



**CITY COUNCIL TRANSMITTAL**

Lisa Shaffer

Lisa Shaffer, Chief Administrative Officer

**Date Received:** 12/30/2020

**Date sent to Council:** 1/6/2020

**TO:** Salt Lake City Council  
Amy Fowler, Chair

**DATE:**

**FROM:** Blake Thomas, Director, Department of Community & Neighborhoods

**SUBJECT:** Zoning Map Amendment located at approximately 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys, Petition PLNPCM2019-01137 and PLN2020-00442

**STAFF CONTACT:** Amy Thompson, Senior Planner, [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com), 385-226-9001 and Chris Earl, Associate Planner, [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com), 385-386-2760

**DOCUMENT TYPE:** Ordinance

**RECOMMENDATION:** That the City Council follow the recommendation of the Planning Commission to amend the zoning map (with conditions) to R-MU (Residential Mixed Use) from the current designation of M-1 (Light Manufacturing) for the properties located at approximately 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys.

**BUDGET IMPACT:** None.

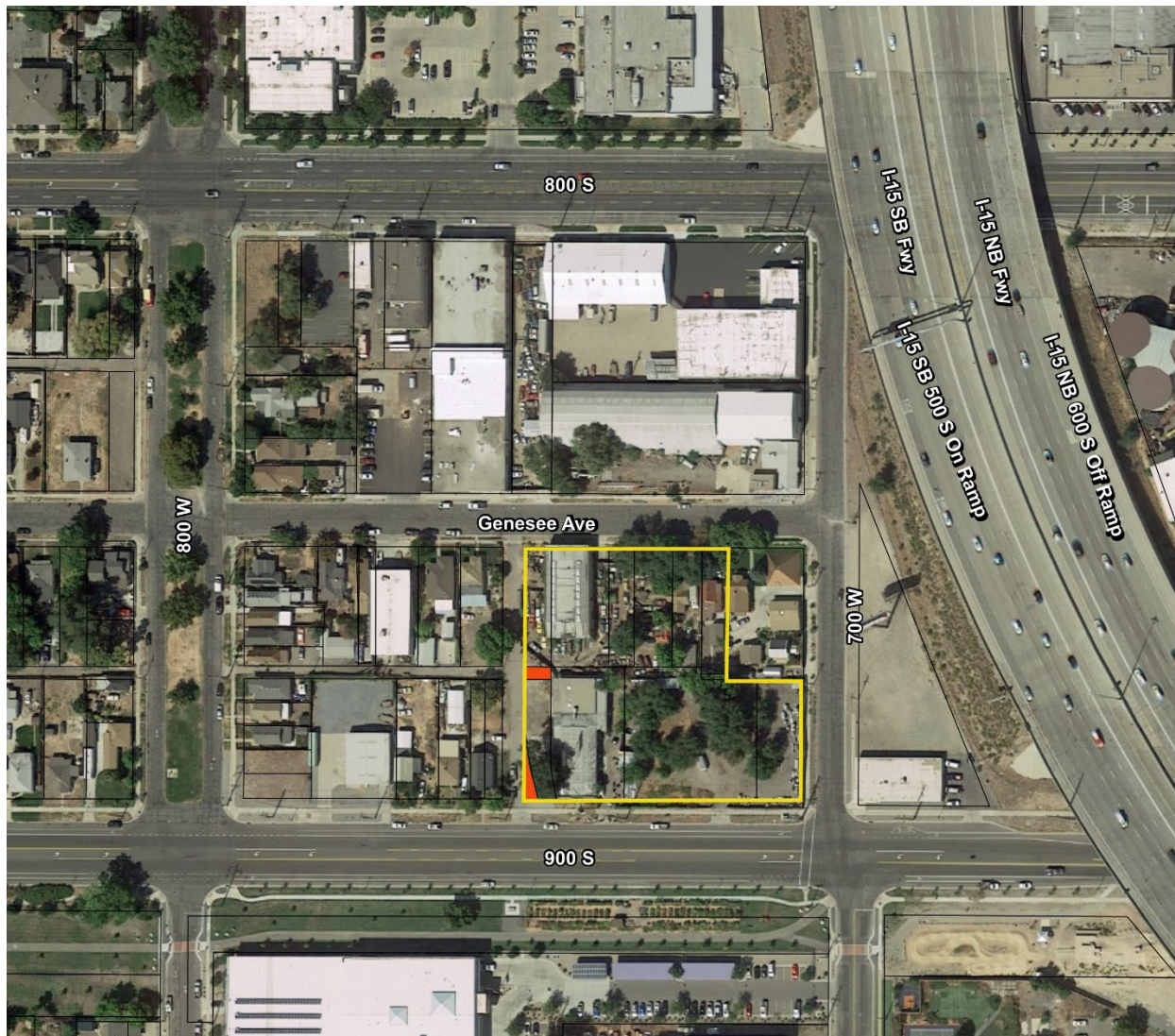
**BACKGROUND/DISCUSSION:**

The property owner, Maximilian Coreth, is requesting to rezone twelve parcels and portions of city owned public alley from the current M-1 (Light Manufacturing) zoning designation to R-MU (Residential Mixed Use).

There are two existing commercial buildings on the site that are planned to be rehabilitated for restaurant and retail type uses that are currently permitted under the current M-1 zoning designation as well as the proposed R-MU zoning designation. The purpose of the rezone request

is to accommodate future development of the vacant eastern portion of the site for high density multi-family residential. Residential uses are not permitted in the existing M-1 zoning designation. The developer has not proposed a specific development plan as part of the rezone application.

The proposal includes two petitions, both to amend the zoning map for the subject properties from M-1 to R-MU. The first application includes ten parcels and a portion of a city owned alley, and the second petition is to rezone two additional properties and a portion of a city owned alley.



*Subject properties are highlighted in yellow. The orange areas identify portions of the city owned alley included in the rezone request.*

The properties could currently be developed for light industrial uses under the M-1 zoning district designation. A full chart comparing the current M-1 zoning regulations and the proposed R-MU zoning regulations and allowed uses is located in [Exhibit 3b](#). The following is a brief summary of some of the development regulations that would change with the proposed rezone request:

	Existing M-1 Zone	Proposed R-MU Zone
<b>Setbacks</b>	Front and corner side yard setback – <b>15'</b> Interior and rear yard setback – <b>None</b>	Front, corner, and interior yard setback – <b>None</b> Rear yard setback – <b>25% of lot depth</b> up to 30'
<b>Height</b>	<b>65'</b>	<b>75'</b> for residential uses <b>45'</b> for non-residential uses
<b>Open Space</b>	<b>None</b> required	<b>20%</b> of lot for residential uses

### ***Planning Commission Recommended Conditions***

In their recommendation to approve the proposal, the Planning Commission adopted the Planning Staff's recommended conditions of approval which include a requirement for the petitioner to enter into a purchase agreement to acquire the vacated portions of the alleys, provided those alley vacations are approved by the city council, and to impose additional design standards.

The condition related to the alleys was recommended at the request of Salt Lake City Real Estate Services.

In regard to the recommended condition for additional design standards, the proposed R-MU zoning district only has two design standards that would apply to any new development under that zoning designation. Those design standards are a 40% ground floor glass requirement for facades facing a street, and the 15 FT maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade. Under the R-MU design standards, something like structured parking could be located on the ground floor, which would not be consistent with the active pedestrian-oriented design envisioned in the master plan for this important westside gateway. Additionally, the community council in the area expressed concerns early on in the engagement process with the lack of design standards in the proposed zoning district, and the recommended condition was in part to address those concerns. The design standards are intended to utilize planning and architecture principles to shape and promote a walkable environment, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implement the City's master plans.

Master Plan policies in the area as well as planning best practices suggest that a new development in this area would benefit from additional design standards such as an active ground floor use and durable building material requirements on ground and upper floors, to encourage pedestrian activity and a vibrant active mixed-use gateway into the westside neighborhoods. The Commission adopted Planning Staff's recommendation to impose the design standards in section 21A.37 of the zoning ordinance applicable to the D-2 (Downtown Support) zoning district to any new project on the subject parcels developed under the proposed R-MU zoning district. One way this could be accomplished is through a development agreement approved by City Council. The following are the D-2 design standards the Planning Commission recommends are imposed on the rezone request:

<b>Design Standards</b>	
Ground Floor Use %	75
Ground Floor Use + Visual Interest %	60/25
Building Materials – Ground Floor	80
Building Materials – Upper Floors	50
Glass – Ground Floor %	40
Glass – Upper Floors %	25
Building Entrances (feet)	50
Blank Wall – Maximum Length (feet)	15
Street Facing Façade – Maximum Length (feet)	200
Upper Floor Step Back (feet)	
Lighting – Exterior	X
Lighting – Parking Lot	X
Screening Mechanical Equipment	X
Screening of Service Areas	X
Parking Garages or Structures	X

### ***Ordinance Note***

There are two ordinances included with this transmittal for consideration by the council – one with the conditions recommended by the Planning Commission, and one without the recommended conditions.

In regard to the conditions of approval, the Planning Commission adopted the recommended conditions into their recommendation to City Council for petition PLNPCM2019-01137 (request to rezone ten parcels and a portion of a city owned alley), on April 8, 2020. For the motion related to petition PLN2020-00442 (request to rezone two parcels and a portion of a city owned alley), the conditions were inadvertently left out of the October 14, 2020 motion. The ordinance with conditions included with the transmittal incorporates the conditions of approval for both petitions because staff believes it was the intent of the Commission to include the conditions of approval in their recommendation as it was included in the staff report recommendation and discussed during the public hearing.

### **PUBLIC PROCESS:**

- Prior to submitting the rezone application, the applicants attended the September 25, 2019 Poplar Grove Community Council meeting to discuss their plans for rezoning the properties.
- The applicant submitted petition PLNPCM2019-01137 to rezone ten parcels and a portion of a city owned alley from M-1 to R-MU in December 2019.
  - A notice of application was sent to the chair of the Poplar Grove & Glendale Community Councils in January 2020. The Community Councils were given 45 days to respond with any concerns or comments.
  - Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site in January 2020 to provide notice about the proposal and information on how to give public input on the project.

- The proposal was presented at a City Planning Division Open House in January 2020.
- A Planning Commission Public Hearing was held on April 8, 2020. The Planning Commission voted 4-1 to forward a positive recommendation to the City Council to adopt the proposal with conditions.
- The applicant submitted petition PLNPCM2020-00442 to rezone two parcels and a portion of a city owned alley from M-1 to R-MU in June 2020.
  - A notice of application was sent to the chair of the Poplar Grove & Glendale Community Councils in July 2020. The Community Councils were given 45 days to respond with any concerns or comments.
  - Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site in July 2020 to provide notice about the proposal and information on how to give public input on the project.
  - An Online Open House with information about the proposal, where to get more information, and who to contact for questions and comments was published on July 2020 on the Salt Lake City Planning's website - <https://www.slc.gov/planning/open-houses/>.
  - A Planning Commission Public Hearing was held on October 14, 2020. The Planning Commission voted unanimously to forward a positive recommendation to the City Council to adopt the proposal with conditions.

### ***Public Comments***

Both the Poplar Grove Community Council and the Glendale Community Council submitted letters in support of the proposal (attached in Exhibit 3f and 4f).

Legal counsel representing the Summum religious organization, who owns property adjacent to the proposal on the north east corner of the block, submitted a letter expressing concerns about the proposal on October 13, 2020 (see letter in Exhibit 4f). The letter outlines concerns with the height that would be permitted under the proposed R-MU zoning district as well as makes a claim the proposed rezone would impose a substantial burden on its right and the rights of its members to practice their religion, in violation of the First Amendment.

### **EXHIBITS:**

#### **1) CHRONOLOGY**

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

#### **3) PLANNING COMMISSION - April 8, 2020**

- a) Mailed Notice**
- b) Staff Report**
- c) Agenda/Minutes**
- d) Staff Presentation Slides**
- e) Applicant Presentation Slides**

- f) Additional Public Comments**

**4) PLANNING COMMISSION - October 14, 2020**

- a) Mailed Notice**
- b) Staff Report**
- c) Agenda/Minutes**
- d) Staff Presentation Slides**
- f) Additional Public Comment**

**4) ORIGINAL APPLICANT PETITIONS**

- a) PLNPCM2019-01137**
- b) PLNPCM2020-00442**

**5) MAILING LIST**

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 202\_\_

(Amending the zoning map pertaining to parcels of property located at 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys to rezone the parcel from M-1 Light Manufacturing District to R-MU Residential/Mixed Use District)

An ordinance amending the zoning map pertaining to parcels of property located at 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys to rezone the parcels from M-1 Light Manufacturing District to R-MU Residential/Mixed Use District pursuant to petition numbers PLNPCM2019-01137 and PLNPCM2020-00442.

WHEREAS, Maximilian Coreth submitted applications to rezone parcels of property located at 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys from M-1 Light Manufacturing District to R-MU Residential/Mixed Use District pursuant to petition numbers PLNPCM2019-01137 and PLNPCM2020-00442; and

WHEREAS, at its April 8, 2020 meeting, the Salt Lake City Planning Commission held a public hearing on petition number PLNPCM2019-01137 to rezone parcels located at 717 to 739 West Genesee Avenue, 706 to 740 West 900 South Street, and a portion of city-owned alley situated between 739 West Genesee Avenue and 740 West 900 South Street and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said application. At its October 14, 2020 meeting, the planning commission held a public hearing on petition number

PLNPCM2020-00442 to rezone parcels located at 710 and 715 West Genesee Avenue and a portion of city-owned alley abutting the west side of 740 West 900 South Street and voted in favor of forwarding a positive recommendation to the city council on said application; 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 parcels located at 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys, as they are more particularly described on Exhibit "A" attached hereto, are rezoned from M-1 Light Manufacturing District to R-MU Residential/Mixed Use District.

SECTION 2. Condition. This zoning map amendment is conditioned upon the applicant satisfying the following conditions:

1. The rezone of the portions of city-owned alley identified herein is subject to the petitioner entering into a purchase agreement with the city to acquire the vacated portions of alleys that are the subjects of Petition Nos. PLNPCM2019-00813 and PLNPCM2020-00268 provided that those petitions are approved by the city council.
2. Design standards for the D-2 zone shall be applied to any new development on the properties subject to this zoning map amendment. To ensure that this requirement is followed, this ordinance shall be recorded against the affected parcels and Salt Lake City Corporation shall retain the right to pursue all legal remedies to ensure compliance with this requirement.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The Salt Lake City Recorder is instructed not to publish this ordinance or cause it to be recorded until condition 1 identified above has been met as certified by the Salt Lake City Real Estate Services Division.

SECTION 4. Time. If condition 1 identified above has not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the condition(s) identified above.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

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

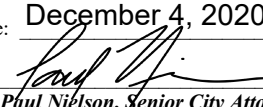
Transmitted to Mayor on \_\_\_\_\_.

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

\_\_\_\_\_  
MAYOR

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

Bill No. \_\_\_\_\_ of 20\_\_  
Published: \_\_\_\_\_.

<b>APPROVED AS TO FORM</b>	
Salt Lake City Attorney's Office	
Date:	<u>December 4, 2020</u>
By:	<u></u>
Paul Nielson, Senior City Attorney	

# Exhibit “A”

Legal description of the properties:

**Tax ID No. 15-11-278-001-0000:**

LOT 40 & THE W 7 FT OF LOT 41, CUMMINGS SUB.

**Tax ID No. 15-11-278-002-0000:**

E 18 FT OF LOT 41 & ALL LOTS 42 & 43 CUMMING'S SUB OF BLK 2 PLAT C

**Tax ID No. 15-11-278-003-0000:**

LOT 44 & W 5 FT OF LOT 45 CUMMINGS SUB OF BLK 2 PLAT C

**Tax ID No. 15-11-278-004-0000:**

E 20 FT OF LOT 45 & ALL LOT 46 CUMMINGS SUB OF BLK 2 PLAT C

**Tax ID No. 15-11-278-005-0000:**

LOT 47 & W 10 FT OF LOT 48 CUMMINGS SUB OF BLK 2 PLAT C

**Tax ID No. 15-11-278-006-0000:**

CUMMINGS SUB 0722 BEG 10 FT E OF NW COR LOT 48 CUMMINGS SUB; E 30 FT; S 141 FT W 30 FT; N 141 FT TO BEG TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON S.

**Tax ID No. 15-11-278-008-0000:**

LOT 12 & 13, CUMMINGS SUB. LESS STREET & THAT PORTION CONVEYED TO ANDRUS

**Tax ID No. 15-11-278-012-0000:**

LOTS 3 & 4 CUMMINGS SUB OF BLK 2 PLAT C

**Tax ID No. 15-11-278-013-0000:**

LOTS 1 & 2 CUMMINGS SUB OF BLK 2 PLAT C

**Tax ID No. 15-11-278-014-0000:**

LOTS 5 THRU 12, CUMMINGS SUB OF BLK 2, PLAT C, SLC SURVEY. LESS RAILROAD.

**Tax ID No. 15-11-278-016-0000:**

BEG W 18 FT FR SE COR LOT 41, CUMMINGS SUB, BLK 2, PLAT C, SLC SUR; S 15 FT M OR L; E 178 FT; N 15 FT M OR L; W 178 FT TO BEG.

**Tax ID No. 15-11-278-017-0000:**

0712 BEG W 10 FT & S 7.5 FT FR SE COR LOT 49, CUMMINGS SUB, BLK 2, PLAT C, SLC SUR; S 7.5 FT; W 30 FT; N 7.5 FT; E 30 FT TO BEG.

**Portion of unnamed, city-owned alley abutting the west edge of property located at 740 West 900 South Street:**

A PORTION OF LOT 13, BLOCK 2, CUMMINGS SUBDIVISION, AS RECORDED IN BOOK "B" OF PLATS AT PAGE 53 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, AND RUNNING THENCE NORTH 0°03'47" WEST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 101.07 FEET TO A POINT ON THE ARC OF A 312.77 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°51'16" A DISTANCE OF 102.92 FEET, CHORD BEARS SOUTH 9°30'03" EAST 102.46 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 89°56'03" WEST ALONG SAID SOUTH LINE 16.80 FEET TO THE POINT OF BEGINNING

CONTAINS 560 SQ. FT.

**Portion of unnamed, city-owned alley situated between property located at 739 West Genesee Avenue and 740 West 900 South Street:**

A PORTION OF THE 15.00 FOOT ALLEY LOCATED IN BLOCK 2, CUMMINGS SUBDIVISION, AS RECORDED IN BOOK "B" OF PLATS AT PAGE 53 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 2, AND RUNNING THENCE NORTH 89°56'22" EAST ALONG THE NORTH LINE OF SAID LOT 13 AND ALONG THE NORTH LINE OF LOT 12 OF SAID BLOCK 2 A DISTANCE OF 32.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE NORTH 0°01'41" WEST 15.00 FEET TO A POINT ON THE SOUTH LINE OF LOT

41 OF SAID BLOCK 2; THENCE SOUTH  $89^{\circ}56'22''$  WEST ALONG THE SOUTH LINE OF SAID LOT 41 AND THE SOUTH LINE OF LOT 40 OF SAID BLOCK 2 A DISTANCE OF 32.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40; THENCE SOUTH  $0^{\circ}03'47''$  EAST 15.00 FEET TO THE POINT OF BEGINNING

CONTAINS 481 SQ. FT.

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 202\_\_

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WHEREAS, at its April 8, 2020 meeting, the Salt Lake City Planning Commission held a public hearing on petition number PLNPCM2019-01137 to rezone parcels located at 717 to 739 West Genesee Avenue, 706 to 740 West 900 South Street, and a portion of city-owned alley situated between 739 West Genesee Avenue and 740 West 900 South Street and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said application. At its October 14, 2020 meeting, the planning commission held a public hearing on petition number

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SECTION 2. 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

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

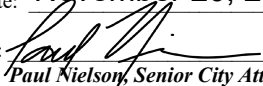
Transmitted to Mayor on \_\_\_\_\_.

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

\_\_\_\_\_  
MAYOR

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

Bill No. \_\_\_\_\_ of 20\_\_\_\_  
Published: \_\_\_\_\_.

<b>APPROVED AS TO FORM</b> Salt Lake City Attorney's Office Date: <b>November 20, 2020</b> By:  <i>Paul Nielson, Senior City Attorney</i>
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# Exhibit “A”

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**Tax ID No. 15-11-278-002-0000:**

E 18 FT OF LOT 41 & ALL LOTS 42 & 43 CUMMING'S SUB OF BLK 2 PLAT C

**Tax ID No. 15-11-278-003-0000:**

LOT 44 & W 5 FT OF LOT 45 CUMMINGS SUB OF BLK 2 PLAT C

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**Portion of unnamed, city-owned alley abutting the west edge of property located at 740 West 900 South Street:**

A PORTION OF LOT 13, BLOCK 2, CUMMINGS SUBDIVISION, AS RECORDED IN BOOK "B" OF PLATS AT PAGE 53 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, AND RUNNING THENCE NORTH 0°03'47" WEST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 101.07 FEET TO A POINT ON THE ARC OF A 312.77 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°51'16" A DISTANCE OF 102.92 FEET, CHORD BEARS SOUTH 9°30'03" EAST 102.46 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 89°56'03" WEST ALONG SAID SOUTH LINE 16.80 FEET TO THE POINT OF BEGINNING

CONTAINS 560 SQ. FT.

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BEGINNING AT THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 2, AND RUNNING THENCE NORTH 89°56'22" EAST ALONG THE NORTH LINE OF SAID LOT 13 AND ALONG THE NORTH LINE OF LOT 12 OF SAID BLOCK 2 A DISTANCE OF 32.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE NORTH 0°01'41" WEST 15.00 FEET TO A POINT ON THE SOUTH LINE OF LOT

41 OF SAID BLOCK 2; THENCE SOUTH  $89^{\circ}56'22''$  WEST ALONG THE SOUTH LINE OF SAID LOT 41 AND THE SOUTH LINE OF LOT 40 OF SAID BLOCK 2 A DISTANCE OF 32.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40; THENCE SOUTH  $0^{\circ}03'47''$  EAST 15.00 FEET TO THE POINT OF BEGINNING

CONTAINS 481 SQ. FT.

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- a) PLNPCM2019-01137**
- b) PLNPCM2020-00442**

### **6) MAILING LIST**

## **1) CHRONOLOGY**

## **PROJECT CHRONOLOGY**

**Petition:** PLNPCM2019-01137/PLNPCM2020-00442

- September 25, 2019** Prior to submitting the rezone application, the applicants attended the September 25, 2019 Poplar Grove Community Council meeting, to discuss their plans to submit a zoning map amendment.
- December 3, 2019** Maximilian Coreth, property owner, submitted Zoning Map Amendment to rezone ten parcels and a portion of a city owned alley to R-MU, Residential Mixed Use.
- December 19, 2019** Petition PLNPCM2019-00137 assigned to Amy Thompson, Senior Planner, for staff analysis and processing.
- January 9, 2020** Notice sent to Recognized Community Organizations (Poplar Grove & Glendale Community Councils) informing them of the petition. Early notification of the project was also sent to property owners and residents within 300 feet of the proposal.
- January 9, 2020** Planning Division holds Open House for the proposal at the Salt Lake City Library. Residents and property owners near the rezone site, and other interested parties, were sent mailed and e-mailed notice.
- March 26, 2020** Planning Commission public hearing notices mailed to nearby residents and property owners. E-mail notice sent to interested parties and residents/property owners who requested notice. Newspaper notice published. Public hearing notice signs posted on the site.
- April 8, 2020** Planning Commission holds a public hearing and makes a positive recommendation to approve the proposed rezone with conditions.
- April 16, 2020** Applicant scheduled a call with staff to discuss proposal and next steps. Applicant requested to hold off on transmitting the proposal because they want to add additional property into the rezone request, which would require a new map amendment application.
- June 8, 2020** Maximilian Coreth, property owner, submitted a Zoning Map Amendment to rezone two parcels and a portion of a city owned alley to R-MU, Residential Mixed Use.
- June 18, 2020** Petition PLNPCM2020-00442 assigned to Chris Earl, Associate Planner, for staff analysis and processing.

- July 13, 2020** Notice of the project and request for comments sent to the Chairs of the Poplar Grove and Glendale Community Councils. Early notification was sent to property owners and residents within 300 feet of the project area. An Online Open House with information about the proposal, where to get more information, and who to contact for questions and comments was published on the Salt Lake City Planning's website.
- October 2, 2020** Planning Commission public hearing notices mailed to residents and property owners within 300 feet. E-mail notice sent to interested parties and residents/property owners who requested notice. Newspaper notice published. Public hearing notice signs posted on the site.
- October 14, 2020** Planning Commission holds a public hearing and makes a positive recommendation to approve the proposed rezone.

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

## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petitions **PLNPCM2019-01137 and PLNPCM2020-00442 Zoning Map Amendment** – A request by Maximilian Coreth, the owner of the properties, to rezone the parcels located at approximately 706 to 740 West 900 South Street, 710 to 739 West Genesee Avenue, and portions of two unnamed, city-owned alleys from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use). There are two vacant commercial buildings on the site the applicant intends to renovate for commercial uses. The applicant intends to develop the remaining portion of the site with multi-family residential and the proposed rezone to R-MU would allow for residential uses that are not currently permitted under the existing M-1 zoning designation. The properties are located in Council District 2, represented by Andrew Johnston.

As part of their study, the City Council is holding two advertised public hearings to receive comments regarding the petition. During these hearings, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance on the same night of the second public hearing. The hearing will be held electronically:

**DATE:**       **Date #1 and Date #2**

**TIME:**       **7:00 p.m.**

**PLACE:**       **\*\*This meeting will not have a physical location.**

**\*\*This will be an electronic meeting pursuant to the Salt Lake City Emergency Proclamation. If you are interested in participating in the Public Hearing, please visit our website at <https://www.sl.gov/council/> to learn how you can share your comments during the meeting. Comments may also be provided by calling the 24-Hour comment line at (801)535-7654 or sending an email to [council.comments@slgov.com](mailto:council.comments@slgov.com). All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Amy Thompson at 385-226-9001 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [amy.thompson@slgov.com](mailto:amy.thompson@slgov.com)

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at [council.comments@slgov.com](mailto:council.comments@slgov.com) , 801-535-7600, or relay service 711.

**3) PLANNING COMMISSION - April 8, 2020**  
**a) Mailed Notice**



SALT LAKE CITY CORPORATION  
TRANSPORTATION DIVISION

349 SOUTH 200 EAST, SUITE 150  
P.O. BOX 145502, SALT LAKE CITY, UTAH 84114-5502

FIRST CLASS



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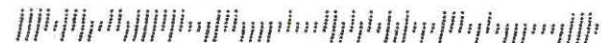
STATE MAIL 03/30/2020

Salt Lake City Planning Division Amy Thompson

PO BOX 145480

Salt Lake City UT 84114

8411485480 ES00





## PLANNING COMMISSION MEETING

April 8, 2020, at 5:30 p.m.

*This meeting will be an electronic meeting pursuant to  
Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b)*

**A public hearing will be held on the following matter.**

**Zoning Map Amendment at approximately 706-740 West 900 South** – A request by West End LLC, the owner of the property, to rezone ten parcels and a portion of a city owned public alley from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use). There are currently two commercial buildings on the site the applicant intends to restore for commercial uses. The applicant intends to redevelop the remainder of the site, and the proposed rezone to R-MU would allow for residential uses that are not currently permitted under the existing M-1 zoning designation. No specific site development proposal has been submitted at this time. The properties are located in Council District 2, represented by Andrew Johnston. (Staff Contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com) **Case Number PLNPCM2019-01137**

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**This Meeting will not have an anchor location at the City and County Building.** Commission Members will connect remotely.

The Planning Commission meeting will be available on the following platforms:

- **YouTube:** [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- **SLCtv Channel 17 Live:** [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

### **Providing Comments:**

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email: [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on WebEx at:

- <https://saltlakecity.webex.com/saltlakecity/onstage/g.php?MTID=e5b1ac4b74376cb992dc30b0a85230851>

For instructions on how to use WebEx visit: [www.slc.gov/planning/public-meetings](http://www.slc.gov/planning/public-meetings)

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*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). 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 - April 8, 2020**  
**b) Staff Report**



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Amy Thompson, [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com), 801-535-7281  
**Date:** March 31, 2020 (publication date)  
**Re:** PLNPCM2019-01137 - Zoning Map Amendment

## Zoning Map Amendment

**MASTER PLAN:** Westside

**ZONING DISTRICT:** M-1 Light Manufacturing

**PROPERTY ADDRESS:** 706-740 West 900 South (approximate) – includes 10 parcels and a portion of a city owned public alley

### REQUEST:

Maximilian Coreth, the owner of the properties, is requesting to rezone ten parcels and a portion of a city owned public alley at approximately 740 W 900 South. The properties are currently zoned Light Manufacturing (M-1) and the request is to rezone them to Residential Mixed Use (R-MU). The purpose of the requested rezone is to accommodate a future multi-family residential development on a portion of the subject site.

### RECOMMENDATION:

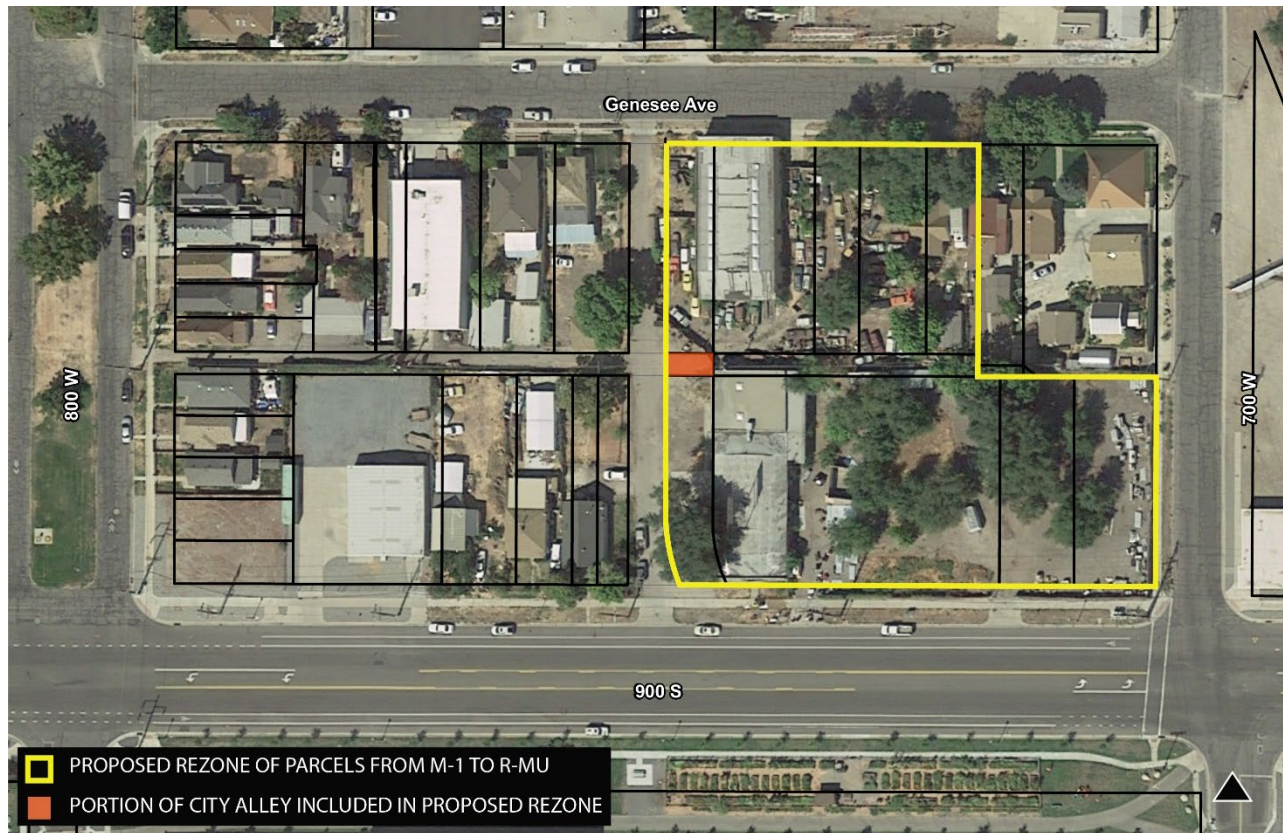
Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal with the conditions noted below:

1. The rezone of the portion of the City owned alley included in the request is subject to the petitioner entering into a Purchase Agreement with the City to acquire the vacated alley if the alley vacation is approved by City Council.
2. Design standards for the D-2 zone shall be applied to any new development on the subject site. This requirement could be executed through a development agreement with City Council or some other mechanism decided on by City Council.

### ATTACHMENTS:

- A. [Zoning and Vicinity Maps](#)
- B. [Applicant's Narrative](#)
- C. [M-1 & R-MU Zoning Comparison](#)
- D. [City Plan Considerations](#)
- E. [Analysis of Zoning Amendment Standards](#)
- F. [Property Photographs](#)
- G. [Public Process & Comments](#)
- H. [City Department Review Comments](#)

## PROJECT DESCRIPTION AND BACKGROUND:



The property owner, Maximilian Coreth, is requesting to rezone ten parcels and a portion of a city owned public alley from the current M-1 (Light Manufacturing) zoning designation to R-MU (Residential Mixed Use). The total area of the proposed rezone is approximately 1.8 acres or 78,742 square feet.

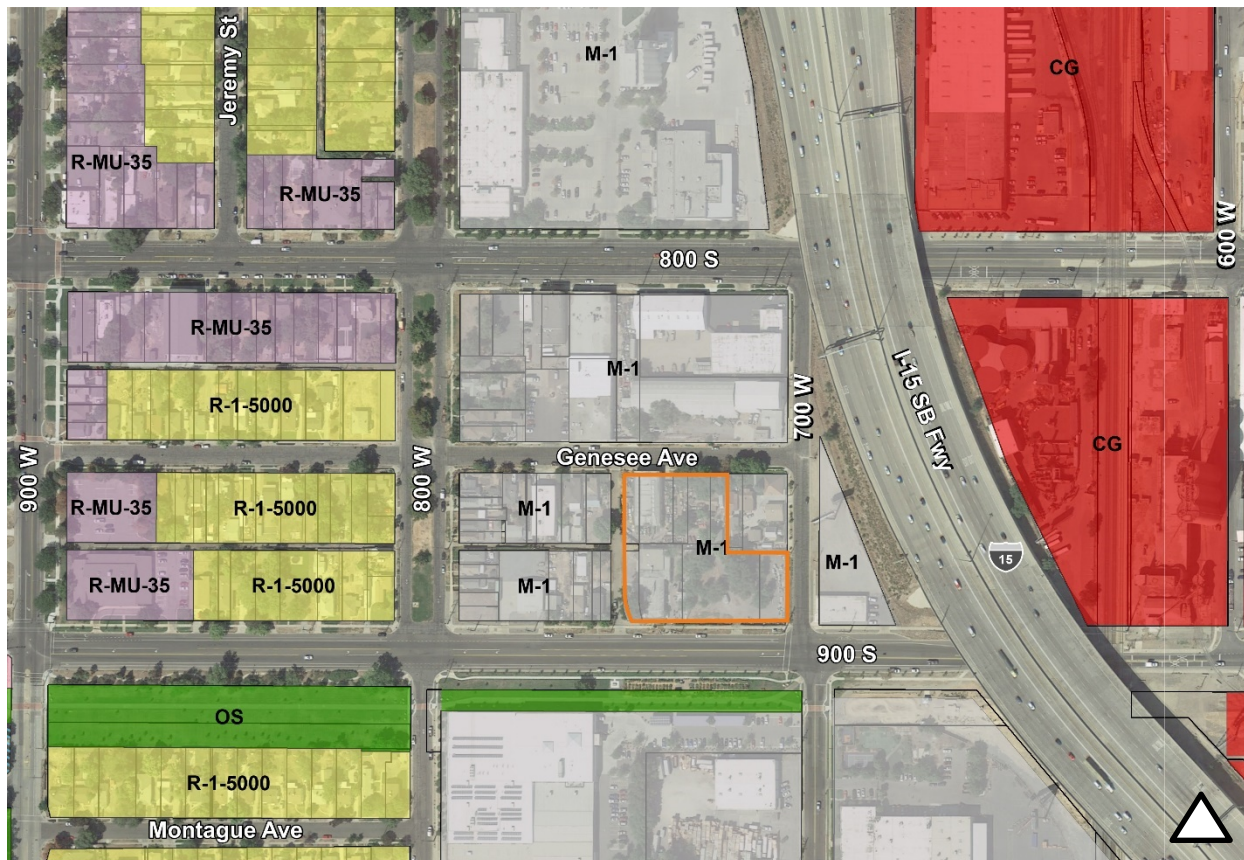
There are two existing commercial buildings on the site that are planned to be rehabilitated for restaurant and retail type uses that are currently permitted under the current M-1 zoning designation as well as the proposed R-MU zoning designation. The requested rezone would accommodate future development of the vacant eastern portion of the site for high density multi-family residential. The developer has not proposed a specific development plan as part of the rezone and does not have any pending building permits or other development applications for the property. The applicant has submitted an alley vacation application for the portion of the city owned alley that is included in the rezone request and that application is currently being processed. Please refer to [Attachment B](#) for a detailed narrative submitted by the applicant for the proposed rezone.

The subject properties are located approximately 330 FT west of Interstate 15 along 900 S, one of the gateways to the Westside neighborhoods. Several community uses surround the subject site including the 9-line trail, 9-line dirt jumps and pump track, and community gardens. The predominant street frontage of the vacant portion of the properties is along 900 S as well as 700 W. The surrounding properties on the block are zoned M-1, however, with the exception of just a few properties, the primary use is predominantly single family residential. There is also a religious use (Sumnum) adjacent to the site on the north east corner of the block.

The block to the north of the subject site is also zoned M-1 with uses that include commercial and light manufacturing type uses as well as some residential uses. The block to the south of the

subject site is zoned M-1 with current uses that include Utah PaperBox, moving and storage warehouses, and other light manufacturing uses.

Blocks south of the proposed rezone are zoned R-1/5,000 (Single Family Residential) and R-MU-35 (Residential Mixed Use); blocks to the east on the other side of Interstate 15 are zoned CG (General Commercial).



The primary reason for the rezone request is so the applicant will have the ability to develop the properties for residential uses, which are not currently allowed under the existing M-1 zoning designation. The M-1 zoning district allows for a variety of light manufacturing and industrial uses that are not allowed in the proposed R-MU zone. Some examples of uses that are currently permitted or conditional uses in the M-1 zone that would no longer be allowed in the proposed R-MU zone include: bus line station/terminal, community correctional facility, impound lot, industrial assembly, light manufacturing, and outdoor public storage. For a complete list of uses that are allowed under the existing M-1 zone and the proposed R-MU zone, please refer to [Attachment C](#).

The properties could currently be developed for light industrial uses under the M-1 zoning district designation. A full chart comparing the current M-1 zoning regulations and the proposed R-MU zoning regulations is located in [Attachment C](#). The following is a brief summary of some of the development regulations that would change with the proposed rezone request:

	Existing M-1 Zone	Proposed R-MU Zone
<b>Setbacks</b>	Front and corner side yard setback – <b>15'</b> Interior and rear yard setback – <b>None</b>	Front, corner, and interior yard setback – <b>None</b> Rear yard setback – <b>25% of lot depth</b> up to 30'
<b>Height</b>	<b>65'</b>	<b>75'</b> for residential uses <b>45'</b> for non-residential uses
<b>Open Space</b>	<b>None</b> required	<b>20%</b> of lot for residential uses

## Zoning Map Amendment Considerations

Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations. Planning staff is also directed to consider whether zoning text amendments implement best planning practices. However, ultimately, a decision to amend the zoning map is fully up to the discretion of the City Council and is not subject to any particular standard of review or consideration.

The full list of factors to consider for a zoning map amendment are located in [Attachment E](#).

## KEY CONSIDERATIONS:

The key considerations and concerns below have been identified through the analysis of the project, neighbor and community input, and department reviews.

1. [Existing Area Plan Guidance](#)
2. [Design Standards](#)

### Consideration 1: Existing City Plan Guidance – Westside Master Plan

For zoning map amendments, Planning Staff is directed by ordinance to consider the associated City master plans and adopted policies that apply to a proposal. Staff reviews general City policies, including adopted policies in Citywide master plans such as *Plan Salt Lake*, and considers plans that are specific to an area. In this case the property is within the boundaries of the *Westside Master Plan* that was developed specifically for this area. The full plan can be accessed here: <http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>.

See [Attachment D](#) for policy statements and goals from various city plans that staff considered as part of the review of this rezone request.

This project is situated along 900 S and the 700 W industrial corridor, an area that the Westside Master Plan identifies as an important gateway into the larger Westside Community. Five of six routes into the Westside from the east cut through the 700 West Industrial Corridor. As a result, 700 W is a significant part of the eastern gateways in the Westside. The impact is most evident along 900 South, where one side of the street is residential and the other industrial. A first-time visitor to the community, regardless of their mode of transportation, is first greeted by a land use and development pattern that is not representative of the true character of the community. During the public input gathering process for the Westside Master Plan, 900 S was generally considered the gateway in need of the most attention. The proposed R-MU zoning district provides for a vibrant mix of uses that are more consistent with the future development goals envisioned for this area, than what could be developed under the existing M-1 zoning designation.

The proposed rezone is consistent with Master Plan goals to promote reinvestment and redevelopment in the Westside community through changes in land use to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods. The parcels included in the proposed rezone are currently underutilized mostly

vacant land that is identified in the Master Plan as an appropriate area for high density housing. The development regulations in the proposed R-MU zone further these goals by providing for attractive, compatible and high-density, mixed-use development with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

## **Consideration 2: Design Standards**

The proposed R-MU zoning district only has two design standards that would apply to any new development under that zoning designation. Those design standards are a 40% ground floor glass requirement for facades facing a street, and the 15 FT maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade. Under the R-MU design standards, something like structured parking could be located on the ground floor, which would not be consistent with the active pedestrian-oriented design envisioned in the master plan for this important gateway. The design standards are intended to utilize planning and architecture principles to shape and promote a walkable environment, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implement the City's master plans.

Master Plan policies in the area as well as planning best practices suggest that a new development in this area would benefit from additional design standards such as an active ground floor use and durable building material requirements on ground and upper floors, to encourage pedestrian activity and a vibrant active mixed-use gateway into the westside neighborhoods. Planning Staff is of the opinion the design standards in section 21A.37 applicable to the D-2 zoning district should be applied to any new project on the subject parcels developed under the proposed R-MU zoning district. One way this could be accomplished is through a development agreement. Development agreements can only be approved by the City Council. The following are the design standards Planning Staff is recommending are imposed on the rezone request:

<b>Design Standards</b>	
Ground Floor Use %	75
Ground Floor Use + Visual Interest %	60/25
Building Materials – Ground Floor	80
Building Materials – Upper Floors	50
Glass – Ground Floor %	40
Glass – Upper Floors %	25
Building Entrances (feet)	50
Blank Wall – Maximum Length (feet)	15
Street Facing Façade – Maximum Length (feet)	200
Upper Floor Step Back (feet)	
Lighting – Exterior	X
Lighting – Parking Lot	X
Screening Mechanical Equipment	X
Screening of Service Areas	X
Parking Garages or Structures	X

A definition of each of the design standards above can be found in section [21A.347.050](#) of the zoning ordinance.

