


ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


Lisa Shaffer (Feb 18, 2022 11:50 MST)

Lisa Shaffer, Chief Administrative Officer

Date Received: 02/18/2022

Date sent to Council: 02/18/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: February 10, 2022

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



SUBJECT: Petition PLNPCM2021-00420
Western Gardens Zoning Map Amendment
550 S. 600 East

STAFF CONTACT: Lex Traughber, Senior Planner
(801) 5356184 or lex.traughber@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council amend the zoning map as recommended by the Planning Commission.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Tyler Morris, Cottonwood Residential, proposes to amend the zoning map to change the zoning for the 2.3 acre parcel noted above from CN – Neighborhood Commercial to FB-UN2 – Form Based Urban Neighborhood District in its entirety. The parcel is currently occupied by the Western Gardens commercial center. This zoning map amendment change will facilitate the redevelopment of this parcel into a multifamily residential project. The zoning map amendment does not require an amendment to the Central Community Master Plan.

PUBLIC PROCESS:

- **Early Notification** – Notification of the proposal was sent to all property owners and

SALT LAKE CITY CORPORATION
451 SOUTH STATE STREET, ROOM 404
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486

WWW.SLC.GOV
TEL 801.535.6230 FAX 801.535.6005

tenants located within 300 feet of the subject parcels on December May 28, 2021. In addition, the Central Community Neighborhood Council (CCNC) was also provided notification on May 19, 2021.

- **Central Community Neighborhood Council** – The applicant presented and discussed the proposal to rezone the property from CN to RO at the CCNC meeting on June 24, 2021. Planning Staff was in attendance. The applicant subsequently revised their request to rezone the property from CN to FB-UN2. The applicant presented and discussed the revised proposal with the CCNC on November 18, 2021. A letter from the CCNC is attached in the Planning Commission Staff Report dated December 8, 2021.
- **Planning Commission Meeting** – On December 8, 2021, the Planning Commission held a public hearing regarding the proposed zoning map amendment. The Planning Commission voted to forward a positive recommendation regarding the proposal on to the City Council for decision.
- **Historic Landmark Commission Meeting** – On January 6, 2022, the Historic Landmark Commission held a work session regarding the proposed zoning map amendment. The HLC provided little feedback to the applicant.

PLANNING AND HISTORIC LANDMARK COMMISSION RECORDS:

- a) PC Agenda of December 8, 2021 ([Click to Access](#))
- b) PC Minutes of December 8, 2021 ([Click to Access](#))
- c) PC Staff Report of December 8, 2021 ([Click to Access](#))
- d) HLC Agenda of January 6, 2022 ([Click to Access](#))
- e) HLC Minutes of January 6, 2022 ([Click to Access](#))
- f) HLC Staff Memorandum of January 6, 2022 ([Click to Access](#))

EXHIBITS:

1. PROJECT CHRONOLOGY
2. NOTICE OF CITY COUNCIL HEARING
3. ORIGINAL PETITION
4. MAILING LIST
5. ADDITIONAL PUBLIC COMMENT

SALT LAKE CITY ORDINANCE

No. _____ of 2022

(Amending the zoning of the property located at 550 South 600 East Street from CN Neighborhood Commercial District to FB-UN2 Form Based Urban Neighborhood District)

An ordinance amending the zoning map pertaining to the property located at 550 South 600 East Street from CN Neighborhood Commercial District to FB-UN2 Form Based Urban Neighborhood District pursuant to Petition No. PLNPCM2021-00420.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on December 8, 2021 on an application submitted by Tyler Morris, Cottonwood Residential, to rezone the property located at 550 South 600 East Street (Tax ID No. 16-06-476-029) from CN Neighborhood Commercial District to FB-UN2 Form Based Urban Neighborhood District pursuant to Petition No. PLNPCM2021-00420; and

WHEREAS, at its December 8, 2021 meeting, the planning commission voted in favor of forwarding a positive recommendation to the Salt Lake 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 Property identified on Exhibit "A" attached hereto shall be and hereby is rezoned from CN Neighborhood Commercial District to FB-UN2 Form Based Urban Neighborhood District.

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 _____,
2022.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2022.
Published: _____.

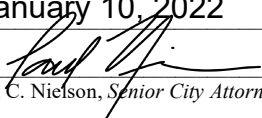
APPROVED AS TO FORM Salt Lake City Attorney's Office Date: January 10, 2022 By:  Paul C. Nielson, Senior City Attorney

EXHIBIT “A”

Legal Description for the Property to be Rezoned:

Address: 550 S.600 East

Tax ID No. 16-06-476-029

1011 S 6.5 RDS OF LOT 7 & ALL LOT 8 BLK 24 PLAT B SLC SUR ALSO COM AT NW COR
SD LOT 7 E 10 RDS S 3.5 RDS W 10 RDS N 3.5 RDS 5429-2544 5520-0002 8498-3111
8498-3108 THRU 3110 9524-5493

Contains 99,317 sq feet or 2.28 acres more or less.

