

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL



Lisa Shaffer, Chief Administrative Officer

Date Received: 9/21/2022
Date sent to Council: 9/21/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: September 21, 2022

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



SUBJECT: 1550 S Main Street Assemblage – Rezone, Master Plan & Alley Vacation
PLNPCM2021-01191 and PLNPCM2022-00065 & 00086

STAFF CONTACT: David J. Gellner, AICP, Senior Planner, david.gellner@slcgov.com
(801) 535-6107

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follow the recommendations of the Planning Commission to approve an Ordinance to amend the zoning map for the subject properties, changing them from CC (Corridor Commercial) and R-1/5000 (Single-Family Residential) to FB-UN2 (Form Based Urban Neighborhood), to amend the Future Land Use Map in the Central Community Master Plan from "Community Commercial" to "High Mixed Use", and, to vacate the platted alley.

The Planning Commission recommendation of approval included the following additional recommendations:

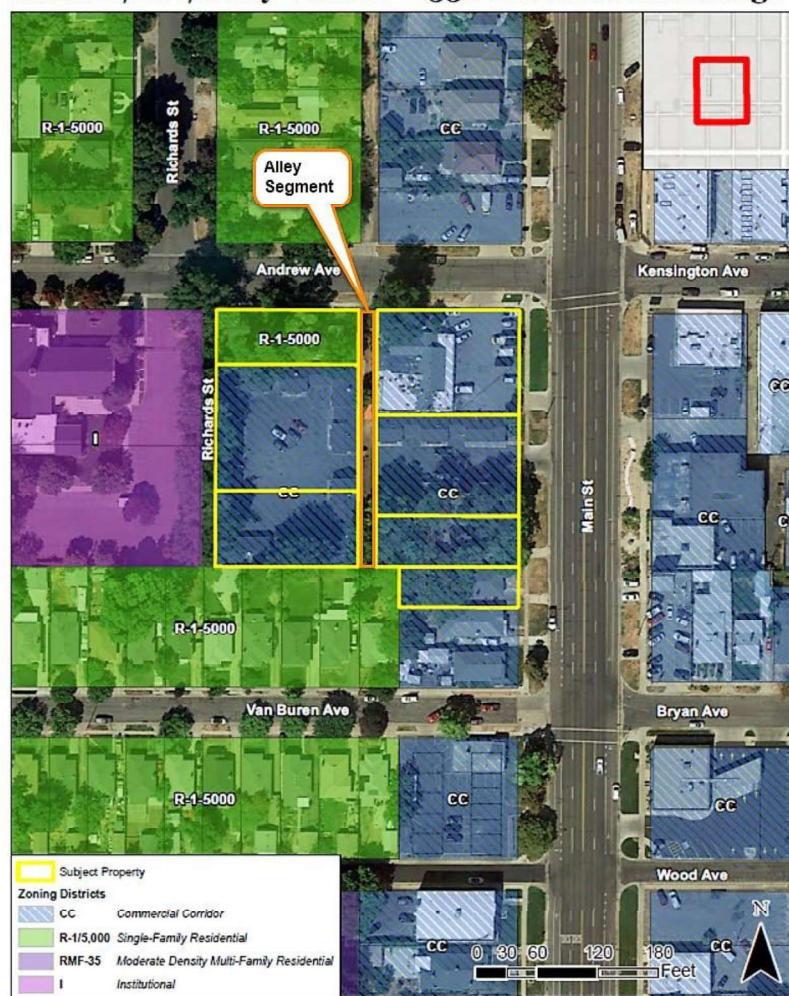
1. *The housing being removed from the site must be replaced.*
2. *The property for the vacated alley be integrated into the future development.*
3. *The rezoned parcels must be consolidated through the appropriate process.*

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Urban Alfandre is requesting that the City amend the zoning map and master plan for multiple contiguous property parcels located at approximately 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street respectively. Some of the parcels have duplicate addresses. The applicant is requesting to change the zoning of the properties from CC (Corridor Commercial) and R-1/5000 (Single-Family Residential) to FB-UN2 (Form Based Urban Neighborhood District). The original request also included a text amendment to allow additional building height on the properties. That request was subsequently withdrawn by the applicant as highlighted in the “Public Process” section of this memo. The Central Community Master Plan Future Land Use Map designates the properties as "Community Commercial". The petitioner is requesting to amend the future land use map for the parcels to "High Mixed Use". The applicant has also requested to vacate an alley that runs through the properties. The applicant intends to combine all parcels as well as the alley into one cohesive parcel under the new zoning in order to develop a mixed use development on the approximately 2-acre consolidated site. No specific site development proposal has been submitted at this time.

The subject properties and alley location are highlighted on the map exhibit below.

Rezone/MP/Alley Vacate - 1550 S Main Assemblage



Salt Lake City Planning Division 2/4/2022

PUBLIC PROCESS:

- Notice of the project and a formal letter requesting comments was sent to the Chairs of the Ballpark and Midtown District Community Councils on February 9, 2022.
- Staff sent an early notification announcement postcard about the project to all residents and property owners located within 300 feet of the project site on February 9, 2022. The mailed notice included project details, that recognized community organizations were aware of the proposal and included information on how to access the online open house and give public input on the project.
- Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on February 9, 2022 and ended on March 30, 2022.
- Staff attended an online meeting held by the Ballpark Community Council on March 3, 2022.
- The 45-day Recognized Organization comment period expired on March 30, 2022.
- Comments submitted by the Ballpark Community Council are included in the Staff Report.
- On May 15, 2022, the applicant made changes to the original request which included a text amendment to allow additional building height on these properties. Based on the public comments and working with Planning Staff, the text amendment portion of the application was withdrawn by the applicant.
- On May 23, 2022, Planning Staff sent a follow-up notice to the Ballpark Community Council and all property owners and residents within 300 feet of the project site informing them of changes to the proposal, specifically that the request for a text amendment to allow additional building height had been withdrawn by the applicant.
- Numerous public comments were submitted to staff in advance of the Planning Commission Hearing as well as after the staff report was published. The most commonly cited concerns about the proposal related to worries about how the village will impact crime and other activities in the area. There were also comments in support of the proposal.
- The public comments can be found in the **Planning Commission Records – Attachment C – Planning Commission Staff Report of July 27, 2022.**
- Additional written public comments received after the staff report was published can be found in **Exhibit 5 - Written Comments Received after the Staff Report was Published.**
- A Planning Commission Public Hearing was held on July 27, 2022. By unanimous vote, the Planning Commission forwarded a Positive recommendation to City Council for all three (3) petitions – zoning map and master plan amendments & alley vacation.