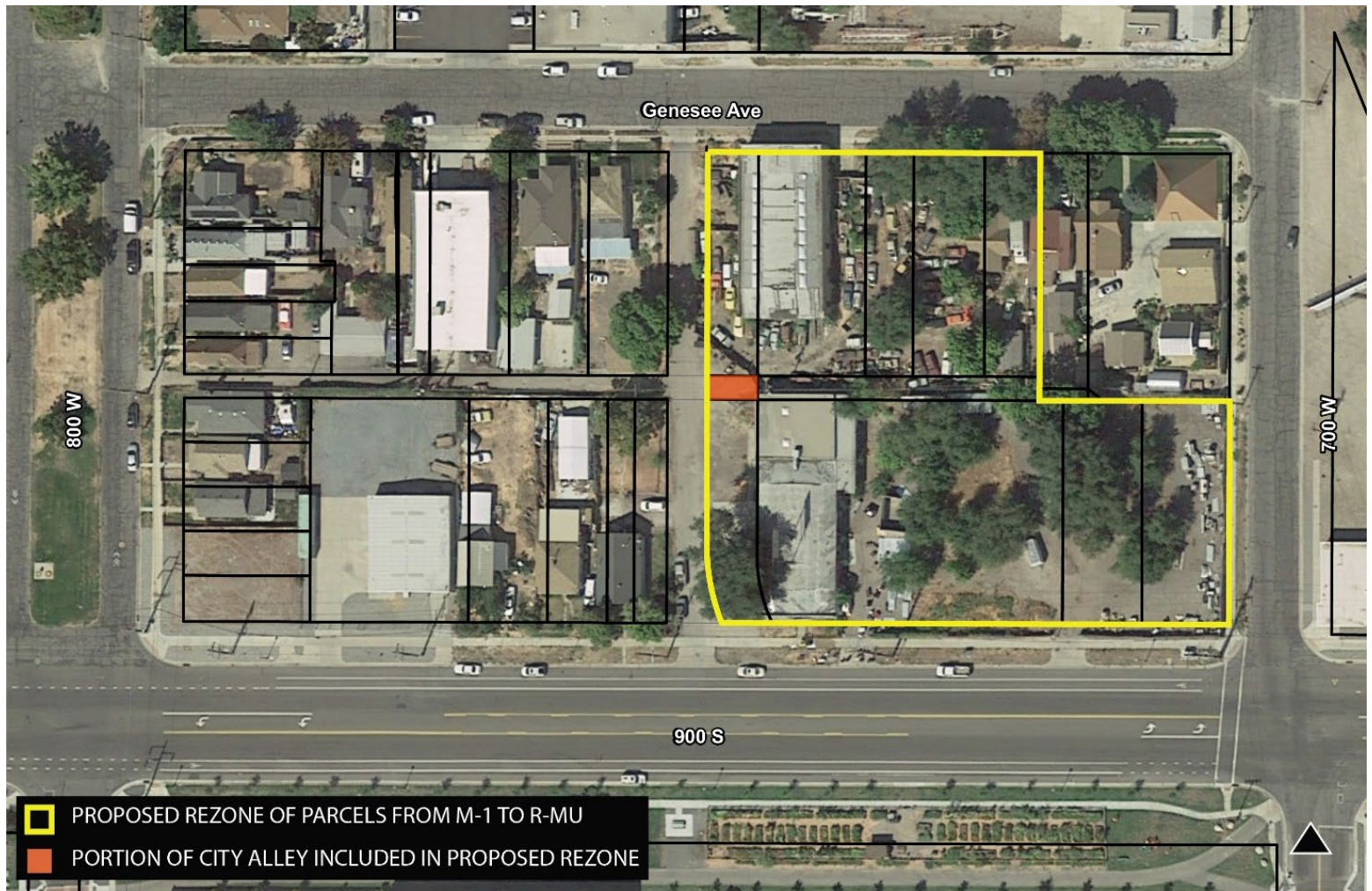
## **NEXT STEPS:**

The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed zoning changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning map amendment.

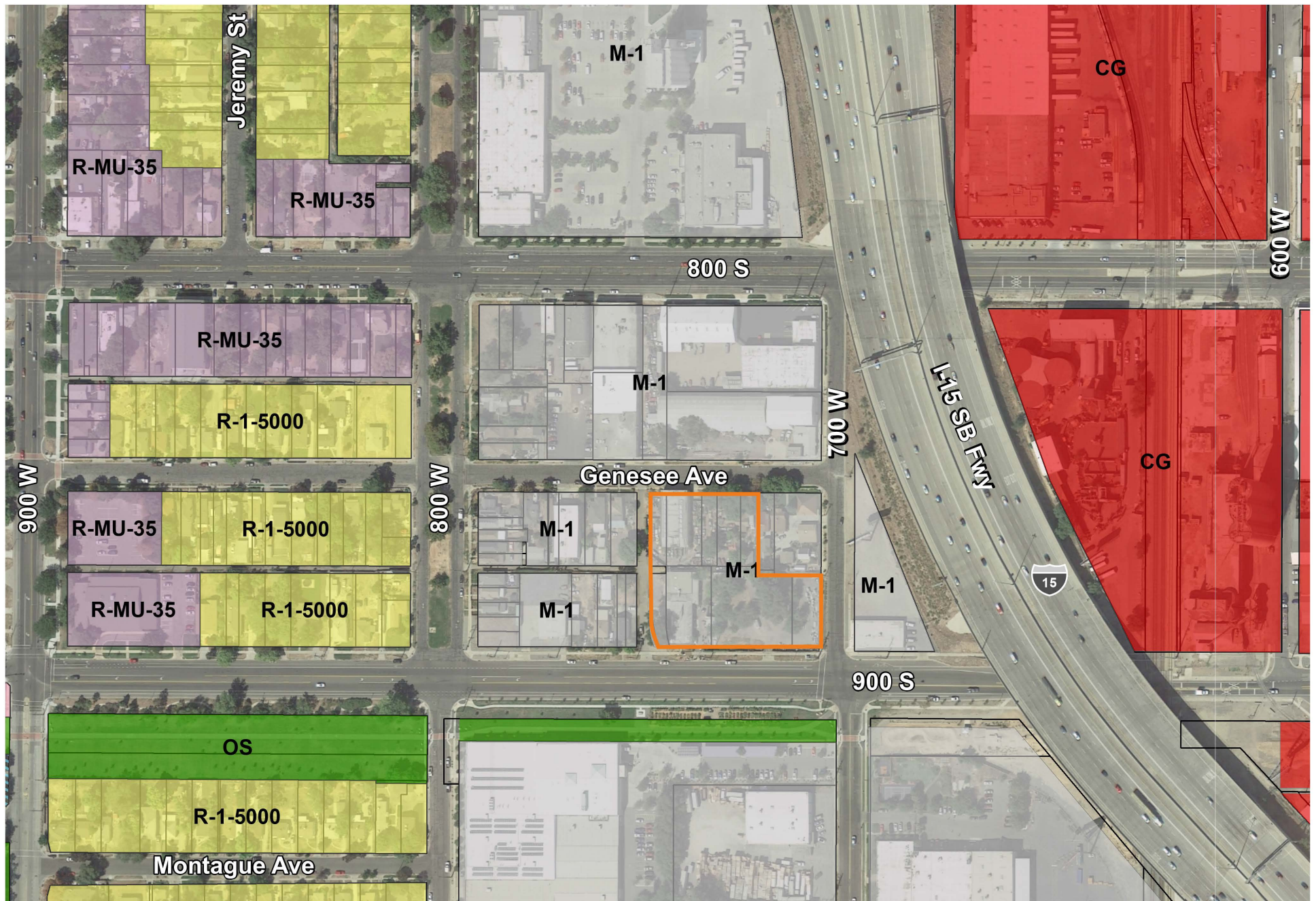
If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map and any new development on the rezoned parcels would be required to follow the regulations of the R-MU zoning district along with any development agreement requirements adopted by the City Council.

If the proposed zoning amendment is not approved by the City Council, the property could still be developed under its current M-1 zoning designation, however, the property would not be able to be developed for multi-family residential uses as they are not permitted in the light manufacturing zoning district.

# ATTACHMENT A: Zoning and Vicinity Maps

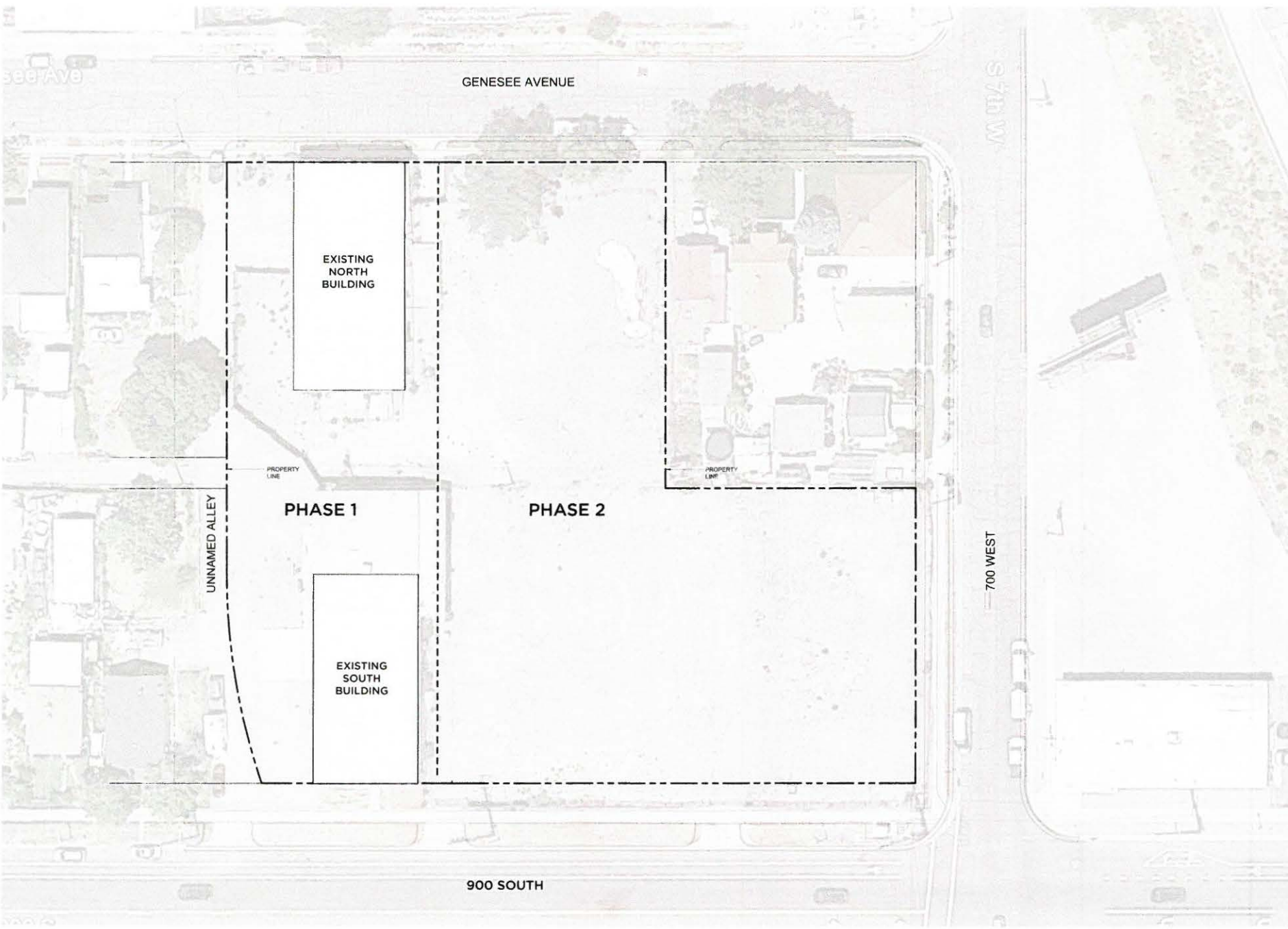


# ZONING MAP



## **ATTACHMENT B: Applicant's Narrative**

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**WEST END**  
**PHASING DIAGRAM**  
11/12/2019





**WEST END**  
VIEW LOOKING NORTHEAST FROM 900 SOUTH  
11/12/2019



**WEST END**  
VIEW LOOKING EAST FROM MID-BLOCK  
11/12/2019



View looking northeast from above 900 South



View looking east from above 800 West



View looking east from 900 South

**Project Description:**  
**M-1 to RMU Zone Map Amendment**  
December 3, 2019

**Project Description:**

Emerging from the adaptive re-use of two existing barrel-vaulted warehouse buildings, the West End development is envisioned as a true mixed-use community. The retail opportunities will be an asset to the existing residential fabric. The development will also include the addition of medium to high density housing, which will promote the success of these retail and service possibilities. These residences will provide a consistent level of patronage to support and sustain local commercial activity. A strong midblock connection in the form of an alley breaks down the large-scale block pattern and welcomes visitors into the neighborhood. It is this alley that invites people into the block and creates a sense of place. The current M-1 zoning is not congruent with the desired land use envisioned by the city. The zone amendment is supported by the following documents:

Westside Masterplan  
9 Line Corridor Master Plan  
Growing SLC: A Five Year Housing Plan  
Plan Salt Lake

**Background:**

As cited in the Westside Master Plan, the development patterns of the Westside were influenced by the development of the rail corridor in the late 1800s. The addition of the rail line created the initial physical barrier between the Westside and the development on the east side of the city.

Proximity to the Jordan River also influenced both development and associated uses due to seasonal flooding. This unpredictability made agriculture difficult. Even less inviting, the Jordan River was used for sewerage and as refuse dumps thus discouraging many uses, including residential development.

With the advent of the Surplus Canal in 1885, the river was less variable and both agricultural activities and bridge building could take place. With its proximity to the established rail tracks, the Westside began to see more industrial uses in addition to requisite housing and subdivision development.

Throughout the 20<sup>th</sup> century, the level of connectivity from the Westside to other parts of the city was variable. With the advent of the streetcar early in the century, the area enjoyed a level of connection with other parts of the city. However, as the century marched on, the dependence on the automobile created more vertical infrastructure that afforded great access to the freeway but further isolation via at-grade street connection.

In terms of the current conditions, the Westside masterplan rightly points out:

“A 1968 bus route map shows evidence of the beginnings of I-15 and the east-west disconnect it would further exacerbate: only two bus routes provided access from the Westside to the Downtown and central neighborhoods of Salt Lake City. One route was on

400 South and the other, 200 South. No routes south of 400 South ventured east of 900 West.”

By 1988, many of the freeways and interchanges were elevated with concrete construction, solidifying the connectivity challenges for Westside.

**Proposed Project and Compliance with Salt Lake City Policy Directives:**

The West End Development block is located at 900 South between 700 West and 800 West. The proposed West End Development is an ideal project to realize the visions and goals of the adopted Master Plans. The active mixed-use environment is primed to foster aspects of neighborhood and community. The phased plan includes commercial opportunities (restaurant and retail) and medium to high density residential. These components align with stated city goals. The City has recognized the importance of the area and the associated challenges in both the Westside Master plan and the 9 Line Master Plan. In addition to the adopted master plans, the project is also in alignment with the adopted city-wide vision document Plan Salt Lake and the Housing and Neighborhood Development publication titled Growing SLC: A Five Year Vision.

The Westside Master Plan, adopted in 2014, states the following goals:

- **Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community’s vision while maintaining the character of Westside’s existing stable neighborhoods:**

The adaptive reuse of two underutilized commercial structures will vastly increase the site’s commercial activity while preserving and highlighting the character of these long-standing buildings. Through a change in land use, the addition of residential units will support these commercial uses in a symbiotic way.

- **Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high density residential development where needed, appropriate or desired:**

This adaptive reuse project is the catalyst in a development that will include the construction of medium to high density residential. The two commercial structures will provide an attractive transition between the existing, low-density residential neighborhood to the west and medium to high density residential development on our site. The residential development will act as a buffer between the freeway and the extant residential neighborhood to the west of the site. The retail offerings will visually connect to the alley and create an activated ground plane.

- **Recognize, develop and foster opportunities for unique, mixed use neighborhood and community nodes in the Westside that reflect the diverse nature of the community and provide resources to allow for their growth:**

The transformation of two commercial structures that were previously closed to the neighborhood into publicly-accessible spaces will create a neighborhood node easily accessible by foot or bike. Our tenants could also provide services that attract customers from outside the neighborhood, thus fulfilling a key requirement of the creation of a community node.

**• Enhance and expand the internal network of assets, nodes and resources ensuring that all residents and employees in the Westside have access to goods, services and activities and the opportunity to walk or bicycle safely to them:**

This project will attract new commercial tenants that provide Westside residents with access to goods and services that were heretofore scarce or unavailable in the area. It will also reinvigorate a mid-block crossing that isn't currently conducive to safe pedestrian or cyclist access. With the addition of residential stacked flats, the people and eyes on the alley and streets will naturally create a safe space.

**• Create a beautiful community with a system of guidelines to create and strengthen public spaces that will foster community interaction and pride and catalyze ongoing redevelopment and growth:**

Adaptive reuse of these buildings will re-emphasize their architectural attractiveness while opening them to the public for commercial activity. This project will increase community interaction and pride and should attract further investment in the surrounding area.

The West End development is a prime example of a site that will support the goals of the Westside Master Plan. Through a change in permitted land use, this project will foster reinvestment in the community. This mixed-use neighborhood and community node will be a unique place and will provide services to the neighborhood with the potential for coffee shops, restaurants or other retail opportunities. These uses will be supported by the presence of medium and high density residential units. The development will serve as a gateway to the Westside and will strengthen 900 South as a multi modal transportation corridor and reinforce the Jordan River as a local amenity.

Similarly, the 9 Line Corridor Master Plan states the following goals:

- Connecting stable residential neighborhoods, growing commercial and neighborhood centers, and promoting thriving recreation locations;
- Embracing a diverse assemblage of people and user groups, providing the opportunity for enhancing their connections to the surrounding businesses and neighborhoods that form a unique and attractive community;
- Improving physical and cultural connections between the east and west sides of the City that in turn offer regional connections;
- Featuring retail, service, recreational, and educational options at key nodes along the 9 Line, as well as encouraging and facilitating connections to neighborhood nodes in the surrounding community;
- Facilitating the goal of West Salt Lake becoming the primary destination in Salt Lake City for river recreation and other types of parks and public spaces;

- Serving as a mechanism for the neighborhoods of West Salt Lake to celebrate their history and character by functioning as a community and cultural asset that connects people of all ages to services and educational opportunities; and
- Supporting connections to the West Salt Lake industrial business community, helping it continue to be a healthy and diverse growing employment and economic base for Salt Lake City.

Via the 9 Line trail, The West End Project creates and connects residential neighborhoods with recreation opportunities. The West End development is an opportunity to accomplish the goals listed in the 9 Line Master Plan. The commercial components will be a key node along the trail system. The residential apartment units will provide opportunities for more diversity to supplement the existing community fabric. The mix of uses will foster a unique and attractive atmosphere. The reuse of the warehouse structures recognizes the industrial roots of the site and creates a gathering point for the community.

The Salt Lake City Housing and Neighborhood Development (HAND) division also provides insight in the document labeled Growing SLC: A Five Year Housing Plan. This document recognizes that elements such as zoning changes are necessary to support the addition of residential units and the establishment of communities and affordable places to live.

The first policy change listed by the plan is to focus on updates to the zoning code:

**Goal 1, Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.**

The Growing SLC plan encourages flexible zoning, in particular along transportation routes. The plan also encourages infill projects with an emphasis on providing housing diversity and stock with a variety of product types and levels of affordability.

**Develop infill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.**

### **Plan Salt Lake**

In order to articulate a city wide vision, Salt Lake City Planners crafted the Plan Salt Lake visioning document which was adopted December 2015. The West End project is congruent with this vision and it will provide benefits to the entire city, beyond the borders of the Westside. This project is compatible with the framework that the city has identified to anticipate growth and matches the vision towards sustainability and livability. As a part of the sustainable growth and development strategies identified, emphasis on development that includes placemaking features, broad mix of uses, connectivity and density are considered positive measures to accomplish responsible growth. The West End project aims to include these same components in their master plan of the block. Placemaking is celebrated in the adaptive re-use of the barrel vault warehouse buildings. Access from the mid-block alley provides opportunity for outdoor dining with elements such as festoon lighting and site furnishing. These commercial uses create vibrancy throughout the day and night. With adjacent access to the 9 Line Trail and the mid-block connection which breaks down the large block dimensions, multi modal circulation is enhanced. The guiding principles identified include

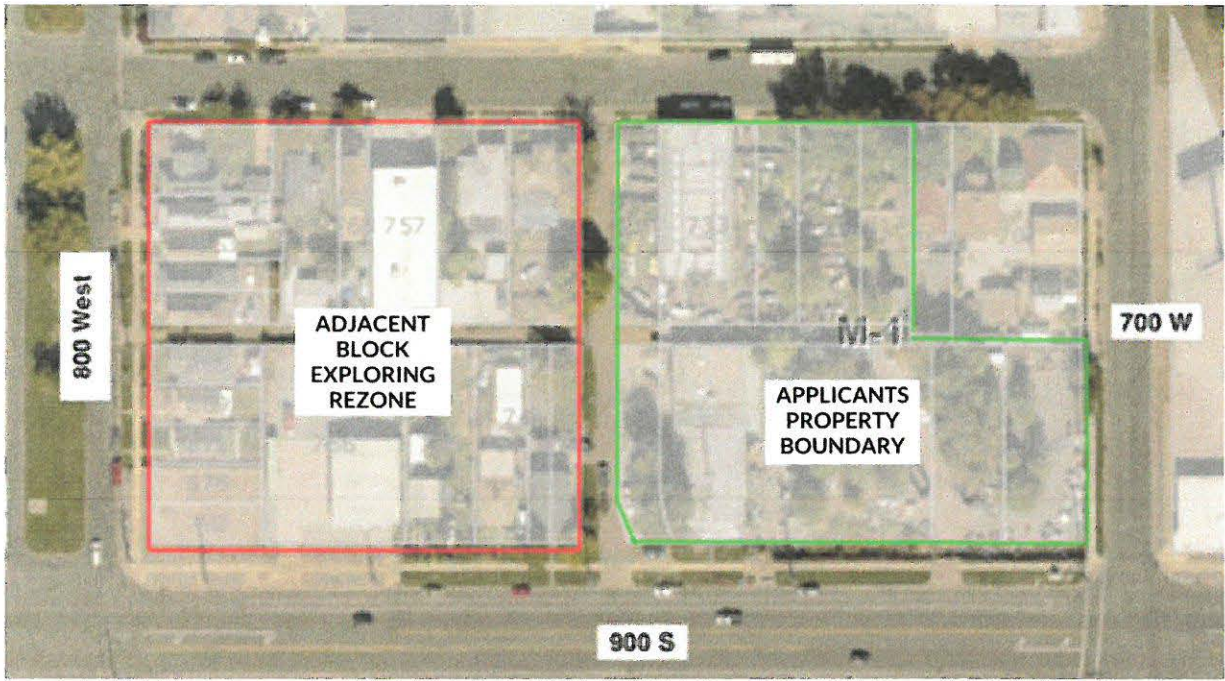
**Neighborhoods, Housing, Transportation & Mobility, Air Quality, Natural Environment, Parks & Recreation, Beautiful City, Preservation, Arts & Culture, Equity, Economy, Government.** More specifically, with the proper zoning, the West End Project can provide a safe environment, opportunity for social interaction, and services needed for the well-being of the community. It is the draw along 900 South that welcomes people into the Westside and provides a business node. Another congruent stated initiative to accommodate growth is to promote infill and redevelopment of underutilized land. Access to a variety of housing types is important in particular adjacent to trails and other outdoor recreation. The 9 Line Trail and the Jordan River Trail can provide these connections and general mobility for higher density nodes for projects like the West End.

The West End project complies resoundingly with the vision of the city-wide plans by creating additional housing stock along a transportation corridor. This additional housing stock and bolstering of community occurs through a land use change: the zone map amendment. This approach is recognized as one of the primary solutions to addressing the housing shortage by choosing to change current zoning.

The development team has been proactive with the existing community and neighbors. They have sponsored an open house meeting on site and have an ongoing dialogue with the local community council. Additionally, the team received a unanimous recommendation from the RDA Finance Committee for the approval of a loan to finance the adaptive re-use of the two commercial structures on site. This development loan was recently presented to the RDA Board for their consideration and won its approval as well.

**Purpose:**

The purpose of the Zone Map amendment is to facilitate the stated goals and vision of the city's adopted masterplans and other planning and visioning documents. The project planned for this site is in alignment with the city plans and policies. The zone amendment process is the mechanism outlined many times in the city policy documentation. The existing zoning is outdated and is preventing the ideal growth pattern for the area. This development can achieve the goals and visions with the appropriate zoning designation. As discussed with members of the city planning staff, the development team has identified RMU zone as the most relevant zoning designation to match the overall city vision as well as the local master plan documentation. As evidenced by the community outreach already performed, the West End Development team is invested in the community beyond their own property boundary. The team held an open house with the Poplar Grove community at which they received initial feedback from the community and the block to the west in particular. As further illustration of this applicant's dedication to the neighborhood, the West End team has also hired Architectural Nexus to explore the potential of a re-zone for the block immediately to the west of their site at the request of the PGCC. Working with the community council, consensus is being established to determine the appropriate departure from the no longer suitable M-1 designation.



#### **Parcels for Zone Map Amendment**

1511278001, 1511278002, 1511278003, 1511278004, 1511278005, 1511278008, 1511278014, 1511278012, 1511278013, 1511278016

#### **RMU Zoning:**

The purpose statement of the RMU is as follows:

The purpose of the R-MU Residential/Mixed Use District is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

The West End development squarely fits the purpose statement of the RMU zone. As a proper mixed-use project, it will thrive on the connectivity of the 9 Line trail system. Medium to high density residential units will benefit from and support the commercial aspects of the project. The intent of the amendment would be to follow the established strategy of Salt Lake City's master plan documents and to allow the neighborhood to flourish with the appropriate zone designation. This amendment will allow projects on this block to serve as a gateway to this district. The height allowed by RMU zoning for multifamily development will help shield the extant low density neighborhood to the west from the 45 foot high freeway to the site's east. The RMU Zone requirements are as follows:

#### **MINIMUM YARD REQUIREMENTS**

1. Single-Family Detached Dwellings:
  - a. Front Yard: Fifteen feet (15').
  - b. Corner Side Yard: Ten feet (10').
  - c. Interior Side Yard:
    - (1) Corner lots: Four feet (4').
    - (2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.
  - d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').
2. Single-Family Attached, Two-Family And Twin Home Dwellings:
  - a. Front Yard: Fifteen feet (15').
  - b. Corner Side Yard: Ten feet (10').
  - c. Interior Side Yard:
    - (1) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').
    - (2) Two-family:
      - (A) Interior lot: Four feet (4') on one side and ten feet (10') on the other.
      - (B) Corner lot: Four feet (4').
    - (3) Twin home: No yard is required along one side lot line. A ten foot (10') yard is required on the other.
  - d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.
3. Multi-Family Dwellings And Any Other Residential Uses:
  - a. Front Yard: No setback is required.
  - b. Corner Side Yard: No setback is required.
  - c. Interior Side Yard: No setback is required.
  - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
4. Nonresidential Development:
  - a. Front Yard: No setback is required.
  - b. Corner Side Yard: No setback is required.
  - c. Interior Side Yard: No setback is required.
  - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
    1. Front Yard: No setback is required.
    2. Corner Side Yard: No setback is required.
    3. Interior Side Yard: No setback is required.
    4. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
5. Existing Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.
6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no front, corner side or interior

side yards or landscaped setbacks are required; except where interior side yards are provided, they shall not be less than four feet (4').

7. Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
8. Maximum Setback: For single-family, two-family, and twin home dwellings, at least twenty five percent (25%) of the building facade must be located within twenty five feet (25') of the front lot line. For all other uses, at least twenty five percent (25%) of the building facade must be located within fifteen feet (15') of the front lot line. Exceptions to this requirement may be authorized as design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the Planning Commission.

9. Parking Setback: Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The Planning Director may modify or waive this requirement if the Planning Director finds the following:

- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
- b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with section [21A.59.050](#) of this title.

Appeal of administrative decision is to the Planning Commission.

F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the design review process (chapter 21A.59 of this title) and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone indicated in the map located in subsection F3 of this section.

1. Maximum height for nonresidential buildings: Forty five feet (45').
2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.
3. One hundred twenty five foot (125') height zone map for the R-MU District:  
FIGURE 21A.24.170.F.3

G. Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as an open space area. This open space area may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

H. Landscape Yards: All front and corner side yards provided shall be maintained as a landscape yard in conformance with chapter 21A.48, "Landscaping And Buffers", of this title.

I. Landscape Buffers: Where a lot in the R-MU District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title. (Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 46-17, 2017: Ord. 12-17, 2017)

In addition to supporting the type of development described in the purpose statement of the RMU zone, the amendment will allow projects to meet the visions and goals of the Westside Master Plan, 9 Line Master Plan, Growing SLC: A Five Year Housing Plan and Plan Salt Lake. The zone map change will promote reinvestment and redevelopment on a local neighborhood scale which will then become a part of the overall successful citywide vision. These new development opportunities will encourage "unique, mixed use neighborhood and community nodes." From a citywide perspective, the Growing SLC: A Five Year Housing Plan and the Plan Salt Lake vision can only be accomplished by utilizing the appropriate zoning to foster the desired land uses.

## **Surrounding Zoning:**

M-1

### **Existing M-1 Zoning Text:**

A. Purpose Statement: The purpose of the M-1 Light Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This zone is appropriate in locations that are supported by the applicable Master Plan policies adopted by the City. This district is intended to provide areas in the City that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.

B. Uses: Uses in the M-1 Light Manufacturing District as specified in section 21A.33.040, "Table Of Permitted And Conditional Uses For Manufacturing Districts", of this title are permitted subject to the general provisions set forth in section 21A.28.010 of this chapter.

C. Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.
2. Minimum Lot Width: Eighty feet (80').
3. Existing Lots: Lots legally existing as of April 12, 1995, shall be considered legal conforming lots.

D. Minimum Yard Requirements:

1. Front Yard: Fifteen feet (15').
2. Corner Side Yard: Fifteen feet (15').
3. Interior Side Yard: None required.
4. Rear Yard: None required.
5. Accessory Uses, Buildings And Structures In Yards: Accessory uses, buildings and structures may be located in a required yard area subject to section 21A.36.020, table 21A.36.020B of this title.
6. Additional Setback When Adjacent To AG-2 And AG-5 Districts: When adjacent to a lot in the AG-2 or AG-5 Zoning District, buildings or portions of buildings, shall be set back one foot (1') beyond the required landscape buffer as required in section 21A.48.080 of this title for every one foot (1') of building height above thirty feet (30').

E. Landscape Yard Requirements:

1. Front And Corner Side Yards: All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title.
2. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.
3. Northwest Quadrant Overlay District: Properties located within the Northwest Quadrant Overlay District are subject to special landscape requirements as outlined in subsection 21A.34.140B2 of this title.

F. Maximum Height:

1. Distillation Column Structures; Development In AFPP Overlay District: No building shall exceed sixty five feet (65') except that emission free distillation column structures,

necessary for manufacture processing purposes, shall be permitted up to the most restrictive Federal Aviation Administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City Department of Airports at the proposed locations of the distillation column structure. Any proposed development in the Airport Flight Path Protection (AFPP) Overlay District, as outlined in section 21A.34.040 of this title, will require approval of the Department of Airports prior to issuance of a building permit. All proposed development within the AFPP Overlay District which exceeds fifty feet (50') may also require site specific approval from the Federal Aviation Administration.

2. Location Exception: In the M-1 Zoning Districts located west of the Salt Lake City International Airport and north of Interstate 80 (I-80), buildings may exceed sixty five feet (65') in height subject to the design review standards and procedures of chapter 21A.59 of this title. In no case shall any building exceed eighty five feet (85').

3. Railroad Offloading Structures: Cranes, lifts, and other similar offloading structures related to the operation of a railroad freight terminal are allowed up to eighty five feet (85') in height and are also subject to the Airport Flight Path Protection (AFPP) Overlay District and Federal Aviation Administration (FAA) requirements. (Ord. 14-19, 2019; Ord. 3-18, 2018)

The M-1 zone is not a path to further develop city goals. Driven by historical constraints, the Westside's previous lack of connectivity segregated its communities from the rest of the city. With the advent of the 9 Line trail and other trail network connections, the Westside is poised to blossom. The means to create the alignment with the city vision is through appropriate zoning.

### **Summary**

The zone amendment is consistent with the purposes, goals, objectives, and policies of the City. The relevant standards for map amendments as taken from ordinance 21A.59.050 are as follows:

- **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.**
- **The extent to which a proposed map amendment will affect adjacent properties;**
- **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.**

As referenced above in specific detail, there are innumerable references in adopted city plan documents to support and encourage this zone amendment, including the following:

Westside Masterplan  
9 Line Corridor Master Plan  
Growing SLC: A Five Year Housing Plan  
Plan Salt Lake

New residents and employees to the neighborhood will enjoy access to parks and recreational facilities including the 9 Line trail, Jordan River Parkway Trail, Jordan Park and the 9<sup>th</sup> South River

park. In addition, the proposed map amendment will have positive impacts for the adjacent properties and existing residents. Currently, the West End property and adjacent alley have been underutilized and have invited unwelcome activities. The activation and re-use of these spaces will breathe life into this block. The existing residential fabric will benefit from the commercial uses and increased positive activity in the area. This property owner has proactively engaged with the community and the local community council and has taken a transparent approach to communicating the goals for the project. This development aims to create a tangible benefit to the neighborhood, community and city.

This proactive approach extends to coordination with the city. This development team has participated in a pre-submittal conference with Salt Lake City planners. They have reviewed the project with the Development Review Team (DRT). During these discussions, adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection were reviewed. At the conceptual level, these important factors can be addressed and no items were introduced to preclude development. As the project gains momentum and more robust design, engineering and calculations are developed, more in-depth discussions with entities such as Public Utilities, Salt Lake City Fire Department, Engineering and Zoning will occur.

The existing zoning designation of M-1 does not advance the goals of the city. The proposed zone map amendment will foster alignment with the both the Westside Master Plan and the 9 Line Master Plan. Congruence with the principles and initiatives outlined in Growing Salt Lake and Plan Salt Lake documents can also be achieved with these type of infill projects. With the proper zoning, creating a node that connects to the 9 Line trail, the West End Development will break down the large blocks with an activated and safe alley at the midblock. Welcoming retail can thrive with patronage from existing and new residents. Previously segregated from the rest of the city, the West End project will provide an exciting portal to the Westside community while celebrating the past with adaptive re-use. The project is looking to the future with the activation of the area through mixed use commercial and residential functions. While Phase 1 of the project, including the adaptive re-use commercial, can proceed under the M-1 Zoning, the critical addition of residential cannot. These uses are dependent on each other in a symbiotic way. The importance of creating more residential nodes to support and activate this potential gateway is critical to cultivating the desired neighborhood fabric. It is this mixed-use environment that will drive economic vitality and foster a sense of place. We are excited to provide an activated, true mixed-use environment congruent with the city goals that will bolster a neighborhood and community.

# ATTACHMENT C: M-1 & R-MU

## Zoning Comparison

REGULATION	EXISTING ZONING (M-1)	PROPOSED ZONING (R-MU)
<b>Lot Area/Width</b>	10,000 SF/ 80 FT	Multi-Family Dwellings – <i>No minimum/50 FT</i> Single Family Attached – <i>3,000 SF/22 FT for interior &amp; 32 FT corner</i> Single Family Detached – <i>5,000 SF/50 FT</i> Twin Home Dwelling – <i>4,000 SF/25 FT</i> Two Family Dwelling – <i>8,000 SF/50 FT</i>  Non-Residential Uses – <i>No minimum/No Minimum</i>  Other permitted or conditional uses in 21A.33.020 - <i>5,000 SF/50 FT</i>
<b>Setbacks</b>	Front Yard – <i>15 FT</i> Corner Side Yard – <i>15 FT</i> Interior Side Yard - <i>No setback required</i> Rear Yard – <i>No setback required</i>  <i>*All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title</i>	Front Yard – <i>No setback required; Maximum setback - at least 25% of the building facade must be located within 15 FT of the front lot line</i> Corner Side Yard - <i>No setback required</i> Interior Side Yard - <i>No setback required</i> Rear Yard – <i>25% of the lot depth/need not exceed 30 FT</i>
<b>Parking Setback</b>	<i>No specific parking setback regulations</i>	Surface Parking Lots Within an Interior Side Yard – <i>30 FT landscape setback from the front property line or be located behind the primary structure.</i>  Parking Structures – <i>45 FT minimum setback from a front or corner side yard property line or be located behind the primary structure.</i>
<b>Building Height</b>	Building Height – <i>65 FT</i>	Residential Building Height – <i>75 FT</i> Non-Residential Buildings/Uses – <i>45 FT</i> (Maximum floor area coverage of nonresidential uses in mixed use buildings is limited to 3 floors)
<b>Open Space</b>	<i>No specific open space regulations</i>	Residential uses and mixed uses containing residential use - <i>20% of the lot area</i>

The following uses are not currently allowed in the M-1 zoning district but are listed as permitted or conditional uses under the proposed R-MU zoning district designation:

New Permitted	New Conditional
Art Gallery	Dwelling, group home (large)
Bed and breakfast, inn/manor	Dwelling, residential support (large)
Clinic (medical, dental)	Library
Daycare, nonregistered home daycare	Theatre, movie
Dwelling, accessory unit	
Dwelling, assisted living facility (large)	
Dwelling, assisted living facility (limited capacity)	
Dwelling, assisted living facility (small)	
Dwelling, group home (small)	
Dwelling, manufactured home	
Dwelling, multi-family	
Dwelling, residential support (small)	
Dwelling, rooming (boarding) house	
Dwelling, single-family (attached)	
Dwelling, single-family (detached)	
Dwelling, twin home and two family	
Eleemosynary facility	
Funeral home	
Mixed use development	

The uses in the table below are currently listed as permitted or conditional uses in the land use table for the M-1 zoning district. These uses below would no longer be allowed under the proposed R-MU zoning district:

Changing from Permitted to Not Allowed	Changing from Conditional to Not Allowed
Alcohol, Distillery	Animal, Raising of furbearing animals
Alcohol, Winery	Animal, Stockyard
Animal, Cremation service	Community correctional facility (large)
Animal, Kennel	Community correctional facility (small)
Animal, Pet Cemetery	Concrete and/or asphalt manufacturing
Animal, Pound	Grain Elevator
Bakery, commercial	Railroad freight terminal facility
Blacksmith shop	Railroad repair shop
Bottling plant	Recycling, processing center (outdoor)
Brewery	Rock, sand, and gravel storage and distribution
Building materials distribution	Utility, electric generation facility
Bus line station/terminal	Utility, sewage treatment plant
Bus line yard and repair facility	Utility, solid waste transfer station
Check cashing/payday loan business	Vehicle, automobile salvage and recycling (outdoor)
Contractor's yard/office	

Changing from Permitted to Not Allowed	Changing from Conditional to Not Allowed
Equipment, heavy (rental, sales, service)	
Equipment rental, (indoor and/or outdoor)	
Food processing	
Gas station	
Golf course	
Greenhouse	
Hotel/motel	
Impound lot	
Industrial assembly	
Large wind energy system	
Laundry, commercial	
Light manufacturing	
Package delivery facility	
Parking (commercial, off-site, park and ride lot, park and ride lot shared with existing use)	
Photo finishing lab	
Printing plant	
Radio, television station	
Recycling, collection station	
Recycling, processing center (indoor)	
Restaurant with a drive through	
Retail goods establishment with a drive through	
Sexually oriented business	
Sign painting/fabrication	
Small brewery	
Storage and display (outdoor)	
Storage, public (outdoor)	
Storage, self	
Store, convenience	
Studio, motion picture	
Taxicab facility	
Tire distribution retail/wholesale	
Truck freight terminal	
Vehicle, auction	
Vehicle, automobile truck and repair	
Vehicle, automobile truck and rental (including large truck)	
Vehicle, automobile, part sales	
Vehicle, automobile salvage and recycling (indoor)	
Vehicle, Recreational vehicle sales and service	
Vehicle, truck repair (large)	

Changing from Permitted to Not Allowed	Changing from Conditional to Not Allowed
Warehouse	
Welding shop	
Wholesale distribution	
Woodworking mill	

# ATTACHMENT D: City Plan Considerations

## Adopted City Plan Policies and Guidance

Zoning map amendments are reviewed for compliance with City master plans and adopted policies. The below plans were adopted for the area:

- **Westside Master Plan (Current Community Plan)**
  - The subject properties are located along the north end of the 700 West industrial corridor which is between I-15 and 800 West from 800 South to approximately 1700 South.
  - The steps identified for gradual change along the 700 West corridor include —zoning changes, design guidelines and capital improvements.
  - The plan includes several goals for increasing the community’s residential density.
  - Adding more commercial and multi-family residential infill should be pursued when the opportunity for redevelopment arises along the corridor.
  - Residents’ ideas for the future of the 700 West corridor had a focus on phasing out of the intense industrial uses.
  - Consider permitting residential and commercial infill on vacant parcels in the industrial corridor. Height and bulk regulations for infill development should be as flexible in order to achieve high density development (50 or more dwelling units per acre).
  - Identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.
  - Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural design and landscaping techniques.
  - Review the uses that are permitted in the current light manufacturing zoning district and determine if a new zone may be more appropriate. A new district should more specifically regulate building and site design and should completely prohibit any uses that produce noxious odors, fumes or other discharge or other uses that rely heavily on outdoor storage.
- **9 Line Corridor Master Plan**
  - Major & Minor Gateways - The 9 Line enjoys an excellent relative location in the Salt Lake Valley, passing many important transportation corridors, neighborhood nodes, parks and other points of interest. Nowhere is this more obvious than at several of the major potential gateways to the corridor; places where the 9 Line intersects with important modes of transportation such as UTA Trax, or the Jordan River Parkway. In order to increase its visibility, and to welcome potential corridor users, these important intersections – major and minor – should be considered gateways, and provide the appropriate amenities and infrastructure to that end. Moreover, they should consider the needs of motorists, cyclists and pedestrians.
  - Where the 9-line passes under I-15 is a major gateway and 700 West acts is identified as a minor gateway.
  - On 900 S between the I-15 node and the 9<sup>th</sup> and 9<sup>th</sup> node is identified as a Corridor Type C - The corridor is widest in this area connecting users to regional parks and neighborhood commercial centers along the paved trailway. This area features a mixture of residential, commercial and light industrial uses. The neighborhood node

at 900 South & 900 West presents a strong opportunity to catalyze future development

- I-15 Node Analysis and Potential - The 9 Line corridor changes dramatically between I-15 and 900 West. Adjacent land uses in this section of the corridor transition from commercial and light industrial on the eastern end to neighborhood commercial, single-family residential and open space on the west end. There is some vacant land and a new bike park adjacent to the Interstate which present opportunities for programmed activities and other trailway development.