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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Western Gardens Zoning Map Amendment Petitions PLNPCM2021-00420

April 26, 2021	Petitions received by the City.
May 17, 2021	Petitions assigned to and received by Lex Traugher.
May 19, 2021	The Central Community Neighborhood Council (CCNC) was emailed notification of the proposal.
May 28, 2021	Early notification mailed to property owners and tenants located within 300 feet of the subject property boundaries.
June 24, 2021	The applicant formally presented the proposal to the CCNC at their regularly scheduled monthly meeting. The applicant presented a proposal to rezone the subject property from CN to RO at the CCNC meeting. Planning Staff was in attendance. Subsequent to the meeting on the basis of feedback from the community and Planning Staff, the applicant decided to consider a modification to their proposal.
September 1, 2021	The applicant formally submitted the request to the Planning Division to rezone the property from CN to FB-UN2.
November 18, 2021	The applicant formally presented the proposal to the CCNC to change the zoning from CN to FB-UN2.
November 23, 2021	Notice of the Planning Commission's December 8, 2021 Public Hearing mailed to all property owners and residents within 300 feet of the subject property.
November 24, 2021	Property posted with signs for the December 8, 2021 Planning Commission hearing. Listserve notification of Planning Commission agenda emailed. Agenda posted on the Planning Division and State websites
December 8, 2021	Planning Commission Public Hearing. The Planning Commission voted to forward a positive recommendation regarding the request on to the City Council for a decision.
December 9, 2021	Sent a draft ordinance to the City Attorney's Office for review reflecting the Planning Commission's recommendation regarding the zoning map amendment. Requested review of the draft ordinance.
January 6, 2022	The applicant met with the Historic Landmark Commission (HLC) to discuss the proposal in a work session. The HLC provided limited feedback.
January 10, 2022	Received ordinance from the City Attorney's Office.
February 4, 2022	Transmittal submitted to CAN.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petition PLNPCM2021-00420 Western Gardens Zoning Map Amendment**– Tyler Morris, Cottonwood Residential, proposes to amend the zoning map to change the zoning for the 2.3 acre parcel noted above from CN – Neighborhood Commercial to FB-UN2 – Form Based Urban Neighborhood District in its entirety. The parcel is currently occupied by the Western Gardens commercial center. This zoning map amendment change will facilitate the redevelopment of this parcel into a multifamily residential project. The subject property is located in Council District 4 represented by Ana Valdemoro.

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.slc.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@slcgov.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 Lex Traughber at (801) 535-6184 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at lex.traughber@slcgov.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@slcgov.com, 801-535-7600, or relay service 711.

3. ORIGINAL PETITION



Zoning Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Received By:	Date Received:	Project #: PLNPCM2021-00420
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Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area): 550 600 E Suite, Salt Lake City, UT 84102; Parcel #16-06-476-029	
Name of Applicant: Tyler Morris, Cottonwood Residential	Phone: (801) 826-4946
Address of Applicant: 1245 Brickyard Rd Suite 250, Salt Lake City, UT 84106	
E-mail of Applicant: tmorris@cottonwoodRES.com; rheath@cottonwoodRES.com	Cell/Fax:
Applicant's Interest in Subject Property: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other:	
Name of Property Owner (if different from applicant): Lon Clayton, Clayton Properties I, LLC	
E-mail of Property Owner: longreer@gmail.com	Phone: (801) 792-3123

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

AVAILABLE CONSULTATION

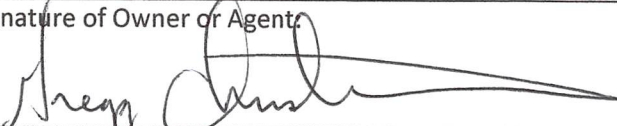
If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of **\$1,058** plus **\$121** per acre in excess of one acre
Text Amendment: filing fee of **\$1,058**, plus fees for newspaper notice.
Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent: 	Date: 4/21/2021
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SUBMITTAL REQUIREMENTS

Staff Review

1. **Project Description** (please electronically attach additional sheets. See [Section 21A.50](#) for the Amendments ordinance.)

☐☒

A statement declaring the purpose for the amendment.

☐☒

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

☐☒

List the reasons why the present zoning may not be appropriate for the area.

☐☒

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

☐☐

Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Submittal Requirements:

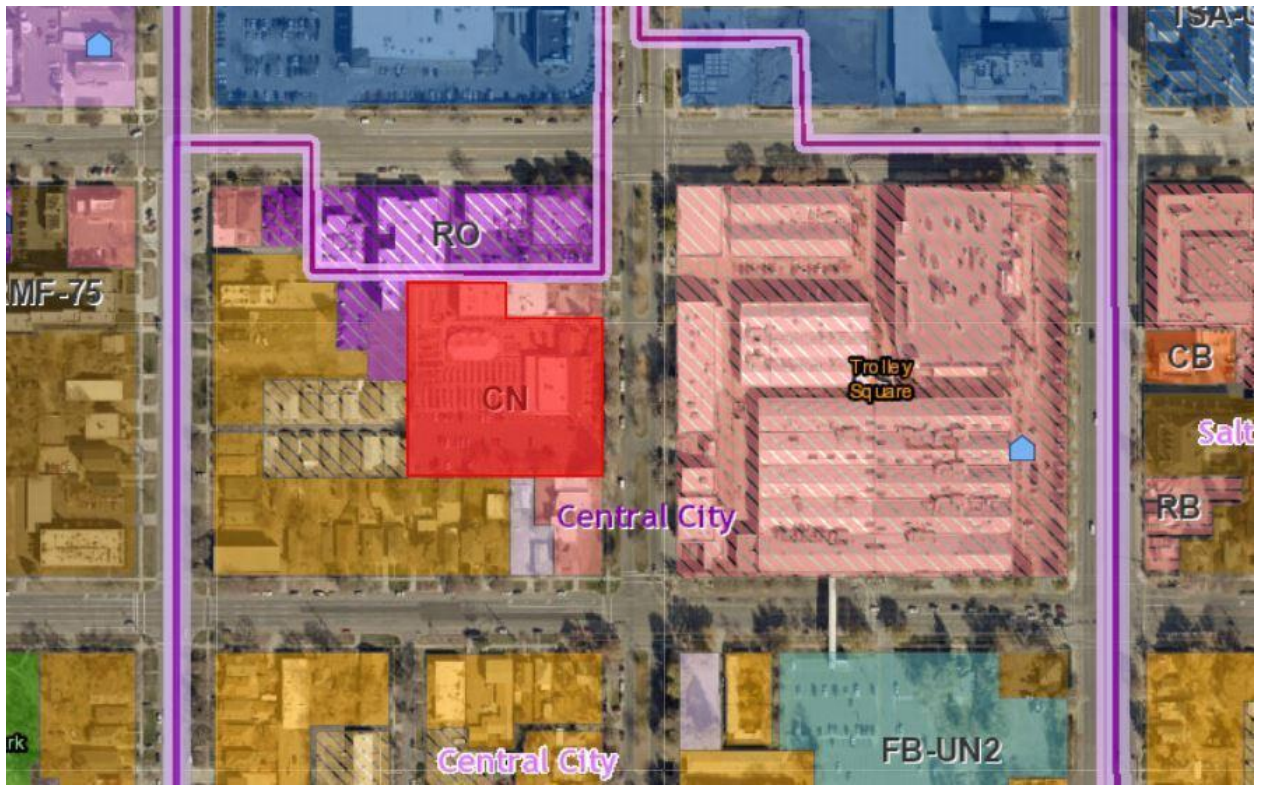
1. A statement declaring the purpose for the amendment.

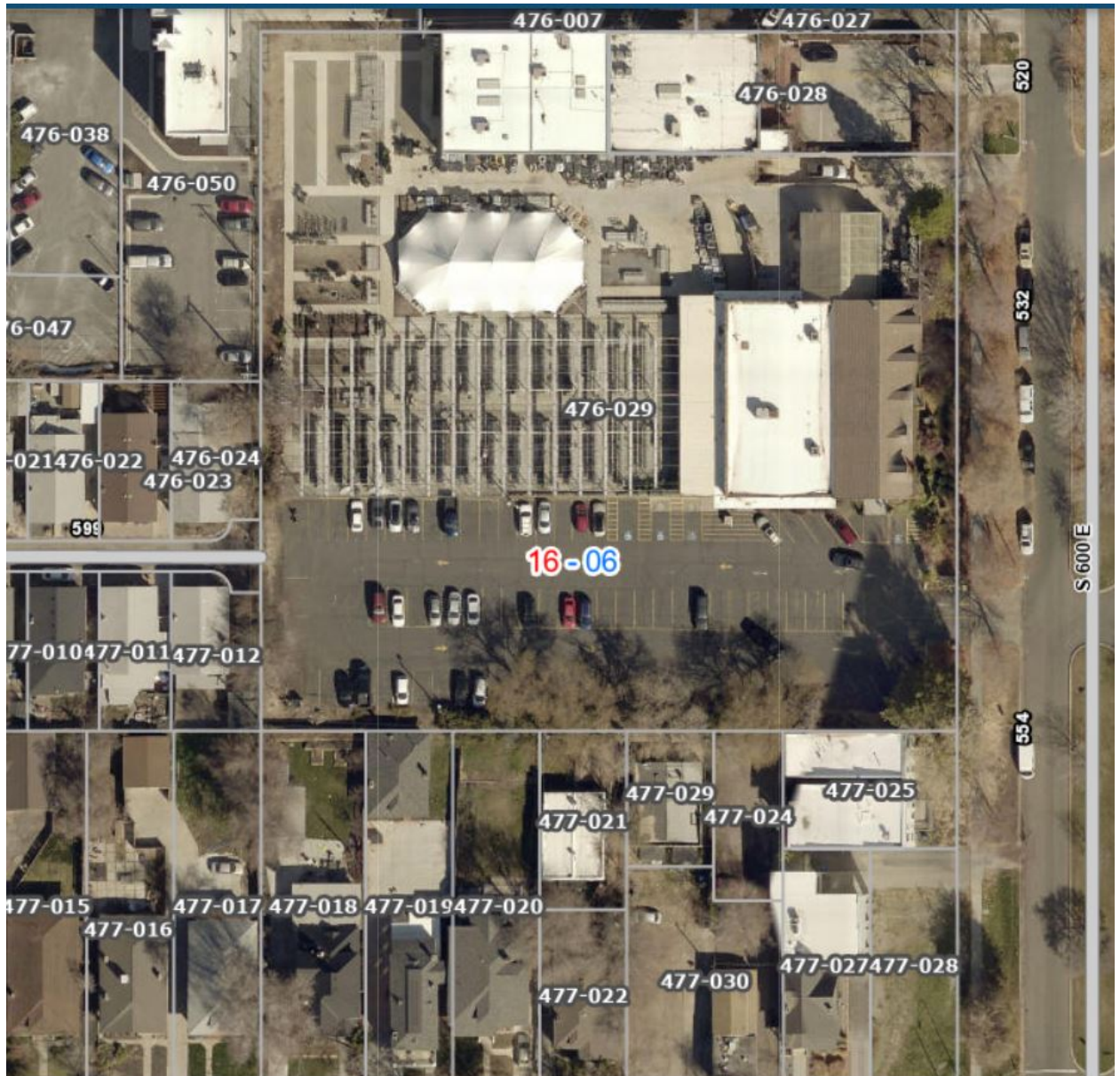
This proposed amendment of the zoning map is to change the zoning for the 2.3 acre parcel 16-06-476-029 from its current Commercial Neighborhood (CN) use to Form Based Urban Neighborhood District (FB-UN2) in its entirety. This zoning map amendment change will facilitate the potential sale and redevelopment of this parcel, as a partnership between the current owner and Cottonwood Residential, into a multifamily project.