Planning Commission (PC) Records

- a) PC Agenda of July 27, 2022 ([Click to Access](#))
- b) PC Minutes of July 27, 2022 ([Click to Access](#))
- c) Planning Commission Staff Report of July 27, 2022 ([Click to Access Report](#))

EXHIBITS:

1. Project Chronology
2. Notice of City Council Public Hearing
3. Original Petition
4. Mailing List
5. Written Comments Received after the Staff Report was Published

SALT LAKE CITY ORDINANCE

No. _____ of 2022

(Amending the Central Community Master Plan Future Land Use Map and the zoning of the properties located at 1518, 1530, 1540, 1546 South Main Street and 1515 South Richards Street from CC Corridor Commercial District and R-1/5,000 Single-Family Residential District to FB-UN2 Form Based Urban Neighborhood District; and vacating a city-owned alley situated adjacent to properties located at 1518, 1530, 1540, South Main Street and 1515 South Richards Street)

An ordinance amending the Central Community Master Plan Future Land Use Map and amending the zoning map pertaining to parcels of property located at 1518, 1530, 1540, 1546 South Main Street and 1515 South Richards Street (the “Properties”) to rezone the Properties from CC Corridor Commercial District and R-1/5,000 Single-Family Residential District to the FB-UN2 Form Based Urban Neighborhood District; Amending the Future Land Use Map with respect to the Properties from Corridor Commercial to High Mixed Use; and vacating a city-owned alley situated adjacent to properties located at 1518, 1530, 1540, South Main Street and 1515 South Richards Street (the “Alley”) pursuant to Petition numbers PLNPCM2021-01191, PLNPCM2022-00065 and PLNPCM2022-00086, respectively.

WHEREAS, Urban Alfandre, the property owner and representative, submitted an application to rezone the Properties from CC Corridor Commercial District and R-1/5,000 Single-Family Residential District to the FB-UN2 Form Based Urban Neighborhood District pursuant to Petition number PLNPCM2021-01191; an application to amend the Central Community Master Plan Future Land Use Map with respect to the Properties from Corridor Commercial to High Mixed Use pursuant to petition number PLNPCM2022-00065; and, an application to vacate a city-owned alley situated between properties located at 1518, 1530, 1540, South Main Street and 1515 South Richards Street pursuant to petition number PLNPCM2022-00086; and

WHEREAS, the Salt Lake City Planning Commission (the “Planning Commission”) held a public hearing on July 27, 2022 on the aforementioned petitions, had a discussion, and voted to forward a positive recommendation of approval to the Salt Lake City Council (the “City Council”) to approve the zoning map amendment, future land use map amendment, and, alley vacation pursuant to the petitions subject to the following conditions: (1) The housing being removed from the site must be replaced, (2) The property for the vacated alley must be integrated into the future development, and (3) the rezoned parcels must be consolidated through the appropriate process.

WHEREAS, after a public hearing on this matter, the City Council has determined: that adopting this ordinance to amend the Salt Lake City zoning map to change the underlying zoning as set forth herein is in the city’s best interests; that good cause exists to vacate the unnamed, city-owned alley described herein; and that neither the public interest nor any person will be materially injured by the alley vacation.

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 1518 South Main Street (Tax ID No. 15-13-278-011-0000), 1530 South Main Street (Tax ID No. 15-13-278-012-0000 and 15-13-278-017-0000), 1540 South Main Street (Tax ID No. 15-13-278-013-0000), 1546 South Main Street (Tax ID No. 15-13-278-014-0000) and 1515 South Richards Street (Tax ID No. 15-13-278-020-0000), as more particularly described in Exhibit “A,” attached hereto and incorporated by reference, shall be and hereby are rezoned from CC Corridor Commercial District and R-1/5,000 Single-Family Residential District to FB-UN2 Form Based Urban Neighborhood District.

SECTION 2. Amending the Central Community Master Plan Future Land Use Map. The Central Community Master Plan Future Land Use Map shall be and hereby is amended to change the land use designation of the Properties identified in Exhibit “A” from Corridor Commercial to High Mixed Use.

SECTION 3. Vacating City-Owned Alley. That an unnamed, city-owned alley adjacent to properties located at 1518, 1530, 1540, South Main Street and 1515 South Richards Street, which is the subject of Petition No. PLNPCM2022-00086, and which is more particularly described on Exhibit “A” attached hereto, hereby is, vacated and declared not presently necessary or available for public use.

SECTION 4. Reservations and Disclaimers. The vacation is expressly made subject to all existing rights-of-way and easements of all public utilities of any and every description now located on and under or over the confines of this property, and also subject to the rights of entry thereon for the purposes of maintaining, altering, repairing, removing or rerouting said utilities, including the city’s water and sewer facilities. Said closure is also subject to any existing rights-of-way or easements of private third parties.

SECTION 5. Conditions. The approval of this ordinance is conditioned upon the following:

1. The housing being removed from the site must be replaced.
2. The property for the vacated alley must be integrated into the future development.
3. The rezoned parcels must be consolidated through the appropriate process.
4. The proposed method of disposition of the alley property shall be consistent with the method of disposition set forth in Section 14.52.040 (“Method of Disposition”),

Chapter 2.58 ("City Owned Real Property") of the Salt Lake City Code, and all other applicable laws.

SECTION 6. Effective Date. This Ordinance shall take effect immediately after it has been published in accordance with Utah Code §10-3-711 and recorded in accordance with Utah Code §10-3-713 as well as with the Salt Lake County Recorder (regarding the alley vacation). The Salt Lake City Recorder is instructed to not publish or record this ordinance until the conditions are satisfied as certified by the Salt Lake City Planning Director or his designee.