- **Plan Salt Lake**

- Growth – Promote infill and redevelopment of underutilized land.
- Housing – Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Beautiful City - Support and encourage architecture, development, and infrastructure that is people-focused, responds to its surrounding context and enhances the public realm, reflects our diverse cultural, ethnic, and religious heritage and is sustainable, using high quality materials and building standards.
- Create opportunities to connect with nature in urban areas.
- Reinforce and preserve neighborhood and district character and a strong sense of place.
- Preservation - Preserve and enhance neighborhood and district character.
- Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
- Economy - Support the growth of small businesses, entrepreneurship and neighborhood business nodes.

- **Growing SLC**

- Develop flexible zoning tools and regulations, with a focus along significant transportation routes
- Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life

- **Salt Lake City Comprehensive Housing Policy**

The Salt Lake City Comprehensive Housing Policy was adopted on March 1, 2016. The Housing Policy represents the City Council's efforts to establish a policy direction to address current conditions in Salt Lake City. The intent is that this direction will be followed whenever the City engages in housing funding assistance, zoning and land use planning, master planning neighborhoods, and creating economic incentives. Additionally, the Housing Policy is intended to achieve the following that relate to the requested rezone:

- Foster and celebrate the urban residential tradition
- Develop new housing opportunities throughout the City
- Promote a diverse and balanced community by ensuring that a wide range of housing types and choices exist for all income levels, age groups, and types of households

- **Transit Master Plan**

- 900 S is identified as a high priority corridor as it provides opportunities for additional east/west cross- town connections as well as connections. 900 W is also

discussed as improving connections to the neighboring Fairpark and Glendale communities.

- Building off existing plans and policies, the Salt Lake City Transit Master Plan recognizes the importance of land use, street connectivity, and placemaking to implement a well-used and attractive frequent transit network (FTN). The FTN must be supported by a concentration of land uses, connections to key destinations, a rich mix of uses, and interconnected streets. The Transit Master Plan embraces these concepts to help achieve the City's goals to increase transit ridership in Salt Lake City.
- Provide a rich mix of uses that support street-level activity throughout the day and night. A diversity of land uses (including residential, commercial, industrial, institutional, and recreational uses) promotes walking and transit ridership, and reduces driving.
- A mix of land uses allows more daily needs to be met within shorter distances, encouraging people to walk and take transit for more trips. Land use diversity also creates a more interesting and active urban environment that makes walking and taking transit feel safer and more attractive at all times of the day and night
- Salt Lake City also plays an important role in working with developers to set standards for new development. These standards can help ensure land uses support the FTN, including: Pedestrian-oriented design: Identify design standards that promote pedestrian-oriented urban design features, such as active frontages built right to the street with parking located at the rear of the building and landscaping that provides a buffer between the sidewalk and the street.
- Land use and placemaking recommendations –Continue to monitor zoning along the FTN to ensure transit is supported by a mix of uses, adequate densities, parking requirements, and other transit supportive elements.
- Provide a mix of housing options along the FTN to support housing affordability and diversity

### **Staff Discussion**

As discussed in the considerations section of the staff report, the proposal generally complies with the master plan policies for the area by providing the opportunity to add more compatible commercial and residential infill along the 700 W corridor and along 900 S which acts as an important gateway into the broader Westside community. The proximity to Downtown, the Jordan River and the 9 Line Trail all make the area attractive to many residents.

The proposed R-MU zone would allow for residential uses that are not permitted under the existing M-1 zoning designation, which further promotes the goals and visions of city plans by promoting redevelopment of underutilized land. The proposed R-MU zone also restricts some of the industrial uses allowed in M-1 that currently have a negative visual impact on this Westside gateway such as outdoor storage of materials and finished products.

# ATTACHMENT E: Analysis of Zoning Amendment 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;	<b>Complies</b>	The property is located within the <i>Westside Master Plan</i> area. See <a href="#">Attachment D</a> for discussion of relevant City policies and plans and the proposal's compliance.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	<b>Complies</b>	<p>The purpose of the R-MU Residential/Mixed Use District is <i>to reinforce the mixed-use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small-scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.</i></p> <p>In compliance with this purpose statement, the proposed location of the zoning district fits the location criteria of the zone. The zone would be located in an area supported by the master plan for a mixed of uses including high density residential. The standards of the R-MU zone, such as distance from the buildings to the sidewalk, also help promote a walkable urban neighborhood with pedestrian scale activity.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	<b>Complies</b>	The proposed R-MU zoning district would allow a mix of land uses and residential uses that are not currently allowed by the M-1 zoning. The development standards in the R-MU zoning district are intended to encourage the development of areas as a mix

		<p>of compatible residential and commercial uses, which is consistent with the Master Plan policies and goals in this area.</p> <p>The proposal would add residential uses as allowed uses to the properties; however, even though the surrounding properties are zoned M-1, many of the adjacent properties contain residential uses so the proposed zone would be more compatible with the existing uses than the M-1 zoning district.</p> <p>Many of the more visually and environmentally impactful industrial uses that are currently allowed in the M-1 zone would no longer be allowed under the requested zoning designation. See <a href="#">Attachment C</a> for a comparison of the permitted and conditional uses in the M-1 and R-MU zone.</p> <p>The proposed zoning district does allow for heights up to 75' for residential development, which is an increase in 10' from the 65' that is currently allowed in the M-1 zone, however, staff does not believe that to be a substantial change that would cause any different or significantly increased impacts than a 65' building. Additionally, the R-MU zone requires a rear yard setback (25% of the lot depth) whereas is in the M-1 zone, there is no setback requirement and the allowed uses may be more impactful to surrounding residential uses.</p> <p>The proposed R-MU zoning is not anticipated to introduce substantive new or additional negative impacts to adjacent properties. The proposal will lessen the potential for negative impacts in a number of ways versus the current development allowances under the M-1 zoning designation. Given the likely future transition of the area into one of mixed-use zoning, specifically the 700 W industrial corridor and the 900 S gateway into Westside neighborhoods, having mixed-use zoning along the frontage of 700 W as well as 900 S is desirable in the context of future development and plans for the area.</p>
4. Whether a proposed map amendment is consistent with the	<b>Complies</b>	<p>The proposed map amendment is not within any overlay zoning district. This standard is not applicable to the proposal.</p>

purposes and provisions of any applicable 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.	<b>Complies</b>	<p>The subject property is located within a built environment where public facilities and services already exist. The site is currently served by 900 south, 700 west, Genesee Ave, and a public right of way. Future development on these properties, such as commercial or multifamily development may require upgrading utilities and drainage systems that serve the properties. Any required infrastructure upgrades will be evaluated with a specific site development plan.</p> <p>Comments from public utilities indicate the water system in the area is undersized and any new development may require utility upgrades at the owner's expense. Additionally, there is a sewer main running through the property that will need to be abandoned or relocated or may limit available building areas.</p>

## ATTACHMENT F: Photographs





*View of subject site from corner of 900 S and 700 W facing north west*



*View of subject public right of way from 900 S facing north*



*View of subject site from Genesee Ave. facing south*



*View across the street to the south of the subject site – south side of 900 S*



*View of surrounding development on the block face to the west of the subject site*



*View of surrounding development – 800 W facing east*



*View of surrounding development to the north of the subject site – Genesee Ave. facing west*



*View of surrounding development on Genesee west of subject site*

# ATTACHMENT G: Public Process And Comments

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The following attachment lists the public meetings that have been held, and other public input opportunities, related to the proposed project. All written comments that were received throughout this process are included within this attachment.

## **Poplar Grove Community Council Meeting**

The property is within the boundaries of Poplar Grove Community Council. Prior to submitting the rezone application, the applicants attended the September 25, 2019 Poplar Grove Community Council meeting, which was hosted on the subject site in the vacant warehouse buildings. During the meeting the applicant discussed their plans to request a rezone for the properties and their ideas and intent for future development of the site with multi-family housing. Planning Staff also attended the meeting to answer any city process and zoning related questions. Questions were asked about height, design standards, and building materials that would be applicable under the requested R-MU zoning district.

## **Early Notification**

A notice of application was sent to the chair of the Poplar Grove & Glendale Community Councils. The Community Councils were given 45 days to respond with any concerns or comments.

Notice of the application was also sent to property owners and residents within 300 feet of the project. The purpose of this notice is to inform surrounding property owners and residents that an application has been submitted, provide details regarding the request, outline steps in the planning review and decision making process, and to let them know how to obtain more information and submit comments early on in the review process.

## **City Open House**

Because the property is located within 600 feet of two community council districts, the City Planning Division held an open house on January 16, 2020 for the proposal in order to obtain feedback from residents and property owners and to provide information about the public process and City regulations.

For the open house, the City provided mailed notice to residents and property owners within approximately 300 feet of the proposal two weeks in advance of the open house. Notices were also e-mailed to the City's general Planning mailing list and to those individuals that requested notice for meetings for the proposal.

## **Public Hearing Notice**

The Planning Division provided the following notices for the Planning Commission meeting:

- Mailed notice sent March 26, 2020
- E-mailed notice to listserv sent March 26, 2020
- Public hearing notice signs posted on the property March 26, 2020

## **Public Input Received**

Planning Staff received a letter of support from both the Poplar Grove Community Council and the Glendale Community Council. No other formal public comments have been received as of the publication of this staff report.

The adjacent property owner on the north east corner of the block occupied by the Summum Pyramid, came into the city planning office expressing concerns with setbacks of a new development in relation to their property as well as potential residential uses on the site that could be developed under the proposed R-MU zoning designation. Staff informed the adjacent property owner to send an email to staff outlining these concerns and to submit any comments or questions they had so they could be addressed. No comments or questions were ever submitted to planning staff from this adjacent property owner.

The proposed R-MU zoning district has greater setback restrictions in relation to the adjacent property than what could be developed under the existing M-1 zoning designation. Under the proposed zoning R-MU zoning district, the interior side yard setback is the same as the interior side yard setback of the existing M-1 zone (no setback required), and the proposed R-MU zone does have a rear yard setback requirement of 25% of the lot depth up to 30 FT, compared to the existing M-1 zone which does not have a rear yard setback requirement.

All written public comments received to date are attached on the following pages of this attachment.



February 19, 2020

ATTN Amy Thompson  
Salt Lake City Planning Division  
451 S State St Rm 406  
PO Box 145480  
Salt Lake City UT 84114-5480

RE: 706-740 West 900 South Rezone Application

Dear Amy Thompson,

The Poplar Grove Community Council (PGCC) enthusiastically supports the request by West End LLC, the owner of the property, to rezone ten parcels and a portion of a city owned public alley from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use). We believe that this rezone will jump start and facilitate deliberate and proper redevelopment and investment in our neighborhood. West End LLC has been a great partner to work. They have done a fantastic job of informing and presenting their plans to the community throughout the entire process of making this redevelopment a reality. Consider this letter of support a ringing endorsement from the community about the proposed rezone!

Respectfully,

Erik Lopez, Chair  
Poplar Grove Community Council



## Board of Directors

Turner C Bitton  
*Chair*

Ashley King  
*First Vice Chair*

Latu Patetefa  
*Second Vice Chair*

Jeremy King  
*Treasurer*

Dane Hess  
*Past Chair*

Ryan Curtis  
*At-Large Member*

**February 16, 2020**

Salt Lake City Planning Division  
451 S State St  
Rm 406  
PO Box 145480  
Salt Lake City UT 84114-5480

To Whom It May Concern:

It is my pleasure to submit this letter on behalf of the Glendale Community Council. After our extensive review, we would like to express our enthusiastic support for the rezoning of the parcels located at 706-740 W. 900 S. from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use). With the current shortage of housing in Salt Lake City, more is always welcome. Above that, though, the prospect of commercial development is very exciting to us. Here on the west side, residents often have to travel outside the neighborhood for basic things like shopping and dining; projects like this are sorely needed.

The proposed development is exactly the kind of thing that Glendale's residents have repeatedly expressed interest in for the past several years. It will act as an anchor to bring much-anticipated commercial development to the east side of the neighborhood and tie the neighborhood together in a more cohesive manner. Adding more amenities to our community is a step in the right direction and we look forward to seeing this development move forward in the process.

Thank you for the opportunity to weigh in on the development. We greatly appreciate the opportunity to engage in discussions affecting our neighborhood.

Thank you,

Turner C. Bitton  
Chair, Glendale Community Council

Glendale Community Council  
1375 S. Concord Street  
Salt Lake City, UT 84104

# ATTACHMENT H: City Department Review Comments

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## **Transportation**

Transportation doesn't have any issues with the rezone. The parking provided with any development must meet the requirements of 21A.44.

## **Engineering**

No objections to the proposed rezone.

## **Public Utilities**

No objections to the propose zone change. The water system in the area is undersized and any new development of commercial buildings may require utility upgrades at the owner's expense. There is also a sewer main running through the property that will need to be abandoned, relocated or may limit available building areas.

## **Fire**

Building Services finds no Fire Code related issues associated with this rezone. A thorough fire review will be done with any future proposed development plan on the site.

## **Building Services (Zoning)**

Building Services finds no Building Code related issues associated with this rezone.

## **SLC Real Property Management**

Salt Lake City property management authorizes the applicant to move forward with the small portion of the city owned alley included in the rezone request. Please include a condition that the rezone is subject to the petitioner entering into a Purchase Agreement with the City to acquire the vacated alley if the vacation is approved by the City Council.

**PLANNING COMMISSION - April 8, 2020**  
**c) Agenda/Minutes**

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**This meeting will be an electronic meeting pursuant to Salt Lake City Emergency**  
**Proclamation No. 2 of 2020 (2)(b)**  
**April 8, 2020, at 5:30 p.m.**  
**(The order of the items may change at the Commission's discretion)**

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTV Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email: [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on Webex at:

- <https://saltlakecity.webex.com/saltlakecity/onstage/g.php?MTID=e5b1ac4b74376cb992dc30b0a85230851>
  - Instructions for using Webex will be provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM**  
**APPROVAL OF MINUTES FOR MARCH 11, 2020**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Rose Park Buddhist Temple Conditional Use at approximately 1185 West 1000 North** - K.C. Liao, of KCL Design, representing the Rose Park Buddhist Temple, is requesting Conditional Use approval for a renovated 2-story church building to be located at 1185 W 1000 N in the R-1/7,000 Single Family zoning district. The site currently contains an existing church building which will be renovated to include sanctuary space, office, and support spaces. The property is located within Council District 1, represented by James Rogers. (Staff Contact: Krissy Gilmore at (801) 535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)) **Case Number PLNPCM2020-00078**
2. **The Ellie Planned Development and Preliminary Plat at approximately 347, 353 & 359 North 700 West** – A request by CW Land Co., representing RECM Investments, LLC, for approval of a planned development petition and related preliminary subdivision plat for a proposed 24-unit residential project at approximately 347, 353, and 359 N 700 W. The proposal includes four separate principal buildings with six units in each building. The buildings will be approximately 30 feet tall, and each unit footprint will be its own lot that does not front a public street. The project as proposed is subject to a pending zoning change from SR-1 (Special Development Pattern Residential) to RMF-35 (Moderate Density Multi-Family Residential) that is being considered by the Salt Lake City Council. The site is located in Council district #2, represented by Andrew Johnston (Staff contact; Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) **Case numbers PLNSUB2019-00963 & PLNSUB2020-00169**

3. **Salt Lake Crossing Design Review at approximately 470 West 200 North** - Salt Lake City has received a request from Brian Hobbs, with Salt Development, for approval of modifications to the design standards to construct a new mixed-use development. The standards proposed to be modified include ground-floor use other than parking along at least 80% of the street-facing building facades, ground floor façade consisting of at least 60% glass, providing operable building entrances at least every 40' on street-facing facades, and the maximum length of a street-facing façade of 200'. The project site is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district and is located in Council District 3, represented by Chris Wharton (Staff Contact: Nannette Larsen at (801) 535-7645 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case number PLNPCM2019-01106**
- 4. **Zoning Map Amendment at approximately 706-740 West 900 South** – A request by West End LLC, the owner of the property, to rezone ten parcels and a portion of a city owned public alley from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use). There are currently two commercial buildings on the site the applicant intends to restore for commercial uses. The applicant intends to redevelop the remainder of the site, and the proposed rezone to R-MU would allow for residential uses that are not currently permitted under the existing M-1 zoning designation. No specific site development proposal has been submitted at this time. The properties are located in Council District 2, represented by Andrew Johnston. (Staff Contact: Amy Thompson at (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case Number PLNPCM2019-01137**
5. **Zoning Map and Master Plan Amendment at approximately 261 N Redwood Rd.** - The property owner, Iain Cameron, is requesting Master Plan and Zoning Map amendments for an approximately 0.94-acre property located at approximately 261 N. Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The property is currently split-zoned with the approximately 172' feet closest to Redwood Road zoned RMF-35 and the remaining approximately 366' zoned R-1/5,000. The applicant is requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35. The subject property is located within District 1, represented by James Rogers. (Staff Contact: Sara Javoronok at (801) 535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case Numbers PLNPCM2019-01086 and PLNPCM2019-01087**

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). 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.*

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, April 8, 2020**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:37:55 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Adrienne Bell; Vice Chairperson Brenda Scheer; Commissioners Maurine Bachman, Amy Barry, Jon Lee, Matt Lyon, Sara Urquhart, and Crystal Young-Otterstrom. Commissioners Carolynn Hoskins, and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Wayne Mills, Planning Manager; John Anderson, Planning Manager; Krissy Gilmore, Principal Planner; Casey Stewart, Senior Planner; Nannette Larsen, Principal Planner; Amy Thompson, Senior Planner; Sara Javoronok, Senior Planner; and Marlene Rankins, Administrative Secretary.

**APPROVAL OF THE MARCH 11, 2020, MEETING MINUTES** [5:38:17 PM](#)

**MOTION** [5:38:28 PM](#)

Commissioner Scheer moved to approve the March 11, 2020, meeting minutes. Commissioner Urquhart seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Scheer, and Urquhart voted "Aye". Commissioner Young-Otterstrom abstained from voting. The motion passed 6-1.

**REPORT OF THE CHAIR AND VICE CHAIR** [5:39:18 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:39:41 PM](#)

Nick Norris, Planning Director, provided virtual meeting tips and access information. He also welcomed new Commissioner Crystal Young-Otterstrom to the Planning Commission.

[5:46:35 PM](#)

**Rose Park Buddhist Temple Conditional Use at approximately 1185 West 1000 North** - K.C. Liao, of KCL Design, representing the Rose Park Buddhist Temple, is requesting Conditional Use approval for a renovated 2-story church building to be located at 1185 W 1000 N in the R-1/7,000 Single Family zoning district. The site currently contains an existing church building which will be renovated to include sanctuary space, office, and support spaces. The property is located within Council District 1, represented by James Rogers. (Staff Contact: Krissy Gilmore at (801) 535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com))  
**Case Number PLNPCM2020-00078**

Krissy Gilmore, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the Conditional Use.

KC Liao, architect, provided further design details.

#### **PUBLIC HEARING [5:54:00 PM](#)**

Chairperson Bell opened the Public Hearing; seeing no one wished to speak; Chairperson Bell closed the Public Hearing.

#### **MOTION [6:00:51 PM](#)**

Commissioner Barry stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve petition PLNPCM2020- 00078 with the following conditions:

1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.
2. The applicant shall comply with all other department/division requirements.

Commissioner Scheer seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Scheer, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

#### **[6:02:22 PM](#)**

**The Ellie Planned Development and Preliminary Plat at approximately 347, 353 & 359 North 700 West** – A request by CW Land Co., representing RECM Investments, LLC, for approval of a planned development petition and related preliminary subdivision plat for a proposed 24-unit residential project at approximately 347, 353, and 359 N 700 W. The proposal includes four separate principal buildings with six units in each building. The buildings will be approximately 30 feet tall, and each unit footprint will be its own lot that does not front a public street. The project as proposed is subject to a pending zoning change from SR-1 (Special Development Pattern Residential) to RMF-35 (Moderate Density Multi-Family Residential) that is being considered by the Salt Lake City Council. The site is located in Council district #2, represented by Andrew Johnston (Staff contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) **Case numbers PLNSUB2019-00963 & PLNSUB2020-00169**

Casey Stewart, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the request with the conditions in the staff report.

The Commission and Staff discussed the following:

- Clarification on when the zone change went before the Planning Commission
- Whether staff worked with the applicant with the design details
- Clarification on compatibility with the character of the surrounding neighborhood
- Clarification on standards that are being considered
- The process of approval for street facing façade

Jon Galbraith, CW Urban, provided a presentation along with further design details.

The Commission and Applicant discussed the following:

- Landscape surrounding the property
- Proposed materials

#### **PUBLIC HEARING [6:42:47 PM](#)**

Chairperson Bell opened the Public Hearing; seeing no one wished to speak; Chairperson Bell closed the Public Hearing.

The Commission, Applicant and Staff further discussed the following:

- Current changes to the façade from the original proposal
- Clarification on lack of windows on the facades in between the two buildings
- Fencing materials
- Clarification on use of vacant space

[6:55:15 PM](#) Nick Norris, Planning Director, read two public comment emails that were provided regarding the proposal.

**MOTION** [7:01:38 PM](#)

Commissioner Urquhart stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve The Ellie Planned Development PLNSUB2019-00963 and Preliminary Subdivision Plat PLNSUB2020-00169 with the following conditions:

1. Approval is subject to the related zoning map amendment PLNPCM2019-00638 being adopted by the City Council, thereby changing the zoning of the subject parcels to RMF-35
2. This approval is limited to the identified modifications in the report and all other zoning regulations continue to apply
3. The applicant shall submit and record a final subdivision plat for the creation of the lots as proposed
4. The applicant shall work with staff to simplify the materials and refine the façade design per the Planning Commission discussion.

Commissioner Scheer seconded the motion. Commissioners Young-Otterstrom, Urquhart, Scheer, Lee, Barry, and Bachman voted “Aye”. Commissioner Lyon voted “Nay”. The motion passed 6-1.

[7:05:22 PM](#)

**Salt Lake Crossing Design Review at approximately 470 West 200 North** - Salt Lake City has received a request from Brian Hobbs, with Salt Development, for approval of modifications to the design standards to construct a new mixed-use development. The standards proposed to be modified include ground-floor use other than parking along at least 80% of the street-facing building facades, ground floor façade consisting of at least 60% glass, providing operable building entrances at least every 40' on street-facing facades, and the maximum length of a street-facing façade of 200'. The project site is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district and is located in Council District 3, represented by Chris Wharton (Staff Contact: Nannette Larsen at (801) 535-7645 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case number PLNPCM2019-01106**

[7:05:37 PM](#) Chairperson Bell and Commissioner Lee recused themselves due to potential conflict of interest.

Nannette Larsen, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the Design Review with the conditions listed in the staff report.

Ethan Bedingfield, applicant, provided a presentation with further design details.

The Commission and Applicant discussed the following:

- Proposed materials to be used
- Clarification on percentage of brick

**PUBLIC HEARING** [7:24:30 PM](#)

Vice Chairperson Scheer opened the Public Hearing;

Brian Hobbs – Provided information regarding Community Council meetings and engagement.

Seeing no one else wished to speak; Vice Chairperson Scheer closed the Public Hearing.

**MOTION** [7:29:14 PM](#)

**Commissioner Bachman stated, based on the information in the staff report I move that the Planning Commission approve petition PLNPCM2019-01106, regarding the Salt Lake Crossing Design Review. In order to comply with the applicable standards, the following conditions of approval apply:**

1. The design of the project shall be consistent with this staff report and submitted Design Review application.
2. TSA Development Score approval is required prior to building permit approval.
3. The ground floor shall be built in such a way as to allow for future active commercial uses along the street-facing facades.
4. Any changes to the site shall comply with all standards required by City Departments.

**Commissioner Barry seconded the motion. Commissioners Barry, Bachman, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.**

[7:31:51 PM](#)

**Zoning Map Amendment at approximately 706-740 West 900 South** – A request by West End LLC, the owner of the property, to rezone ten parcels and a portion of a city owned public alley from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use). There are currently two commercial buildings on the site the applicant intends to restore for commercial uses. The applicant intends to redevelop the remainder of the site, and the proposed rezone to R-MU would allow for residential uses that are not currently permitted under the existing M-1 zoning designation. No specific site development proposal has been submitted at this time. The properties are located in Council District 2, represented by Andrew Johnston. (Staff Contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com) **Case Number PLNPCM2019-01137**

Amy Thompson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a positive recommendation with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Whether staff reviewed the alley vacation that is included in the area proposed for the rezone
- Clarification on why an R-MU is being proposed versus R-MU35
- Clarification on whether modifying design review standards on a zoning change is a standard procedure
- Staff recommendation to impose additional Design standards and compatibility with surrounding neighborhood

Max Coreth, applicant, provided a presentation.

The Commission and Applicant discussed the following:

- Height of a building allowed under proposed R-MU zone
- Whether there are protections in place for the existing warehouse buildings on the site
- Clarification on whether a building built under the proposed R-MU zone could be taller than the highway

**PUBLIC HEARING [8:04:10 PM](#)**

Chairperson Bell opened the Public Hearing;

Dennis Faris, Vice Chairperson Poplar Grove Community Council – Stated support in the project and commended the applicant's engagement with the community.

Mike Reed – Raised concerns with lack of affordable housing.

Bernie Aua – Provided comments via email stating opposition of the request.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission and Staff further discussed the following:

- Location of the neighboring church

The applicant addressed concerns of the public.

The Commission made the following comments:

- With affordable housing; one of the misconceptions is that creating more housing automatically makes everything else more expensive
- We should be focusing on areas that are more prime for high density to try to meet our housing needs as we continue to look at how the City continues to change
- Having high density near highways is noisy and creates air pollution and I have some issues with changing the zoning to allow for residential property to be built, where children will be allowed to live there
- There have been other Planning Commission approvals of residential buildings adjacent to freeways. Why aren't we concerned that high density residential buildings are currently being built adjacent to freeways everywhere?

**MOTION [8:26:06 PM](#)**

Commissioner Urquhart stated, based on the analysis and findings listed in the staff report, information presented, and the input received during the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use), file PLNPCM2019-01137, for ten parcels and a portion of a city owned alley located at approximately 706-740 W 900 South with the conditions listed in the staff report. Also, with a third condition:

- That any new development must go through the design review process.

Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Urquhart, and Young-Otterstrom voted "Aye". Commissioner Scheer voted "Nay". The motion passed 7-1.

[8:28:38 PM](#)

**Zoning Map and Master Plan Amendment at approximately 261 N Redwood Rd.** - The property owner, Iain Cameron, is requesting Master Plan and Zoning Map amendments for an approximately 0.94-acre property located at approximately 261 N. Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The property is currently split-zoned with the approximately 172' feet closest to Redwood Road zoned RMF-35 and the remaining approximately 366' zoned R-1/5,000. The applicant is requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35. The subject property is located within District 1, represented by James Rogers. (Staff Contact: Sara Javoronok at (801) 535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case Numbers PLNPCM2019-01086 and PLNPCM2019-01087**

Sara Javoronok, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

Iain Cameron, applicant, was present but was experiencing technical difficulties.

**PUBLIC HEARING** [8:36:07 PM](#)

Chairperson Bell opened the Public Hearing;

Mike Reed – Raised concerns with affordable housing.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission and Staff discussed the following:

- Clarification on whether Gemini Drive is closed
- Width of the property
- Whether it would be viable to provide drive-thru access from Redwood with a private drive

Discussion was made on how to proceed with the item as no communication with the applicant was available.

**MOTION** [8:50:29 PM](#)

Commissioner Scheer stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment, file PLNPCM2019-01086, proposed zone change from R-1/5,000 (Single-family Residential District) to RMF-35 (Moderate Density Multi-family Residential) and file PLNPCM2019-01087 proposed master plan amendment from Low Density Residential to Medium Density Residential.

Commissioner Barry seconded the motion. Commissioners Young-Otterstrom, Urquhart, Scheer, Lyon, Lee, Barry, and Bachman voted "Aye". The motion passed unanimously.

The meeting adjourned at [8:53:38 PM](#)

**PLANNING COMMISSION - April 8, 2020**  
**d) Staff Presentation Slides**



# Salt Lake City Planning Commission



April 8, 2020

# 706-740 W 900 S

## Zoning Map Amendment



## RECOMMENDATION –

- *Approval with conditions*

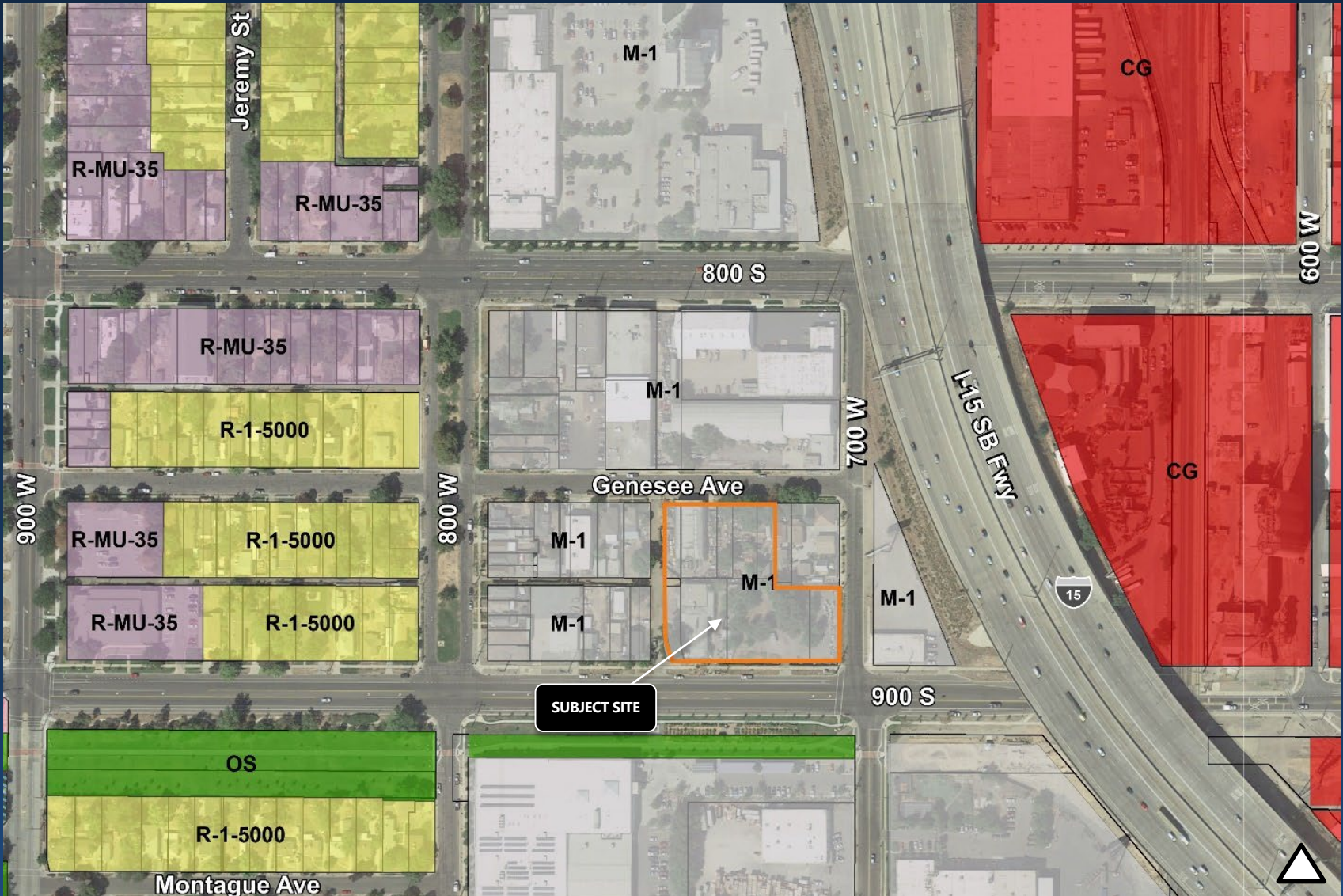
Planning Commission

# SITE PHOTOS



# 706-740 W 900 S

## Zoning Map Amendment





VIEW OF PUBLIC ALLEY TO THE WEST OF THE PROPERTY BETWEEN GENESEE AND 900 SOUTH



VIEW FROM GENESEE LOOKING SOUTH



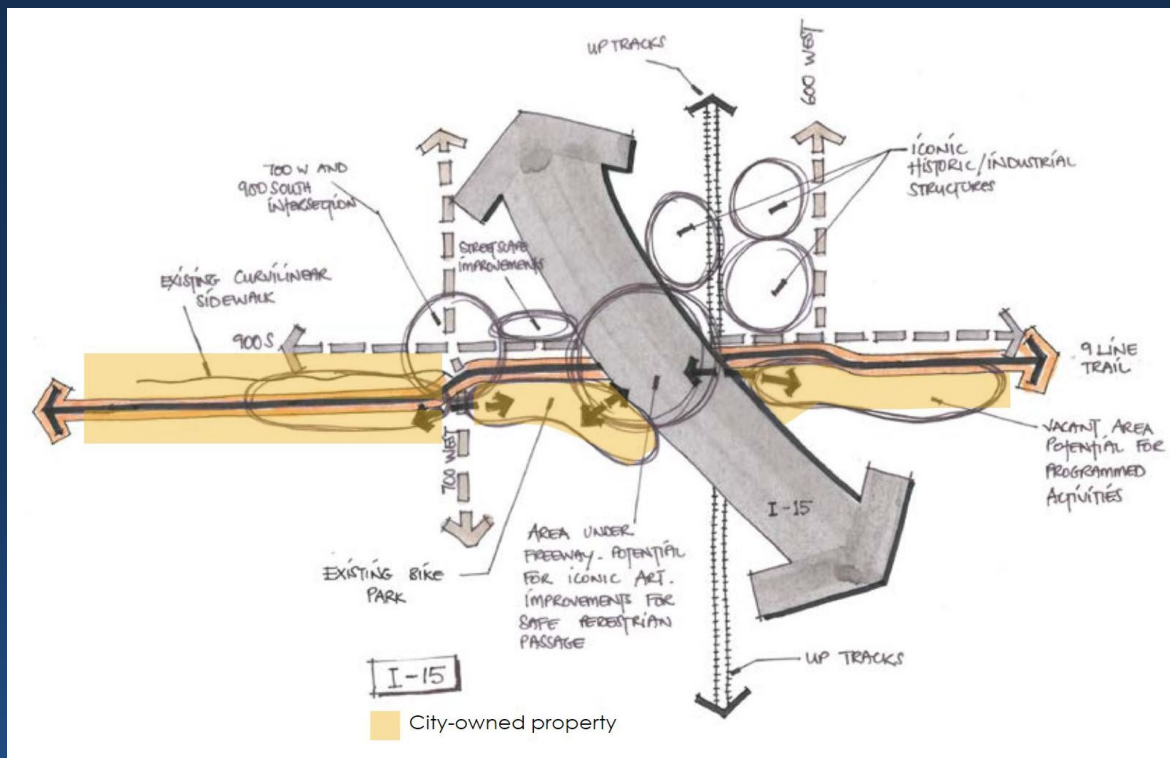
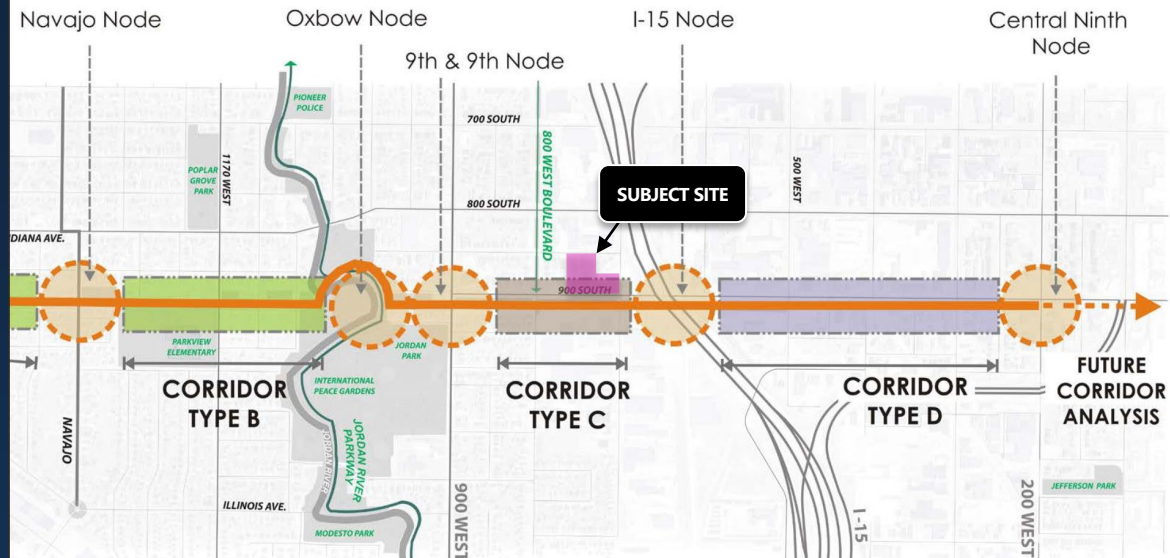
# KEY CONSIDERATION – CITY PLAN GUIDANCE



**SUBJECT SITE**



This project is situated along 900 S and the 700 W industrial corridor, an area that the Westside Master Plan identifies as an important gateway into the larger Westside Community.



# KEY CONSIDERATION – DESIGN GUIDELINES



## R-MU Design Standards

Ground Floor Use %	
Ground Floor Use + Visual Interest %	
Building Materials – Ground Floor	
Building Materials – Upper Floors	
Glass – Ground Floor %	40
Glass – Upper Floors %	
Building Entrances (feet)	
Blank Wall – Maximum Length (feet)	15
Street Facing Façade – Maximum Length (feet)	
Upper Floor Step Back (feet)	
Lighting – Exterior	
Lighting – Parking Lot	X
Screening Mechanical Equipment	X
Screening of Service Areas	X
Parking Garages or Structures	

## D-2 Design Standards

Ground Floor Use %	75
Ground Floor Use + Visual Interest %	60/25
Building Materials – Ground Floor	80
Building Materials – Upper Floors	50
Glass – Ground Floor %	40
Glass – Upper Floors %	25
Building Entrances (feet)	50
Blank Wall – Maximum Length (feet)	15
Street Facing Façade – Maximum Length (feet)	200
Upper Floor Step Back (feet)	
Lighting – Exterior	X
Lighting – Parking Lot	X
Screening Mechanical Equipment	X
Screening of Service Areas	X
Parking Garages or Structures	X

## RECOMMENDED CONDITION – IMPOSE D-2 DESIGN GUIDELINES

- Supported by Master Plan policies

# 706-740 W 900 S

## *Zoning Map Amendment*



### **PUBLIC PROCESS –**

- Recognized Organization notice
- Early notification to property owners
- Open House
- Public Hearing notice
- Public Comments

### **STANDARDS OF REVIEW –**

- Zoning Map Amendment

### **RECOMMENDATION –**

- *Forward a positive recommendation to City Council with conditions*

**PLANNING COMMISSION - April 8, 2020**  
**e) Applicant Presentation Slides**

**West End Zone Amendment**  
**M-1 to R-MU**

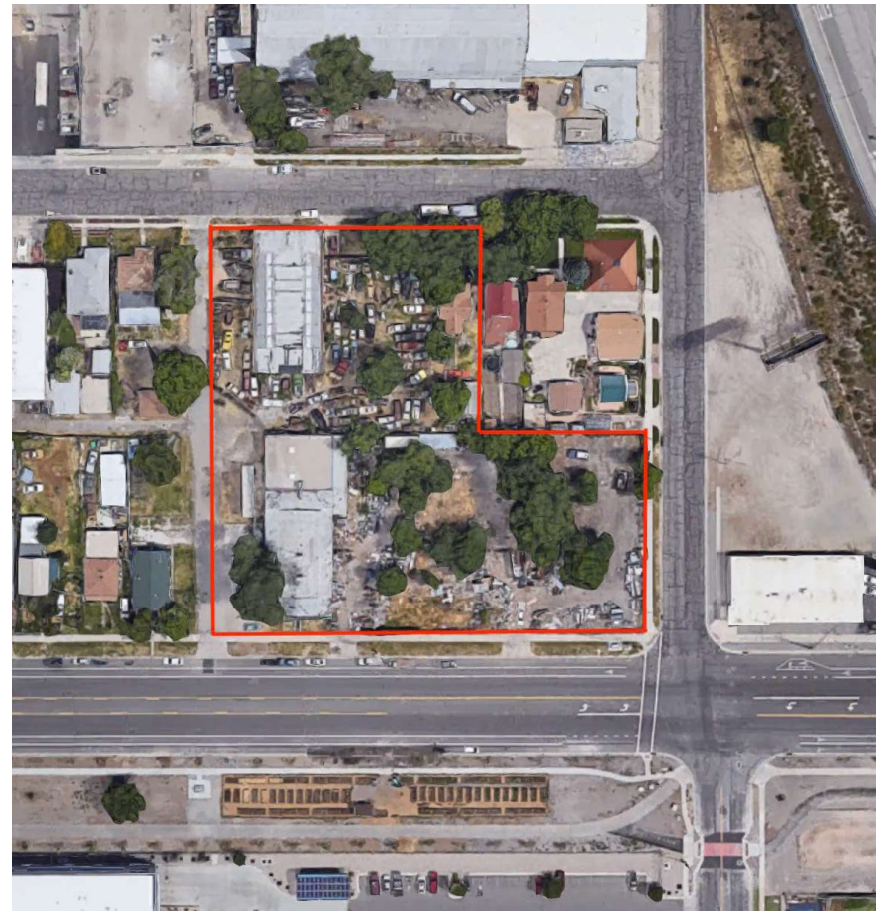


- Proposed zone amendment is consistent with the Westside Master Plan (WSMP) and 9 Line Corridor Master Plan (9LMP)
- Zone amendment will positively impact the surrounding neighborhood by reinvigorating formerly blighted site with new commercial and residential activity
- Site will become an attractive gateway to the Westside due to new commercial activity and multifamily infill. Zone amendment will prevent incompatible industrial uses in this residential neighborhood and buffer residents from those uses and I-15

## West End Site

PRELIMINARY

- Located at 706-740 West 900 South and 717-739 W Genesee Street
- 1.80 acres
- Acquired on February 8 and March 13, 2019 by High Boy Ventures
- Consists of two vacant commercial buildings and open land
- Financing for the adaptive re-use of the two buildings (Phase I of redevelopment) obtained from the SLC RDA. GSBS of Salt Lake City hired as project architect
- Requesting zone amendment from Light Manufacturing (M-1) to Residential Mixed Use (R-MU)



- “One of the most common issues brought up in community meetings was the **lack of connectivity** between the Westside and the rest of the city” (pg 13)
- WSMP main goal: “Strengthen the connections both within and between the Westside and other parts of Salt Lake City by **improving the community’s gateways** and corridors and strengthening the transportation network for all modes of travel” (pg 4)

### GATEWAYS

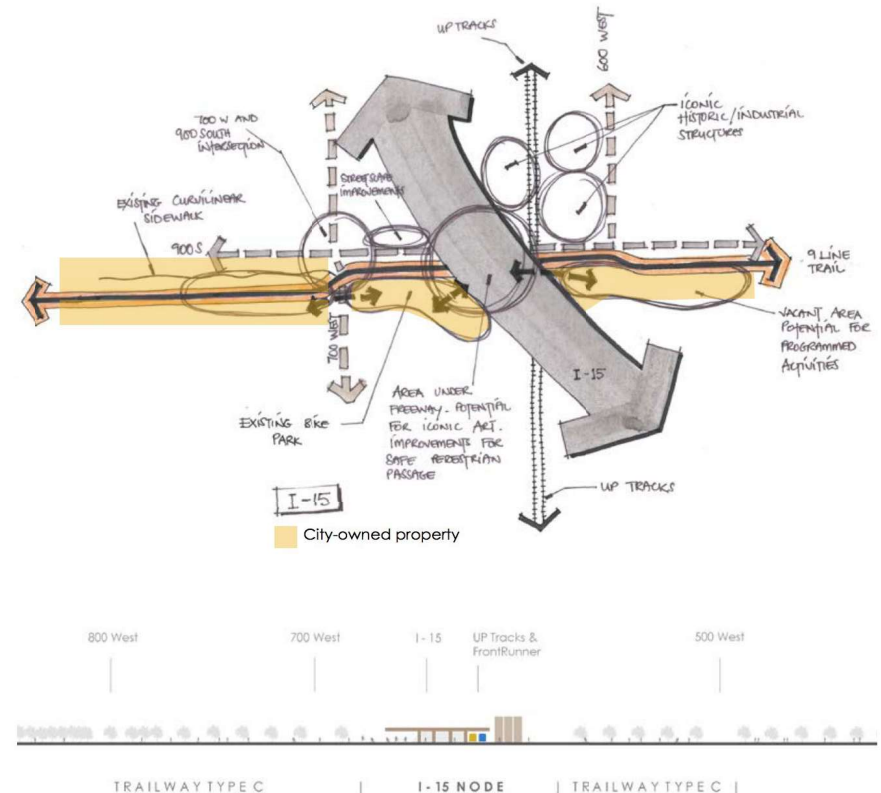
Five of the six routes into the Westside from the east cut through the 700 West corridor. A first-time visitor to the community, using one of these five streets, regardless of their mode of transportation, is first greeted by a land use and development pattern that is not representative of the true character of the community. This is especially problematic when two of the community’s major assets—the Jordan River and parks on 900 South and the Sorenson Multicultural and Unity Center—are both only a half-mile from their respective gateways. The topic of gateways and their current condition was a frequent point of discussion in public meetings, and some residents believed strongly that the gateways influenced how people felt about their community. The three gateways that were most commonly cited were 800 South, 900 South and 1300 South, but **900 South was generally considered the one in need of the most attention.**

The 700 West corridor is between I-15 and 800 West from 800 South to approximately 1700 South. Despite having only 20 percent of the industrial land in the community, the 700 West corridor is important because it forms the eastern edge of Glendale and Poplar Grove and is the gateway for three of the traditional neighborhood entrances: 800 South, 900 South and 1300 South. It abuts single-family neighborhoods and schools, creating an uneven and undesirable transition and an unattractive gateway.