This site currently houses the Western Garden Center which has been a part of the community for multiple years. The owners of this business view this redevelopment as a part of their retirement plan and would not plan to remain in business in this location under different circumstances. The building located on this parcel has been confirmed as a non-contributing structure within the historic overlay of this neighborhood.

The adjacent land use and zones within this block include CN, RO, RFM-35 and SR-3 as the block transitions from higher density, commercial and mixed uses (CN and RO) to a more residential scale that continues further South (RFM-35 and SR-3). The intent of this project to develop a multifamily project would strengthen this transition with an appropriate residential use that provides its own parking, doesn't compete but rather supports the adjacent commercial uses in Trolley Square and supports a walkable, diverse neighborhood with access to grocery stores and established public transportation systems.

The zone change to FB-UN2 respects the Central Community Master Plan desire for a transitional zone from the high density RO zoning to the north to the low density single family neighborhood to the south while allowing for multi-family housing uses that meet the purpose statement for the zone. This location with the FB-UN2 rezone will create a people-oriented place with diverse housing opportunities, convenient shopping and mass transit opportunities. There are opportunities for employment within walking distance and the design will be an appropriately scaled building(s) that respect the existing character of the neighborhood while increasing interconnection, access and safety. This zone addresses adjacency to commercial vs. residential zones with specific step back, yard and height requirements that will create a natural transition. Additionally the focus of this zone on form and how buildings are oriented to the public space means that concerns regarding massing will be directly addressed.





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

The proposed new use of this property is a multifamily residential development.

This new development under the new FB-UN2 zoning is located within the Central City Neighborhood and Historic District. This means that the plans for redevelopment will be subject to review by the Historic Landmark Commission (HLC) and the character and form of the design will be reviewed for compliance with the Historic Design Guidelines for New Construction Guidelines. This also allows the HLC to modify lot and bulk requirements per 21A.06.050.C.6. These requirements will promote continuity of the historic character of the neighborhood as a part of this new development. Additionally the FB-UN2 zone also has form requirements that the planning commission will review, providing two types of oversight.

It is the intent of the development to use these resources as an opportunity to create a unique community within the neighborhood that is an asset to the existing amenities and respects the adjacent residential zones and the streetscape. There will be no loss of historic structures or housing stock as a result of this development, in fact, housing stock will be increased to help address the current housing crisis in Salt Lake City.

3. List the reasons why the present zoning may not be appropriate for the area.

The present zoning, CN, is a low density zone that does not allow for multifamily uses. Additionally the commercial use of this location currently competes with the Trolley Square development while additional multi-family residential use would support this use and provide an adjacent workforce to support the retail and commercial functions.

This location, adjacent to commercial, retail and public transportation resources promotes walkable, sustainable living in the heart of the city. It creates a more appropriate transition to the adjacent low density residential neighborhood and provides housing opportunities.

4. Is the request amending the Zoning Map?

Yes; Address – 550 600 E Suite, Salt Lake City, UT 84102; Parcel #16-06-476-029

5. Is the request amending the text of the Zoning Ordinance?

Not Applicable

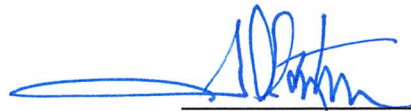
AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF SALT LAKE

I ~~(we)~~, Lon Clayton, being duly sworn and say that I ~~(we)~~ am ~~(are)~~ the owners(s) of the properties at **550 S 600 E** also identified by parcel number **1606476029**. We give Cottonwood Residential permission to submit applications to the city necessary for all predevelopment work on the real property and any necessary applications to receive a building permit for development of an apartment building.



(Property Owner)



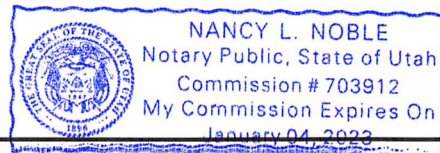
(Property Owner)

Subscribed and sworn to me this 21st day of April, 2021.



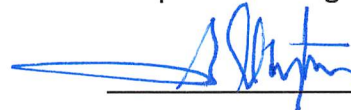
(Notary)

My commission expires: 1-4-2023



AGENT AUTHORIZATION

I ~~(we)~~, Lon Clayton, the owner(s) of the real property described in the attached application, do authorize as ~~(our)~~ agent(s), **Cottonwood Residential** to represent me (us) regarding the attached application and to appear on my ~~(our)~~ behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.