SECTION 7. Time. If the conditions identified in Section 5 above have 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 conditions identified above.

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: September 6, 2022
By: 
Paul Nielson, Senior City Attorney

Exhibit “A”

Legal description of the properties and alley:

Property Parcels

1. Address: 1518 S Main Street
Tax ID No. 15-13-278-011-0000
2. Address: 1530 S Main Street
Tax ID No. 15-13-278-012-0000 and 15-13-278-017-0000
3. Address: 1540 S Main Street
Tax ID No. 15-13-278-013-0000
4. Address: 1546 S Main Street
Tax ID No. 15-13-278-014-000
5. Address: 1515 S Richards Street
Tax ID No. 15-13-278-020-0000

Property Legal Description

Lots 2 through 11, Block 3, Dieter & Johnson, Main Street Addition, according to the official plat thereof as recorded as entry no. 24652, in Book C, Page 33, in the Office of the Salt Lake County Recorder.

ALSO:

Lots 12 through 20, and Lot 1, Block 3, Dieter & Johnson, Main Street Addition, according to the official plat thereof as recorded as entry no. 24652, in Book C, Page 33, in the Office of the Salt Lake County Recorder.

ALSO:

Lot 36, Herrick Subdivision, according to the official plat thereof recorded as entry no. 483594, Book H, Page 70, in the Office of the Salt Lake County Recorder.

ALSO:

Lot 1, Block 3, Gabbott’s Addition, according to the official plat thereof recorded as entry no. 29055, Book C, Page 65, in the Office of the Salt Lake County Recorder.

Alley Legal Description

A strip of land situate within Block 3, Dieter & Johnson, Main Street Addition, according to the official plat thereof. Said plat recorded as entry no. 24652, in Book C, Page 33, in the Office of the Salt Lake County Recorder; Said strip of land being described as follows:

All of that alleyway located within Block 3, Dieter & Johnson, Main Street Addition Subdivision; Beginning at the northwest corner of Lot 12, of said Block 3, And running thence south 254.1 feet, more or less, along the west lines of lots 12 through 20, and lot 1 to the southwest corner of said lot 1; thence west 16.5 feet (18.0 feet per Salt Lake City Atlas Plats), more or less to the southeast corner of lot 2 of Block 3; thence north 254.1 feet, more or less along the east line of lots 2 through 11 to the northeast corner of lot 11 of Block 3; thence east 16.5 feet (18.0 feet per Salt Lake City Atlas Plats), more or less to the point of beginning.

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1. Project Chronology

PROJECT CHRONOLOGY

PETITIONS:

PLNPCM2021-01191 & PLNPCM2022-00065 & 00086 - Zoning Map, Master Plan Amendment and Alley Vacation for the 1550 S Main Street Assemblage

November 19, 2021	Petition for the zoning map & accompanying text amendment received by the Salt Lake City Planning Division.
February 1, 2022	Petition for the master plan amendment received by the Salt Lake City Planning Division.
February 1, 2022	Petition for the alley vacation received by the Salt Lake City Planning Division.
	All petitions assigned to David Gellner, Senior Planner, for staff analysis and processing.
February 8, 2022	All applications deemed to be complete for further processing.
February 9, 2022	Information about all petitions was sent to the Chair of the Ball Park Community Council and Midtown District Community Council in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
February 9, 2022	Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing information about the proposal and how to give public input on the project.
February 9, 2022	Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House period started on February 9, 2022 and ended on March 30, 2022
March 3, 2022	Staff attended an online meeting of the Ball Park CC on March 3, 2022
March 30, 2022	The 45-day public comment period for Recognized Organizations ended.
May 15, 2022	The applicant made changes to the original request which included a text amendment to allow additional building height on these properties. The text amendment portion of the application was withdrawn by the applicant.
May 23, 2022	Staff sent a notice to the Ballpark Community Council and all property owners and residents within 300 feet of the development

informing them of changes to the proposal, specifically that the request for a text amendment to allow additional building height was withdrawn by the applicant and was no longer part of the proposal.

July 14, 2022

Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of July 27, 2022. Public hearing notice mailed.

July 14, 2022

Public hearing notice signs with project information and notice of the Planning Commission public hearing physically posted on the properties.

July 27, 2022

The Planning Commission held a Public Hearing on July 27, 2022. By unanimous vote, the Planning Commission forwarded Positive recommendations to City Council for the proposed zoning map and master plan changes and the alley vacation.

2. Notice of City Council Public Hearing

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petitions PLNPCM2021-1191 and PLNPCM2022-00065 & 00086** – Zoning Map, Master Plan Amendment and Alley Vacation for the 1550 S Main Street Assemblage. Urban Alfandre is requesting that the City amend the zoning map and master plan for multiple property parcels located at approx. 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street respectively. The existing alley that runs through the properties would be vacated as part of this request. The intent of these petitions would be to combine all parcels as well as the alley into one cohesive parcel under the new zoning in order to build a mixed-use/multi-family development on the site. On July 27, 2022, the Planning Commission held a public hearing and voted to recommend approval to the City Council for the following applications:

- a. **Zoning Map Amendment:** The change the zoning from CC (Corridor Commercial) & R-1/5000 (Single-Family Residential) to FB-UN2 (Form-Based Urban Neighborhood) zoning district. Case **PLNPCM2021-01191**
- b. **Master Plan Amendment** - Change to the future land use map in the Central Community Master Plan from Community Commercial to High Mixed Use. Case **PLNPCM2022-00065**
- c. **Alley Vacation:** Request to vacate and close the platted alley to incorporate the area as private property in the development. **Case PLNPCM2022-00086**

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

DATE: TBD

TIME: 7:00 PM

**PLACE: Electronic and in-person options.
451 South State Street, Room 326, Salt Lake City, Utah**

**** This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit www.slc.gov/council/virtual-meetings. 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 David Gellner at 801-535-6107 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at david.gellner@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition numbers PLNPCM2021-01191, PLNPCM202200065 and PLNPCM2022-00086.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two weeks 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



TO: David Gellner
CC: Wayne Mills
FROM: Urban Alfandre (Stephen Alfandre, Owner)
DATE: 5.16.2022
RE: Amendment to Rezone application on 1550 S Main Street Assemblage

David,

After extensive meetings with the community council, Planning Staff, and other neighborhood stakeholders, we are requesting an amendment to our previous rezone application wherein we requested additional height of 15 feet within the FB-UN2 zone to a maximum of 65 feet. We wish to revise our application and **not request the additional 15 feet within the FB-UN2 zone which would result in a maximum height of 50 feet.** It became clear to us that the neighborhood did not agree with 65 feet in height at this location and we want to align ourselves with their desire to see a project of smaller scale.