## Gateway to the Westside – 9LMP

PRELIMINARY

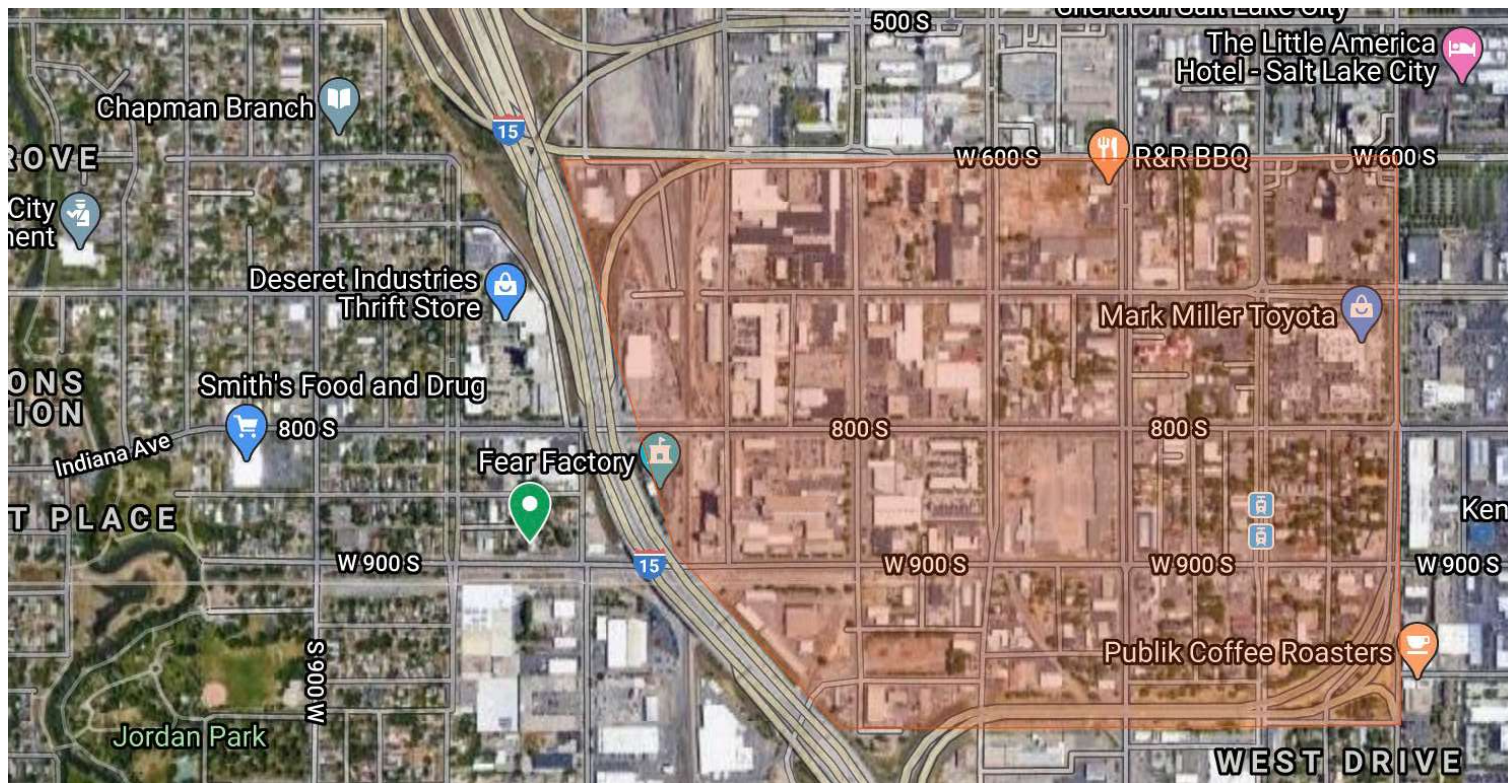
- The area around the I-15 underpass is a **“major gateway”** (pg 24) and a **“key node”** (pg 53)
- “As the 9 Line passes underneath the bridge at I-15, it becomes an uncomfortable and unsafe experience. **For many users of the trail, this is a major gateway or connection point for east to west travel or vice versa.** However, in its current condition, it feels more like a barrier” (pg 59)
- The improvement of the area is a **“foundational project”** (pg 59)



## Gateway to the Westside

PRELIMINARY

Site (green icon) can act as a gateway to the Westside, creating a more cohesive development pattern with the vibrant Granary District (orange area) west of I-15 and the railroad tracks



- “[The 700 West Industrial Corridor] abuts single-family neighborhoods and schools, creating **an uneven and undesirable transition and an unattractive gateway**” (pg 69)

Residents in the area tended to focus on how this corridor impacts the perception of their community. 700 West is one of the first streets crossed in the southern part of the community when traveling east to west. As a result, it is a significant part of the eastern gateways in the Westside. The impact is most evident along 900 South, where one side of the street is residential and the other industrial. The corridor's influence on the other gateways, 800 South and 1300 South, is not as strong. Residents' ideas for the future of the 700 West corridor varied, but they tended to focus on buffering between the two current uses and phasing out of the intense industrial uses.

Source: WSMP

Additionally, compared to other communities within the city (excepting the industrial districts west of I-215), the Westside carries an inequitable share of land dedicated to manufacturing uses. **Nearly a third of the study area is industrial—some of it intensive in nature and incompatible with its surroundings—and the boundaries between those areas and the residential districts are not always well-defined.**

Source: WSMP

### WSMP Goals:

- “Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community’s vision while maintaining the character of Westside’s existing stable neighborhoods” (pg 4)
- “Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high density residential development where needed, appropriate or desired” (pg 4)

**Given the goal of increasing the community’s residential density, there are opportunities for infill multifamily developments for residents who seek urban neighborhoods with an industrial appeal.** The proximity to Downtown, the Jordan River and the 9 Line Trail all make the area attractive to many residents.

Source: WSMP

**Ongoing Node Development:** The private market should be involved in the development of the identified nodes most likely through public-private partnerships. Private market interventions could include the development of housing and mixed-use units as well as the provision of infrastructure and supporting amenities like playgrounds, interactive art displays, etc.

Source: 9LMP

## West End Adaptive Re-use Development

PRELIMINARY



- Site currently consists of vacant commercial structures and blighted land. Want to reenergize this area while highlighting the site's history and unique characteristics
  - Opportunity to make a public gathering place accessible by the community, including those who come on foot or bicycle
  - Will also reinvigorate the currently neglected mid-block crossing to the west of our buildings

## West End Adaptive Re-use Development

PRELIMINARY



- Obtained a financing commitment from the RDA of SLC for building renovation. Commitment is contingent on fulfilling several public benefit criteria
- Will create a nexus of activity at the connection point between the two buildings. Will result in services for not only the local community and future multifamily residents but will also draw activity from the Granary District and greater Downtown
- Will extend the vibrancy of the Granary District to the west of I-15 and increase usership of the Jordan River Trail

**PLANNING COMMISSION - April 8, 2020**  
**f) Additional Public Comments**

October 13, 2020

Salt Lake City Planning Commission  
451 South State Street, Room 406  
Post Office Box 145480  
Salt Lake City, Utah 84114-5480

Re: PLNPCM2019-01137 - Zoning Map Amendment  
PLNPCM2020-00442 – Zoning Map Amendment

Dear Planning Commissioners:

This firm represents Summum with respect to the following matters. Summum is a religious organization and owns the property located at 707 Genesee Avenue in Salt Lake City. The purpose for this letter is to submit and express Summum's comments and concerns with respect to the above-referenced zoning applications. The zoning applications seek to re-zone the properties located immediately adjacent to and surrounding the Summum property from the current zoning of light manufacturing (M-1) to residential mixed use (R-MU). According to the information we have been provided, the purpose for the requested re-zone is for the future construction of a multi-family residential development.

Summum was established in 1975 to reintroduce an ancient philosophy based on natural principles of creation. Beginning in 1977, Summum constructed its iconic pyramid on its Genesee property, which is surrounded by peaceful gardens. Summum's adherents view the pyramid as a sanctuary and temple. The Summum temple was completed in 1979 and not only provides a place of respite and sanctuary for its adherents, but has been an important part of Salt Lake City's cultural and religious fabric for more than 40 years.

The Summum sanctuary is located in close proximity to Interstate 15. Because I-15 is elevated at this location, the Summum property is currently nestled in a quiet and peaceful setting. The proposed R-MU re-zone of the adjacent parcels, however, would permit the construction of multi-family residential buildings that would completely surround the sanctuary to a height of 75 feet. The tall buildings would undoubtedly reflect and intensify the noise from Interstate 15 directly onto the Summum temple and would destroy the atmosphere of peace and serenity that has been cultivated for the past four decades.

Summum recognizes the value of quality development in the area, but objects to the proposed re-zone due to the excessive height of the buildings that would be permitted. Summum submits that the R-MU 35 zone would better serve the interests of the community and better protect the serenity of the Summum temple and gardens by restricting the height of buildings adjacent to the property to no more than 35 feet.

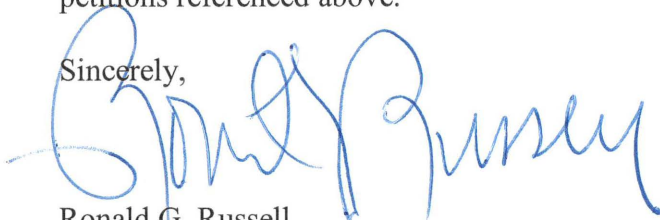
In addition, Summum believes that a decision to approve an R-MU zone for the immediately adjacent property would impose a direct and substantial burden on its right and the rights of its members to practice their religion, in violation of federal law and the free exercise clause of the First Amendment. Under the federal Religious Land Use and Institutionalized Persons Act (RLUIPA), "[n]o government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution (A) is in furtherance of a compelling governmental interest; and (B) is the least restrictive means of furthering that compelling governmental interest." 42 U.S.C. § 2000cc. This test both codifies and expands the free exercise protections of the First Amendment, which likewise prohibits substantial burdens on religious exercise.

In applying these provisions, Congress has directed that RLUIPA is to be "construed in favor of a broad protection of religious exercise, to the maximum extent permitted by the terms of this chapter and the Constitution." 42 U.S.C. § 2000cc-3(g). The test the statute imposes, like the First Amendment, is strict scrutiny, with the government bearing the significant burden of showing that the interest served is truly compelling, and that there are no less restrictive alternatives that could serve that interest. 42 U.S.C. § 2000cc-2(b); *see also Grace Church of N. Cnty. v. City of San Diego*, 555 F. Supp. 2d 1126, 1135 (S.D. Cal. 2008); *Fortress Bible Church v. Feiner*, 734 F. Supp. 2d 409 (S.D.N.Y. 2010). Speculation, conclusory assertions, and generalized land use analysis is not sufficient to carry that burden.

As described above, there is little question that a decision to approve an R-MU zone for the adjacent property would impose a substantial burden on Summum's right to religious exercise. Surrounding the Summum temple sanctuary with buildings 75 feet in height would destroy the privacy and peacefulness of this religious sanctuary and would reflect and magnify noise from the nearby elevated freeway. Moreover, there is no evidence that Salt Lake City has undertaken the heavy burden of justifying such a decision under strict scrutiny. Mere land use decisions such as changes to zoning classifications do not constitute the type of compelling government interest required by law. *See Grace Church*, 555 F. Supp. 2d at 1140. Even if they did, there are less restrictive means, such as the less intrusive R-MU35 zone, to accomplish the government's interests in this particular area of the city that do not require encircling an active house of worship with intrusive buildings. For all of those reasons, too, the re-zone should be rejected.

Thank you for your consideration of Summum's comments and objections to the re-zone petitions referenced above.

Sincerely,



Ronald G. Russell

RGR/wvt

c: Christopher Earl  
Amy Thompson

**4) PLANNING COMMISSION - October 14, 2020**  
**a) Mailed Notice**



**SALT LAKE CITY PLANNING DIVISION**

451 S State Street - Room 406  
Salt Lake City, UT 84114 - 5480  
PO BOX 145480

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Salt Lake City UT 84114

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## PLANNING COMMISSION MEETING

October 14, 2020, at 5:30 p.m.

*This meeting will be an electronic meeting pursuant to Salt Lake City  
Emergency Proclamation No. 2 of 2020 (2)(b)*

**A public hearing will be held on the following matter.**

**West End Rezone at approximately 715 W Genesee Ave** - A request by Maximilian Coreth, property owner, to rezone the parcel located at approximately 715 W Genesee Avenue and a portion of a city owned public alley at approximately 740 W 900 South. The properties are currently zoned Light Manufacturing (M-1) and the request is to rezone them to Residential Mixed Use (R-MU). The purpose of the requested rezone is to accommodate a future multi-family residential development on a portion of the subject site. The property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00268**

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**This Meeting will not have an anchor location at the City and County Building.**  
Commission Members will connect remotely.

The Planning Commission meeting will be available on the following platforms:

- **YouTube:** [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- **SLCtv Channel 17 Live:** [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

### **Providing Comments:**

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email: [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on WebEx at:

- <http://tiny.cc/slc-pc-10142020>

For instructions on how to use WebEx visit: [www.slc.gov/planning/public-meetings](http://www.slc.gov/planning/public-meetings)

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*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). 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 - October 14, 2020**  
**b) Staff Report**



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission

**From:** Chris Earl, Associate Planner, [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com), 801-535-7932

**Date:** October 7, 2020

**Re:** PLNPCM2020-00442 - Zoning Map Amendment

## Zoning Map Amendment

**MASTER PLAN:** Westside

**ZONING DISTRICT:** M-1 Light Manufacturing

**PROPERTY ADDRESS:** Approximately 715 W Genesee Avenue – includes 2 parcels and a portion of a city owned public alley

### REQUEST:

Maximilian Coreth, property owner, is requesting to rezone the parcel located at approximately 715 W Genesee Avenue (which will include the landlocked parcel located at approximately 710 W 900 S) and a portion of a city owned public alley at approximately 740 W 900 South. The properties are currently zoned Light Manufacturing (M-1) and the request is to rezone them to Residential Mixed Use (R-MU). The purpose of the requested rezone is to accommodate a future multi-family residential development on a portion of the subject site. This rezone is in conjunction with a previous rezone request in which the applicant requested to rezone 10 parcels and a portion of city-owned alley adjacent to the subject parcel from M-1 to R-MU. This request has already been presented to the Planning Commission.

### RECOMMENDATION:

Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal with the conditions noted below:

1. The rezone of the portion of the City owned alley included in the request is subject to the petitioner entering into a Purchase Agreement with the City to acquire the vacated alley if the alley vacation is approved by City Council.
2. Design standards for the D-2 zone shall be applied to any new development on the subject site. This requirement could be executed through a development agreement with City Council or some other mechanism decided on by City Council.

### ATTACHMENTS:

- A. [Zoning and Vicinity Maps](#)
- B. [Applicant's Narrative](#)
- C. [M-1 & R-MU Zoning Comparison](#)
- D. [City Plan Considerations](#)
- E. [Analysis of Zoning Amendment Standards](#)

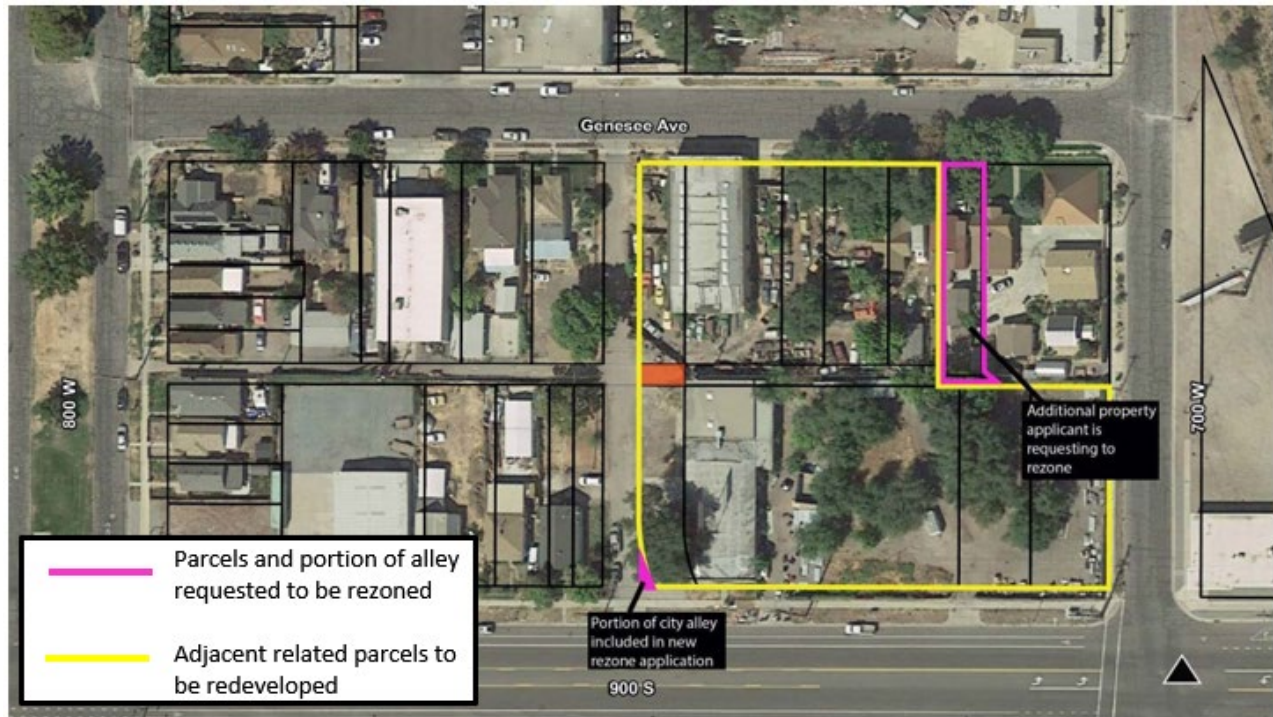
#### F. Property Photographs

#### G. Public Process & Comments

#### H. City Department Review Comments

### **PROJECT DESCRIPTION AND BACKGROUND:**

The property owner, Maximilian Coreth, is requesting to rezone the subject parcel and a portion of a city owned public alley from the current M-1 (Light Manufacturing) zoning designation to R-MU (Residential Mixed Use). The total area of the proposed rezone is approximately .116 acres or 5,060 square feet. The subject parcel currently contains a single-family residential dwelling that will be demolished as part of the overall development plan.



This rezone request is related to a rezone request and two alley vacation requests that have previously been heard by the Planning Commission:

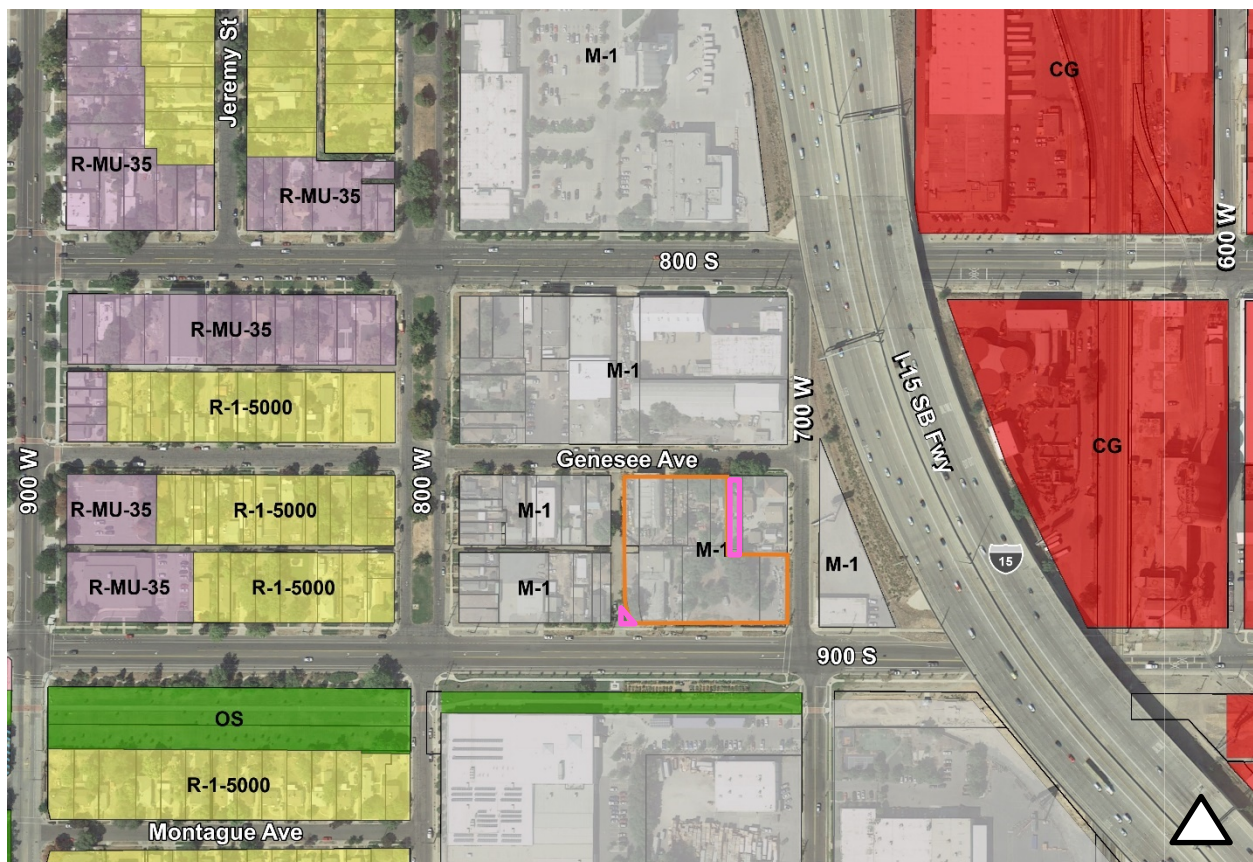
- December 11, 2019, the Planning Commission heard a request to vacate a small portion of alley abutting the north property line of 740 W 900 S. The Commission voted unanimously to forward a positive recommendation to the City Council.
- April 8, 2020, the Planning Commission heard a request for a zoning map amendment for 10 parcels and a portion of city-owned alley in the project area. The Commission voted 7-1 in favor of forwarding a positive recommendation to the City Council.
- August 18, 2020, City Council approved this alley vacation.
- August 26, 2020, the Planning Commission heard a request to vacate a portion of alley abutting the west property line of 740 W 900 S. The Commission voted unanimously to forward a positive recommendation to City Council.

The requested rezone would accommodate future development of the vacant eastern portion of the site for high density multi-family residential. The developer has not submitted a specific development plan for the multi-family portion of the proposed development but has provided detailed renderings depicting what is intended for the development. Please refer to [Attachment B](#) for a detailed narrative submitted by the applicant for the proposed rezone.

The subject properties are located approximately 330 FT west of Interstate 15 along 900 S, one of the gateways to the Westside neighborhoods. Several community uses surround the subject site including the 9-line trail, 9-line dirt jumps and pump track, and community gardens. The predominant street frontage of the vacant portion of the properties is along 900 S as well as 700 W. The surrounding properties on the block are zoned M-1, however, with the exception of just a few properties, the primary use is predominantly single family residential. There is also a religious use (Summum) adjacent to the site on the north east corner of the block.

The block to the north of the subject site is also zoned M-1 with uses that include commercial and light manufacturing type uses as well as some residential uses. The block to the south of the subject site is zoned M-1 with current uses that include Utah PaperBox, moving and storage warehouses, and other light manufacturing uses.

Blocks south of the proposed rezone are zoned R-1/5,000 (Single Family Residential) and R-MU-35 (Residential Mixed Use); blocks to the east on the other side of Interstate 15 are zoned CG (General Commercial).



The primary reason for the rezone request is so the applicant will have the ability to develop the properties for residential uses, which are not currently allowed under the existing M-1 zoning designation. The M-1 zoning district allows for a variety of light manufacturing and industrial uses that are not allowed in the proposed R-MU zone. Some examples of uses that are currently permitted or conditional uses in the M-1 zone that would no longer be allowed in the proposed R-MU zone include: bus line station/terminal, community correctional facility, impound lot, industrial assembly, light manufacturing, and outdoor public storage. For a complete list of uses that are allowed under the existing M-1 zone and the proposed R-MU zone, please refer to [Attachment C](#).

The properties could currently be developed for light industrial uses under the M-1 zoning district designation. A full chart comparing the current M-1 zoning regulations and the proposed R-MU zoning regulations is located in [Attachment C](#). The following is a brief summary of some of the development regulations that would change with the proposed rezone request:

	Existing M-1 Zone	Proposed R-MU Zone
<b>Setbacks</b>	Front and corner side yard setback – <b>15'</b> Interior and rear yard setback – <b>None</b>	Front, corner, and interior yard setback – <b>None</b> Rear yard setback – <b>25% of lot depth</b> up to 30'
<b>Height</b>	<b>65'</b>	<b>75'</b> for residential uses <b>45'</b> for non-residential uses
<b>Open Space</b>	<b>None</b> required	<b>20%</b> of lot for residential uses

## Zoning Map Amendment Considerations

Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations. Planning staff is also directed to consider whether zoning text amendments implement best planning practices. However, ultimately, a decision to amend the zoning map is fully up to the discretion of the City Council and is not subject to any particular standard of review or consideration.

The full list of factors to consider for a zoning map amendment are located in [Attachment E](#).

## KEY CONSIDERATIONS:

The key considerations and concerns below have been identified through the analysis of the project, neighbor and community input, and department reviews.

1. [Existing Area Plan Guidance](#)
2. [Design Standards](#)

### Consideration 1: Existing City Plan Guidance – Westside Master Plan

For zoning map amendments, Planning Staff is directed by ordinance to consider the associated City master plans and adopted policies that apply to a proposal. Staff reviews general City policies, including adopted policies in Citywide master plans such as *Plan Salt Lake*, and considers plans that are specific to an area. In this case the property is within the boundaries of the *Westside Master Plan* that was developed specifically for this area. The full plan can be accessed here: <http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>.

See [Attachment D](#) for policy statements and goals from various city plans that staff considered as part of the review of this rezone request.

This project is situated along 900 S and the 700 W industrial corridor, an area that the Westside Master Plan identifies as an important gateway into the larger Westside Community. Five of six routes into the Westside from the east cut through the 700 West Industrial Corridor. As a result, 700 W is a significant part of the eastern gateways in the Westside. The impact is most evident along 900 South, where one side of the street is residential and the other industrial. A first-time visitor to the community, regardless of their mode of transportation, is first greeted by a land use and development pattern that is not representative of the true character of the community. During the public input gathering process for the Westside Master Plan, 900 S was generally considered the gateway in need of the most attention. The proposed R-MU zoning district provides for a vibrant mix of uses that are more consistent with the future development goals envisioned for this area, than what could be developed under the existing M-1 zoning designation.

The proposed rezone is consistent with Master Plan goals to promote reinvestment and redevelopment in the Westside community through changes in land use to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods. The parcels included in the proposed rezone are currently underutilized mostly vacant land that is identified in the Master Plan as an appropriate area for high density housing. The development regulations in the proposed R-MU zone further these goals by providing for attractive, compatible and high-density, mixed-use development with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

## Consideration 2: Design Standards

The proposed R-MU zoning district only has two design standards that would apply to any new development under that zoning designation. Those design standards are a 40% ground floor glass requirement for facades facing a street, and the 15 FT maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade. Under the R-MU design standards, something like structured parking could be located on the ground floor, which would not be consistent with the active pedestrian-oriented design envisioned in the master plan for this important gateway. The design standards are intended to utilize planning and architecture principles to shape and promote a walkable environment, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implement the City's master plans.

Master Plan policies in the area as well as planning best practices suggest that a new development in this area would benefit from additional design standards such as an active ground floor use and durable building material requirements on ground and upper floors, to encourage pedestrian activity and a vibrant active mixed-use gateway into the westside neighborhoods. Planning Staff is of the opinion the design standards in section 21A.37 applicable to the D-2 zoning district should be applied to any new project on the subject parcels developed under the proposed R-MU zoning district. One way this could be accomplished is through a development agreement. Development agreements can only be approved by the City Council. The following are the design standards Planning Staff is recommending are imposed on the rezone request:

Design Standards	
Ground Floor Use %	75
Ground Floor Use + Visual Interest %	60/25
Building Materials – Ground Floor	80
Building Materials – Upper Floors	50
Glass – Ground Floor %	40
Glass – Upper Floors %	25
Building Entrances (feet)	50
Blank Wall – Maximum Length (feet)	15
Street Facing Façade – Maximum Length (feet)	200
Upper Floor Step Back (feet)	
Lighting – Exterior	X
Lighting – Parking Lot	X
Screening Mechanical Equipment	X
Screening of Service Areas	X
Parking Garages or Structures	X

A definition of each of the design standards above can be found in section [21A.347.050](#) of the zoning ordinance.

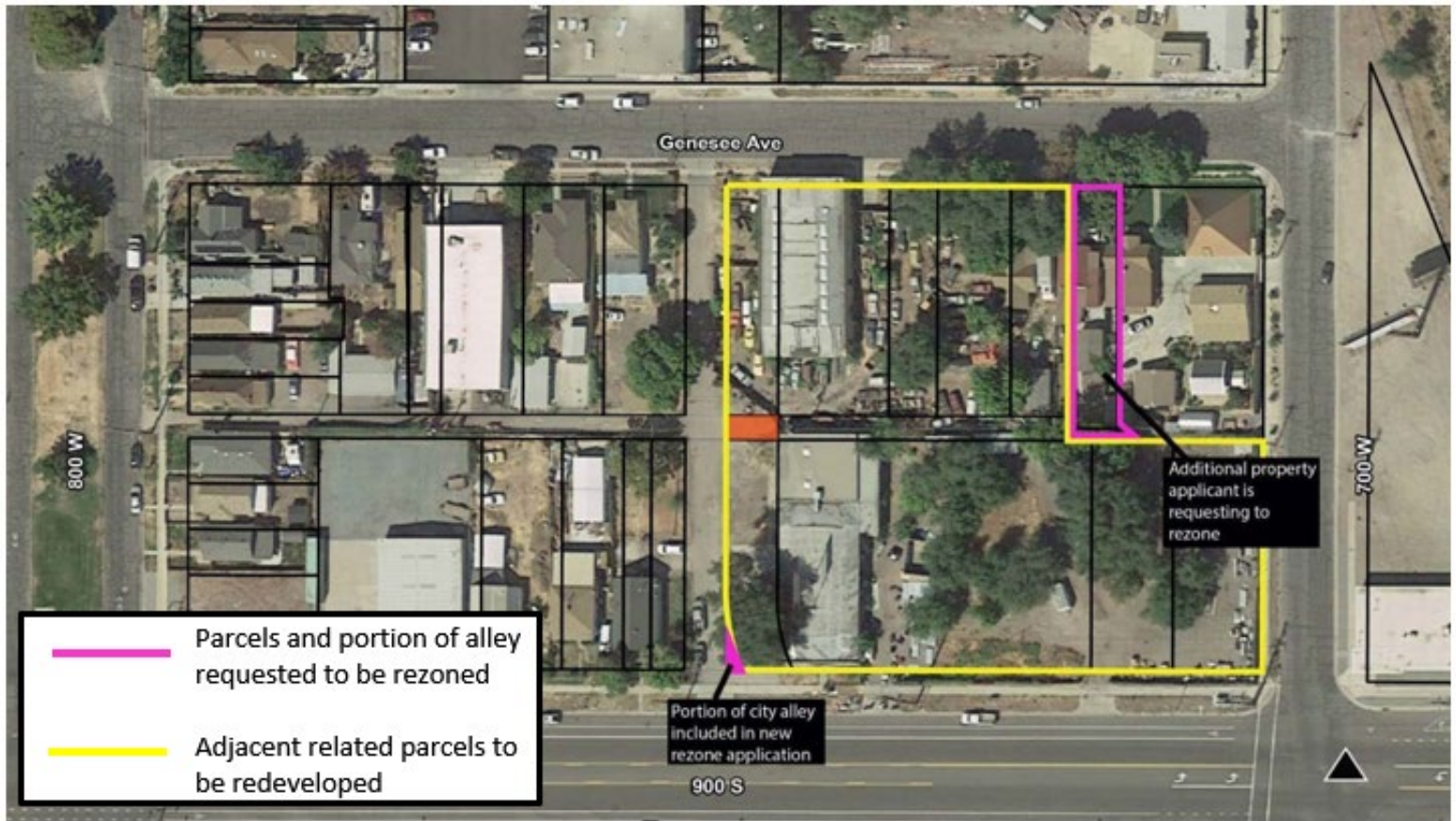
### **NEXT STEPS:**

The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed zoning changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning map amendment.

If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map and any new development on the rezoned parcels would be required to follow the regulations of the R-MU zoning district along with any development agreement requirements adopted by the City Council.

If the proposed zoning amendment is not approved by the City Council, the property could still be developed under its current M-1 zoning designation, however, the property would not be able to be developed for multi-family residential uses as they are not permitted in the light manufacturing zoning district.

# ATTACHMENT A: Zoning and Vicinity Maps



## **ATTACHMENT B: Applicant's Narrative**

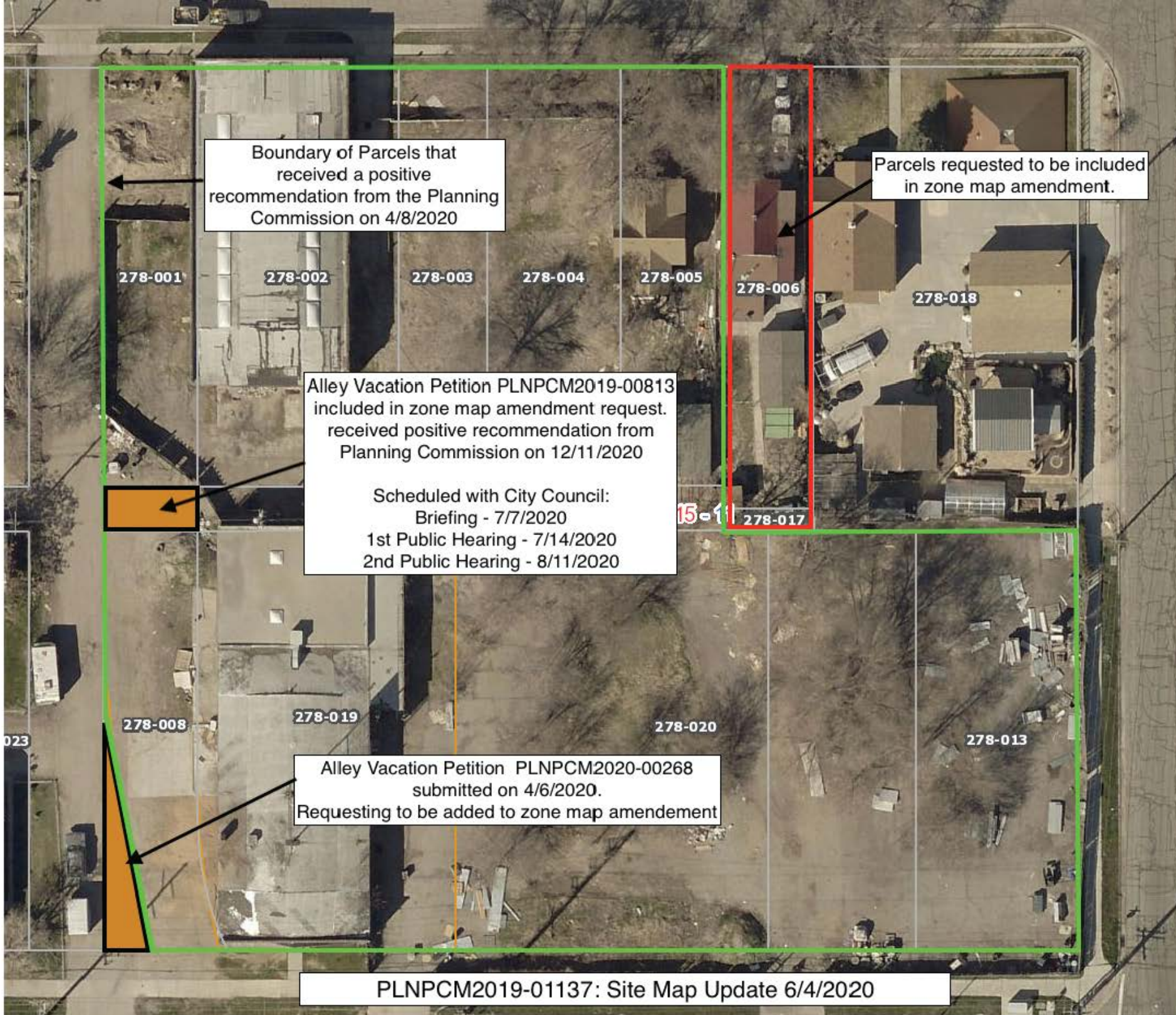
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**Project Description**  
**M-1 to RMU Zone Map Amendment**  
**June 3, 2020**

West End LLC is submitting this zone map amendment to rezone the following two parcels from M-1 (light manufacturing) to RMU (residential mixed use). West End LLC is in negotiations to purchase both parcels and has provided signed affidavits from each owner authorizing West End LLC to act as their agent for this zone map amendment.

Parcel ID	Address	Owner
1511278006	715 W. Genesee, SLC, UT 84104	Teodoro Nava; Socorro Alatorre (JT)
1511278017	717 W. Genesee, SLC, UT 84104	Salt Lake County

West End LLC has an active zone map amendment petition PLNPCM2019-01137 for adjacent parcels (owned by West End LLC) that received a positive recommendation from the planning commission on April 8th, 2020. All application materials submitted with petition PLNPCM2019-01137, processed by Amy Thompson, are applicable to this project with the exception of the site map which is revised to reflect the additional parcels that are being added.



Boundary of Parcels that  
received a positive  
recommendation from the Planning  
Commission on 4/8/2020

Parcels requested to be included  
in zone map amendment.

278-001

278-002

278-003

278-004

278-005

278-006

278-018

Alley Vacation Petition PLNPCM2019-00813  
included in zone map amendment request.  
received positive recommendation from  
Planning Commission on 12/11/2020

Scheduled with City Council:  
Briefing - 7/7/2020  
1st Public Hearing - 7/14/2020  
2nd Public Hearing - 8/11/2020

15-11

278-017

278-008

278-019

278-020

278-013

Alley Vacation Petition PLNPCM2020-00268  
submitted on 4/6/2020.  
Requesting to be added to zone map amendement

AFFIDAVIT IN SUPPORT OF ZONE MAP AMENDMENT

I (we), SALT LAKE COUNTY c/o REAL ESTATE DEPARTMENT  
2001 S. STATE ST. S3-410, SLU UT 84190 (print names),  
being duly sworn, depose and say that I (we) am (are) the owner(s) of the property located at  
(parcel ID: 15-11-278-017-0000) will allow the zoning for our property to be amended from the  
current M-1 light manufacturing to RMU Residential Mixed Use. I (we) am authorizing West End  
LLC to submit an application for a zone map amendment on my (our) behalf.

Signature [Signature] Signature \_\_\_\_\_

Print DERRICK SORENSEN Print \_\_\_\_\_  
SUD REAL ESTATE MANAGER  
Signature \_\_\_\_\_ Signature \_\_\_\_\_

Print \_\_\_\_\_ Print \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UT )  
COUNTY OF Salt Lake ) :SS.



On this 4 day of June, in the year 2020, before me, Lisa O'Bryan  
a Notary Public, personally appeared Derrick Sorensen

proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)  
subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

[Signature] (notary signature)

AFFIDAVIT IN SUPPORT OF ZONE MAP AMENDMENT

I (we), Socorro Alatorre, Teodoro Nava

(print names),  
being duly sworn, depose and say that I (we) am (are) the owner(s) of the property located at  
**715 W. Genesee, SLC, UT 84104 (parcel ID: 15-11-278-006-0000)** will allow the zoning for our  
property to be amended from the current M-1 light manufacturing to RMU Residential Mixed  
Use. I (we) am authorizing West End LLC to submit an application for a zone map amendment  
on my (our) behalf.