(Property Owner)



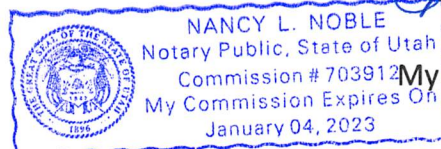
(Property Owner)

Subscribed and sworn to me this 21st day of April, 2021.



(Notary)

My commission expires: 1-4-2023



4. MAILING LIST

NAME	ADDRESS	UNIT	CITY	STATE	ZIP
EAST DOWNTOWN LLC	1014 VINE ST		CINCINNATI	OH	45202
EAST DOWNTOWN LLC	170 S MAIN ST # 1600		SALT LAKE CITY	UT	84101
SMITH'S FOOD & DRUG CENTERS INC	1014 VINE ST		CINCINNATI	OH	45202
LIBERTY SQUARE PROPERTIES, LLC	6440 S WASATCH BLVD		SALT LAKE CITY	UT	84121
QUINNA, LLC	504 E 500 S		SALT LAKE CITY	UT	84102
MICHAEL TRAN; VAN CAM PHU (JT)	437 EAGLEPOINTE CIR		NORTH SALT LAKE	UT	84054
TODD L EVANS; JOANNE EVANS (JT)	4005 W 6305 S		TAYLORSVILLE	UT	84129
AMBEL LLC	PO BOX 58054		SALT LAKE CITY	UT	84158
517 SOUTH 500 EAST LLC	672 E UNION SQ		SANDY	UT	84070
CIMC LANA MARIE, LLC	461 E 200 S # 102		SALT LAKE CITY	UT	84111
CAROLYN R PEARCE	511 E HAWTHORNE AVE		SALT LAKE CITY	UT	84102
MIKE DIXON; KIM DIXON (JT)	515 E HAWTHORNE AVE		SALT LAKE CITY	UT	84102
LYNN VALDEZ	3596 S 3340 W		WEST VALLEY	UT	84119
BRENDAN M MERRICK	525 E HAWTHORNE AVE		SALT LAKE CITY	UT	84102
RUTH A BROWN	529 E HAWTHORNE AVE		SALT LAKE CITY	UT	84102
JACQUELINE M ROBERTS	533 E HAWTHORNE AVE		SALT LAKE CITY	UT	84102
MARK SHANBRUN	539 E HAWTHORNE AVE		SALT LAKE CITY	UT	84102
TRUST NOT IDENTIFIED	2275 E PARLEYS TER		SALT LAKE CITY	UT	84109
TRUST NOT IDENTIFIED	2275 E PARLEYS TER		SALT LAKE CITY	UT	84109
LC VALENTINER ENTERPRISES	524 S 600 E		SALT LAKE CITY	UT	84102
LC VALENTINER ENTERPRISES	524 S 600 E		SALT LAKE CITY	UT	84102
CLAYTON PROPERTIES I LLC	550 S 600 E		SALT LAKE CITY	UT	84102
517 SOUTH 500 EAST LLC	672 E UNION SQ		SANDY	UT	84070
DIABLO PROPTERTIES, LLC	24 APPIAN CT		DONVILLE	CA	94526
EELON HOLDINGS LLC SERIES 500 EAST	265 E NINTH AVE		SALT LAKE CITY	UT	84103
DIABLO PROPTERTIES, LLC	24 APPIAN CT		DONVILLE	CA	94526
NEWHOUSE UTAH, LLC	9650 S MCCARRAN BLVD		RENO	NV	89523
MICHAEL L JACOBS	559 S 500 E		SALT LAKE CITY	UT	84102
EMILY COONROD; ARTHUR TURLAK (JT)	1938 E HOLLYWOOD AVE		SALT LAKE CITY	UT	84108
DYLAN WINSLOW; JOAN WINSLOW (JT)	565 S 500 E		SALT LAKE CITY	UT	84102
MICHAEL KARSY; ODESSA B KARSY (JT)	727 SOUTH ST # A		PHILADELPHIA	PA	19147
LP NORTH PARK UT APARTMENTS	321 CITRUS CIR		WALNUT CREEK	CA	94598
STEPHEN MONAGHAN; MARIA D L A SERRANO (JT)	512 E HAWTHORNE AVE		SALT LAKE CITY	UT	84102