Although we can technically achieve a 50 ft height limit via design review and planned development in the current CC zone, we would rather work in the FB-UN2 zone for various reasons. Here is why we believe the FBUN-2 zone at this location far exceeds using the CC zone for this project:

1. Higher Design Standards

The FB-UN2 zone has higher urban design standards than the CC zone, which we believe will make for a better project. Creating a consistent street wall, enhancing walkability, requiring more glass and balconies and patios, and ensuring architectural design will contribute to the character of the neighborhood are all requirements of the FB-UN2 zone. We are proponents of having more FB-UN2 zones because of how they demand for better urban design in our city.

2. Step-backs to create neighborhood compatibility

The FB-UN2 zone requires step-backs and setbacks from adjacent single-family properties which creates appropriate transitions between our parcels and adjacent single family homes.

3. Active ground floor uses

The FB-UN2 zone requires a permitted use other than parking shall occupy at least 75% of the width of any street-facing building façade which makes for much better ground floor pedestrian

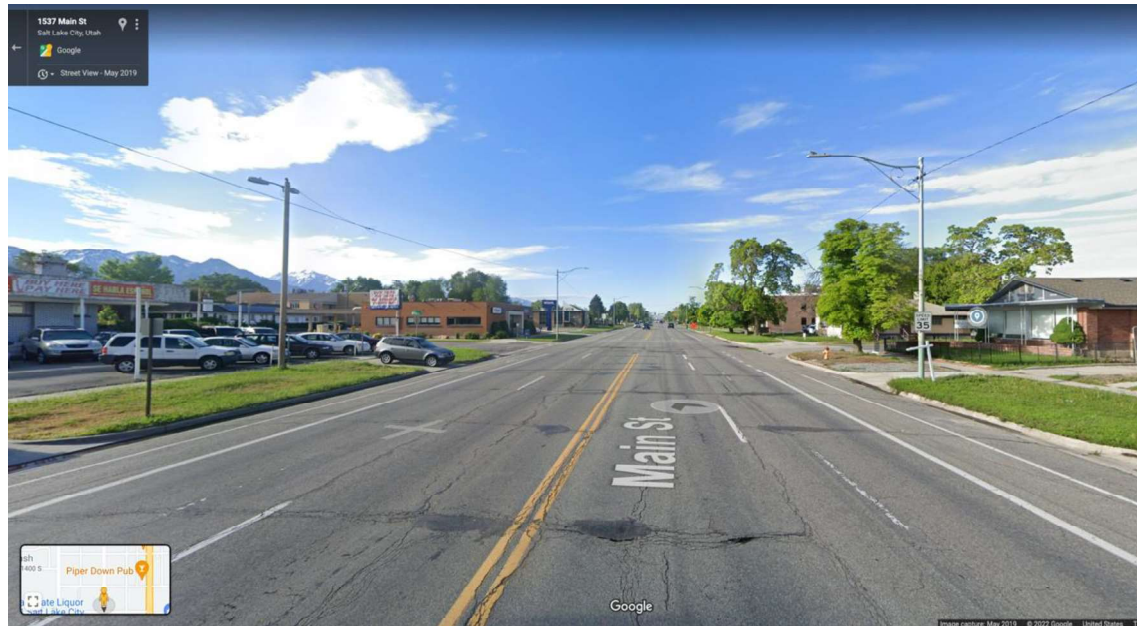
interaction than the CC zone. Our intent is to create a dynamic ground floor experience for pedestrians.

We also want to address two additional complaints the neighborhood has had about the FB-UN2 zone: parking and setbacks.

Parking – the FB-UN2 zone does not require parking. We have offered (on numerous occasions) to voluntarily add ample parking within the project via a development agreement with the City Council to lessen the impact of on-street parking in the neighborhood. In fact, we have voluntarily included parking on all of our projects in the FB-UN2 zone even though we haven't been required to do so.

Setbacks – a common complaint from the neighbors is the lack of setbacks required in the FB-UN2 zone. We continue to advocate for zero setbacks within urban-pedestrian areas for the following reasons:

1. There already exists a 30-ft setback between the property line and the street at 1515 S Main street. Adding more setback to this existing condition would amplify the unfriendly pedestrian experience that currently exists by exacerbating the wide chasm between street-walls along Main Street, as seen below. Wide streets with large setbacks is not good urban design for cities and prohibits pedestrian scale, comfort and vibrancy.



2. The eastern side of Main Street has zero setbacks and the draft 'Ballpark Station Area Plan' is recommending for the western side to also have zero setbacks to create a unified urban street wall (of which we agree entirely).

Salt Lake City Urban Design Element pg 65: " The street wall can be used to create a pleasant contrast to surrounding suburban residential areas. ... A

strong street wall helps facilitate pedestrian circulation as well as provide a sense of space and scale ...”

3. Setbacks are not intended to be active open space for community use and actually do more to hurt vibrant pedestrian experiences in our opinion. In the CC zone only 1/3 of the setback area is required to be landscaped with vegetation which means the majority can be gravel or rocks which doesn't invite open-space users.
4. Our intention is to add some retail space on the ground floor and the FB-UN2 zone is much more conducive to creating an enhanced retail experience than the CC zone. For instance, in the CC zone, surface parking lots are allowed, which kill the pedestrian and retail experience. Main Street can't afford anymore surface parking lots. The FBUN-2 zone requires strong street walls, durable building materials and active ground floor uses which create a more enhanced retail and pedestrian experience than what the CC zone requires.