Signature Teodoro Nava Signature Socorro Alatorre

Print Teodoro Nava Print Socorro Alatorre

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Print \_\_\_\_\_ Print \_\_\_\_\_

ACKNOWLEDGEMENT

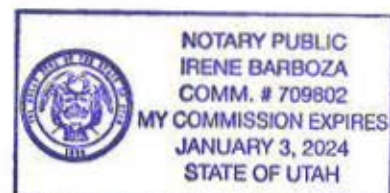
STATE OF UT )  
 ) ss.  
COUNTY OF Salt Lake )

On this 18<sup>th</sup> day of May, in the year 2020, before me, Irene Barboza  
a Notary Public, personally appeared Socorro Alatorre and  
Teodoro Nava

proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)  
subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Irene Barboza (notary signature)



# WEST END

PROPERTY DEVELOPMENT | OCTOBER, 2019

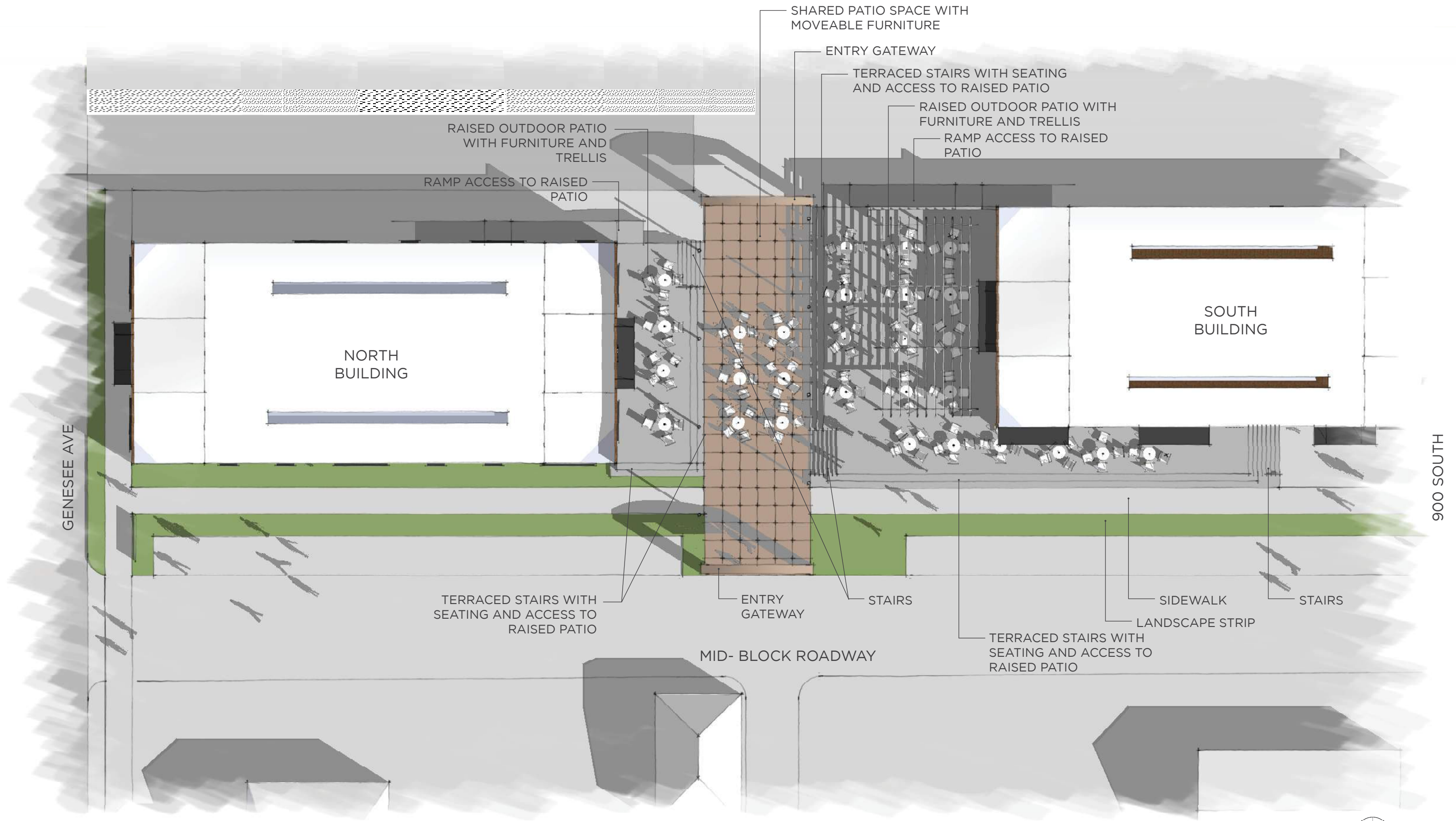




Remodel of 2 existing warehouse buildings into commercial space. North building is approximately 6,000 SF and the south building is 5,000 SF. Activation of a mid-block roadway with mid-block plaza space. Commercial spaces include associated outdoor dining areas.



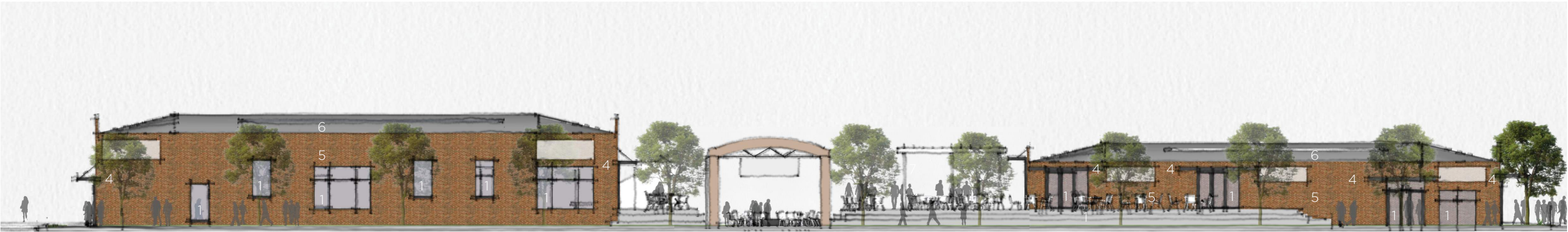
SITE PLAN



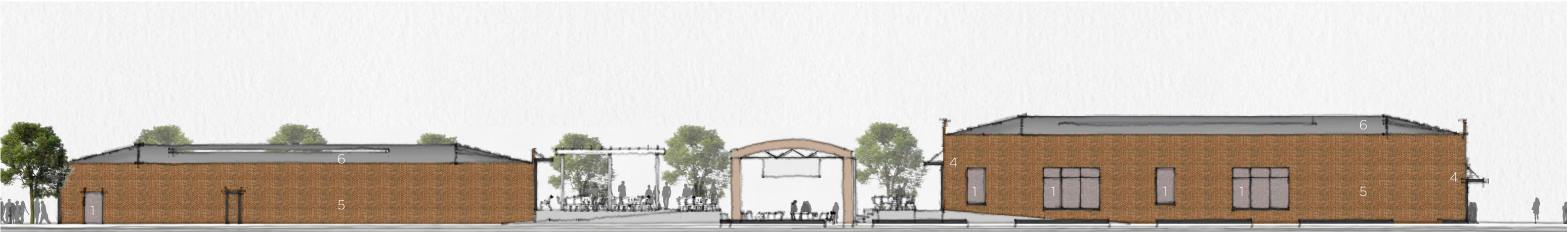
SITE PLAN

SCALE: 1" = 20'-0"  
(WHEN PRINTED 11"X17")





// WEST ELEVATION



// EAST ELEVATION

- 1. STOREFRONT GLAZING SYSTEM IN EXISTING OPENING
- 2. STOREFRONT GLAZING SYSTEM (ON NEW RETAIL SPACE)
- 3. METAL PANEL (ON NEW RETAIL SPACE)
- 4. METAL SHADE CANOPY
- 5. EXISTING BRICK, PATCH AND REPAIR TO MATCH EXISTING
- 6. ROOFING MEMBRANE WITH ADDITIONAL ROOF INSULATION BELOW
- 7. METAL TRELLIS



SOUTH BUILDING // NORTH ELEVATION



SOUTH BUILDING // SOUTH ELEVATION



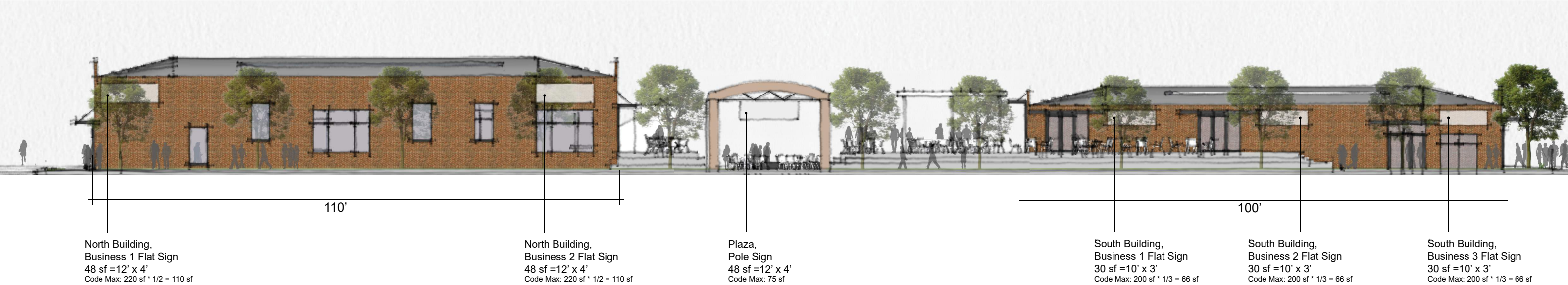
NORTH BUILDING // SOUTH ELEVATION



NORTH BUILDING // NORTH ELEVATION

- 1. STOREFRONT GLAZING SYSTEM IN EXISTING OPENING
- 2. STOREFRONT GLAZING SYSTEM (ON NEW RETAIL SPACE)
- 3. METAL PANEL (ON NEW RETAIL SPACE)
- 4. METAL SHADE CANOPY
- 5. EXISTING BRICK, PATCH AND REPAIR TO MATCH EXISTING
- 6. ROOFING MEMBRANE WITH ADDITIONAL ROOF INSULATION BELOW
- 7. METAL TRELLIS

// WEST ELEVATION



// SOUTH ELEVATION



// NORTH ELEVATION



# WEST END

PHASE 2 RESIDENTIAL DEVELOPMENT | OCTOBER, 2019

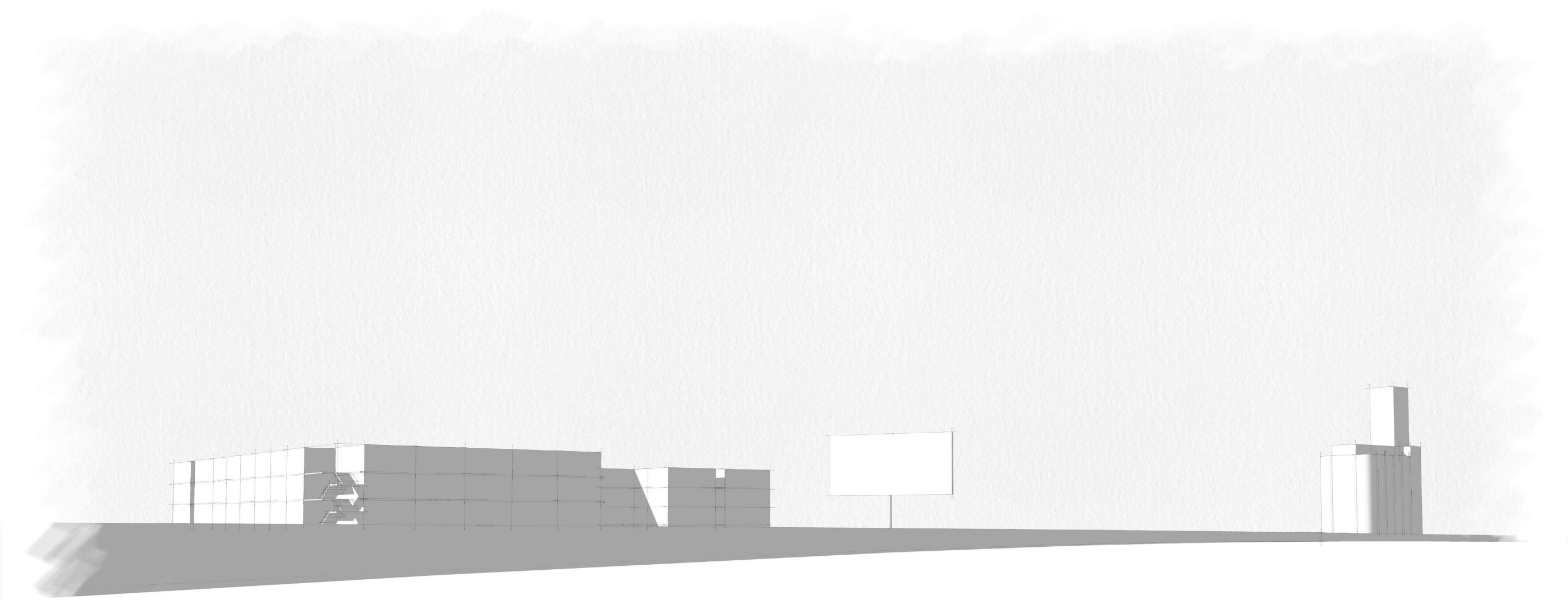


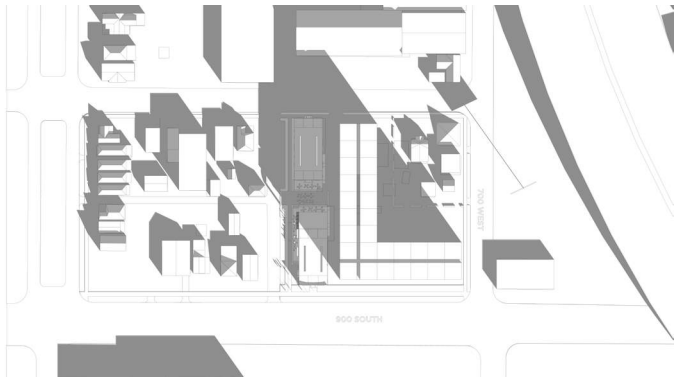




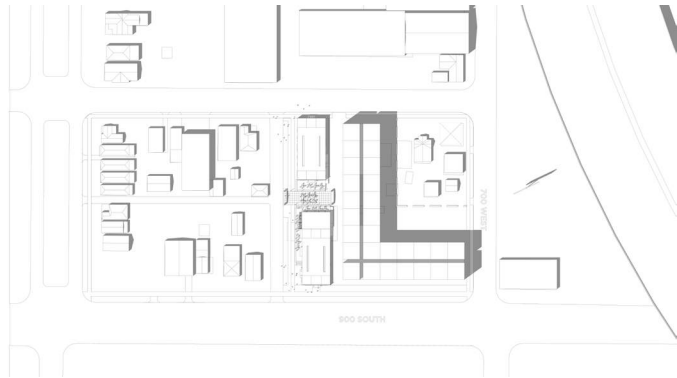


VIEW FROM 900 SOUTH LOOKING NORTHEAST

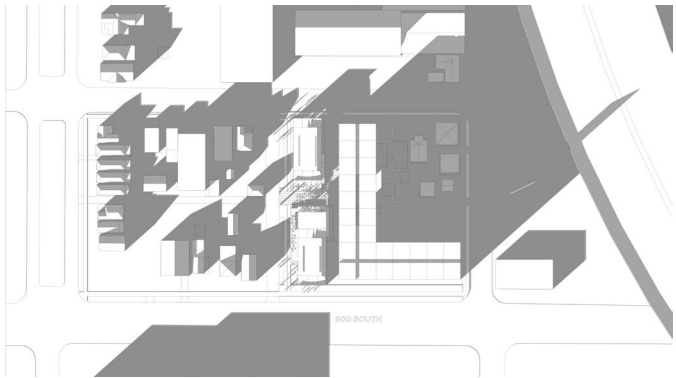




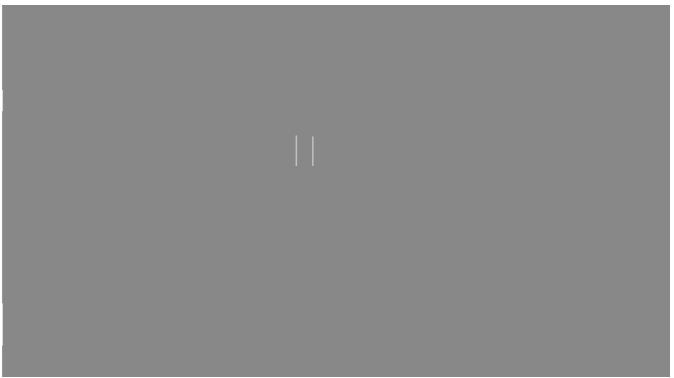
January 10 am



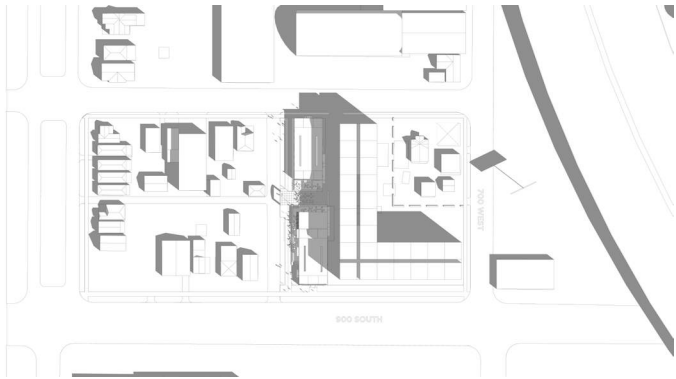
January 2 pm



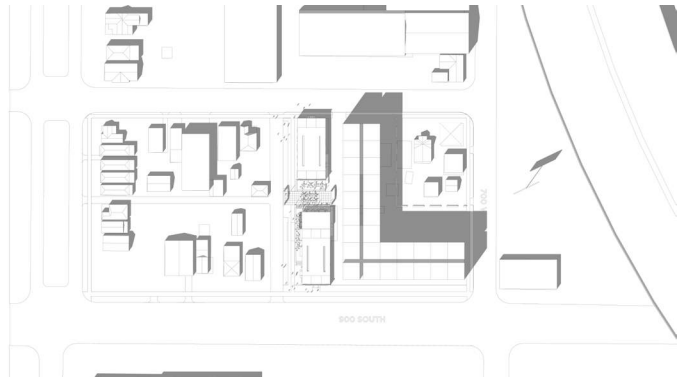
January 4 pm



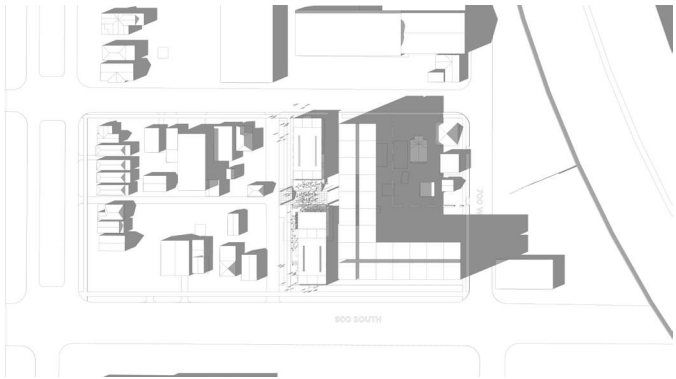
January 6 pm



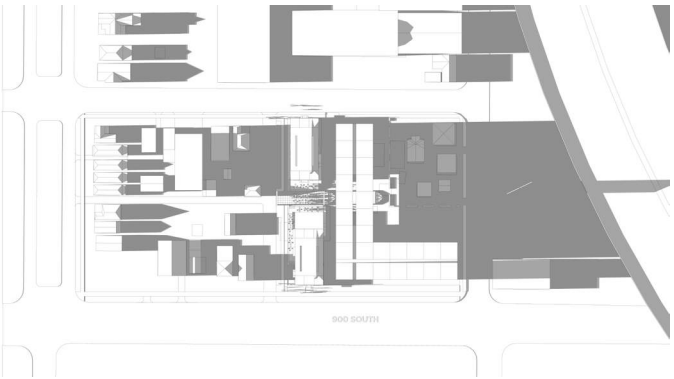
April 10 am



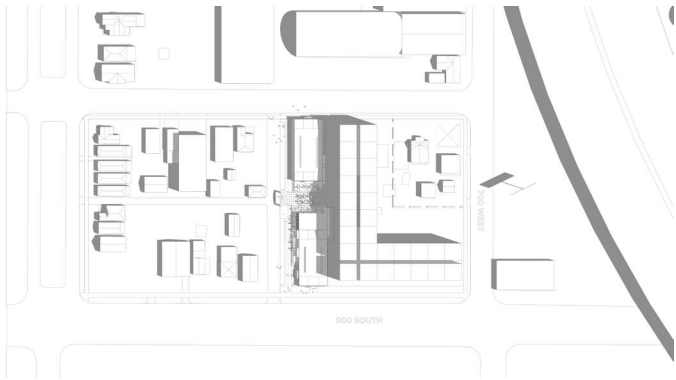
April 2 pm



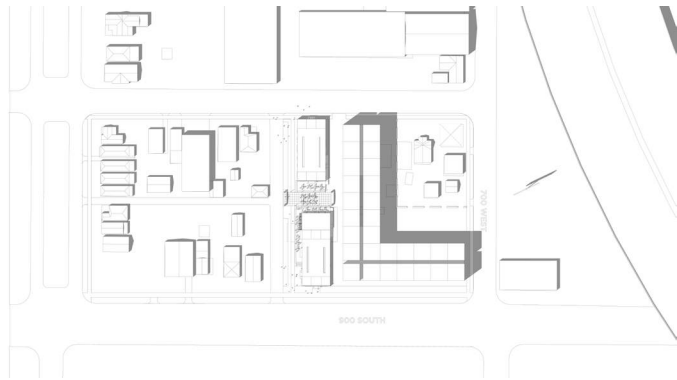
April 4 pm



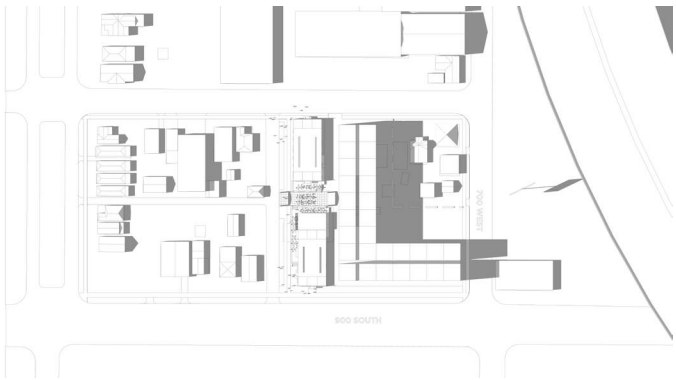
April 6 pm



July 10 am



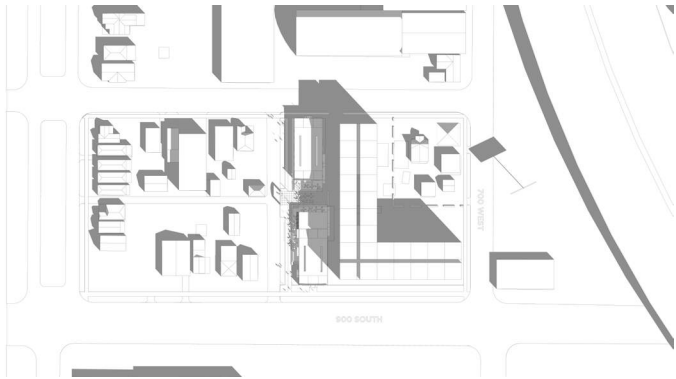
July 2 pm



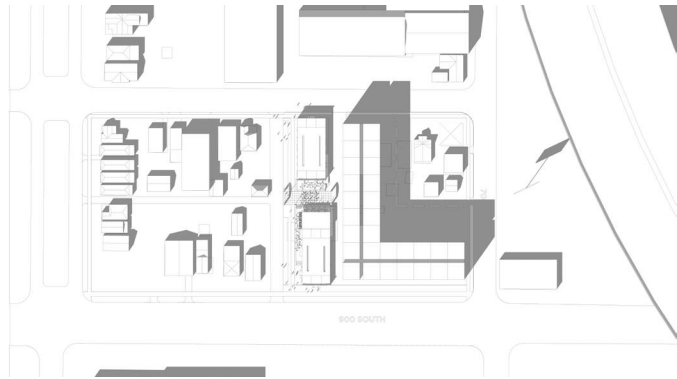
July 4 pm



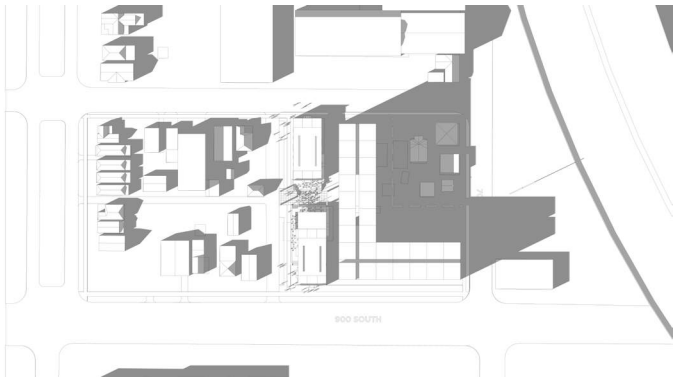
July 6 pm



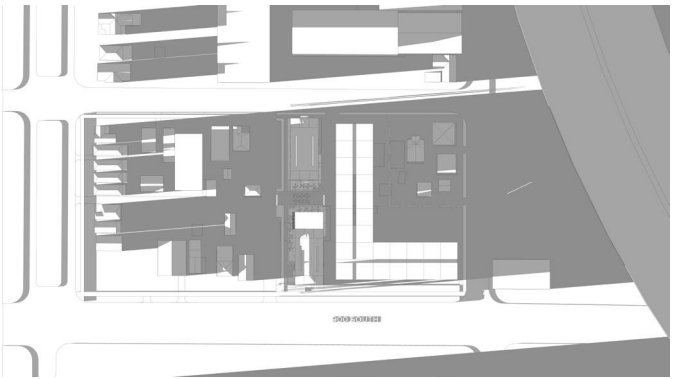
October 10 am



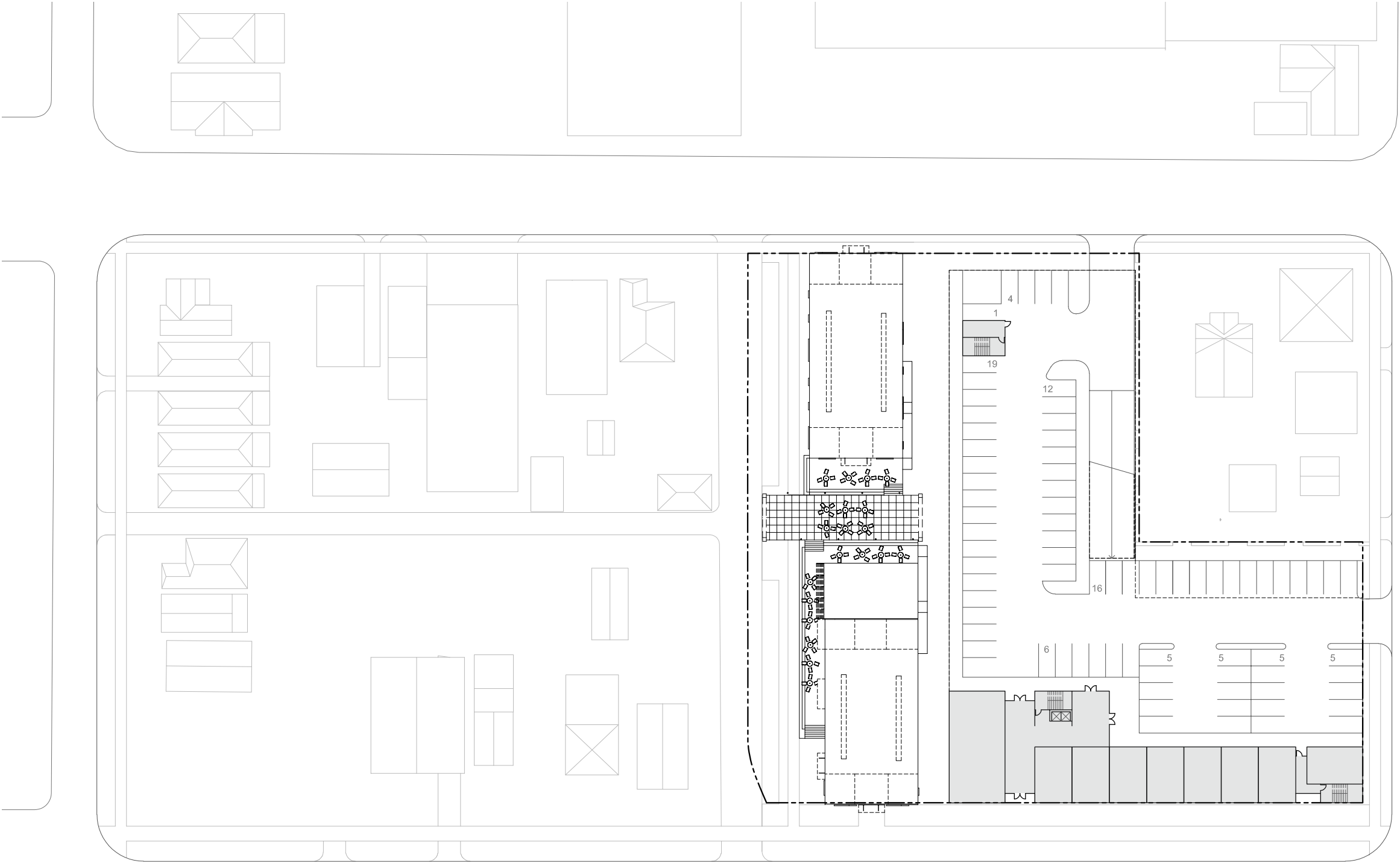
October 2 pm



October 4 pm



October 6 pm

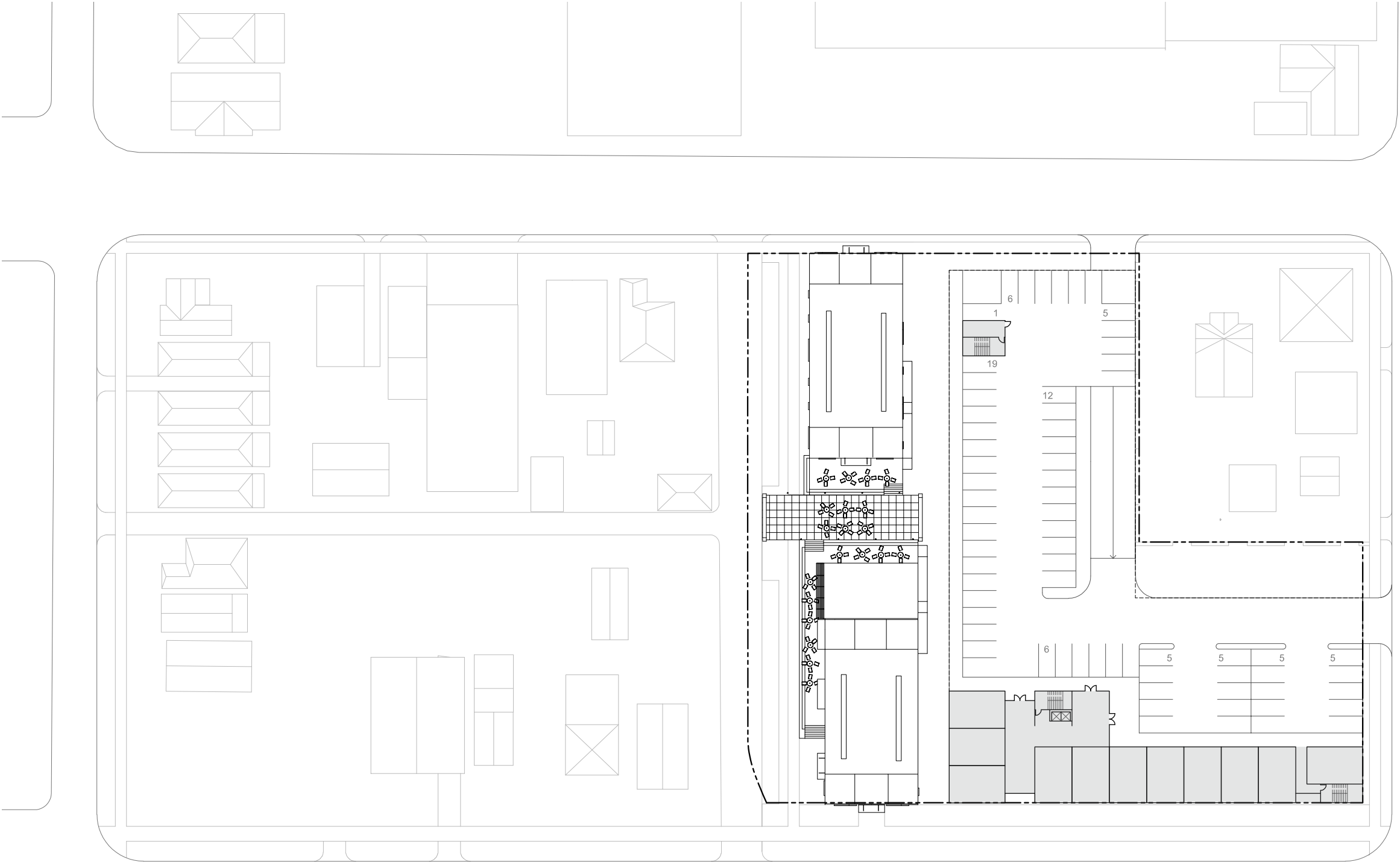


GROUND LEVEL

FLOOR PLAN \_ GROUND LEVEL

GROUND LEVEL:	Gross Area Amenities Studio Parking	9,675 sf 1,800 sf 8 Units 78 Stalls
LEVEL 1:	Gross Area Studio Parking	9,675 sf 11 Units 69 Stalls
LEVEL 2-6:	Gross Area 1-bed Studio	34,320 sf 8 Units 35 Units
-----		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	194 Units 40 Units 234 Units
PARKING:	%65 Required Parking: Provided Parking:	152 Stalls 147 Stalls
GROUND LEVEL:	Amenities Studio Parking	1,800 sf 8 Units 78 Stalls
LEVEL 1:	Studio Parking	11 Units 81 Stalls
LEVEL 2-6:	1-bed Studio	8 Units 37 Units
-----		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	204 Units 40 Units 244 Units
PARKING:	%65 Required Parking: Provided Parking:	159 Stalls 159 Stalls

SCALE 1/64" = 1'- 0"



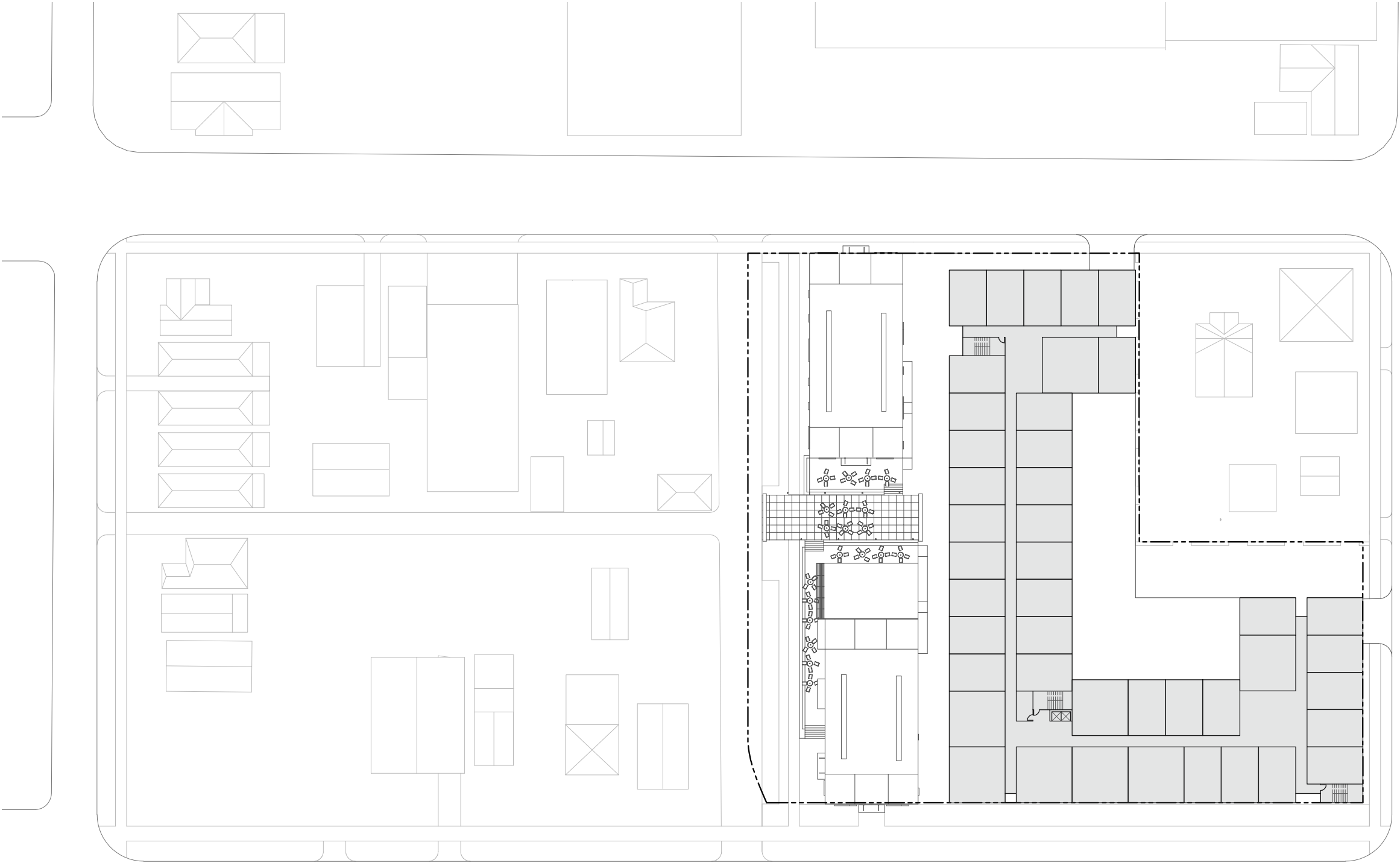
900 SOUTH

700 WEST

FIRST LEVEL

GROUND LEVEL:	Gross Area Amenities Studio Parking	9,675 sf 1,800 sf 8 Units 78 Stalls
LEVEL 1:	Gross Area Studio Parking	9,675 sf 11 Units 69 Stalls
LEVEL 2-6:	Gross Area 1-bed Studio	34,320 sf 8 Units 35 Units
-----		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	194 Units 40 Units 234 Units
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GROUND LEVEL:	Gross Area Amenities Studio Parking	9,675 sf 1,800 sf 8 Units 78 Stalls
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LEVEL 1:	Gross Area Studio Parking	9,675 sf 11 Units 69 Stalls
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LEVEL 2-6:	1-bed Studio	8 Units 37 Units
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TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	204 Units 40 Units 244 Units
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PARKING:	%65 Required Parking: Provided Parking:	159 Stalls 159 Stalls
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LEVEL 2-6

# ATTACHMENT C: M-1 & R-MU

## Zoning Comparison

REGULATION	EXISTING ZONING (M-1)	PROPOSED ZONING (R-MU)
<b>Lot Area/Width</b>	10,000 SF/ 80 FT	Multi-Family Dwellings – <i>No minimum/50 FT</i> Single Family Attached – <i>3,000 SF/22 FT for interior &amp; 32 FT corner</i> Single Family Detached – <i>5,000 SF/50 FT</i> Twin Home Dwelling – <i>4,000 SF/25 FT</i> Two Family Dwelling – <i>8,000 SF/50 FT</i>  Non-Residential Uses – <i>No minimum/No Minimum</i>  Other permitted or conditional uses in 21A.33.020 - <i>5,000 SF/50 FT</i>
<b>Setbacks</b>	Front Yard – <i>15 FT</i> Corner Side Yard – <i>15 FT</i> Interior Side Yard - <i>No setback required</i> Rear Yard – <i>No setback required</i>  <i>*All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title</i>	Front Yard – <i>No setback required; Maximum setback - at least 25% of the building facade must be located within 15 FT of the front lot line</i> Corner Side Yard - <i>No setback required</i> Interior Side Yard - <i>No setback required</i> Rear Yard – <i>25% of the lot depth/need not exceed 30 FT</i>
<b>Parking Setback</b>	<i>No specific parking setback regulations</i>	Surface Parking Lots Within an Interior Side Yard – <i>30 FT landscape setback from the front property line or be located behind the primary structure.</i>  Parking Structures – <i>45 FT minimum setback from a front or corner side yard property line or be located behind the primary structure.</i>
<b>Building Height</b>	Building Height – <i>65 FT</i>	Residential Building Height – <i>75 FT</i> Non-Residential Buildings/Uses – <i>45 FT</i> (Maximum floor area coverage of nonresidential uses in mixed use buildings is limited to 3 floors)
<b>Open Space</b>	<i>No specific open space regulations</i>	Residential uses and mixed uses containing residential use - <i>20% of the lot area</i>

The following uses are not currently allowed in the M-1 zoning district but are listed as permitted or conditional uses under the proposed R-MU zoning district designation:

New Permitted	New Conditional
Art Gallery	Dwelling, group home (large)
Bed and breakfast, inn/manor	Dwelling, residential support (large)
Clinic (medical, dental)	Library
Daycare, nonregistered home daycare	Theatre, movie
Dwelling, accessory unit	
Dwelling, assisted living facility (large)	
Dwelling, assisted living facility (limited capacity)	
Dwelling, assisted living facility (small)	
Dwelling, group home (small)	
Dwelling, manufactured home	
Dwelling, multi-family	
Dwelling, residential support (small)	
Dwelling, rooming (boarding) house	
Dwelling, single-family (attached)	
Dwelling, single-family (detached)	
Dwelling, twin home and two family	
Eleemosynary facility	
Funeral home	
Mixed use development	

The uses in the table below are currently listed as permitted or conditional uses in the land use table for the M-1 zoning district. These uses below would no longer be allowed under the proposed R-MU zoning district:

Changing from Permitted to Not Allowed	Changing from Conditional to Not Allowed
Alcohol, Distillery	Animal, Raising of furbearing animals
Alcohol, Winery	Animal, Stockyard
Animal, Cremation service	Community correctional facility (large)
Animal, Kennel	Community correctional facility (small)
Animal, Pet Cemetery	Concrete and/or asphalt manufacturing
Animal, Pound	Grain Elevator
Bakery, commercial	Railroad freight terminal facility
Blacksmith shop	Railroad repair shop
Bottling plant	Recycling, processing center (outdoor)
Brewery	Rock, sand, and gravel storage and distribution
Building materials distribution	Utility, electric generation facility
Bus line station/terminal	Utility, sewage treatment plant
Bus line yard and repair facility	Utility, solid waste transfer station
Check cashing/payday loan business	Vehicle, automobile salvage and recycling (outdoor)
Contractor's yard/office	

Changing from Permitted to Not Allowed	Changing from Conditional to Not Allowed
Equipment, heavy (rental, sales, service)	
Equipment rental, (indoor and/or outdoor)	
Food processing	
Gas station	
Golf course	
Greenhouse	
Hotel/motel	
Impound lot	
Industrial assembly	
Large wind energy system	
Laundry, commercial	
Light manufacturing	
Package delivery facility	
Parking (commercial, off-site, park and ride lot, park and ride lot shared with existing use)	
Photo finishing lab	
Printing plant	
Radio, television station	
Recycling, collection station	
Recycling, processing center (indoor)	
Restaurant with a drive through	
Retail goods establishment with a drive through	
Sexually oriented business	
Sign painting/fabrication	
Small brewery	
Storage and display (outdoor)	
Storage, public (outdoor)	
Storage, self	
Store, convenience	
Studio, motion picture	
Taxicab facility	
Tire distribution retail/wholesale	
Truck freight terminal	
Vehicle, auction	
Vehicle, automobile truck and repair	
Vehicle, automobile truck and rental (including large truck)	
Vehicle, automobile, part sales	
Vehicle, automobile salvage and recycling (indoor)	
Vehicle, Recreational vehicle sales and service	
Vehicle, truck repair (large)	

Changing from Permitted to Not Allowed	Changing from Conditional to Not Allowed
Warehouse	
Welding shop	
Wholesale distribution	
Woodworking mill	

# ATTACHMENT D: City Plan Considerations

## Adopted City Plan Policies and Guidance

Zoning map amendments are reviewed for compliance with City master plans and adopted policies. The below plans were adopted for the area:

- **Westside Master Plan (Current Community Plan)**
  - The subject properties are located along the north end of the 700 West industrial corridor which is between I-15 and 800 West from 800 South to approximately 1700 South.
  - The steps identified for gradual change along the 700 West corridor include —zoning changes, design guidelines and capital improvements.
  - The plan includes several goals for increasing the community’s residential density.
  - Adding more commercial and multi-family residential infill should be pursued when the opportunity for redevelopment arises along the corridor.
  - Residents’ ideas for the future of the 700 West corridor had a focus on phasing out of the intense industrial uses.
  - Consider permitting residential and commercial infill on vacant parcels in the industrial corridor. Height and bulk regulations for infill development should be as flexible in order to achieve high density development (50 or more dwelling units per acre).
  - Identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.
  - Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural design and landscaping techniques.
  - Review the uses that are permitted in the current light manufacturing zoning district and determine if a new zone may be more appropriate. A new district should more specifically regulate building and site design and should completely prohibit any uses that produce noxious odors, fumes or other discharge or other uses that rely heavily on outdoor storage.
- **9 Line Corridor Master Plan**
  - Major & Minor Gateways - The 9 Line enjoys an excellent relative location in the Salt Lake Valley, passing many important transportation corridors, neighborhood nodes, parks and other points of interest. Nowhere is this more obvious than at several of the major potential gateways to the corridor; places where the 9 Line intersects with important modes of transportation such as UTA Trax, or the Jordan River Parkway. In order to increase its visibility, and to welcome potential corridor users, these important intersections – major and minor – should be considered gateways, and provide the appropriate amenities and infrastructure to that end. Moreover, they should consider the needs of motorists, cyclists and pedestrians.
  - Where the 9-line passes under I-15 is a major gateway and 700 West acts is identified as a minor gateway.
  - On 900 S between the I-15 node and the 9<sup>th</sup> and 9<sup>th</sup> node is identified as a Corridor Type C - The corridor is widest in this area connecting users to regional parks and neighborhood commercial centers along the paved trailway. This area features a mixture of residential, commercial and light industrial uses. The neighborhood node

at 900 South & 900 West presents a strong opportunity to catalyze future development

- I-15 Node Analysis and Potential - The 9 Line corridor changes dramatically between I-15 and 900 West. Adjacent land uses in this section of the corridor transition from commercial and light industrial on the eastern end to neighborhood commercial, single-family residential and open space on the west end. There is some vacant land and a new bike park adjacent to the Interstate which present opportunities for programmed activities and other trailway development.