LACHELLE RICHARDSON JONES; SPENCER WAYNE JONES	516 E HAWTHORNE AVE	SALT LAKE CITY	UT	84102
LARRY M RICHARDSON	522 E HAWTHORNE AVE	SALT LAKE CITY	UT	84102
JOSHUA J PACE; JUSTIN L MARTIN	526 E HAWTHORNE AVE	SALT LAKE CITY	UT	84102
SVEN A MILLER	320 HUNTINGDON PIKE FRN	JENKINTOWN	PA	19046
LARRY M RICHARDSON	534 E HAWTHORNE AVE	SALT LAKE CITY	UT	84102
RANDI PEERY; JOHN G III HANLON (JT)	538 E HAWTHORNE AVE	SALT LAKE CITY	UT	84102
JAMES MISKA	519 E 600 S	SALT LAKE CITY	UT	84102
DAYSTAR HOMES LLC	523 E 600 S	SALT LAKE CITY	UT	84102
LESLIE V NILSSON	521 W 1400 N	FARMINGTON	UT	84025
GRANT MICHAEL HAWLEY; MADISON LYNN SLACK (JT)	533 E 600 S	SALT LAKE CITY	UT	84102
GLEN C CHRISTIANSEN	14228 S NEWBURY PARK CIR	DRAPER	UT	84020
AMANDA J DAVIS; JOHN DAVIS (JT)	543 E 600 S	SALT LAKE CITY	UT	84102
545 EAST LC	1709 E PRINCETON AVE	SALT LAKE CITY	UT	84105
YA-JUNG LIN	553 E 600 S	SALT LAKE CITY	UT	84102
561 EAST 600 SOUTH LLC	1332 S COLONIAL DR	SALT LAKE CITY	UT	84108
561 EAST 600 SOUTH LLC	1332 S COLONIAL DR	SALT LAKE CITY	UT	84108
560 SOUTH 600 EAST LLC	672 E UNION SQ	SANDY	UT	84070
560 SOUTH 600 EAST LLC	672 E UNION SQ	SANDY	UT	84070
SIXTH AND SIXTH LC	911 S MILITARY DR	SALT LAKE CITY	UT	84108
VIVI LLC	850 S MENDON CT	SALT LAKE CITY	UT	84105
ERNESTO GUSTAVO GUTIERREZ	2727 S WESTTEMPLE ST	SOUTH SALT LAKE	UT	84115
ERNESTO GUSTAVO GUTIERREZ	2727 S WESTTEMPLE ST	SOUTH SALT LAKE	UT	84115
TROLLEY SQUARE VENTURES LLC	630 E SOUTHTEMPLE ST	SALT LAKE CITY	UT	84102
DARRELL J MOORE; AMANDA K FINLAYSON (JT)	603 S 500 E	SALT LAKE CITY	UT	84102
BRIAN SPENCER; ALICIA SPENCER (JT)	7722 S SABAL AVE	COTTONWOOD HTS	UT	84121
SCOTT & REBECCA BROWN FAMILY TRUST 12/8/2017	613 S 500 E	SALT LAKE CITY	UT	84102
BORIS A KURZ	1203 S 900 E	SALT LAKE CITY	UT	84105
WESTERN REGION NONPROFIT HOUSING CORPORATION	223 W 700 S	SALT LAKE CITY	UT	84101
KYLE H GISH; LINDSAY R GISH (JT)	530 E 600 S	SALT LAKE CITY	UT	84102
JOSHUA K JONES; STEVEN FINAU (TC)	532 E 600 S	SALT LAKE CITY	UT	84102
HEIDI MCNULTY	5267 W SUN BLOOM CIR	HERRIMAN	UT	84096
ERIK V VOGEL	2139 E ROCKLIN DR	SANDY	UT	84092
MBD LIMITED PARTNERSHIP	937 S LINCOLN ST	SALT LAKE CITY	UT	84105
564 EAST 600 SOUTH LC	8980 S MELBURY CIR	SANDY	UT	84093

STUART A CLASON; TIFFANY W CLASON (JT)	566 E 600 S		SALT LAKE CITY	UT	84102
MARC A WARTENBERGER; MACKENZIE P WARTENBERG	2505 WAUNONA WY		MADISON	WI	53713
NOAH ANDERS; AMANDA COSTA (JT)	570 E 600 S		SALT LAKE CITY	UT	84102
RONALD T ROMERO; TERRI L ROMERO (TC)	578 E 600 S		SALT LAKE CITY	UT	84102
KRISTEE S DOERFLER	620 S 600 E		SALT LAKE CITY	UT	84102
MANUKA LLC	PO BOX 526297		SALT LAKE CITY	UT	84152
TROLLEY SQUARE VENTURES LLC	630 E SOUTHTEMPLE ST		SALT LAKE CITY	UT	84102
ROBINSON PROJECT MANAGEMENT, LLC	5005 S 900 E		MILLCREEK	UT	84117
512 EAST 500 SOUTH LLC	672 E UNION SQ		SANDY	UT	84070
512 EAST 500 SOUTH LLC	672 E UNION SQ		SANDY	UT	84070
512 EAST 500 SOUTH LLC	672 E UNION SQ		SANDY	UT	84070
512 EAST 500 SOUTH LLC	672 E UNION SQ		SANDY	UT	84070
512 EAST 500 SOUTH LLC	672 E UNION SQ		SANDY	UT	84070
512 EAST 500 SOUTH LLC	672 E UNION SQ		SANDY	UT	84070
5TH & 5TH SOUTH CONDOMINIUM HOA	672 E UNION SQ		SANDY	UT	84070
TRACY FAMILY TRUST 08/23/2016	537 S 500 E	#101	SALT LAKE CITY	UT	84102
LINDSAY NEWTON; OLIVIA R TARIN (JT)	537 S 500 E	#102	SALT LAKE CITY	UT	84102
KEVIN HERRMANN; BEVERLY HERRMANN (JT)	138 E 12300 S		DRAPER	UT	84020
CHRISTOPHER PEART	537 S 500 E	#104	SALT LAKE CITY	UT	84102
RUDOLPH W PEART; LORRAINE PEART (JT)	537 S 500 E	#105	SALT LAKE CITY	UT	84102
JONATHAN S HILLER; LAUREN H HILLER (JT)	537 S 500 E	#106	SALT LAKE CITY	UT	84102
ROSE OWNERS ASSOCIATION	1222 W LEGACY CROSSING I		CENTERVILLE	UT	84014
Current Occupant	455 S 500 E		Salt Lake City	UT	84102
Current Occupant	464 S 600 E		Salt Lake City	UT	84102
Current Occupant	479 S 600 E		Salt Lake City	UT	84102
Current Occupant	639 E 500 S		Salt Lake City	UT	84102
Current Occupant	511 S 500 E		Salt Lake City	UT	84102
Current Occupant	506 E 500 S		Salt Lake City	UT	84102
Current Occupant	510 E 500 S		Salt Lake City	UT	84102
Current Occupant	560 E 500 S		Salt Lake City	UT	84102
Current Occupant	517 S 500 E		Salt Lake City	UT	84102
Current Occupant	521 S 500 E		Salt Lake City	UT	84102
Current Occupant	521 E HAWTHORNE AVE		Salt Lake City	UT	84102
Current Occupant	510 S 600 E		Salt Lake City	UT	84102

