UT 84107-4238	MURRAY	UT	84107-4238
BURROW-SANCHEZ, JASON J	1626 S 1400 E	SALT LAKE CITY, UT 84105-2645	SALT LAKE CITY	UT	84105-2645
ROBERT EVANS HOLDING CO LLC	565 E 2100 S	SALT LAKE CITY, UT 84106-1422	SALT LAKE CITY	UT	84106-1422
ROBERT EVANS HOLDING CO LLC	567 E 2100 S	SALT LAKE CITY, UT 84106-1422	SALT LAKE CITY	UT	84106-1422
CHITRATONT, VIPADA	830 E 900 S	SALT LAKE CITY, UT 84105-1302	SALT LAKE CITY	UT	84105-1302
JCT ENTERPRISES LC	PO BOX 520807	SALT LAKE CITY, UT 84152-0807	SALT LAKE CITY	UT	84152-0807
CONNELL, RANDOLPH D	524 E REDONDO AVE	SALT LAKE CITY, UT 84115-2927	SALT LAKE CITY	UT	84115-2927
KELLY, ALEXIS	526 E REDONDO AVE	SALT LAKE CITY, UT 84115-2927	SALT LAKE CITY	UT	84115-2927
PEACOCK, JASON & ROBIN; JT	532 E REDONDO AVE	SALT LAKE CITY, UT 84115-2927	SALT LAKE CITY	UT	84115-2927
PINTO, ADRIANA E & BARNES, LAWRENCE; JT	536 E REDONDO AVE	SALT LAKE CITY, UT 84115-2927	SALT LAKE CITY	UT	84115-2927
LOLL, MAXWELL R	540 E REDONDO AVE	SALT LAKE CITY, UT 84115-2927	SALT LAKE CITY	UT	84115-2927
DEVERALL, JULIE M	544 E REDONDO AVE	SALT LAKE CITY, UT 84115-2927	SALT LAKE CITY	UT	84115-2927
LILJENQUIST, JON E; TR	554 E REDONDO AVE	SALT LAKE CITY, UT 84115-2927	SALT LAKE CITY	UT	84115-2927
WRIGHT, HELENE E & PAUL E; JT	558 E REDONDO AVE	SALT LAKE CITY, UT 84115-2927	SALT LAKE CITY	UT	84115-2927
Resident	550 E REDONDO AVE	Salt Lake City, UT 84105-2927	Salt Lake City	UT	84105-2927
Resident	564 E REDONDO AVE	Salt Lake City, UT 84105-2927	Salt Lake City	UT	84105-2927
Resident	568 E REDONDO AVE	Salt Lake City, UT 84105-2927	Salt Lake City	UT	84105-2927
Resident	523 E 2100 S	Salt Lake City, UT 84106-1422	Salt Lake City	UT	84106-1422
Resident	531 E 2100 S	Salt Lake City, UT 84106-1422	Salt Lake City	UT	84106-1422
Resident	537 E 2100 S	Salt Lake City, UT 84106-1422	Salt Lake City	UT	84106-1422
Resident	543 E 2100 S	Salt Lake City, UT 84106-1422	Salt Lake City	UT	84106-1422
Resident	551 E 2100 S	Salt Lake City, UT 84106-1422	Salt Lake City	UT	84106-1422
Resident	555 E 2100 S	Salt Lake City, UT 84106-1422	Salt Lake City	UT	84106-1422
Resident	551 E 2100 S	Salt Lake City, UT 84106-1422	Salt Lake City	UT	84106-1422
Resident	555 E 2100 S	Salt Lake City, UT 84106-1422	Salt Lake City	UT	84106-1422

Resident	522 E 2100 S	Salt Lake City, UT 84106-1423	Salt Lake City	UT	84106-1423
Resident	534 E 2100 S	Salt Lake City, UT 84106-1423	Salt Lake City	UT	84106-1423
Resident	544 E 2100 S	Salt Lake City, UT 84106-1423	Salt Lake City	UT	84106-1423
Resident	556 E 2100 S	Salt Lake City, UT 84106-1423	Salt Lake City	UT	84106-1423
Resident	558 E 2100 S	Salt Lake City, UT 84106-1423	Salt Lake City	UT	84106-1423
Resident	560 E 2100 S	Salt Lake City, UT 84106-1423	Salt Lake City	UT	84106-1423