- **Plan Salt Lake**

- Growth – Promote infill and redevelopment of underutilized land.
- Housing – Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Beautiful City - Support and encourage architecture, development, and infrastructure that is people-focused, responds to its surrounding context and enhances the public realm, reflects our diverse cultural, ethnic, and religious heritage and is sustainable, using high quality materials and building standards.
- Create opportunities to connect with nature in urban areas.
- Reinforce and preserve neighborhood and district character and a strong sense of place.
- Preservation - Preserve and enhance neighborhood and district character.
- Encourage the incorporation of historic elements into buildings, landscapes, public spaces, streetscapes, neighborhoods, and districts where appropriate.
- Economy - Support the growth of small businesses, entrepreneurship and neighborhood business nodes.

- **Growing SLC**

- Develop flexible zoning tools and regulations, with a focus along significant transportation routes
- Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life

- **Salt Lake City Comprehensive Housing Policy**

The Salt Lake City Comprehensive Housing Policy was adopted on March 1, 2016. The Housing Policy represents the City Council's efforts to establish a policy direction to address current conditions in Salt Lake City. The intent is that this direction will be followed whenever the City engages in housing funding assistance, zoning and land use planning, master planning neighborhoods, and creating economic incentives. Additionally, the Housing Policy is intended to achieve the following that relate to the requested rezone:

- Foster and celebrate the urban residential tradition
- Develop new housing opportunities throughout the City
- Promote a diverse and balanced community by ensuring that a wide range of housing types and choices exist for all income levels, age groups, and types of households

- **Transit Master Plan**

- 900 S is identified as a high priority corridor as it provides opportunities for additional east/west cross- town connections as well as connections. 900 W is also

discussed as improving connections to the neighboring Fairpark and Glendale communities.

- Building off existing plans and policies, the Salt Lake City Transit Master Plan recognizes the importance of land use, street connectivity, and placemaking to implement a well-used and attractive frequent transit network (FTN). The FTN must be supported by a concentration of land uses, connections to key destinations, a rich mix of uses, and interconnected streets. The Transit Master Plan embraces these concepts to help achieve the City's goals to increase transit ridership in Salt Lake City.
- Provide a rich mix of uses that support street-level activity throughout the day and night. A diversity of land uses (including residential, commercial, industrial, institutional, and recreational uses) promotes walking and transit ridership, and reduces driving.
- A mix of land uses allows more daily needs to be met within shorter distances, encouraging people to walk and take transit for more trips. Land use diversity also creates a more interesting and active urban environment that makes walking and taking transit feel safer and more attractive at all times of the day and night
- Salt Lake City also plays an important role in working with developers to set standards for new development. These standards can help ensure land uses support the FTN, including: Pedestrian-oriented design: Identify design standards that promote pedestrian-oriented urban design features, such as active frontages built right to the street with parking located at the rear of the building and landscaping that provides a buffer between the sidewalk and the street.
- Land use and placemaking recommendations –Continue to monitor zoning along the FTN to ensure transit is supported by a mix of uses, adequate densities, parking requirements, and other transit supportive elements.
- Provide a mix of housing options along the FTN to support housing affordability and diversity

### **Staff Discussion**

As discussed in the considerations section of the staff report, the proposal generally complies with the master plan policies for the area by providing the opportunity to add more compatible commercial and residential infill along the 700 W corridor and along 900 S which acts as an important gateway into the broader Westside community. The proximity to Downtown, the Jordan River and the 9 Line Trail all make the area attractive to many residents.

The proposed R-MU zone would allow for residential uses that are not permitted under the existing M-1 zoning designation, which further promotes the goals and visions of city plans by promoting redevelopment of underutilized land. The proposed R-MU zone also restricts some of the industrial uses allowed in M-1 that currently have a negative visual impact on this Westside gateway such as outdoor storage of materials and finished products.

# ATTACHMENT E: Analysis of Zoning Amendment 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;	<b>Complies</b>	The property is located within the <i>Westside Master Plan</i> area. See <a href="#">Attachment D</a> for discussion of relevant City policies and plans and the proposal's compliance.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	<b>Complies</b>	<p>The purpose of the R-MU Residential/Mixed Use District is <i>to reinforce the mixed-use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small-scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.</i></p> <p>In compliance with this purpose statement, the proposed location of the zoning district fits the location criteria of the zone. The zone would be located in an area supported by the master plan for a mixed of uses including high density residential. The standards of the R-MU zone, such as distance from the buildings to the sidewalk, also help promote a walkable urban neighborhood with pedestrian scale activity.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	<b>Complies</b>	The proposed R-MU zoning district would allow a mix of land uses and residential uses that are not currently allowed by the M-1 zoning. The development standards in the R-MU zoning district are intended to encourage the development of areas as a mix

		<p>of compatible residential and commercial uses, which is consistent with the Master Plan policies and goals in this area.</p> <p>The proposal would add residential uses as allowed uses to the properties; however, even though the surrounding properties are zoned M-1, many of the adjacent properties contain residential uses so the proposed zone would be more compatible with the existing uses than the M-1 zoning district.</p> <p>Many of the more visually and environmentally impactful industrial uses that are currently allowed in the M-1 zone would no longer be allowed under the requested zoning designation. See <a href="#">Attachment C</a> for a comparison of the permitted and conditional uses in the M-1 and R-MU zone.</p> <p>The proposed zoning district does allow for heights up to 75' for residential development, which is an increase in 10' from the 65' that is currently allowed in the M-1 zone, however, staff does not believe that to be a substantial change that would cause any different or significantly increased impacts than a 65' building. Additionally, the R-MU zone requires a rear yard setback (25% of the lot depth) whereas is in the M-1 zone, there is no setback requirement and the allowed uses may be more impactful to surrounding residential uses.</p> <p>The proposed R-MU zoning is not anticipated to introduce substantive new or additional negative impacts to adjacent properties. The proposal will lessen the potential for negative impacts in a number of ways versus the current development allowances under the M-1 zoning designation. Given the likely future transition of the area into one of mixed-use zoning, specifically the 700 W industrial corridor and the 900 S gateway into Westside neighborhoods, having mixed-use zoning along the frontage of 700 W as well as 900 S is desirable in the context of future development and plans for the area.</p>
4. Whether a proposed map amendment is consistent with the	<b>Complies</b>	<p>The proposed map amendment is not within any overlay zoning district. This standard is not applicable to the proposal.</p>

purposes and provisions of any applicable 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.	<b>Complies</b>	No comment was provided by the Public Utilities Department; however, the subject property is located within a built environment where public facilities and services already exist. The site is currently served by 900 south, 700 west, Genesee Ave, and a public right of way. Future development on these properties, such as commercial or multifamily development may require upgrading utilities and drainage systems that serve the properties. Any required infrastructure upgrades will be evaluated with a specific site development plan.

## ATTACHMENT F: Photographs

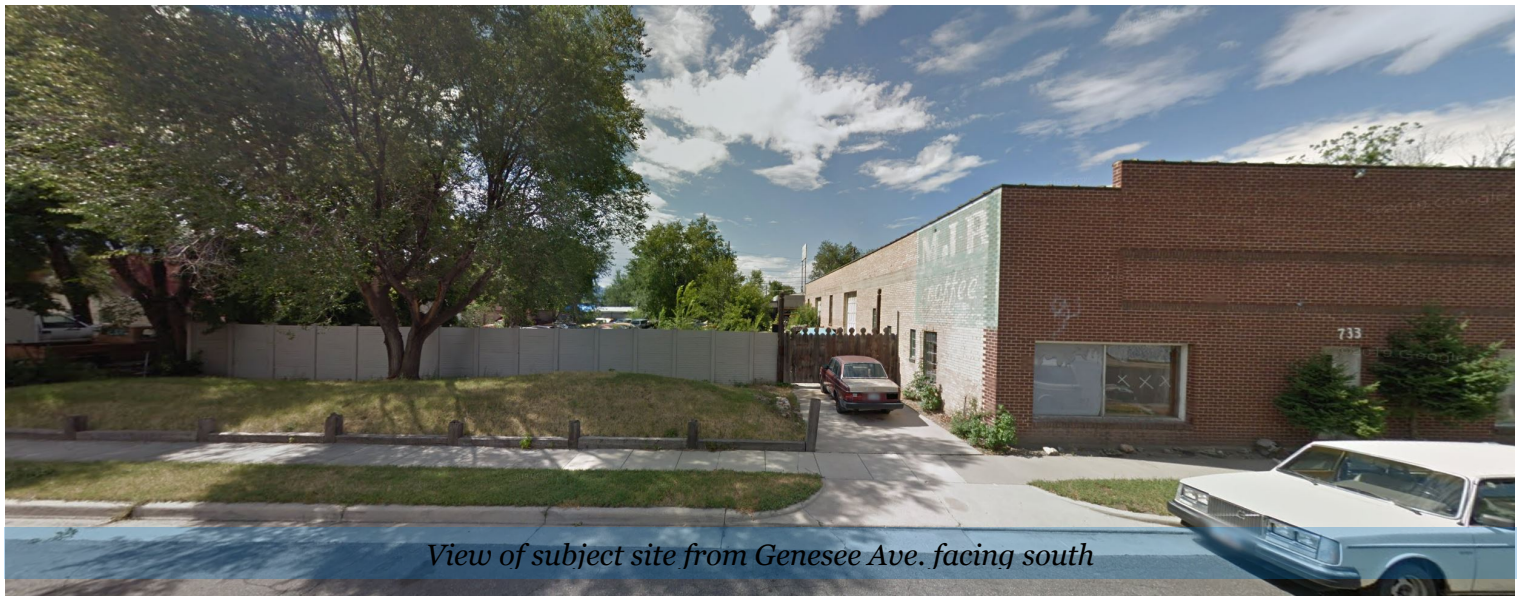




*View of subject site from corner of 900 S and 700 W facing north west*



*View of subject public right of way from 900 S facing north*



*View of subject site from Genesee Ave. facing south*



*View across the street to the south of the subject site – south side of 900 S*



*View of surrounding development on the block face to the west of the subject site*



*View of surrounding development – 800 W facing east*



*View of surrounding development to the north of the subject site – Genesee Ave. facing west*



*View of surrounding development on Genesee west of subject site*

# ATTACHMENT G: Public Process And Comments

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The following attachment lists the public meetings that have been held, and other public input opportunities, related to the proposed project. All written comments that were received throughout this process are included within this attachment.

## **Poplar Grove and Glendale Community Council Meetings**

The property is within the boundaries of Poplar Grove Community Council. Planning staff nor the applicant were invited to speak at a Poplar Grove or Glendale Community Council meeting regarding this proposed zoning map amendment request; however, prior to submitting the previous rezone application, the applicants attended the September 25, 2019 Poplar Grove Community Council meeting, which was hosted on the subject site in the vacant warehouse buildings. During the meeting the applicant discussed their plans to request a rezone for the properties and their ideas and intent for future development of the site with multi-family housing. Planning Staff also attended the meeting to answer any city process and zoning related questions. Questions were asked about height, design standards, and building materials that would be applicable under the requested R-MU zoning district.

## **Early Notification**

A notice of application was sent to the chair of the Poplar Grove & Glendale Community Councils. The Community Councils were given 45 days to respond with any concerns or comments.

Notice of the application was also sent to property owners and residents within 300 feet of the project. The purpose of this notice is to inform surrounding property owners and residents that an application has been submitted, provide details regarding the request, outline steps in the planning review and decision making process, and to let them know how to obtain more information and submit comments early on in the review process.

## **City Open House**

Because the property is located within 600 feet of two community council districts, the City Planning Division held an online open house on the Salt Lake City website for the proposal in order to obtain feedback from residents and property owners and to provide information about the public process and City regulations.

For the open house, the City provided mailed notice to residents and property owners within approximately 300 feet of the proposal two weeks in advance of the open house. Notices were also e-mailed to the City's general Planning mailing list and to those individuals that requested notice for meetings for the proposal.

## **Public Hearing Notice**

The Planning Division provided the following notices for the Planning Commission meeting:

- Mailed notice sent October 2, 2020
- E-mailed notice to listserv sent October 2, 2020
- Public hearing notice signs posted on the property October 2, 2020

### **Public Input Received**

Planning Staff received a letter of support from the Glendale Community Council. No other formal public comments have been received as of the publication of this staff report.



Board of Directors

Turner C Bitton  
*Chair*

Ashley King  
*First Vice Chair*

Latu Patetefa  
*Second Vice Chair*

Jeremy King  
*Treasurer*

Dane Hess  
*Past Chair*

Ryan Curtis  
*At-Large Member*

**July 27, 2020**

Chris Earl  
Salt Lake City Planning Division  
451 S State St  
Rm 406  
PO Box 145480  
Salt Lake City UT 84114-5480

RE: PLNPCM2020-00442

Dear Chris,

It is my pleasure to submit this letter on behalf of the Glendale Community Council. After our review, we would like to express our enthusiastic support for the zoning map amendment proposed in this development. With the current shortage of housing in Salt Lake City, more is always welcome. Above that, though, the prospect of commercial development is very exciting to us. Here on the west side, residents often have to travel outside the neighborhood for basic things like shopping and dining; projects like this are sorely needed.

The proposed development is exactly the kind of thing that Glendale's residents have repeatedly expressed interest in for the past several years. It will act as an anchor to bring much-anticipated commercial development to the east side of the neighborhood and tie the neighborhood together in a more cohesive manner. Adding more amenities to our community is a step in the right direction and we look forward to seeing this development move forward in the process.

Thank you for the opportunity to weigh in on the development. We greatly appreciate the opportunity to engage in discussions affecting our neighborhood.

Thank you,

Turner C. Bitton  
Chair, Glendale Community Council

# ATTACHMENT H: City Department Review Comments

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## **Transportation**

Transportation doesn't have any issues with the rezone.

## **Engineering**

No objections to the proposed rezone.

## **Public Utilities**

No comment provided.

## **Fire**

Building Services finds no Fire Code related issues associated with this rezone.

## **Building Services**

Building Services finds no building code or zoning related issues associated with this rezone.

## **SLC Real Property Management**

Salt Lake City property management authorizes the applicant to move forward with the small portion of the city owned alley included in the rezone request. Please include a condition that the rezone is subject to the petitioner entering into a Purchase Agreement with the City to acquire the vacated alley if the vacation is approved by the City Council.

**PLANNING COMMISSION - October 14, 2020**  
**c) Agenda/Minutes**

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**This meeting will be an electronic meeting pursuant to the**  
**Salt Lake City Emergency Proclamation**  
**October 14, 2020, at 5:30 p.m.**  
**(The order of the items may change at the Commission's discretion)**

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTv Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on Webex at:

- <http://tiny.cc/slc-pc-10142020>

Instructions for using Webex will be provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM**  
**APPROVAL OF MINUTES FOR SEPTEMBER 23, 2020**  
**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

1. **Union Pacific Hotel Time Extension Request** - Mark Sanford, project representative, is requesting a one-year time extension for the Union Pacific Hotel Planned Development and Conditional Building and Site Design Review, located at 2 S. 400 West. The applicant has indicated that additional time is needed to finalize financing for the proposed hotel project. The Planned Development and Conditional Building and Site Design Review was approved by the Planning Commission on November 14, 2018 for an 8-story, 225-room hotel to be located on the west side of the existing Union Pacific Railroad Station. All new construction in the Gateway-Mixed Use zoning district must be reviewed as a planned development. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Kelsey Lindquist at (385) 226-7227 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)) **Case numbers PLNSUB2018-00617 & PLNSUB2018-00618**
2. **Edison House Conditional Use Time Extension Request** - Bubba Holdings, LLC, applicant, request a one-year time extension for the Edison House Conditional Use at 335 South 200 West. The Planning Commission approved the conditional use on October 9, 2019. The project is a 3-story structure that would house a membership-based social club. In the D-3 Downtown Warehouse/Residential District, a Conditional Use review is required if a structure is 3 or more stories in height and contains commercial uses but no residential uses. Indoor and Outdoor Bar Establishments are also subject to a Conditional Use review in this zone. Building permit plans have been submitted but the applicant needs additional time to solve technical issues resulting from the permit plan review. The property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Wayne Mills at (801) 535-7282 or [wayne.mills@slcgov.com](mailto:wayne.mills@slcgov.com)) **Case number PLNPCM2019-00671**

**PUBLIC HEARINGS**

1. **Height & Grade Change Special Exceptions at approximately 333 N Federal Heights Circle** - Scott and Jennifer Huntsman, the property owners, are requesting special exception approval to construct a new single-family detached structure that exceeds the maximum permitted building and wall height and maximum allowable grade changes in the FR-3/12,000 Foothills Residential District. The subject property is located at 333 N Federal Heights Circle and is currently vacant. The proposed structure will exceed the height limit of 28' by 2'-8" at two points on the rear and middle of the structure. The requested grade changes in the

rear yard will exceed the permitted 4 feet in the setback area and 6 feet in the buildable area. The subject property is located in the FR-3/12,000 (Foothills Residential) zoning district and within Council District 3, represented by Chris Wharton (Staff contact: Kristina Gilmore at (801) 535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)) **Case number PLNPCM2020-00639**

2. **800 South & State Street Design Review at approximately 754 S. State Street** - Aabir Malik, an applicant with Colmena Group, is requesting Design Review approval to develop a portion of the former Sears property into an 11-story, 120 foot tall, mixed-use development consisting of ground floor retail and 360 multi-family residential units on the upper floors. The applicant is requesting Design Review approval to allow for additional building height, modification to the spacing of building entrances and to exceed the maximum street facing facade length. The project site is located in the D-2 (Downtown Support) zoning district and is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (801) 535-7645 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case number PLNPCM2020-00439**
3. **Kozo House Apartments Design Review at approximately 157 & 175 North 600 West, & 613, 621, 625, & 633 West 200 North** – A request by David Clayton for Design Review approval to develop a 312-unit mixed use building on six parcels located at 157 North 600 West, 175 North 600 West, 613 West 200 North, 621 West 200 North, 625 West 200 North, and 633 West 200 North. These properties are located in the TSA-UC-T Zoning District. The applicant is requesting Design Review approval to allow the proposed building to exceed the maximum street facing facade length and to modify the spacing of building entrances. The project is located within Council District 3, represented by Chris Wharton (Staff contact: Caitlyn Miller at (385) 315-8115 or [caitlyn.miller@slcgov.com](mailto:caitlyn.miller@slcgov.com)) **Case number PLNPCM2020-00258**
- 4. **West End Rezone at approximately 715 W Genesee Ave** - A request by Maximilian Coreth, property owner, to rezone the parcel located at approximately 715 W Genesee Avenue and a portion of a city owned public alley at approximately 740 W 900 South. The properties are currently zoned Light Manufacturing (M-1) and the request is to rezone them to Residential Mixed Use (R-MU). The purpose of the requested rezone is to accommodate a future multi-family residential development on a portion of the subject site. The property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston (Staff contact: Chris Earl at (801) 535-7932 or [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com)) **Case number PLNPCM2020-00268**
5. **Administrative Decision Appeals Text Amendment** - The City Council is requesting amendments to the zoning ordinance regulations regarding appeals of administrative decisions. Administrative decisions are those made by the Planning Commission, Historic Landmark Commission, or the Zoning Administrator in the administration of the zoning ordinance. The proposed amendments would modify City Code to align with state law, related case law, and make other clarifications to that code section. The amendments primarily clarify what matters can be decided by the City's Appeals Hearing Officer, who can appeal decisions, and when an appeal can stay a decision. The proposed amendments affect Chapter 21A.16 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The changes would apply Citywide. (Staff contact: Daniel Echeverria at (801) 535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)) **Case Number PLNPCM2020-00352**

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). 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.*

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically pursuant to the**  
**Salt Lake City Emergency Proclamation**  
**Wednesday, October 14, 2020**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:56:09 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson, Adrienne Bell; Vice Chairperson, Brenda Scheer; Commissioners; Maurine Bachman, Amy Barry, Jon Lee, Matt Lyon, Andres Paredes, Sara Urquhart, and Crystal Young-Otterstrom. Commissioner Carolynn Hoskins was excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Michaela Oktay, Planning Deputy Director; Paul Neilson, Attorney; Kelsey Lindquist, Senior Planner; Wayne Mills, Planning Manager; Kristina Gilmore, Principal Planner; Nannette Larsen, Principal Planner; Caitlyn Miller, Principal Planner; Chris Earl, Associate Planner; Daniel Echeverria, Senior Planner; and Marlene Rankins, Administrative Secretary.

**APPROVAL OF THE SEPTEMBER 23, 2020, MEETING MINUTES. [5:56:12 PM](#)**

**MOTION [5:56:26 PM](#)**

Commissioner Bachman moved to approve the September 23, 2020 meeting minutes. Commissioner Scheer seconded the motion. Commissioners Bachman, Barry, Lee, Scheer, Urquhart, and Lyon voted "Aye". Commissioner Paredes abstained from voting as he was absent to the said meeting. The motion passed 6-1.

**REPORT OF THE CHAIR AND VICE CHAIR [5:57:46 PM](#)**

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

**REPORT OF THE DIRECTOR [5:57:56 PM](#)**

**Union Pacific Hotel Time Extension Request** - Mark Sanford, project representative, is requesting a one-year time extension for the Union Pacific Hotel Planned Development and Conditional Building and Site Design Review, located at 2 S. 400 West. The applicant has indicated that additional time is needed to finalize financing for the proposed hotel project. The Planned Development and Conditional Building and Site Design Review was approved by the Planning Commission on November 14, 2018 for an 8-story, 225-room hotel to be located on the west side of the existing Union Pacific Railroad Station. All new construction in the Gateway-Mixed Use zoning district must be reviewed as a planned development. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Kelsey Lindquist at (385) 226-7227 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)) **Case numbers PLNSUB2018-00617 & PLNSUB2018-00618**

Kelsey Lindquist, Senior Planner, provided the commission with a brief update of the project and request.

**MOTION [6:00:11 PM](#)**

Commissioner Bachman stated, based on the information provided by the applicant, I move that the Planning Commission grant a one-year time extension for petitions PLNSUB2018-00617 and

**PLNSUB2018-00618** subject to compliance with the conditions of approval stated in the original Record of Decision Letter dated November 14, 2018.

Commissioner Urquhart seconded the motion. Commissioners Urquhart, Scheer, Paredes, Lyon, Lee, Barry, and Bachman voted "Aye". The motion passed unanimously.

[6:02:04 PM](#)

**Edison House Conditional Use Time Extension Request** - Bubba Holdings, LLC, applicant, request a one-year time extension for the Edison House Conditional Use at 335 South 200 West. The Planning Commission approved the conditional use on October 9, 2019. The project is a 3-story structure that would house a membership-based social club. In the D-3 Downtown Warehouse/Residential District, a Conditional Use review is required if a structure is 3 or more stories in height and contains commercial uses but no residential uses. Indoor and Outdoor Bar Establishments are also subject to a Conditional Use review in this zone. Building permit plans have been submitted but the applicant needs additional time to solve technical issues resulting from the permit plan review. The property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com) **Case number PLNPCM2019-00671**

Wayne Mills, Planning Manager, provided the commission with a brief update of the project and request.

**MOTION** [6:03:22 PM](#)

Commissioner Urquhart stated, based on the information provided by the applicant, I move that the Planning Commission grant a one-year time extension for petition **PLNPCM2019-00671** subject to compliance with the conditions of approval stated in the original Record of Decision Letter dated October 14, 2019.

Commissioner Lyon seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Paredes, Scheer, and Urquhart voted "Aye". The motion passed unanimously.

[6:04:24 PM](#)

Nick Norris, Planning Director, informed the commission that Planning has received a signification number of extension requests and would like to know if the commission would be interested in taking action to provide general extension to anything that is expiring during the period of the public health emergency declaration that we are in.

The Commission and Staff discussed the following:

- Clarification on whether this would be an example of a consent agenda
- Whether there is a lot of time that goes into preparing the staff reports for extensions

[6:10:06 PM](#)

**Height & Grade Change Special Exceptions at approximately 333 N Federal Heights Circle** - Scott and Jennifer Huntsman, the property owners, are requesting special exception approval to construct a new single-family detached structure that exceeds the maximum permitted building and wall height and maximum allowable grade changes in the FR-3/12,000 Foothills Residential District. The subject property is located at 333 N Federal Heights Circle and is currently vacant. The proposed structure will exceed the height limit of 28' by 2'-8" at two points on the rear and middle of the structure. The requested grade changes in the rear yard will exceed the permitted 4 feet in the setback area and 6 feet in the buildable area. The subject property is located in the FR-3/12,000 (Foothills Residential) zoning district and within Council District 3, represented by Chris Wharton (Staff contact: Kristina Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2020-00639**

**Chairperson Bell recused herself from item due to possible conflict of interest.**

Krissy Gilmore, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the requested special exceptions for additional building height and grade changes in the FR-3/12,000 zoning district.

The Commission and Staff discussed the following:

- Clarification on request from the applicant

Jennifer Huntsman, applicant, and Richard Moore, provided further details.

**PUBLIC HEARING [6:25:18 PM](#)**

Vice Chairperson Scheer opened the Public Hearing; seeing no one wished to speak; Vice Chairperson Scheer closed the Public Hearing.

**MOTION [6:25:56 PM](#)**

**Commissioner Barry stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve PLNPCM2020-00639.**

**Commissioner Lyon seconded the motion. Commissioners Bachman, Urquhart, Paredes, Lyon, Lee, and Barry voted “Aye”. The motion passed unanimously.**

**Chairperson Bell rejoined the meeting.**

**[6:27:11 PM](#)**

**800 South & State Street Design Review at approximately 754 S. State Street** - Aabir Malik, an applicant with Colmena Group, is requesting Design Review approval to develop a portion of the former Sears property into an 11-story, 120 foot tall, mixed-use development consisting of ground floor retail and 360 multi-family residential units on the upper floors. The applicant is requesting Design Review approval to allow for additional building height, modification to the spacing of building entrances and to exceed the maximum street facing facade length. The project site is located in the D-2 (Downtown Support) zoning district and is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00439**

Nannette Larsen, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the Design Review with the conditions listed in the staff report.

Aabir Malik, applicant, provided a presentation along with further details and updates made from the discussion during the work session on September 30, 2020.

**PUBLIC HEARING [6:42:32 PM](#)**

Chairperson Bell opened the Public Hearing;

Pamela Starley – Provided an email for general comments requesting the commission to hear the community.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission and Applicant discussed the following:

- Clarification on wayfinding and what the applicant's plans are
- Clarification on how the streets will be named
- Clarification on what is above the service drive

**MOTION [6:56:25 PM](#)**

Commissioner Bachman stated, based on the information in the staff report I move that the Planning Commission approve the Design Review, as presented in petition PLNPCM2020-00439 with the conditions listed in the staff report.

Commissioner Scheer seconded. Commissioners Bachman, Barry, Lee, Lyon, Paredes, Scheer, Urquhart, and Young-Otterstrom voted "Aye". The motion passed unanimously.

Chairperson Bell recused herself from the next item due to possible conflict of interest.

**[6:59:52 PM](#)**

**Kozo House Apartments Design Review at approximately 157 & 175 North 600 West, & 613, 621, 625, & 633 West 200 North** – A request by David Clayton for Design Review approval to develop a 312-unit mixed use building on six parcels located at 157 North 600 West, 175 North 600 West, 613 West 200 North, 621 West 200 North, 625 West 200 North, and 633 West 200 North. These properties are located in the TSA-UC-T Zoning District. The applicant is requesting Design Review approval to allow the proposed building to exceed the maximum street facing façade length and to modify the spacing of building entrances. The project is located within Council District 3, represented by Chris Wharton (Staff contact: Caitlyn Miller at (385) 315-8115 or caitlyn.miller@slcgov.com) **Case number PLNPCM2020-00258**

Caitlyn Miller, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the request with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on what the setback is on 200 North

Dallin Jolley, applicant, provided a presentation along with further design details.

The Commission, Staff and Applicant discussed the following:

- Ground level retail and public engagement

**PUBLIC HEARING [7:24:42 PM](#)**

Vice Chairperson Scheer opened the Public Hearing;

Eliza McKinney – Raised concerns with parking, esthetics and outdoor space.

Jarod Hall – Stated his support of the request.

Jason Walker – Raised concerns with parking overflowing into the neighborhood.

Maximo Guerra – Raised concern with quality growth in the neighborhood.

Robert Rendon – Raised concerns with parking, safety of the children and incompatibility with the neighborhood.

Roberto Sandoval – Stated his opposition of the request.

Maria Garcia – Raised concerns

Antonio Fierro – Stated his opposition of the request and incompatibility with the neighborhood.

Chelene Fortier – Stated her opposition of the request and incompatibility with the neighborhood.

Sarah Lawr – Stated her opposition of the request.

Seeing no one else wished to speak; Vice Chairperson Scheer closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- Clarification on why the building is being allowed at 67-feet when the maximum is 60-feet
- Clarification on what the difference is between transition area and regular area in the TSA

The applicant addressed the public comments and concerns.

The Commission made the following comments:

- I would be in favor of tabling this to allow the applicant to get some focus on the retail level and make it more inviting
- I would be comfortable to table the request to receive more articulation
- I'd like to see more articulation

#### **MOTION [8:03:27 PM](#)**

**Commissioner Barry moved to table petition number PLNPCM2020-00258 to allow the applicant time to address the commissions concerns regarding the 200 North ground level treatment. To articulate it and to provide a different design. Also, to reopen the public hearing addressing the length of the façade and any changes made to this particular design.**

**Commissioner Urquhart seconded the motion. Commissioners Paredes, Urquhart, Bachman, Lee, Young-Otterstrom, Lyon, and Barry. The motion passed unanimously.**

**Chairperson Bell rejoined the commission meeting.**

#### **[8:08:38 PM](#)**

**West End Rezone at approximately 715 W Genesee Ave** - A request by Maximilian Coreth, property owner, to rezone the parcel located at approximately 715 W Genesee Avenue and a portion of a city owned public alley at approximately 740 W 900 South. The properties are currently zoned Light Manufacturing (M-1) and the request is to rezone them to Residential Mixed Use (R-MU). The purpose of the requested rezone is to accommodate a future multi-family residential development on a portion of the subject site. The property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00268**

Chris Earl, Associate Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on what else the commission previously reviewed for this parcel
- Clarification if the commission is approving rezone for the entire parcel

Maximilian Coreth, applicant, was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether there was a plan for the site
- Status of other approvals

#### **PUBLIC HEARING [8:28:36 PM](#)**

Chairperson Bell opened the Public Hearing;

Dennis Faris, Community Council – Stated his support of the request.

Ronald Russell – Stated he submitted an email comment raising concerns with noise pollution.

Summum Temu – Stated his opposition of the request.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The applicant addressed the public comments.

#### **MOTION [8:41:18 PM](#)**

**Commissioner Scheer stated, based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission recommend that the City Council approve the proposed zoning map amendment, as presented in petition PLNPCM2020-00442.**

**Commissioner Bachman seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Paredes, Scheer, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.**

#### **[8:43:00 PM](#)**

**Administrative Decision Appeals Text Amendment** - The City Council is requesting amendments to the zoning ordinance regulations regarding appeals of administrative decisions. Administrative decisions are those made by the Planning Commission, Historic Landmark Commission, or the Zoning Administrator in the administration of the zoning ordinance. The proposed amendments would modify City Code to align with state law, related case law, and make other clarifications to that code section. The amendments primarily clarify what matters can be decided by the City's Appeals Hearing Officer, who can appeal decisions, and when an appeal can stay a decision. The proposed amendments affect Chapter 21A.16 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The changes would apply Citywide. (Staff contact: Daniel Echeverria at (801) 535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)) **Case Number PLNPCM2020-00352**

Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on who oversees the hearing officer to determine whether the property analyzing City code issues versus State code issues
- Clarification on the difference between applying State law and interpreting it

**PUBLIC HEARING** [8:54:33 PM](#)

Chairperson Bell opened the Public Hearing; seeing no one wished to speak; Chairperson Bell closed the Public Hearing.

**MOTION** [8:55:33 PM](#)

Commissioner Scheer stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed text amendment, PLNPCM2020-00352 Administrative Decision Appeals Text Amendment.

Commissioner Bachman seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Paredes, Scheer, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

The meeting adjourned at [8:57:50 PM](#)

**PLANNING COMMISSION - October 14, 2020**  
**d) Staff Presentation Slides**

# Zoning Map Amendment

## 715 W Genesee Avenue

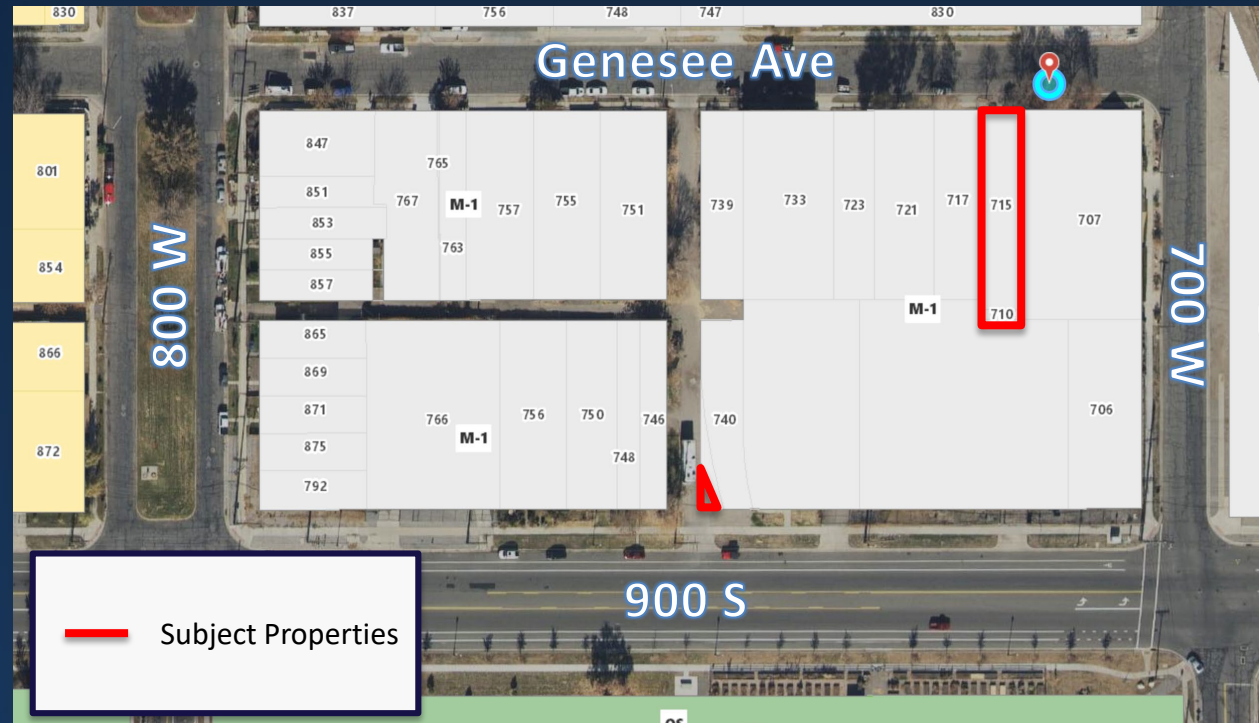


### Current Zoning:

- *M-1 Light Manufacturing*

### Requested Zone:

- *R-MU Residential/Mixed Use District*

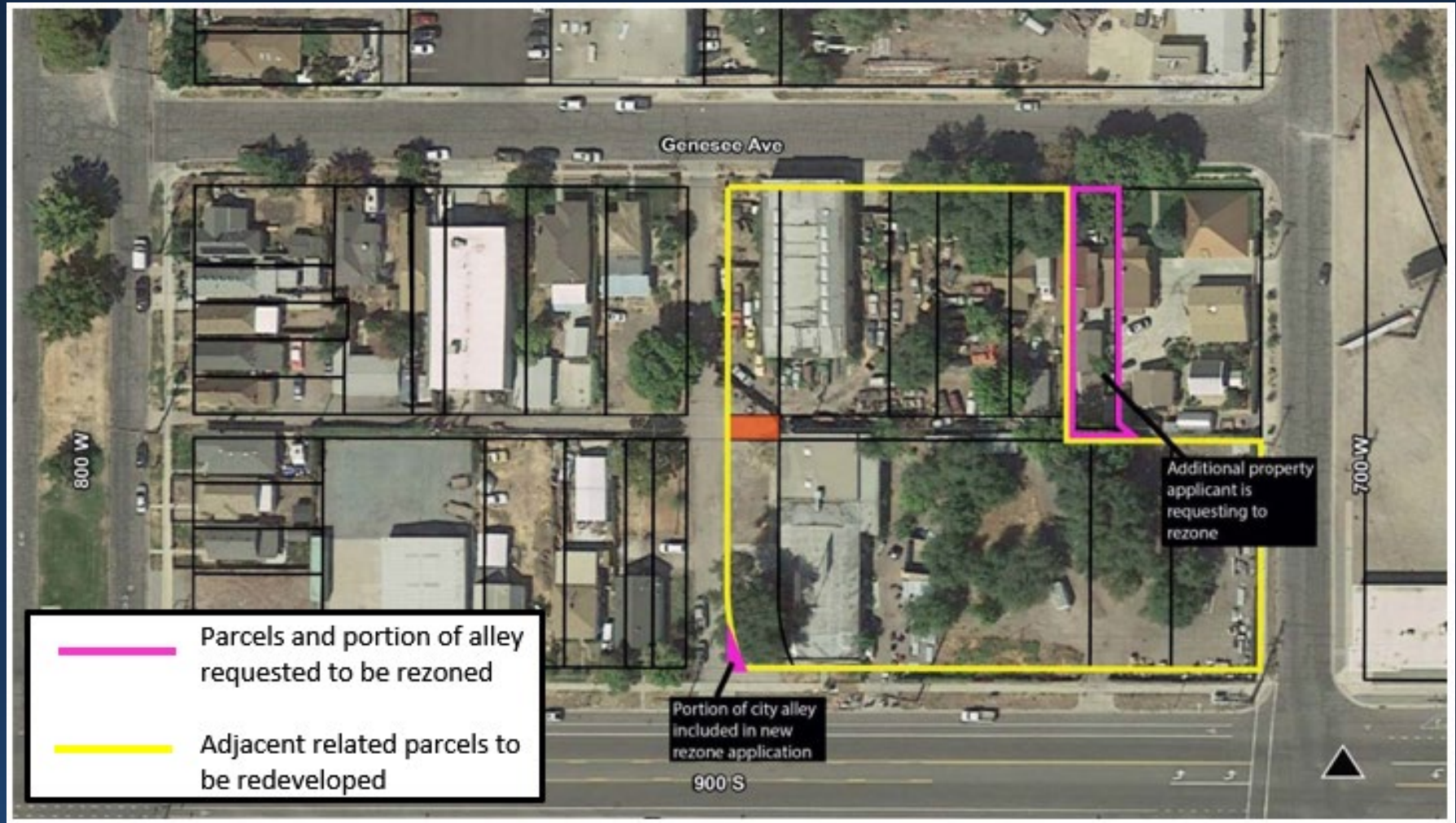


### Recommendation:

Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed zoning map amendment.