The section of Main Street from 1300 S to 1700 S is dead. There is little-to-no pedestrian activity currently and as major landowners in the neighborhood it is our strong desire to revitalize this area through good urban design and retail activation to create a vibrant pedestrian experience, that is currently not found in this area. The CC zone is the wrong zone to encourage this type of revitalization for the reasons mentioned above.

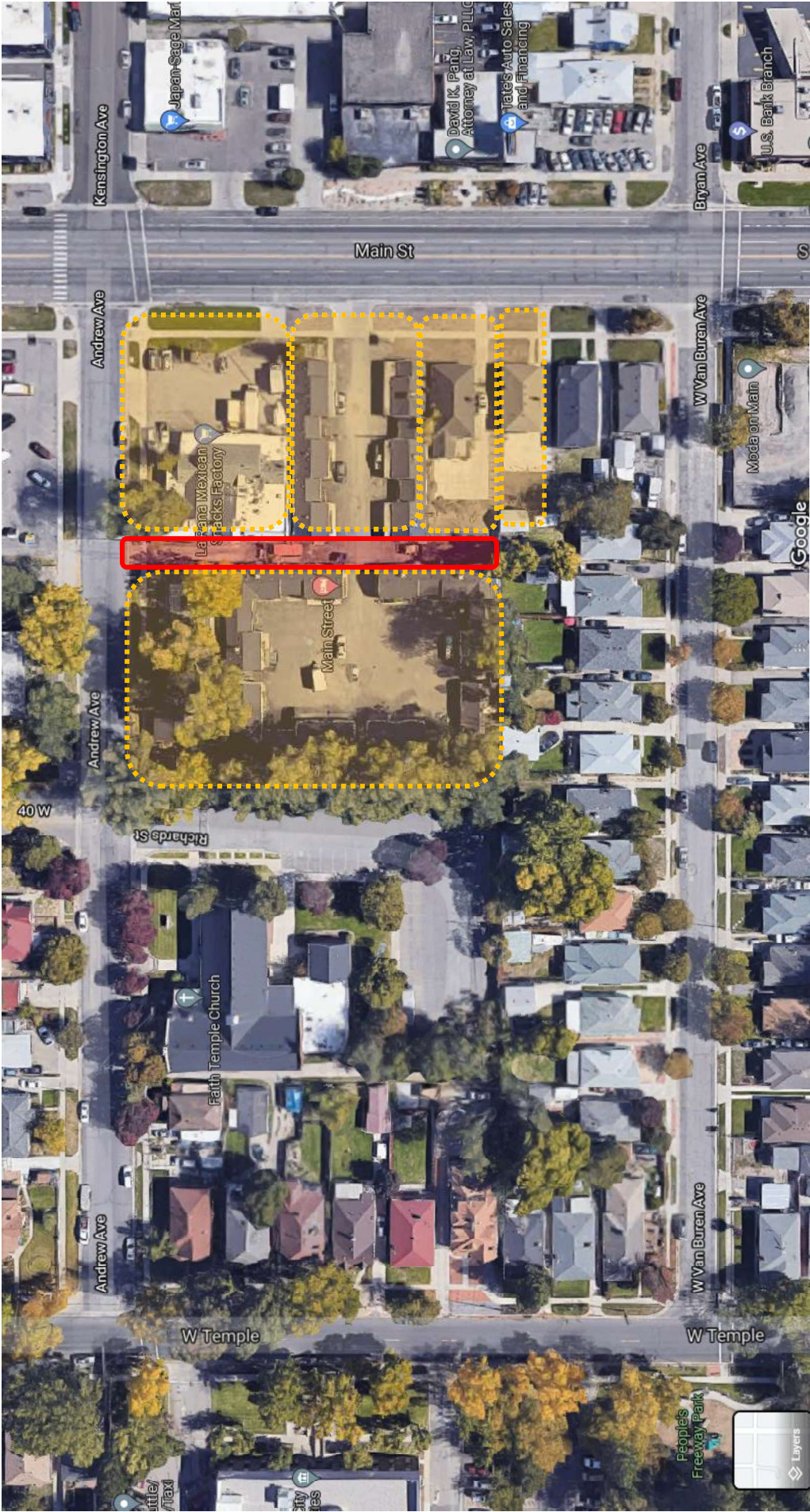
Thank you for your considering of our request.

Sincerely,

Stephen Alfandre
Founding Principal – Urban Alfandre

Reason for alley vacation request: There are two main reasons for applicant's request to vacate the alley: 1) urban design - the continuation of the alley does not serve as a positive urban design element; and 2) public safety - in community council meetings for the ballpark, police officers report that this alley attracts crime and nefarious activity to the area. Vacating the alley will close down a section of land where crime regularly happens.

Written description of the alley boundaries: the alley runs south from Andrew Avenue for approximately 264 ft. and then dead-ends into the back yard of 18 W Van Buren Ave. There is no thru-access to Van Buren ave. The alley is approximately 14 ft wide. Full legal description to be provided later.



Key:

Surrounding property owners who support the petition:

Alley location:



February 3, 2022

RE: 1) Zoning Text Amendment; 2) zoning map amendment; and 3) master plan amendment for 1550 South Main Street Assemblage

Summary

- Urban Alfandre (UA) is the contract purchaser of an approximately 2 acre site with direct frontage on Main Street and Andrew Avenue (exact parcel numbers shown below).
- UA is requesting to re-zone these parcels from CC to FBUN-2 and to be listed in Table 21A.27.050.C as a property that can achieve up to five stories and 65' in height, with a voluntary development agreement to add off-street parking within the building and massing that is sensitive to the adjacent parcels and neighborhood.
- We believe FBUN-2 parcels that are listed in Table 21A.27.050.C is the appropriate zone for the following reasons:
 - The height of the proposed zone (65 ft) allows for maximum flexibility to achieve the following design goals: 1) add sufficient off-street parking in the building; 2) design ground floor retail with appropriate height;
 - It is where we should be adding density – located within a 10 minute walk to the 1300 S TRAX station which allows residents to enjoy transportation optionality and not be dependent on a car
 - It conforms with the proposed Ballpark master plan of activation, retail, and density near transit and on major corridors
- The current CC zone limits the height of our intended use to 45 ft which is insufficient for off-street parking and retail on the ground floor.
- The current use of the Main Street Motel is one that brings significant and recurring crime to the neighborhood. The neighborhood stakeholders have all expressed strong desire to see this use go away. Our intended use of a mixed-use residential and retail building will activate the street and help make the entire neighborhood safer.