Current Occupant	512 S 600 E	Salt Lake City	UT	84102
Current Occupant	518 S 600 E	Salt Lake City	UT	84102
Current Occupant	519 S 500 E	Salt Lake City	UT	84102
Current Occupant	530 E 500 S	Salt Lake City	UT	84102
Current Occupant	541 S 500 E	Salt Lake City	UT	84102
Current Occupant	530 E 500 S	Salt Lake City	UT	84102
Current Occupant	540 E 500 S	Salt Lake City	UT	84102
Current Occupant	557 S 500 E	Salt Lake City	UT	84102
Current Occupant	553 S 500 E	Salt Lake City	UT	84102
Current Occupant	567 S 500 E	Salt Lake City	UT	84102
Current Occupant	577 S 500 E	Salt Lake City	UT	84102
Current Occupant	530 E HAWTHORNE AVE	Salt Lake City	UT	84102
Current Occupant	529 E 600 S	Salt Lake City	UT	84102
Current Occupant	537 E 600 S	Salt Lake City	UT	84102
Current Occupant	545 E 600 S	Salt Lake City	UT	84102
Current Occupant	559 E 600 S	Salt Lake City	UT	84102
Current Occupant	561 E 600 S	Salt Lake City	UT	84102
Current Occupant	564 S 600 E	Salt Lake City	UT	84102
Current Occupant	562 S 600 E	Salt Lake City	UT	84102
Current Occupant	573 E 600 S	Salt Lake City	UT	84102
Current Occupant	582 S 600 E	Salt Lake City	UT	84102
Current Occupant	563 E 600 S	Salt Lake City	UT	84102
Current Occupant	567 E 600 S	Salt Lake City	UT	84102
Current Occupant	602 E 500 S	Salt Lake City	UT	84102
Current Occupant	607 S 500 E	Salt Lake City	UT	84102
Current Occupant	617 S 500 E	Salt Lake City	UT	84102
Current Occupant	518 E 600 S	Salt Lake City	UT	84102
Current Occupant	602 S PARK ST	Salt Lake City	UT	84102
Current Occupant	608 S PARK ST	Salt Lake City	UT	84102
Current Occupant	620 S PARK ST	Salt Lake City	UT	84102
Current Occupant	564 E 600 S	Salt Lake City	UT	84102
Current Occupant	568 E 600 S	Salt Lake City	UT	84102
Current Occupant	607 S PARK ST	Salt Lake City	UT	84102
Current Occupant	603 S 600 E	Salt Lake City	UT	84102

Current Occupant	614 E 600 S		Salt Lake City	UT	84102
Current Occupant	512 E 500 S	#512A	Salt Lake City	UT	84102
Current Occupant	512 E 500 S	#512B	Salt Lake City	UT	84102
Current Occupant	512 E 500 S	#512C	Salt Lake City	UT	84102
Current Occupant	514 E 500 S	#514A	Salt Lake City	UT	84102
Current Occupant	514 E 500 S	#514B	Salt Lake City	UT	84102
Current Occupant	514 E 500 S	#514C	Salt Lake City	UT	84102
Current Occupant	512 E 500 S		Salt Lake City	UT	84102
Current Occupant	537 S 500 E	#103	Salt Lake City	UT	84102
Current Occupant	537 S 500 E		Salt Lake City	UT	84102
Lex Traugher	451 S. State Street, Rm 406	PO Box 1453	Salt Lake City	UT	84114-5480
Tyler Morris - Cottonwood Residential	1245 Brickyard Road	Suite 250	Salt Lake City	UT	84106

5. ADDITIONAL PUBLIC COMMENT

From: [Janet Hemming](#)
To: [Planning Public Comments](#); [Clark, Aubrey](#); [Traughber, Lex](#)
Subject: (EXTERNAL) Opposition letter to Western Gardens rezone (PLNPCM2021-00420)
Date: Wednesday, December 8, 2021 3:55:58 PM
Attachments: [Western Gardens opposition letter.docx](#)

Dear Salt Lake City Planning Commissioners:

Attached is a letter opposing the Western Garden rezone. I ask that you review it before your Commission meeting tonight and that it be placed in the official record.