# Zoning Map Amendment

## 715 W Genesee Avenue



# Zoning Map Amendment

## 715 W Genesee Avenue



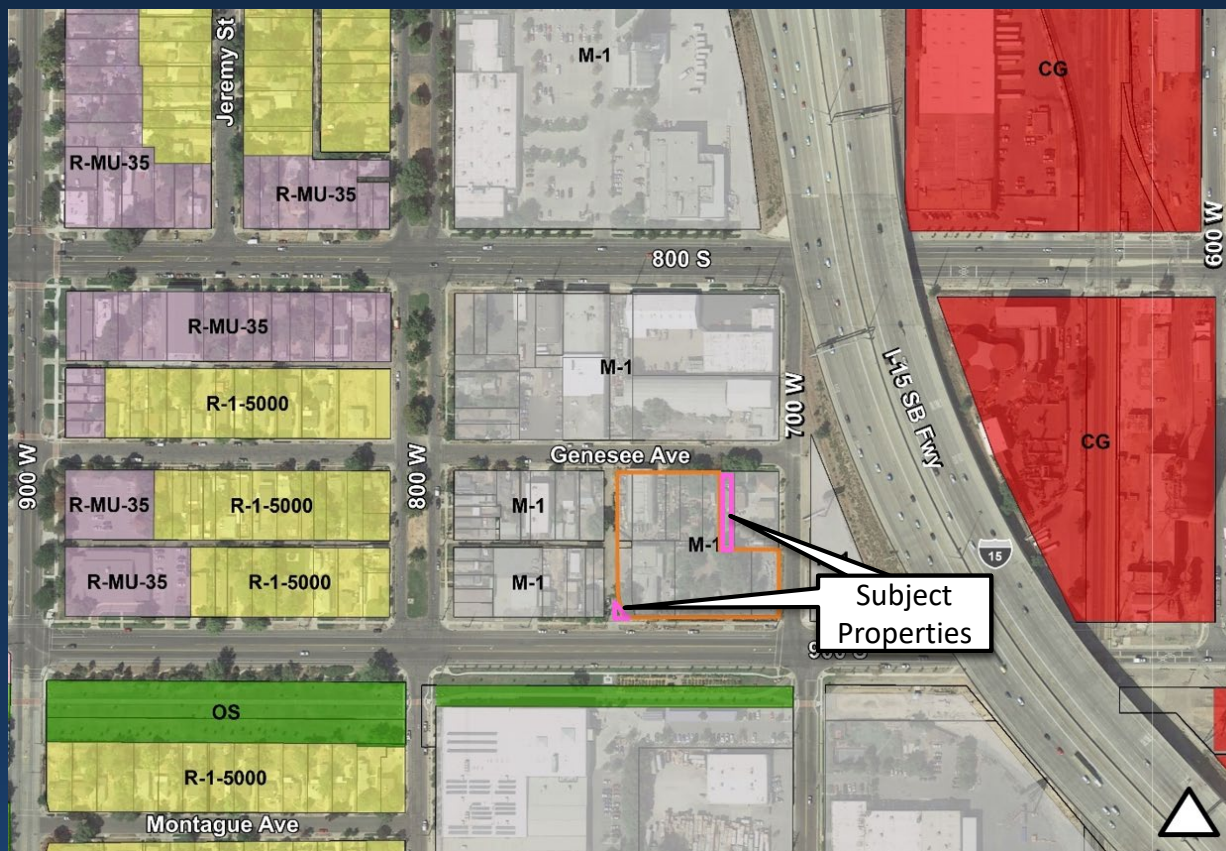
GSBS

PLNPCM2020-00442

Planning Commission

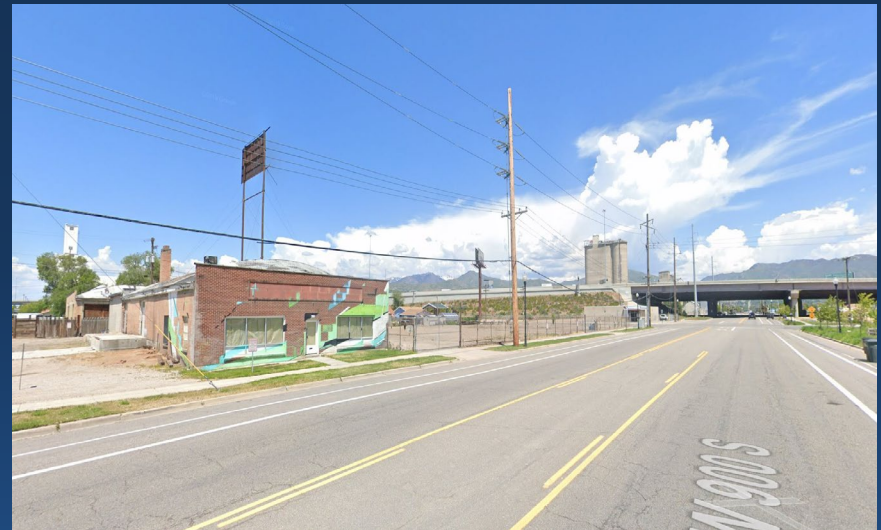
# Zoning Map Amendment

## 715 W Genesee Avenue



# Zoning Map Amendment

## 715 W Genesee Avenue



# Zoning Map Amendment

## 715 W Genesee Avenue



# Zoning Map Amendment

## 715 W Genesee Avenue



### Key Considerations:

#### Existing City Plan Guidance

- The rezone request aligns with many policies found within the Westside Master Plan.
- The rezone request helps to promote the visions found in the 9 Line Master Plan.
- Supports the goals found in Plan Salt Lake and Growing SLC.
- Promotes goals found within the Transit Master Plan.

#### Design Standards

- The proposed R-MU zoning only has two design standards.
- New development in this area would benefit from additional design standards.
- Planning Staff is of the opinion the design standards applicable to the D-2 zoning district should be applied to any new project on the subject parcels developed under the proposed R-MU zoning district.

# Zoning Map Amendment

## 715 W Genesee Avenue



### **Public Process:**

- Notice was sent to the Poplar Grove and Glendale Community Councils
- Early notification was sent to property owners and residents within 300 feet of the subject area
- Public comments

### **Recommendation:**

Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed zoning map amendment.

**PLANNING COMMISSION - October 14, 2020**  
**e) Additional Public Comments**

October 13, 2020

Salt Lake City Planning Commission  
451 South State Street, Room 406  
Post Office Box 145480  
Salt Lake City, Utah 84114-5480

Re: PLNPCM2019-01137 - Zoning Map Amendment  
PLNPCM2020-00442 – Zoning Map Amendment

Dear Planning Commissioners:

This firm represents Summum with respect to the following matters. Summum is a religious organization and owns the property located at 707 Genesee Avenue in Salt Lake City. The purpose for this letter is to submit and express Summum's comments and concerns with respect to the above-referenced zoning applications. The zoning applications seek to re-zone the properties located immediately adjacent to and surrounding the Summum property from the current zoning of light manufacturing (M-1) to residential mixed use (R-MU). According to the information we have been provided, the purpose for the requested re-zone is for the future construction of a multi-family residential development.

Summum was established in 1975 to reintroduce an ancient philosophy based on natural principles of creation. Beginning in 1977, Summum constructed its iconic pyramid on its Genesee property, which is surrounded by peaceful gardens. Summum's adherents view the pyramid as a sanctuary and temple. The Summum temple was completed in 1979 and not only provides a place of respite and sanctuary for its adherents, but has been an important part of Salt Lake City's cultural and religious fabric for more than 40 years.

The Summum sanctuary is located in close proximity to Interstate 15. Because I-15 is elevated at this location, the Summum property is currently nestled in a quiet and peaceful setting. The proposed R-MU re-zone of the adjacent parcels, however, would permit the construction of multi-family residential buildings that would completely surround the sanctuary to a height of 75 feet. The tall buildings would undoubtedly reflect and intensify the noise from Interstate 15 directly onto the Summum temple and would destroy the atmosphere of peace and serenity that has been cultivated for the past four decades.

Summum recognizes the value of quality development in the area, but objects to the proposed re-zone due to the excessive height of the buildings that would be permitted. Summum submits that the R-MU 35 zone would better serve the interests of the community and better protect the serenity of the Summum temple and gardens by restricting the height of buildings adjacent to the property to no more than 35 feet.

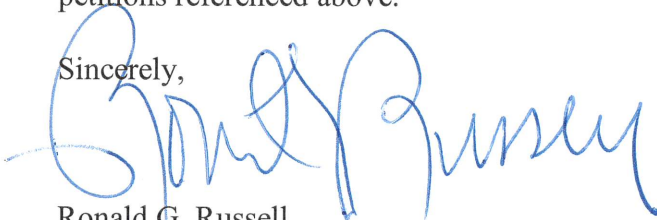
In addition, Summum believes that a decision to approve an R-MU zone for the immediately adjacent property would impose a direct and substantial burden on its right and the rights of its members to practice their religion, in violation of federal law and the free exercise clause of the First Amendment. Under the federal Religious Land Use and Institutionalized Persons Act (RLUIPA), "[n]o government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution (A) is in furtherance of a compelling governmental interest; and (B) is the least restrictive means of furthering that compelling governmental interest." 42 U.S.C. § 2000cc. This test both codifies and expands the free exercise protections of the First Amendment, which likewise prohibits substantial burdens on religious exercise.

In applying these provisions, Congress has directed that RLUIPA is to be "construed in favor of a broad protection of religious exercise, to the maximum extent permitted by the terms of this chapter and the Constitution." 42 U.S.C. § 2000cc-3(g). The test the statute imposes, like the First Amendment, is strict scrutiny, with the government bearing the significant burden of showing that the interest served is truly compelling, and that there are no less restrictive alternatives that could serve that interest. 42 U.S.C. § 2000cc-2(b); *see also Grace Church of N. Cnty. v. City of San Diego*, 555 F. Supp. 2d 1126, 1135 (S.D. Cal. 2008); *Fortress Bible Church v. Feiner*, 734 F. Supp. 2d 409 (S.D.N.Y. 2010). Speculation, conclusory assertions, and generalized land use analysis is not sufficient to carry that burden.

As described above, there is little question that a decision to approve an R-MU zone for the adjacent property would impose a substantial burden on Summum's right to religious exercise. Surrounding the Summum temple sanctuary with buildings 75 feet in height would destroy the privacy and peacefulness of this religious sanctuary and would reflect and magnify noise from the nearby elevated freeway. Moreover, there is no evidence that Salt Lake City has undertaken the heavy burden of justifying such a decision under strict scrutiny. Mere land use decisions such as changes to zoning classifications do not constitute the type of compelling government interest required by law. *See Grace Church*, 555 F. Supp. 2d at 1140. Even if they did, there are less restrictive means, such as the less intrusive R-MU35 zone, to accomplish the government's interests in this particular area of the city that do not require encircling an active house of worship with intrusive buildings. For all of those reasons, too, the re-zone should be rejected.

Thank you for your consideration of Summum's comments and objections to the re-zone petitions referenced above.

Sincerely,



Ronald G. Russell

RGR/wvt

c: Christopher Earl

Amy Thompson

- 5) ORIGINAL APPLICANT PETITION**
  - a) PLNPCM2019-01137**

**Project Description:**  
**M-1 to RMU Zone Map Amendment**  
December 3, 2019

**Project Description:**

Emerging from the adaptive re-use of two existing barrel-vaulted warehouse buildings, the West End development is envisioned as a true mixed-use community. The retail opportunities will be an asset to the existing residential fabric. The development will also include the addition of medium to high density housing, which will promote the success of these retail and service possibilities. These residences will provide a consistent level of patronage to support and sustain local commercial activity. A strong midblock connection in the form of an alley breaks down the large-scale block pattern and welcomes visitors into the neighborhood. It is this alley that invites people into the block and creates a sense of place. The current M-1 zoning is not congruent with the desired land use envisioned by the city. The zone amendment is supported by the following documents:

Westside Masterplan  
9 Line Corridor Master Plan  
Growing SLC: A Five Year Housing Plan  
Plan Salt Lake

**Background:**

As cited in the Westside Master Plan, the development patterns of the Westside were influenced by the development of the rail corridor in the late 1800s. The addition of the rail line created the initial physical barrier between the Westside and the development on the east side of the city.

Proximity to the Jordan River also influenced both development and associated uses due to seasonal flooding. This unpredictability made agriculture difficult. Even less inviting, the Jordan River was used for sewerage and as refuse dumps thus discouraging many uses, including residential development.

With the advent of the Surplus Canal in 1885, the river was less variable and both agricultural activities and bridge building could take place. With its proximity to the established rail tracks, the Westside began to see more industrial uses in addition to requisite housing and subdivision development.

Throughout the 20<sup>th</sup> century, the level of connectivity from the Westside to other parts of the city was variable. With the advent of the streetcar early in the century, the area enjoyed a level of connection with other parts of the city. However, as the century marched on, the dependence on the automobile created more vertical infrastructure that afforded great access to the freeway but further isolation via at-grade street connection.

In terms of the current conditions, the Westside masterplan rightly points out:

“A 1968 bus route map shows evidence of the beginnings of I-15 and the east-west disconnect it would further exacerbate: only two bus routes provided access from the Westside to the Downtown and central neighborhoods of Salt Lake City. One route was on

400 South and the other, 200 South. No routes south of 400 South ventured east of 900 West.”

By 1988, many of the freeways and interchanges were elevated with concrete construction, solidifying the connectivity challenges for Westside.

**Proposed Project and Compliance with Salt Lake City Policy Directives:**

The West End Development block is located at 900 South between 700 West and 800 West. The proposed West End Development is an ideal project to realize the visions and goals of the adopted Master Plans. The active mixed-use environment is primed to foster aspects of neighborhood and community. The phased plan includes commercial opportunities (restaurant and retail) and medium to high density residential. These components align with stated city goals. The City has recognized the importance of the area and the associated challenges in both the Westside Master plan and the 9 Line Master Plan. In addition to the adopted master plans, the project is also in alignment with the adopted city-wide vision document Plan Salt Lake and the Housing and Neighborhood Development publication titled Growing SLC: A Five Year Vision.

The Westside Master Plan, adopted in 2014, states the following goals:

- **Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community’s vision while maintaining the character of Westside’s existing stable neighborhoods:**

The adaptive reuse of two underutilized commercial structures will vastly increase the site’s commercial activity while preserving and highlighting the character of these long-standing buildings. Through a change in land use, the addition of residential units will support these commercial uses in a symbiotic way.

- **Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high density residential development where needed, appropriate or desired:**

This adaptive reuse project is the catalyst in a development that will include the construction of medium to high density residential. The two commercial structures will provide an attractive transition between the existing, low-density residential neighborhood to the west and medium to high density residential development on our site. The residential development will act as a buffer between the freeway and the extant residential neighborhood to the west of the site. The retail offerings will visually connect to the alley and create an activated ground plane.

- **Recognize, develop and foster opportunities for unique, mixed use neighborhood and community nodes in the Westside that reflect the diverse nature of the community and provide resources to allow for their growth:**

The transformation of two commercial structures that were previously closed to the neighborhood into publicly-accessible spaces will create a neighborhood node easily accessible by foot or bike. Our tenants could also provide services that attract customers from outside the neighborhood, thus fulfilling a key requirement of the creation of a community node.

**• Enhance and expand the internal network of assets, nodes and resources ensuring that all residents and employees in the Westside have access to goods, services and activities and the opportunity to walk or bicycle safely to them:**

This project will attract new commercial tenants that provide Westside residents with access to goods and services that were heretofore scarce or unavailable in the area. It will also reinvigorate a mid-block crossing that isn't currently conducive to safe pedestrian or cyclist access. With the addition of residential stacked flats, the people and eyes on the alley and streets will naturally create a safe space.

**• Create a beautiful community with a system of guidelines to create and strengthen public spaces that will foster community interaction and pride and catalyze ongoing redevelopment and growth:**

Adaptive reuse of these buildings will re-emphasize their architectural attractiveness while opening them to the public for commercial activity. This project will increase community interaction and pride and should attract further investment in the surrounding area.

The West End development is a prime example of a site that will support the goals of the Westside Master Plan. Through a change in permitted land use, this project will foster reinvestment in the community. This mixed-use neighborhood and community node will be a unique place and will provide services to the neighborhood with the potential for coffee shops, restaurants or other retail opportunities. These uses will be supported by the presence of medium and high density residential units. The development will serve as a gateway to the Westside and will strengthen 900 South as a multi modal transportation corridor and reinforce the Jordan River as a local amenity.

Similarly, the 9 Line Corridor Master Plan states the following goals:

- Connecting stable residential neighborhoods, growing commercial and neighborhood centers, and promoting thriving recreation locations;
- Embracing a diverse assemblage of people and user groups, providing the opportunity for enhancing their connections to the surrounding businesses and neighborhoods that form a unique and attractive community;
- Improving physical and cultural connections between the east and west sides of the City that in turn offer regional connections;
- Featuring retail, service, recreational, and educational options at key nodes along the 9 Line, as well as encouraging and facilitating connections to neighborhood nodes in the surrounding community;
- Facilitating the goal of West Salt Lake becoming the primary destination in Salt Lake City for river recreation and other types of parks and public spaces;

- Serving as a mechanism for the neighborhoods of West Salt Lake to celebrate their history and character by functioning as a community and cultural asset that connects people of all ages to services and educational opportunities; and
- Supporting connections to the West Salt Lake industrial business community, helping it continue to be a healthy and diverse growing employment and economic base for Salt Lake City.

Via the 9 Line trail, The West End Project creates and connects residential neighborhoods with recreation opportunities. The West End development is an opportunity to accomplish the goals listed in the 9 Line Master Plan. The commercial components will be a key node along the trail system. The residential apartment units will provide opportunities for more diversity to supplement the existing community fabric. The mix of uses will foster a unique and attractive atmosphere. The reuse of the warehouse structures recognizes the industrial roots of the site and creates a gathering point for the community.

The Salt Lake City Housing and Neighborhood Development (HAND) division also provides insight in the document labeled Growing SLC: A Five Year Housing Plan. This document recognizes that elements such as zoning changes are necessary to support the addition of residential units and the establishment of communities and affordable places to live.

The first policy change listed by the plan is to focus on updates to the zoning code:

**Goal 1, Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.**

The Growing SLC plan encourages flexible zoning, in particular along transportation routes. The plan also encourages infill projects with an emphasis on providing housing diversity and stock with a variety of product types and levels of affordability.

**Develop infill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.**

### **Plan Salt Lake**

In order to articulate a city wide vision, Salt Lake City Planners crafted the Plan Salt Lake visioning document which was adopted December 2015. The West End project is congruent with this vision and it will provide benefits to the entire city, beyond the borders of the Westside. This project is compatible with the framework that the city has identified to anticipate growth and matches the vision towards sustainability and livability. As a part of the sustainable growth and development strategies identified, emphasis on development that includes placemaking features, broad mix of uses, connectivity and density are considered positive measures to accomplish responsible growth. The West End project aims to include these same components in their master plan of the block. Placemaking is celebrated in the adaptive re-use of the barrel vault warehouse buildings. Access from the mid-block alley provides opportunity for outdoor dining with elements such as festoon lighting and site furnishing. These commercial uses create vibrancy throughout the day and night. With adjacent access to the 9 Line Trail and the mid-block connection which breaks down the large block dimensions, multi modal circulation is enhanced. The guiding principles identified include

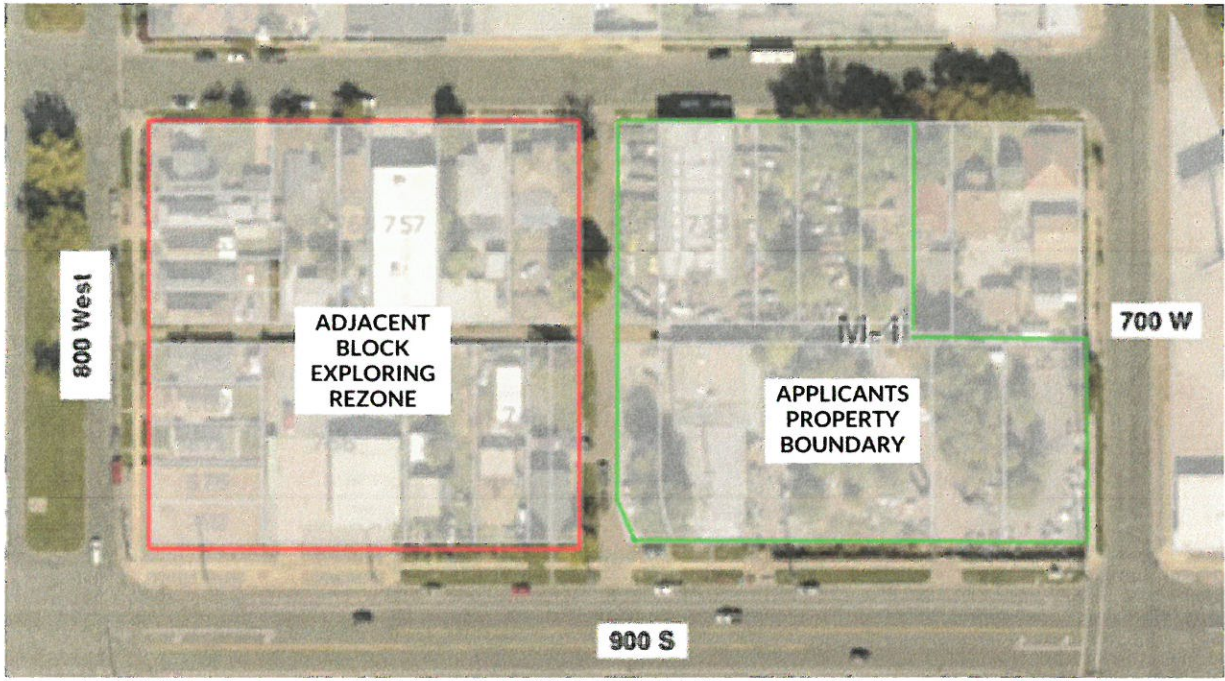
**Neighborhoods, Housing, Transportation & Mobility, Air Quality, Natural Environment, Parks & Recreation, Beautiful City, Preservation, Arts & Culture, Equity, Economy, Government.** More specifically, with the proper zoning, the West End Project can provide a safe environment, opportunity for social interaction, and services needed for the well-being of the community. It is the draw along 900 South that welcomes people into the Westside and provides a business node. Another congruent stated initiative to accommodate growth is to promote infill and redevelopment of underutilized land. Access to a variety of housing types is important in particular adjacent to trails and other outdoor recreation. The 9 Line Trail and the Jordan River Trail can provide these connections and general mobility for higher density nodes for projects like the West End.

The West End project complies resoundingly with the vision of the city-wide plans by creating additional housing stock along a transportation corridor. This additional housing stock and bolstering of community occurs through a land use change: the zone map amendment. This approach is recognized as one of the primary solutions to addressing the housing shortage by choosing to change current zoning.

The development team has been proactive with the existing community and neighbors. They have sponsored an open house meeting on site and have an ongoing dialogue with the local community council. Additionally, the team received a unanimous recommendation from the RDA Finance Committee for the approval of a loan to finance the adaptive re-use of the two commercial structures on site. This development loan was recently presented to the RDA Board for their consideration and won its approval as well.

**Purpose:**

The purpose of the Zone Map amendment is to facilitate the stated goals and vision of the city's adopted masterplans and other planning and visioning documents. The project planned for this site is in alignment with the city plans and policies. The zone amendment process is the mechanism outlined many times in the city policy documentation. The existing zoning is outdated and is preventing the ideal growth pattern for the area. This development can achieve the goals and visions with the appropriate zoning designation. As discussed with members of the city planning staff, the development team has identified RMU zone as the most relevant zoning designation to match the overall city vision as well as the local master plan documentation. As evidenced by the community outreach already performed, the West End Development team is invested in the community beyond their own property boundary. The team held an open house with the Poplar Grove community at which they received initial feedback from the community and the block to the west in particular. As further illustration of this applicant's dedication to the neighborhood, the West End team has also hired Architectural Nexus to explore the potential of a re-zone for the block immediately to the west of their site at the request of the PGCC. Working with the community council, consensus is being established to determine the appropriate departure from the no longer suitable M-1 designation.



#### **Parcels for Zone Map Amendment**

1511278001, 1511278002, 1511278003, 1511278004, 1511278005, 1511278008, 1511278014, 1511278012, 1511278013, 1511278016

#### **RMU Zoning:**

The purpose statement of the RMU is as follows:

The purpose of the R-MU Residential/Mixed Use District is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

The West End development squarely fits the purpose statement of the RMU zone. As a proper mixed-use project, it will thrive on the connectivity of the 9 Line trail system. Medium to high density residential units will benefit from and support the commercial aspects of the project. The intent of the amendment would be to follow the established strategy of Salt Lake City's master plan documents and to allow the neighborhood to flourish with the appropriate zone designation. This amendment will allow projects on this block to serve as a gateway to this district. The height allowed by RMU zoning for multifamily development will help shield the extant low density neighborhood to the west from the 45 foot high freeway to the site's east. The RMU Zone requirements are as follows:

#### **MINIMUM YARD REQUIREMENTS**

1. Single-Family Detached Dwellings:
  - a. Front Yard: Fifteen feet (15').
  - b. Corner Side Yard: Ten feet (10').
  - c. Interior Side Yard:
    - (1) Corner lots: Four feet (4').
    - (2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.
  - d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').
2. Single-Family Attached, Two-Family And Twin Home Dwellings:
  - a. Front Yard: Fifteen feet (15').
  - b. Corner Side Yard: Ten feet (10').
  - c. Interior Side Yard:
    - (1) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').
    - (2) Two-family:
      - (A) Interior lot: Four feet (4') on one side and ten feet (10') on the other.
      - (B) Corner lot: Four feet (4').
    - (3) Twin home: No yard is required along one side lot line. A ten foot (10') yard is required on the other.
  - d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.
3. Multi-Family Dwellings And Any Other Residential Uses:
  - a. Front Yard: No setback is required.
  - b. Corner Side Yard: No setback is required.
  - c. Interior Side Yard: No setback is required.
  - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
4. Nonresidential Development:
  - a. Front Yard: No setback is required.
  - b. Corner Side Yard: No setback is required.
  - c. Interior Side Yard: No setback is required.
  - d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
    1. Front Yard: No setback is required.
    2. Corner Side Yard: No setback is required.
    3. Interior Side Yard: No setback is required.
    4. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').
5. Existing Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.
6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no front, corner side or interior

side yards or landscaped setbacks are required; except where interior side yards are provided, they shall not be less than four feet (4').

7. Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.
8. Maximum Setback: For single-family, two-family, and twin home dwellings, at least twenty five percent (25%) of the building facade must be located within twenty five feet (25') of the front lot line. For all other uses, at least twenty five percent (25%) of the building facade must be located within fifteen feet (15') of the front lot line. Exceptions to this requirement may be authorized as design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the Planning Commission.

9. Parking Setback: Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The Planning Director may modify or waive this requirement if the Planning Director finds the following:

- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
- b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with section [21A.59.050](#) of this title.

Appeal of administrative decision is to the Planning Commission.

F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the design review process (chapter 21A.59 of this title) and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone indicated in the map located in subsection F3 of this section.

1. Maximum height for nonresidential buildings: Forty five feet (45').
2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.
3. One hundred twenty five foot (125') height zone map for the R-MU District:  
FIGURE 21A.24.170.F.3

G. Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as an open space area. This open space area may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

H. Landscape Yards: All front and corner side yards provided shall be maintained as a landscape yard in conformance with chapter 21A.48, "Landscaping And Buffers", of this title.

I. Landscape Buffers: Where a lot in the R-MU District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title. (Ord. 14-19, 2019: Ord. 13-19, 2019: Ord. 46-17, 2017: Ord. 12-17, 2017)

In addition to supporting the type of development described in the purpose statement of the RMU zone, the amendment will allow projects to meet the visions and goals of the Westside Master Plan, 9 Line Master Plan, Growing SLC: A Five Year Housing Plan and Plan Salt Lake. The zone map change will promote reinvestment and redevelopment on a local neighborhood scale which will then become a part of the overall successful citywide vision. These new development opportunities will encourage "unique, mixed use neighborhood and community nodes." From a citywide perspective, the Growing SLC: A Five Year Housing Plan and the Plan Salt Lake vision can only be accomplished by utilizing the appropriate zoning to foster the desired land uses.

## **Surrounding Zoning:**

M-1

### **Existing M-1 Zoning Text:**

A. Purpose Statement: The purpose of the M-1 Light Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This zone is appropriate in locations that are supported by the applicable Master Plan policies adopted by the City. This district is intended to provide areas in the City that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.

B. Uses: Uses in the M-1 Light Manufacturing District as specified in section 21A.33.040, "Table Of Permitted And Conditional Uses For Manufacturing Districts", of this title are permitted subject to the general provisions set forth in section 21A.28.010 of this chapter.

C. Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.
2. Minimum Lot Width: Eighty feet (80').
3. Existing Lots: Lots legally existing as of April 12, 1995, shall be considered legal conforming lots.

D. Minimum Yard Requirements:

1. Front Yard: Fifteen feet (15').
2. Corner Side Yard: Fifteen feet (15').
3. Interior Side Yard: None required.
4. Rear Yard: None required.
5. Accessory Uses, Buildings And Structures In Yards: Accessory uses, buildings and structures may be located in a required yard area subject to section 21A.36.020, table 21A.36.020B of this title.
6. Additional Setback When Adjacent To AG-2 And AG-5 Districts: When adjacent to a lot in the AG-2 or AG-5 Zoning District, buildings or portions of buildings, shall be set back one foot (1') beyond the required landscape buffer as required in section 21A.48.080 of this title for every one foot (1') of building height above thirty feet (30').

E. Landscape Yard Requirements:

1. Front And Corner Side Yards: All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title.
2. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.
3. Northwest Quadrant Overlay District: Properties located within the Northwest Quadrant Overlay District are subject to special landscape requirements as outlined in subsection 21A.34.140B2 of this title.

F. Maximum Height:

1. Distillation Column Structures; Development In AFPP Overlay District: No building shall exceed sixty five feet (65') except that emission free distillation column structures,

necessary for manufacture processing purposes, shall be permitted up to the most restrictive Federal Aviation Administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City Department of Airports at the proposed locations of the distillation column structure. Any proposed development in the Airport Flight Path Protection (AFPP) Overlay District, as outlined in section 21A.34.040 of this title, will require approval of the Department of Airports prior to issuance of a building permit. All proposed development within the AFPP Overlay District which exceeds fifty feet (50') may also require site specific approval from the Federal Aviation Administration.

2. Location Exception: In the M-1 Zoning Districts located west of the Salt Lake City International Airport and north of Interstate 80 (I-80), buildings may exceed sixty five feet (65') in height subject to the design review standards and procedures of chapter 21A.59 of this title. In no case shall any building exceed eighty five feet (85').

3. Railroad Offloading Structures: Cranes, lifts, and other similar offloading structures related to the operation of a railroad freight terminal are allowed up to eighty five feet (85') in height and are also subject to the Airport Flight Path Protection (AFPP) Overlay District and Federal Aviation Administration (FAA) requirements. (Ord. 14-19, 2019: Ord. 3-18, 2018)

The M-1 zone is not a path to further develop city goals. Driven by historical constraints, the Westside's previous lack of connectivity segregated its communities from the rest of the city. With the advent of the 9 Line trail and other trail network connections, the Westside is poised to blossom. The means to create the alignment with the city vision is through appropriate zoning.

### **Summary**

The zone amendment is consistent with the purposes, goals, objectives, and policies of the City. The relevant standards for map amendments as taken from ordinance 21A.59.050 are as follows:

- **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.**
- **The extent to which a proposed map amendment will affect adjacent properties;**
- **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.**

As referenced above in specific detail, there are innumerable references in adopted city plan documents to support and encourage this zone amendment, including the following:

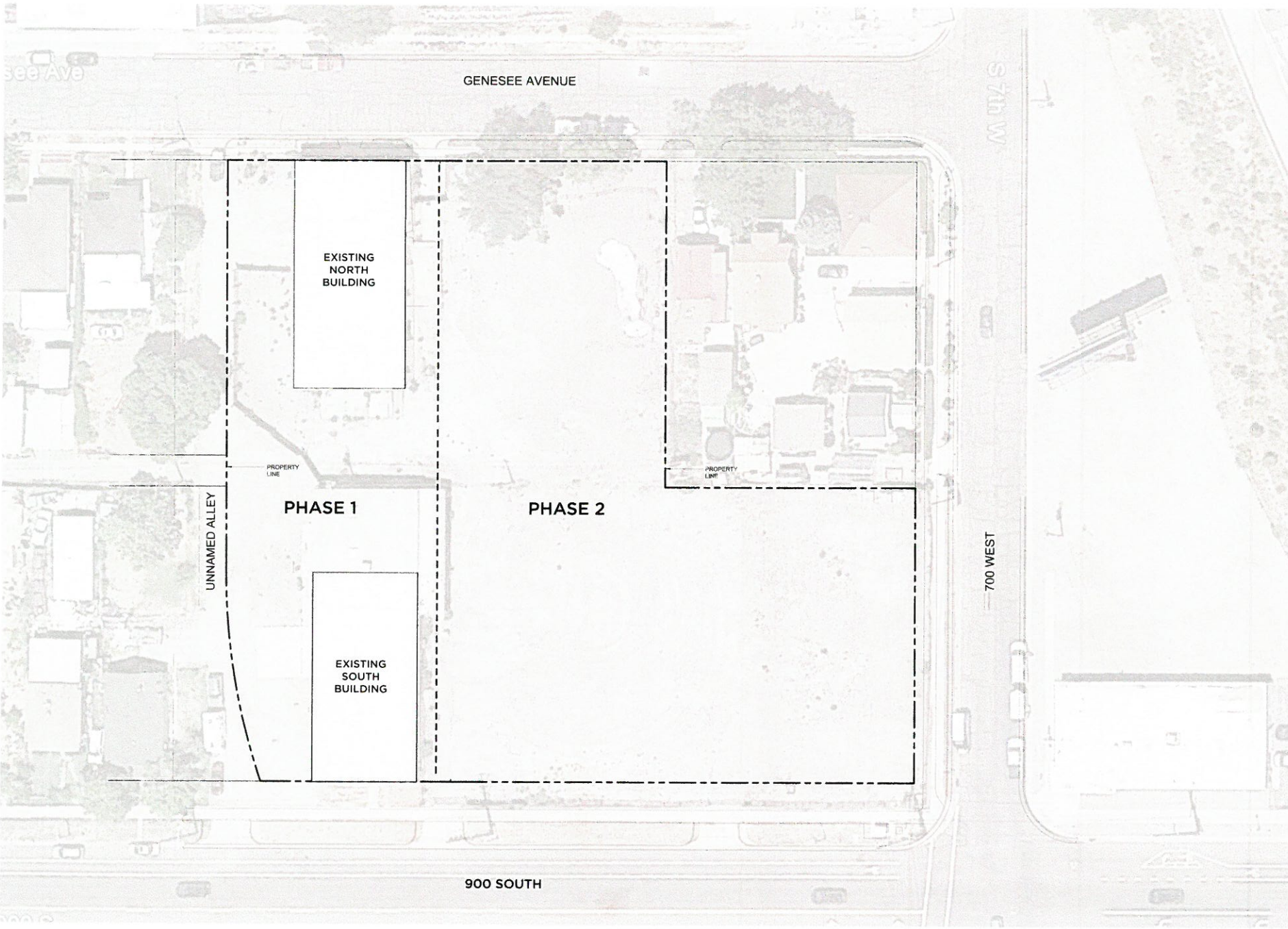
Westside Masterplan  
9 Line Corridor Master Plan  
Growing SLC: A Five Year Housing Plan  
Plan Salt Lake

New residents and employees to the neighborhood will enjoy access to parks and recreational facilities including the 9 Line trail, Jordan River Parkway Trail, Jordan Park and the 9<sup>th</sup> South River

park. In addition, the proposed map amendment will have positive impacts for the adjacent properties and existing residents. Currently, the West End property and adjacent alley have been underutilized and have invited unwelcome activities. The activation and re-use of these spaces will breathe life into this block. The existing residential fabric will benefit from the commercial uses and increased positive activity in the area. This property owner has proactively engaged with the community and the local community council and has taken a transparent approach to communicating the goals for the project. This development aims to create a tangible benefit to the neighborhood, community and city.

This proactive approach extends to coordination with the city. This development team has participated in a pre-submittal conference with Salt Lake City planners. They have reviewed the project with the Development Review Team (DRT). During these discussions, adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection were reviewed. At the conceptual level, these important factors can be addressed and no items were introduced to preclude development. As the project gains momentum and more robust design, engineering and calculations are developed, more in-depth discussions with entities such as Public Utilities, Salt Lake City Fire Department, Engineering and Zoning will occur.

The existing zoning designation of M-1 does not advance the goals of the city. The proposed zone map amendment will foster alignment with the both the Westside Master Plan and the 9 Line Master Plan. Congruence with the principles and initiatives outlined in Growing Salt Lake and Plan Salt Lake documents can also be achieved with these type of infill projects. With the proper zoning, creating a node that connects to the 9 Line trail, the West End Development will break down the large blocks with an activated and safe alley at the midblock. Welcoming retail can thrive with patronage from existing and new residents. Previously segregated from the rest of the city, the West End project will provide an exciting portal to the Westside community while celebrating the past with adaptive re-use. The project is looking to the future with the activation of the area through mixed use commercial and residential functions. While Phase 1 of the project, including the adaptive re-use commercial, can proceed under the M-1 Zoning, the critical addition of residential cannot. These uses are dependent on each other in a symbiotic way. The importance of creating more residential nodes to support and activate this potential gateway is critical to cultivating the desired neighborhood fabric. It is this mixed-use environment that will drive economic vitality and foster a sense of place. We are excited to provide an activated, true mixed-use environment congruent with the city goals that will bolster a neighborhood and community.



**WEST END**  
**PHASING DIAGRAM**  
11/12/2019





**WEST END**  
VIEW LOOKING NORTHEAST FROM 900 SOUTH  
11/12/2019



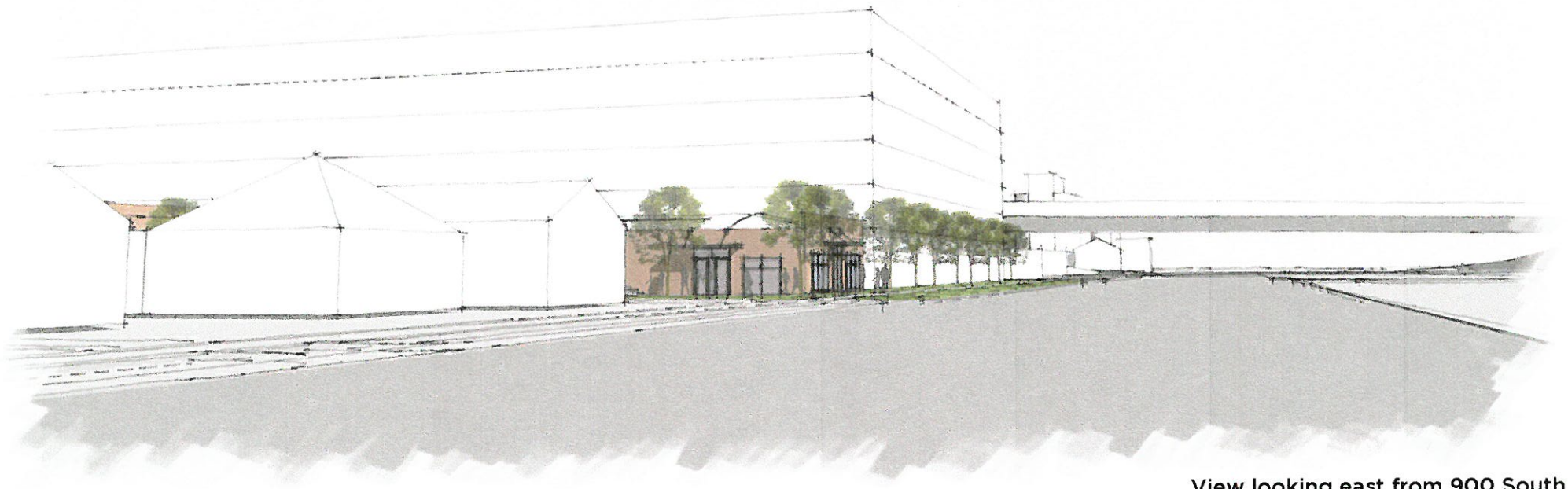
**WEST END**  
VIEW LOOKING EAST FROM MID-BLOCK  
11/12/2019



View looking northeast from above 900 South



View looking east from above 800 West



View looking east from 900 South

**ORIGINAL APPLICANT PETITION**  
**b) PLNPCM2020-00442**

## **Project Description**

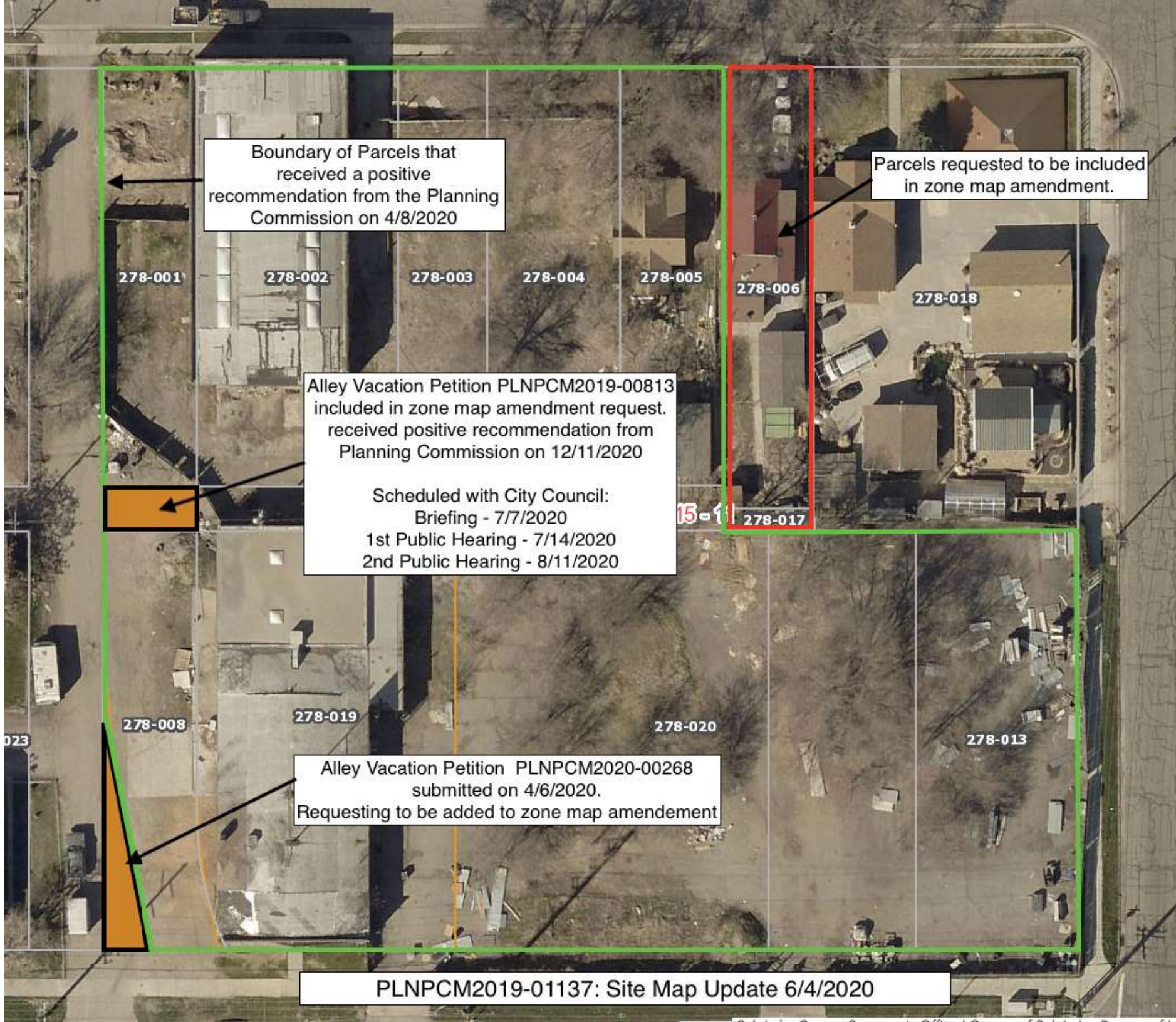
### **M-1 to RMU Zone Map Amendment**

**June 3, 2020**

West End LLC is submitting this zone map amendment to rezone the following two parcels from M-1 (light manufacturing) to RMU (residential mixed use). West End LLC is in negotiations to purchase both parcels and has provided signed affidavits from each owner authorizing West End LLC to act as their agent for this zone map amendment.