Report

We are pleased to submit this application to amend the current zoning from CC to FBUN-2 with additional height at the properties highlighted below in blue, located at approximately 1550 S Main Street, which is currently the Main Street Motel.



The parcel numbers are: 15132780200000, 15132780170000, 15132780120000, 15132780110000, 15132780120000, 15132780130000, 15132780140000 and the city-owned alley bifurcating these parcels.

The purpose of this amendment is to redevelop this blighted, crime-ridden property into a mixed-use project that would add housing not typically found in this neighborhood and neighborhood-scaled commercial to this portion of Main Street, a major commercial thoroughfare, just blocks from downtown and a ½ mile to the Ballpark TRAX.

A description of the proposed use of the property being rezoned is as follows:

Our vision for this property is to rezone it from Commercial Corridor (CC) to FBUN-2 Corner Lot for the following reasons:

- 1) Proximity to TRAX and location on a prominent corner of Main St — a major corridor connecting into downtown. This property is within a ½ mile from the Ballpark TRAX stop, categorizing this location as a Transit-Oriented Development (TOD). The following are benefits of successful Transit-Oriented Developments:

- Create compact development within an easy walk of public transit and with sufficient density to support transit ridership
- Establish a hierarchy of transportation which places the pedestrian first, bicycle second and auto third.
- Create active places and livable communities that service daily needs and where people feel a sense of belonging and ownership.
- Incorporate retail into a development if it is a viable use at the location. Ideally drawing customers both from both the TOD and a major street.
- TOD strengthens urban development but also helps manage future regional growth by encouraging growth to occur where the existing infrastructure is best suited to address it. The benefits of this type of development include:
 - More residents living close to commercial areas to support a strong, local oriented economy.
 - This reduces the overall cost of development and reduces negative environmental impacts on air and water quality while creating community oriented public places.
- By optimizing land use and accessibility, Transit-Oriented Development decreases traffic congestion, improves air quality and public health, lowers the cost of living, and makes opportunities more accessible. (<http://tod.org/>)
- Encourage the stabilization and revitalization of existing neighborhoods, as new uses are designed to support existing neighborhood characteristics
 - The stabilization of these parcels is an important part of making this neighborhood safer to walk and take transit.

2) To add density and a mix of uses, in an appropriate scale, that contemplates future growth of adjacent properties within the current zoning. Five-story, well designed mixed-use buildings which are massed correctly, are appropriate for these parcels which are situated on a prominent corner of Main Street which is a major commercial corridor connecting the densest part of downtown, which is just a couple blocks away, to the heart of the Ballpark neighborhood.

The neighborhood recently went through a zoning change to preserve single family homes on the interior streets to accommodate more density on the main corridors of Main Street and 1700 South. This proposal is compatible with this neighborhood objective.



Image 1 shows the transition of Main Street from Downtown, where our City's densest buildings are found, just a couple of blocks north, to past 2100 South and the start of South Salt Lake. FBUN-2 will serve as a transition zone of gentle density between Downtown, the Ballpark Area which will become much more dense, according to the Ballpark Area Plan (Draft), and downtown South Salt Lake.

The purpose of a Transition Area as described by the Salt Lake City TOD Documents is:

- to provide a moderate level of land development intensity that incorporates the principles of sustainable transit oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas are generally located within a one-half (1/2) mile from the station platform, but may vary based on the character of the area. Transition areas typically serve the surrounding neighborhood; include a broad range of building forms that house a mix of compatible land uses. The minimum desired density is ten (10) dwelling units per acre. Commercial uses may include office, retail, restaurant and other commercial land uses that are necessary to create mixed use neighborhoods. Commercial uses can be clustered around intersections and along block faces to create neighborhood nodes.

The zoning along this portion of Main Street is currently Commercial Corridor which allows up to 45' in height through a Planned Development approval. With the growth trajectory of our city and the lack of housing options it is only a matter of time before adjacent properties are redeveloped to 45'.

- 3) Extra height creates more livability and housing opportunities: The current CC zoning allows up to 45' through a Planned Development process. A rezone to FBUN-2 Corner Lot is only one story taller than what is currently allowed, however, the extra story and height allows for much more flexibility to add more housing types not typically found in this neighborhood, adequate onsite parking, and ground floor commercial with the appropriate ceiling heights to attract desired local retail tenants, while also creating a vibrant pedestrian experience.



(Slate, a project our team developed in the Central 9th neighborhood in the same FBUN-2 zone, has off-street parking and appropriate ceiling heights for ground floor active commercial space

The current zoning of CC isn't the best fit for this portion of Main Street for the following reasons:

1. A maximum height of 45' doesn't allow the flexibility to add a material amount of housing units not typically found in the neighborhood, with proper ground floor ceiling heights for commercial space and provide enough off-street parking.
2. Setbacks are much larger than the east side of Main St causing an irregular urban wall and public realm.

This zoning amendment will achieve the 'Central Community's Master Plan' vision by:

- 1) Creating more livable communities and neighborhoods through the appropriate transition of multi-family housing and mixed land uses in designated areas
 - a) This zoning amendment would achieve this by redeveloping this detrimental use into a multi-family, mixed-use project on Main Street, which is a major thoroughfare for automobiles, but also denser multifamily housing and commercial space, which would also make this neighborhood more livable for a wider range of people.