Respectfully,

Janet (Jan) Hemming
Chair,
Yalecrest Neighborhood Council

December 8, 2021

Dear Salt Lake City Planning Commissioners:

I oppose the petition of Tyler Morris, Cottonwood Residential, to rezone the Western Gardens property at 550 South 600 East to FB-UN2 – Form Based Urban Neighborhood District (PLNPCM2021-00420).

My opposition is based on the following:

- The Planning Department staff report says the zone change request “respects the Central Community Master Plan.” How was that conclusion possibly reached because this proposal is **in direct conflict with the Central Community Master Plan and the Preservation Plan created in 2012**. The FB-UN2 zone allows for structures up to 50 feet in height. This project would dwarf the buildings across the street at Trolley Square and tower above the single-family homes on Hawthorne Avenue.
- This property is in an historic district and subject to the Historic Preservation Overlay Zone. 50-foot structures are not permitted in historic districts.
- One of the most important statements in the staff report emphasizes that this property “is adjacent to less intense residential development existing on to the south and west. Future development of the subject property will need to be sensitive to this surrounding mass and scale and will need to be particularly sensitive in terms of building heights and setbacks.” Loud sirens should sound with this message because what this means is the neighborhood is going to be overwhelmed with a gigantic, towering structure that has no place in this location. It will negatively impact the nearby homes and residences. We understand a 10-story structure is proposed and was originally going to be 12 stories. Why is that not clearly disclosed in the staff report?
- The Salt Lake City’s Planning Department should be renamed “The Friendly Developer’s Department.” As a taxpayer and voter, I was under the impression that the Planning Department existed to preserve and develop our communities and neighborhoods in wise ways– especially our historic places, not tear them down, or open the door to behemoth construction projects.
- 21A.27.010.B.3 says local streets (600 E is not an arterial) should have relatively low building height, similar to surrounding buildings. Surrounding buildings are 2-3 stories.

I am opposed to this petition, and hope as Commissioners you will consider the damaging consequences this project will have on the concept of historic preservation, the surrounding neighborhood, and the character of this great and beautiful city. As one who resides in an historic neighborhood, these kinds of encroachments send a chilling message about our future and the degree to which the Planning Commission values or doesn’t value historic districts.

Respectfully,

Janet (Jan) Hemming
Chair, Yalecrest Neighborhood Council

From: [Jan Ellen Burton](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Re: Western Gardens Property
Date: Wednesday, December 8, 2021 5:07:09 PM

I have enjoyed walking through the neighborhoods adjacent to Trolley Square. There is a special feeling connected with old Salt Lake, much of which is sadly disappearing. I do not counter the idea that the Western Gardens property may need to be replaced. However, the depictions of the build-out on 600 East are disturbing, as there is little positive in the way of architectural design. There is no attempt to integrate the new structures with the neighborhood. I am reminded of the Soviet era cookie-cutter structures I have seen in Eastern Europe--The design is not the same, but the end product appears as regimented.

From: [REDACTED]
To: [Planning Public Comments](#); [Traughber, Lex](#)
Cc: [Clark, Aubrey](#); [Tarbet, Nick](#); [Oktay, Michaela](#); [Thomas, Blake](#); [Price, Angela](#); [Norris, Nick](#); [Valdemoros, Ana](#); [Mano, Darin](#); ["Jesse Hulse"](#); [Ballpark](#); [Lopez, Eva](#)
Subject: (EXTERNAL) Western Gardens Zoning Map Amendment Petition PLNPCM2021-00420
Date: Wednesday, December 8, 2021 5:58:32 PM

Dear Planning Division & Commission,

I join my fellow neighbors in Central City in opposition to this rezoning petition. While FB-UN2 has great potential for the future, in its current state nothing should be rezoned to it until the problems and flaws which it presents are addressed and fixed. We in the Central 9th have seen firsthand for many years the unintended side effects of FB-UN2, we have seen no work done to address these concerns and therefore oppose the zoning from being applied elsewhere until the serious work at correction occurs. Major concerns with FB-UN2 include some of the following.

1. FB-UN2 allows very large projects with significant impact to neighborhoods to be built with little to zero community engagement. Projects which will dramatically change the nature and feel of an area permanently are allowed by right without any offsetting quality of life improvements for those who already live or work in the neighborhoods where they are built.
2. In Central 9th we've seen how developers have taken advantage of FB-UN2 to build very poor-quality projects which will not stand the test of time.
3. FB-UN2 discourages greenspace and trees. A simple walk around Central 9th would show anyone the greenspace desert it's helped create. It would be a terrible shame for such a lovely greenspace as Western Garden to become the micro-unit nightmare of FB-UN2 units you see on West Temple and throughout Central 9th, with no greenspace, no trees, no common space for residents to enjoy, and certainly zero benefit to the quality of life for existing surrounding residents and businesses.
4. FB-UN2 also has little influence in ground level engagement which might possibly offset some of the extreme density it allows, but instead our experience is seeing mailboxes and laundry rooms through ground level windows.

There are other issues with FB-UN2 which have been brought to planning and the administrations attention for several years, yet we see no movement to make the minor tweaks and adjustments which would make it a great zoning type for Salt Lake City. Until these serious concerns are addressed and rectified, we cannot in good faith endorse it's use in any part of the city.

Regards,
Paul Johnson
Chair, Central 9th Community Council