Parcel ID	Address	Owner
1511278006	715 W. Genesee, SLC, UT 84104	Teodoro Nava; Socorro Alatorre (JT)
1511278017	717 W. Genesee, SLC, UT 84104	Salt Lake County

West End LLC has an active zone map amendment petition PLNPCM2019-01137 for adjacent parcels (owned by West End LLC) that received a positive recommendation from the planning commission on April 8th, 2020. All application materials submitted with petition PLNPCM2019-01137, processed by Amy Thompson, are applicable to this project with the exception of the site map which is revised to reflect the additional parcels that are being added.



Boundary of Parcels that  
received a positive  
recommendation from the Planning  
Commission on 4/8/2020

Parcels requested to be included  
in zone map amendment.

278-001

278-002

278-003

278-004

278-005

278-006

278-018

Alley Vacation Petition PLNPCM2019-00813  
included in zone map amendment request.  
received positive recommendation from  
Planning Commission on 12/11/2020

Scheduled with City Council:  
Briefing - 7/7/2020  
1st Public Hearing - 7/14/2020  
2nd Public Hearing - 8/11/2020

15-11

278-017

278-008

278-019

278-020

278-013

Alley Vacation Petition PLNPCM2020-00268  
submitted on 4/6/2020.  
Requesting to be added to zone map amendement

AFFIDAVIT IN SUPPORT OF ZONE MAP AMENDMENT

I (we), SALT LAKE COUNTY c/o REAL ESTATE DEPARTMENT

2001 S. STATE ST. S3-210, SLC UT 84190 (print names),  
being duly sworn, depose and say that I (we) am (are) the owner(s) of the property located at  
(**parcel ID: 15-11-278-017-0000**) will allow the zoning for our property to be amended from the  
current M-1 light manufacturing to RMU Residential Mixed Use. I (we) am authorizing West End  
LLC to submit an application for a zone map amendment on my (our) behalf.

Signature [Signature] Signature \_\_\_\_\_

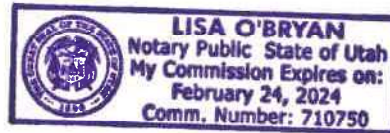
Print DERRICK SORENSEN Print \_\_\_\_\_  
SUD REAL ESTATE MANAGER

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Print \_\_\_\_\_ Print \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UT )  
COUNTY OF Salt Lake ) :ss.



On this 4 day of June, in the year 2020, before me, Lisa O'Bryan  
a Notary Public, personally appeared Derrick Sorensen

proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)  
subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

[Signature] (notary signature)

AFFIDAVIT IN SUPPORT OF ZONE MAP AMENDMENT

I (we), Socorro Alatorre, Teodoro Nava

(print names),

being duly sworn, depose and say that I (we) am (are) the owner(s) of the property located at **715 W. Genesee, SLC, UT 84104 (parcel ID: 15-11-278-006-0000)** will allow the zoning for our property to be amended from the current M-1 light manufacturing to RMU Residential Mixed Use. I (we) am authorizing West End LLC to submit an application for a zone map amendment on my (our) behalf.

Signature Teodoro Nava Signature Socorro Alatorre

Print Teodoro Nava Print Socorro Alatorre

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Print \_\_\_\_\_ Print \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UT )

:ss.

COUNTY OF Salt Lake )

On this 18<sup>th</sup> day of May, in the year 2020, before me, Irene Barboza

a Notary Public, personally appeared Socorro Alatorre and

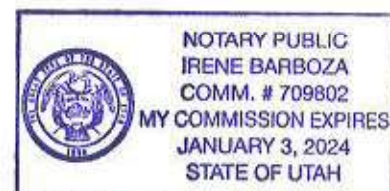
Teodoro Nava

proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)

subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Irene Barboza (notary signature)



# WEST END

PROPERTY DEVELOPMENT | OCTOBER, 2019





Remodel of 2 existing warehouse buildings into commercial space. North building is approximately 6,000 SF and the south building is 5,000 SF. Activation of a mid-block roadway with mid-block plaza space. Commercial spaces include associated outdoor dining areas.

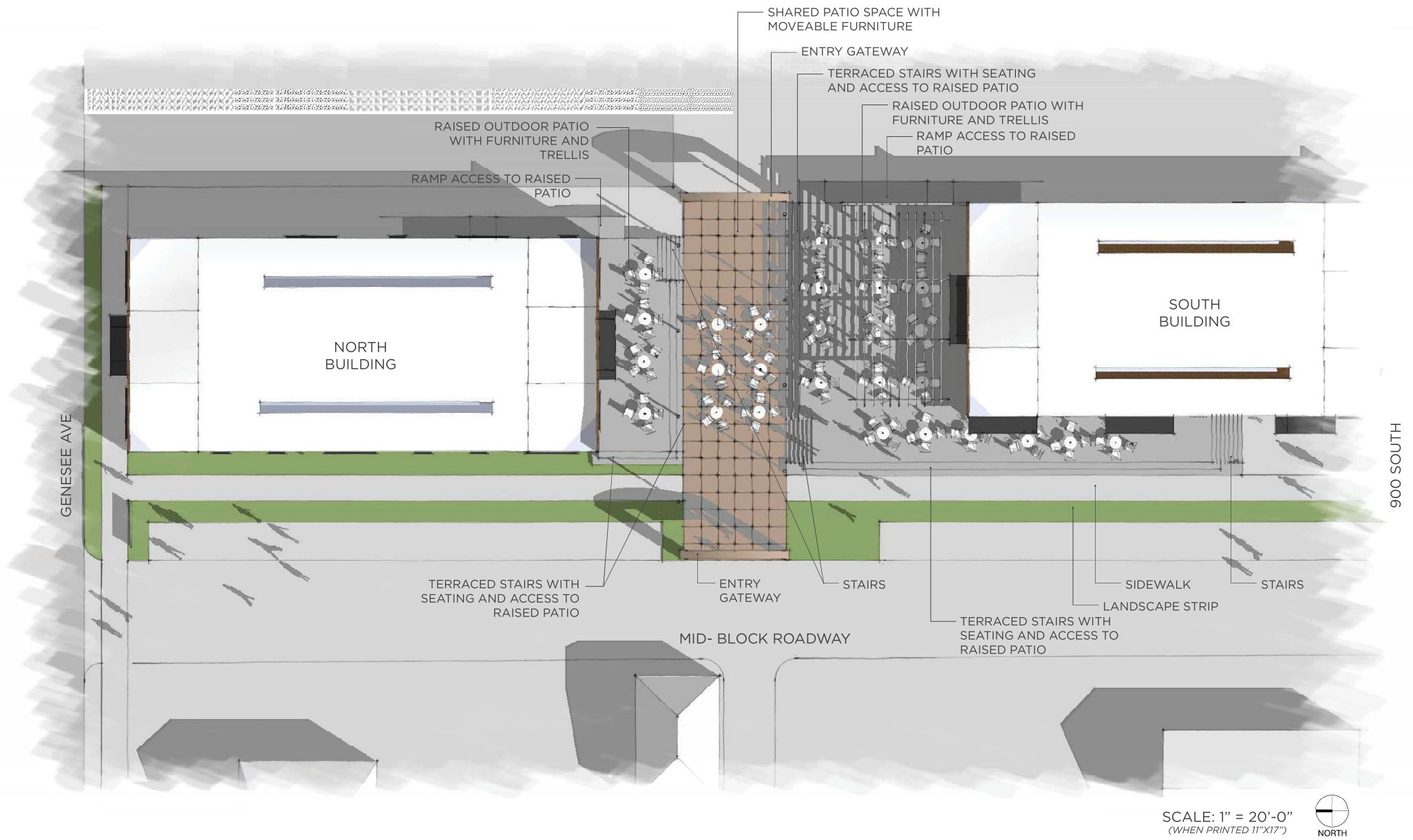
## **PROJECT DESCRIPTION**



SITE PLAN

SCALE: 1" = 40'-0"  
(WHEN PRINTED 11"x17")

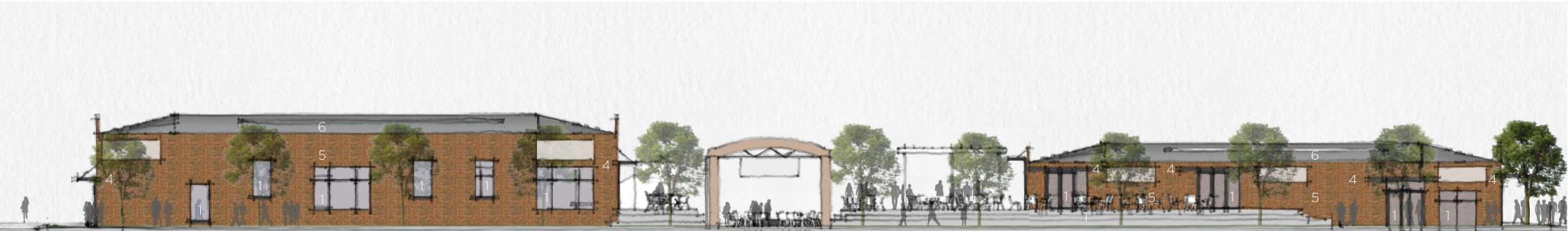




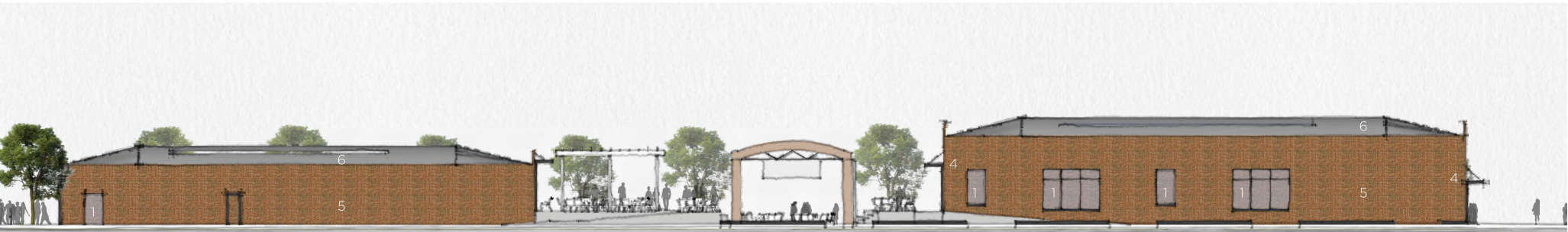
SITE PLAN

SCALE: 1" = 20'-0"  
(WHEN PRINTED 11"x17")





// WEST ELEVATION



// EAST ELEVATION

- 1. STOREFRONT GLAZING SYSTEM IN EXISTING OPENING
- 2. STOREFRONT GLAZING SYSTEM (ON NEW RETAIL SPACE)
- 3. METAL PANEL (ON NEW RETAIL SPACE)
- 4. METAL SHADE CANOPY
- 5. EXISTING BRICK, PATCH AND REPAIR TO MATCH EXISTING
- 6. ROOFING MEMBRANE WITH ADDITIONAL ROOF INSULATION BELOW
- 7. METAL TRELLIS

CONCEPTUAL ELEVATIONS

scale : 1" = 20'-0"



SOUTH BUILDING // NORTH ELEVATION



SOUTH BUILDING // SOUTH ELEVATION



NORTH BUILDING // SOUTH ELEVATION



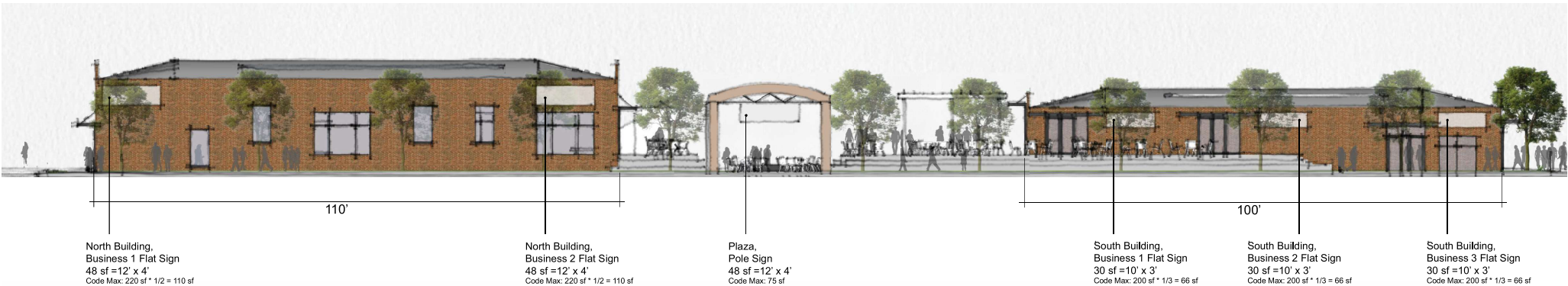
NORTH BUILDING // NORTH ELEVATION

- 1. STOREFRONT GLAZING SYSTEM IN EXISTING OPENING
- 2. STOREFRONT GLAZING SYSTEM (ON NEW RETAIL SPACE)
- 3. METAL PANEL (ON NEW RETAIL SPACE)
- 4. METAL SHADE CANOPY
- 5. EXISTING BRICK, PATCH AND REPAIR TO MATCH EXISTING
- 6. ROOFING MEMBRANE WITH ADDITIONAL ROOF INSULATION BELOW
- 7. METAL TRELLIS

CONCEPTUAL ELEVATIONS

scale : 1" = 20'-0"

// WEST ELEVATION



// SOUTH ELEVATION



// NORTH ELEVATION



SIGNAGE PLAN

scale : 1" = 20'-0"

# WEST END

PHASE 2 RESIDENTIAL DEVELOPMENT | OCTOBER, 2019

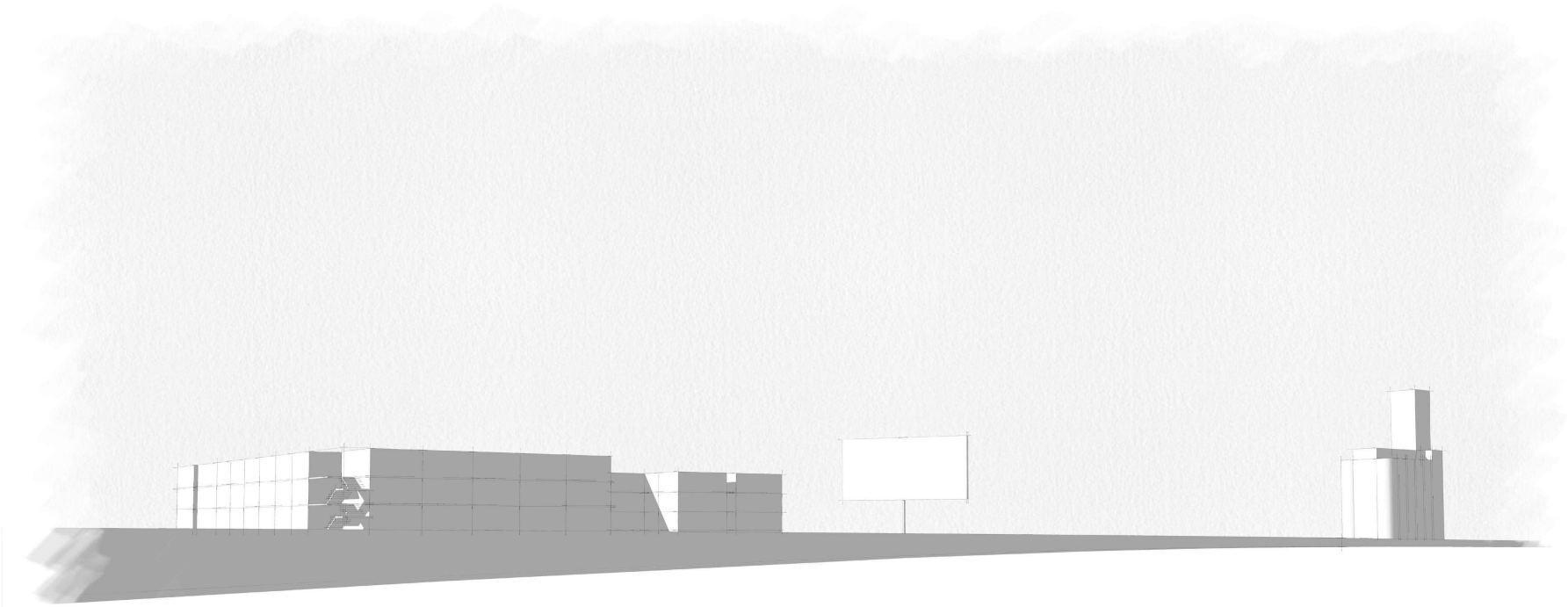




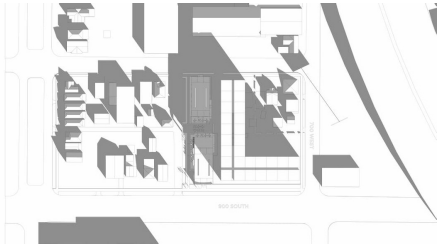




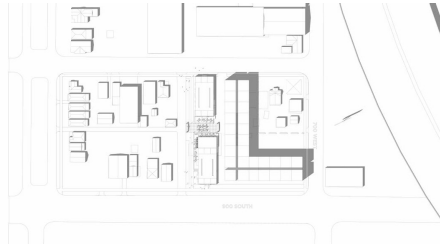
**VIEW FROM 900 SOUTH LOOKING NORTHEAST**



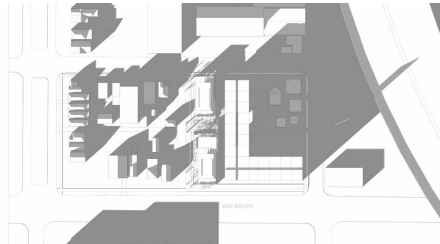
WEST END PROPERTY DEVELOPMENT | JULY 10, 2019



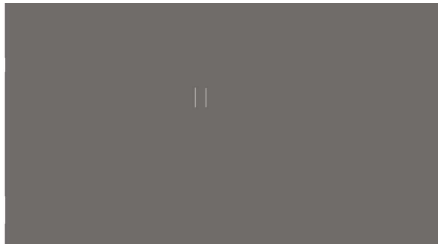
January 10 am



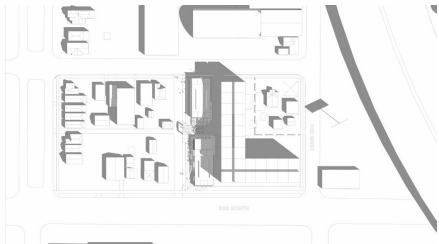
January 2 pm



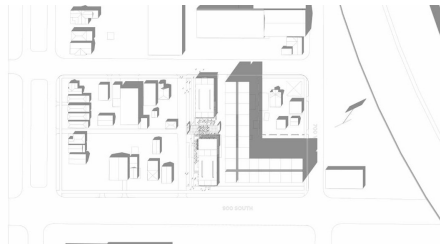
January 4 pm



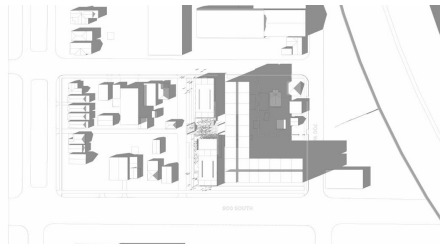
January 6 pm



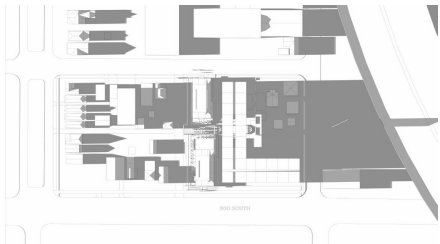
April 10 am



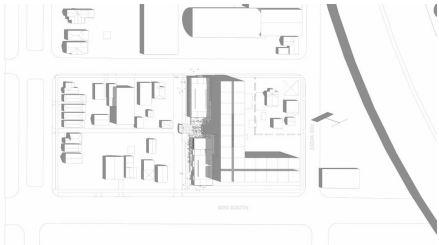
April 2 pm



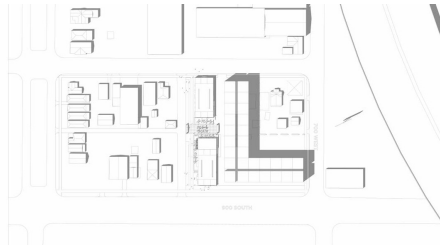
April 4 pm



April 6 pm



July 10 am



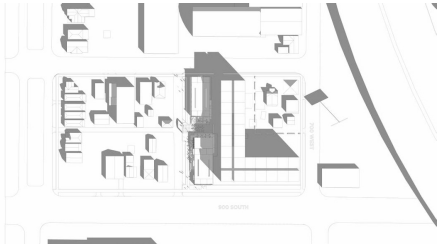
July 2 pm



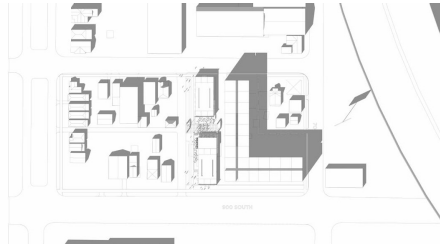
July 4 pm



July 6 pm



October 10 am



October 2 pm

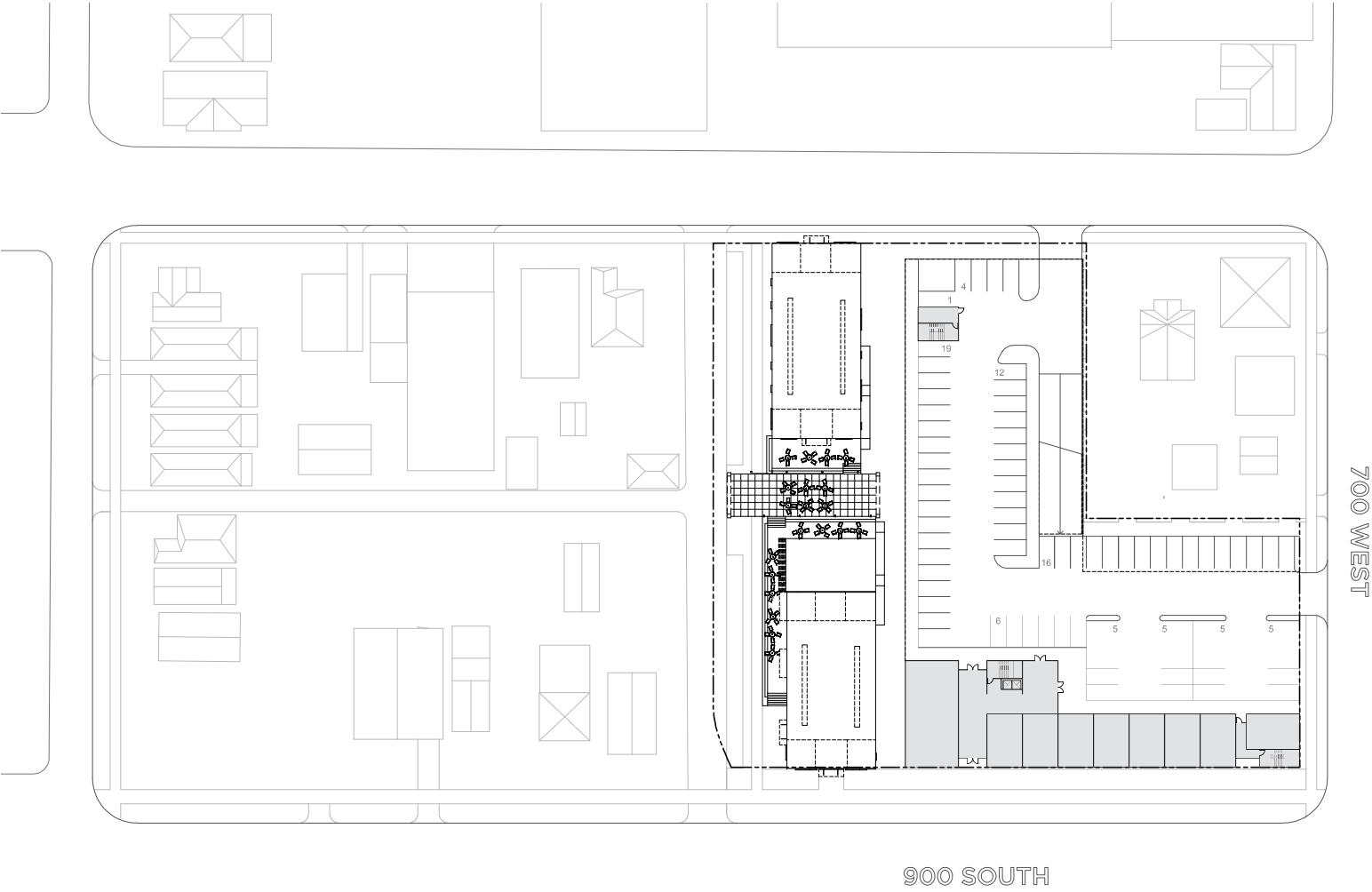


October 4 pm



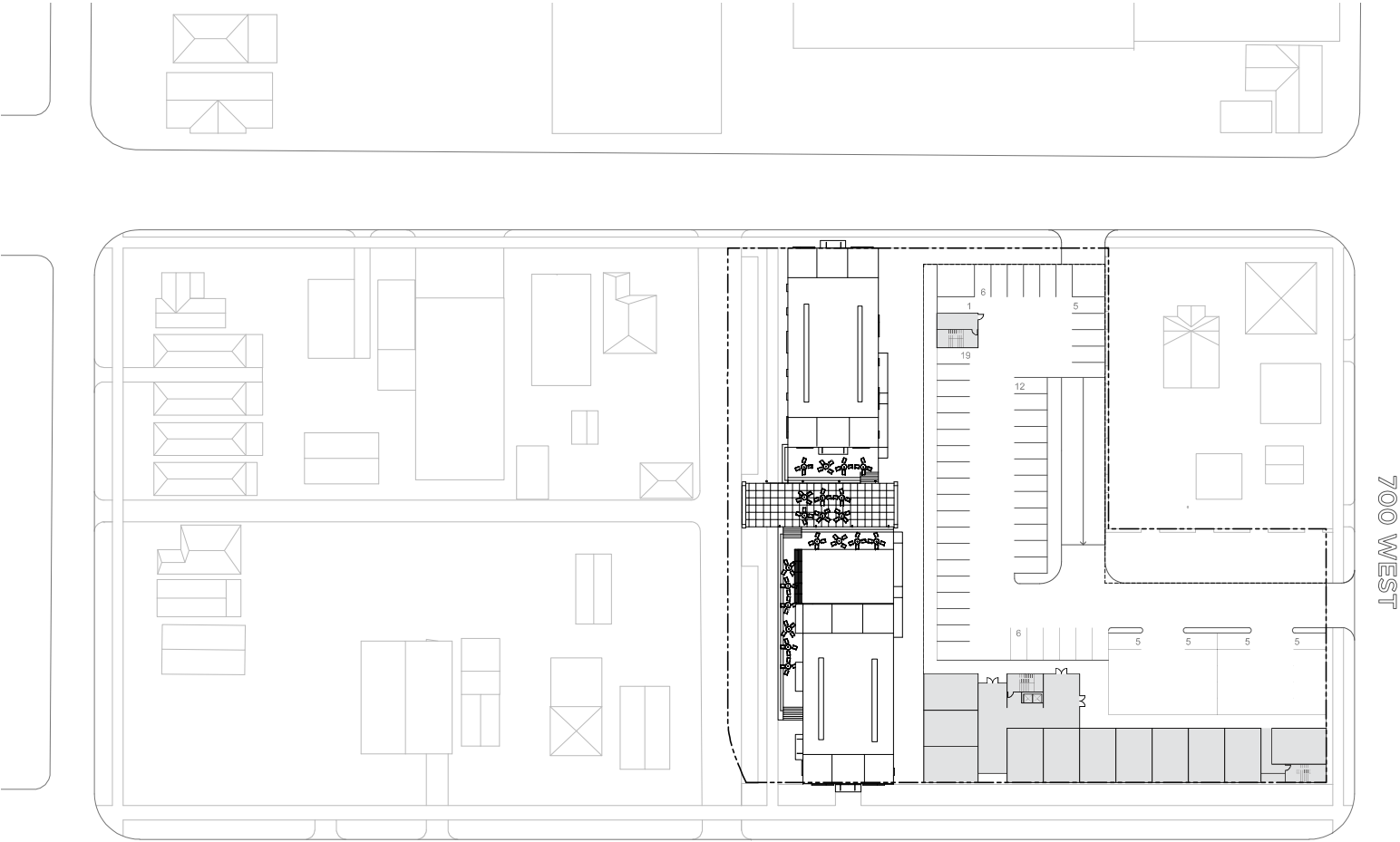
October 6 pm

SHADOW STUDY \_ PLAN VIEW



GROUND LEVEL:	Gross Area Amenities Studio Parking	9,675 sf 1,800 sf 8 Units 78 Stalls
LEVEL 1:	Gross Area Studio Parking	9,675 sf 11 Units 69 Stalls
LEVEL 2-6:	Gross Area 1-bed Studio	34,320 sf 8 Units 35 Units
<hr/>		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	194 Units 40 Units 234 Units
PARKING:	%65 Required Parking: Provided Parking:	152 Stalls 147 Stalls
GROUND LEVEL:	Amenities Studio Parking	1,800 sf 8 Units 78 Stalls
LEVEL 1:	Studio Parking	11 Units 81 Stalls
LEVEL 2-6:	1-bed Studio	8 Units 37 Units
<hr/>		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	204 Units 40 Units 244 Units
PARKING:	%65 Required Parking: Provided Parking:	159 Stalls 159 Stalls

FLOOR PLAN \_ GROUND LEVEL



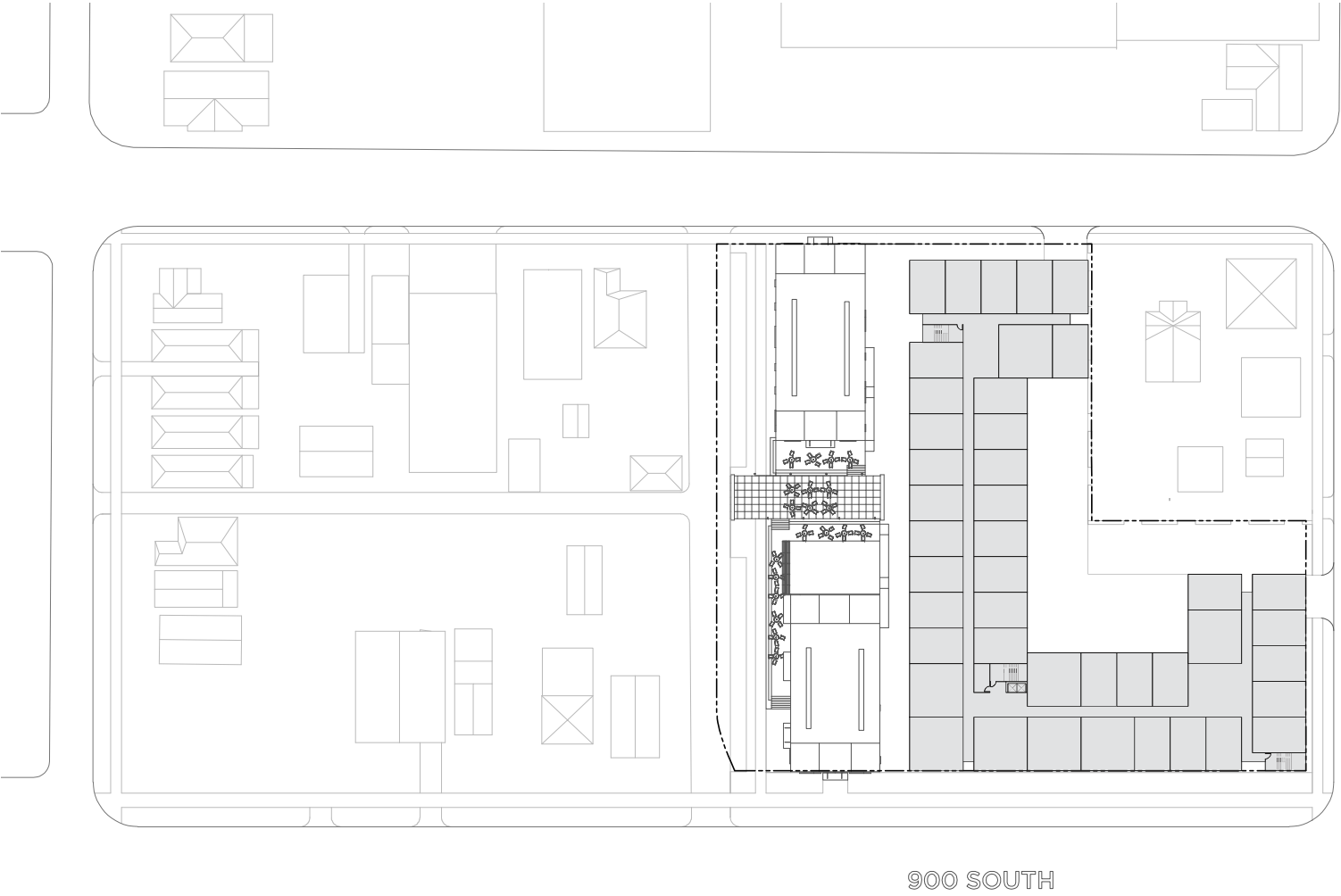
900 SOUTH

700 WEST

FIRST LEVEL

GROUND LEVEL:	Gross Area Amenities Studio Parking	9,675 sf 1,800 sf 8 Units 78 Stalls
LEVEL 1:	Gross Area Studio Parking	9,675 sf 11 Units 69 Stalls
LEVEL 2-6:	Gross Area 1-bed Studio	34,320 sf 8 Units 35 Units
-----		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	194 Units 40 Units 234 Units
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-----		
TOTAL:	Studio (600 sf) 1-bed (900 sf) Total	204 Units 40 Units 244 Units
PARKING:	%65 Required Parking: Provided Parking:	159 Stalls 159 Stalls

SCALE 1/64" = 1'-0"



GROUND LEVEL:	Gross Area	9,675 sf
	Amenities	1,800 sf
	Studio Parking	8 Units 78 Stalls
LEVEL 1:	Gross Area	9,675 sf
	Studio Parking	11 Units 69 Stalls
LEVEL 2-6:	Gross Area	34,320 sf
	1-bed Studio	8 Units 35 Units
-----		
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	1-bed (900 sf)	40 Units
	Total	234 Units
PARKING:	%65 Required Parking:	152 Stalls
	Provided Parking:	147 Stalls
GROUND LEVEL:	Amenities	1,800 sf
	Studio Parking	8 Units 78 Stalls
	Studio Parking	11 Units 81 Stalls
LEVEL 2-6:	1-bed Studio	8 Units 37 Units
-----		
TOTAL:	Studio (600 sf)	204 Units
	1-bed (900 sf)	40 Units
	Total	244 Units
PARKING:	%65 Required Parking:	159 Stalls
	Provided Parking:	159 Stalls

FLOOR PLAN \_ LEVEL 2-6

LEVEL 2-6

SCALE 1/64" = 1'- 0"

## **6) MAILING LIST**

OWN_NAME	OWN_ADDR	OWN_CITY	OWN_STATE	OWN_ZIP
ROCKWOOD INVESTMENT GROUP	162 DUNLOP CT	PARK CITY	UT	84060
MARIA NOVOA	1160 N COLONEL RD	SALT LAKE CITY	UT	84116
JLC AUTO SALES, LLC	16 E KENSINGTON AVE	SALT LAKE CITY	UT	84115
SCOTT W SIMONS	711 W 800 S	SALT LAKE CITY	UT	84104
NICHOLAS R STODDARD	819 S 800 W	SALT LAKE CITY	UT	84104
SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	UT	84114
JACOB W SEITZ-SAMPSON; LEI	825 S 800 W	SALT LAKE CITY	UT	84104
JOSE G D ALEMAN	835 S 800 W	SALT LAKE CITY	UT	84104
EFRAIN CABRERA	837 S 800 W	SALT LAKE CITY	UT	84104
4B PROPERTIES, LLC	748 W GENESEE AVE	SALT LAKE CITY	UT	84104
ASHMENT & PASILLAS LLC	830 S 700 W	SALT LAKE CITY	UT	84104
SQUARE KITCHEN, LLC	434 N HODGES LN	SALT LAKE CITY	UT	84116
4B PROPERTIES, LLC	748 W GENESEE AVE	SALT LAKE CITY	UT	84104
QUALITY CARPENTRY, LLC	10284 N CARRIAGE LN	CEDAR HILLS	UT	84062
MICHAEL J HOPPER; HERMELIN	865 S 800 W	SALT LAKE CITY	UT	84104
JIMMY FERNANDEZ	869 S 800 W	SALT LAKE CITY	UT	84104
BRITT K VELTRI	871 S 800 W	SALT LAKE CITY	UT	84104
ROBERT G MAY; DRM TR	729 S KILBY CT	SALT LAKE CITY	UT	84101
ROBERT G MAY; DRM TRST	729 S KILBY CT	SALT LAKE CITY	UT	84101
ARLINE STONE; TRACY BUTTER	763 W GENESEE AVE	SALT LAKE CITY	UT	84104
TRUST NOT IDENTIFIED	2251 E ALVA CIR	SALT LAKE CITY	UT	84109
GENESEE, LLC	755 W GENESEE AVE	SALT LAKE CITY	UT	84104
LINNUS WEGE	751 W GENESEE AVE	SALT LAKE CITY	UT	84104
ROSA M VEGA	756 W 900 S	SALT LAKE CITY	UT	84104
JESUS CHACON; RAQUEL CHAVE	750 W 900 S	SALT LAKE CITY	UT	84104
PETER R VIOLETTE; ALANA C	1576 ELVADO DRWAY #6	SIMI VALLEY	CA	93065
PETER R VIOLETTE; ALANA C	1576 ELVADO DRWAY #6	SIMI VALLEY	CA	93065
J & B PROPERTIES UTAH 2 LL	729 S KILBY CT	SALT LAKE CITY	UT	84101
LINDA M BEDDICK	851 S 800 W	SALT LAKE CITY	UT	84104
LAWRENCE H IV FRAMME	847 S 800 W	SALT LAKE CITY	UT	84104
UNREAL ESTATE LLC	767 W GENESEE AVE	SALT LAKE CITY	UT	84104
ARLINE STONE; TRACY BUTTER	763 W GENESEE AVE	SALT LAKE CITY	UT	84104
RFG 1 LLC	PO BOX 17232	SALT LAKE CITY	UT	84117
RFG 3 LLC	PO BOX 17232	SALT LAKE CITY	UT	84117
WEST END LLC	345 E BROADWAY ST	SALT LAKE CITY	UT	84111
WEST END LLC	205 HUDSON ST	NEW YORK	NY	10013
WEST END LLC	205 HUDSON ST	NEW YORK	NY	10013
WEST END LLC	205 HUDSON ST	NEW YORK	NY	10013
WEST END LLC	205 HUDSON ST	NEW YORK	NY	10013
TEODORO NAVA; SOCORRO ALAT	715 W GENESEE AVE	SALT LAKE CITY	UT	84104
WEST END LLC	205 HUDSON ST	NEW YORK	NY	10013
WEST END LLC	205 HUDSON ST	NEW YORK	NY	10013
SALT LAKE CO	PO BOX 144575	SALT LAKE CITY	UT	84114
SUMMUM OF SALT LAKE CITY	707 W GENESEE AVE	SALT LAKE CITY	UT	84104
WEST END LLC	205 HUDSON ST	NEW YORK	NY	10013
WEST END, LLC	205 HUDSON ST	NEW YORK	NY	10013
ROSE PRINTING CO.	680 W 900 S	SALT LAKE CITY	UT	84104
LLP GEOSTAR ENTERPRISES	930 S 700 W	SALT LAKE CITY	UT	84104
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY	UT	84114
UTAH PAPER BOX COMPANY	920 S 700 W	SALT LAKE CITY	UT	84104
LRM PARTNERS, LLC	15302 PIPELINE LN	HUNTINGTON BEACH	CA	92649

SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY	UT	84114
POPLAR GROVE COMMUNITY COUNCIL CHAIR -				
ERIK LOPEZ	848 W. ARAPAHOE AVE	SALT LAKE CITY	UT	84104
SALT LAKE CITY PLANNING DIVISION-				
AMY THOMPSON	PO BOX 145480	SALT LAKE CITY	UT	84114

Occupant	PARCEL_ADDR	CITY	ZIPCODE	STATE
Current Occupant	765 W 800 S	Salt Lake City	84104	UT
Current Occupant	755 W 800 S	Salt Lake City	84104	UT
Current Occupant	747 W 800 S	Salt Lake City	84104	UT
Current Occupant	823 S 800 W	Salt Lake City	84104	UT
Current Occupant	756 W GENESEE AVE	Salt Lake City	84104	UT
Current Occupant	751 W 800 S	Salt Lake City	84104	UT
Current Occupant	853 S 800 W	Salt Lake City	84104	UT
Current Occupant	875 S 800 W	Salt Lake City	84104	UT
Current Occupant	792 W 900 S	Salt Lake City	84104	UT
Current Occupant	757 W GENESEE AVE	Salt Lake City	84104	UT
Current Occupant	748 W 900 S	Salt Lake City	84104	UT
Current Occupant	746 W 900 S	Salt Lake City	84104	UT
Current Occupant	766 W 900 S	Salt Lake City	84104	UT
Current Occupant	765 W GENESEE AVE	Salt Lake City	84104	UT
Current Occupant	855 S 800 W	Salt Lake City	84104	UT
Current Occupant	857 S 800 W	Salt Lake City	84104	UT
Current Occupant	739 W GENESEE AVE	Salt Lake City	84104	UT
Current Occupant	733 W GENESEE AVE	Salt Lake City	84104	UT
Current Occupant	723 W GENESEE AVE	Salt Lake City	84104	UT
Current Occupant	721 W GENESEE AVE	Salt Lake City	84104	UT
Current Occupant	717 W GENESEE AVE	Salt Lake City	84104	UT
Current Occupant	740 W 900 S	Salt Lake City	84104	UT
Current Occupant	706 W 900 S	Salt Lake City	84104	UT
Current Occupant	710 W 900 S	Salt Lake City	84104	UT
Current Occupant	755 W 900 S	Salt Lake City	84104	UT
Current Occupant	959 S 800 W	Salt Lake City	84104	UT
Current Occupant	939 S 700 W	Salt Lake City	84104	UT
Current Occupant	675 W 900 S	Salt Lake City	84104	UT