- 2) To have pedestrians use transit and walk comfortably to services, shopping and recreational opportunities.
 - a) It is important to leverage parcels on major thoroughfares to create smart density to support TRAX and BRT transportation systems. This site is a 10 minute walk to the 1300 South TRAX stop and is considered a transit-oriented site. This zoning amendment is appropriate to this location and will achieve city-wide master plan, housing and TOD goals by redeveloping it in a mixed-use, contextually sensitive way that promotes walkability and vibrancy along a major commercial thoroughfare just blocks from downtown.
- 3) To increase pedestrian accessibility by creating housing that supports the employment center of the downtown area.
 - a) Leveraging this location, which is a 10 minute walk to TRAX, through creating more housing will increase pedestrian accessibility and transit accessibility that will support the employment center of downtown.
- 4) An enhanced built environment that encourages employees to work and live in the Central Community
 - a) Adding housing types not typically found in this neighborhood, in a mixed-use setting, that creates a more vibrant and walkable streetscape, while providing more services within walking distance, creates a vibrant built environment which will attract more people to live and work in this neighborhood.

This zoning amendment will achieve Salt Lake City Housing Affordability Priorities by:

- 1) Removing barriers which limit housing density, prohibit needed housing types or create excessive developer burden.
 - a) This zoning amendment would achieve this by redeveloping this detrimental use into a multi-family, mixed-use project on Main Street and provide units that are not typically found in the neighborhood.





The above photos of recently delivered projects, Moda on Main and The Edith, which are larger townhome units, comprise most of the new housing stock in this neighborhood. The rezone would allow for something different — more efficient residential units above ground floor retail, which will deliver a more varied housing stock to the neighborhood.

- 2) Support the development of new or underutilized housing types that meet the unique needs of the City's diverse population and improve housing choices into the future.
 - a) The proposed rezone would provide more housing types not typically found in this neighborhood and in so doing, increase housing choices for a wider range of people in this neighborhood.
- 3) Promote transit-oriented development, walkable communities and models that decrease the need for cars or parking stalls.
 - a) Leveraging this TOD site into a mixed-use project that increases the walkability of Main Street would accomplish this Priority.

Ballpark Area Plan (Draft)

- While we understand that the Ballpark Area Plan has not been officially adopted yet, we believe it's important to plan for the future. This project is in the 'Main Street Character Area' of the recently released draft Ballpark Station Area Plan, of which is defined by the presence of small local businesses, a generally pleasant pedestrian and bike environment, and medium-density residential buildings. New development should focus on maintaining the scale, walkability and bikability of the neighborhood.
 - This project will implement the intent of the Main Street Character Area by:
 - Creating ground floor commercial space for local businesses
 - Creating a vibrant pedestrian experience through activation and design including:
 - Street trees
 - ADA accessible
 - Human scaled building frontages

- Pedestrian level street lighting
- Store fronts, office windows, and windows on homes facing the street
 - Enhancing the walkability and bikability of Main Street through design, gentle density and a mix of uses.
- The Ballpark Area Plan (Draft) also calls out for reduced setbacks on the west side of Main Street to be equal with the setbacks on the east side of Main Street to create a more uniform urban wall and public realm.

Our team is interested in executing a Development Agreement with the City to ensure the public benefits of off-street parking, human scaled street frontages and ground floor commercial space are incorporated in the new project.

This request, if approved, will amend the zoning map, future land use map in the master plan and amend the text of the zoning ordinance.

Kindest regards,



James Alfandre
Founding Principal
Urban Alfandre, LLC
650 South 500 West #188
Salt Lake City, UT 84103



The above is a precedent image to show an example of street activation and sensitivity to massing.



November 12, 2021

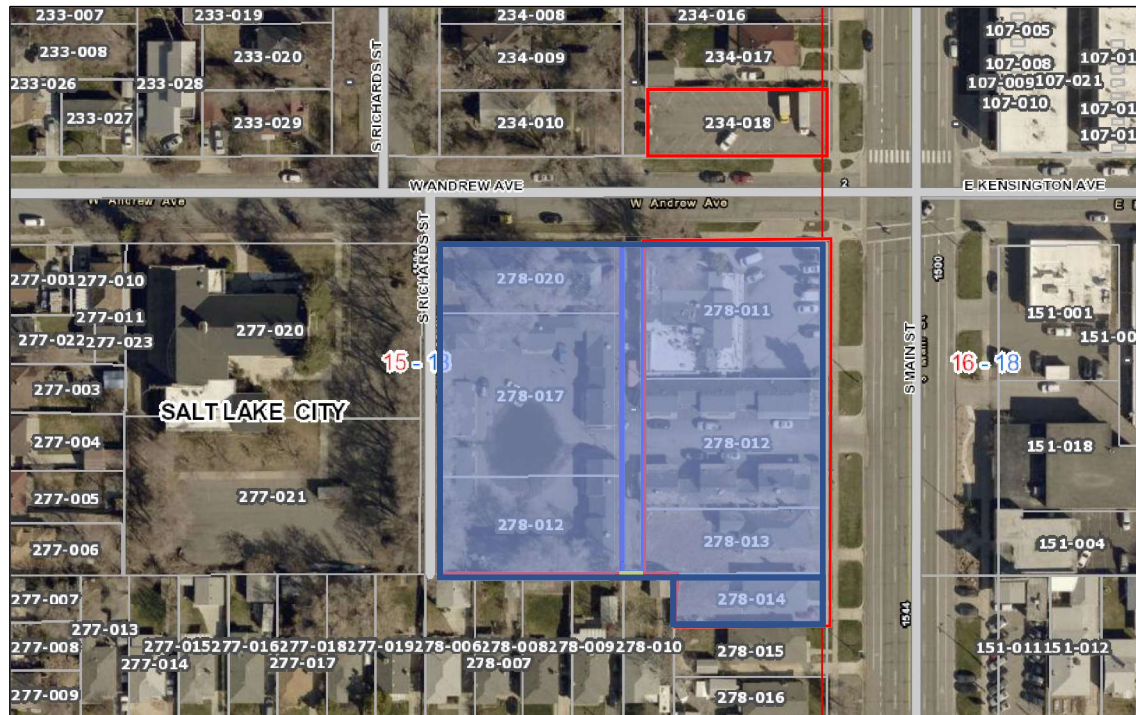
RE: Zoning Amendment for 1550 South Main Street Assemblage

Summary

- Urban Alfandre (UA) is the contract purchaser of an approximately 2 acre site with direct frontage on Main Street and Andrew Avenue (exact parcel numbers shown below).
- UA is requesting to re-zone the property from CC to FBUN-2 Corner Lot with a voluntary development agreement to add off-street parking within the building and massing that is sensitive to the adjacent parcels.
- We believe FBUN-2 Corner Lot is the appropriate zone for the following reasons:
 - The height of the proposed zone (65 ft) allows for maximum flexibility to achieve the following design goals: 1) add sufficient off-street parking in the building; 2) design ground floor retail with appropriate height;
 - It is where we should be adding density – located within a 10 minute walk to the 1300 S TRAX station which allows residents to enjoy transportation optionality and not be dependent on a car
 - It conforms with the proposed Ballpark master plan of activation, retail, and density near transit
- The current CC zone limits the height of our intended use to 45 ft which is insufficient for off-street parking and retail on the ground floor.
- The current use of the Main Street Motel is one that brings significant and recurring crime to the neighborhood. The neighborhood stakeholders have all expressed strong desire to see this use go away. Our intended use of a mixed-use residential and retail building will activate the street and help make the entire neighborhood safer.

Report

We are pleased to submit this application to amend the current zoning from CC to FBUN-2 Corner Lot at the properties highlighted below in blue, located at approximately 1550 S Main Street, which is currently the Main Street Motel.



The parcel numbers are: 15132780200000, 15132780170000, 15132780120000, 15132780110000, 15132780120000, 15132780130000, 15132780140000 and the city-owned alley bifurcating these parcels.

The **purpose** of this amendment is to redevelop this blighted, crime-ridden property into a mixed-use project that would add housing not typically found in this neighborhood and neighborhood-scaled commercial to this portion of Main Street, a major commercial thoroughfare, just blocks from downtown and a ½ mile to the Ballpark TRAX.

A description of the proposed use of the property being rezoned is as follows:

Our vision for this property is to rezone it from Commercial Corridor (CC) to FBUN-2 Corner Lot for the following reasons:

- 1) Proximity to TRAX and location on a prominent corner of Main St — a major corridor connecting into downtown. This property is within a ½ mile from the Ballpark TRAX stop, categorizing this location as a Transit-Oriented Development (TOD). The following are benefits of successful Transit-Oriented Developments:
 - Create compact development within an easy walk of public transit and with sufficient density to support transit ridership

- Establish a hierarchy of transportation which places the pedestrian first, bicycle second and auto third.
- Create active places and livable communities that service daily needs and where people feel a sense of belonging and ownership.
- Incorporate retail into a development if it is a viable use at the location. Ideally drawing customers both from both the TOD and a major street.
- TOD strengthens urban development but also helps manage future regional growth by encouraging growth to occur where the existing infrastructure is best suited to address it. The benefits of this type of development include:
 - More residents living close to commercial areas to support a strong, local oriented economy.
 - This reduces the overall cost of development and reduces negative environmental impacts on air and water quality while creating community oriented public places.
- By optimizing land use and accessibility, Transit-Oriented Development decreases traffic congestion, improves air quality and public health, lowers the cost of living, and makes opportunities more accessible. (<http://tod.org/>)
- Encourage the stabilization and revitalization of existing neighborhoods, as new uses are designed to support existing neighborhood characteristics
 - The stabilization of these parcels is an important part of making this neighborhood safer to walk and take transit.

- 2) To add density and a mix of uses, in an appropriate scale, that contemplates future growth of adjacent properties within the current zoning. Five-story, well designed mixed-use buildings which are massed correctly, are appropriate for these parcels which are situated on a prominent corner of Main Street which is a major commercial corridor connecting the densest part of downtown, which is just a couple blocks away, to the heart of the Ballpark neighborhood.

The neighborhood recently went through a zoning change to preserve single family homes on the interior streets to accommodate more density on the main corridors of Main Street and 1700 South. This proposal is compatible with this neighborhood objective.



(Image 1)

Image 1 shows the transition of Main Street from Downtown, where our City's densest buildings are found, just a couple of blocks north, to past 2100 South and the start of South Salt Lake. FBUN-2 will serve as a transition zone of gentle density between Downtown, the Ballpark Area which will become much more dense, according to the Ballpark Area Plan (Draft), and downtown South Salt Lake.

The purpose of a Transition Area as described by the Salt Lake City TOD Documents is:

- to provide a moderate level of land development intensity that incorporates the principles of sustainable transit oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas are generally located within a one-half (½) mile from the station platform, but may vary based on the character of the area. Transition areas typically serve the surrounding neighborhood; include a broad range of building forms that house a mix of compatible land uses. The minimum desired density is ten (10) dwelling units per acre. Commercial uses may include office, retail, restaurant and other commercial land uses that are necessary to create mixed use neighborhoods. Commercial uses can be clustered around intersections and along block faces to create neighborhood nodes.

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trajectory of our city and the lack of housing options it is only a matter of time before adjacent properties are redeveloped to 45’.

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automobiles, but also denser multifamily housing and commercial space, which would also make this neighborhood more livable for a wider range of people.

2) *To have pedestrians use transit and walk comfortably to services, shopping and recreational opportunities.*

- a) It is important to leverage parcels on major thoroughfares to create smart density to support TRAX and BRT transportation systems. This site is a 10 minute walk to the 1300 South TRAX stop and is considered a transit-oriented site. This zoning amendment is appropriate to this location and will achieve city-wide master plan, housing and TOD goals by redeveloping it in a mixed-use, contextually sensitive way that promotes walkability and vibrancy along a major commercial thoroughfare just blocks from downtown.

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- a) Leveraging this location, which is a 10 minute walk to TRAX, through creating more housing will increase pedestrian accessibility and transit accessibility that will support the employment center of downtown.

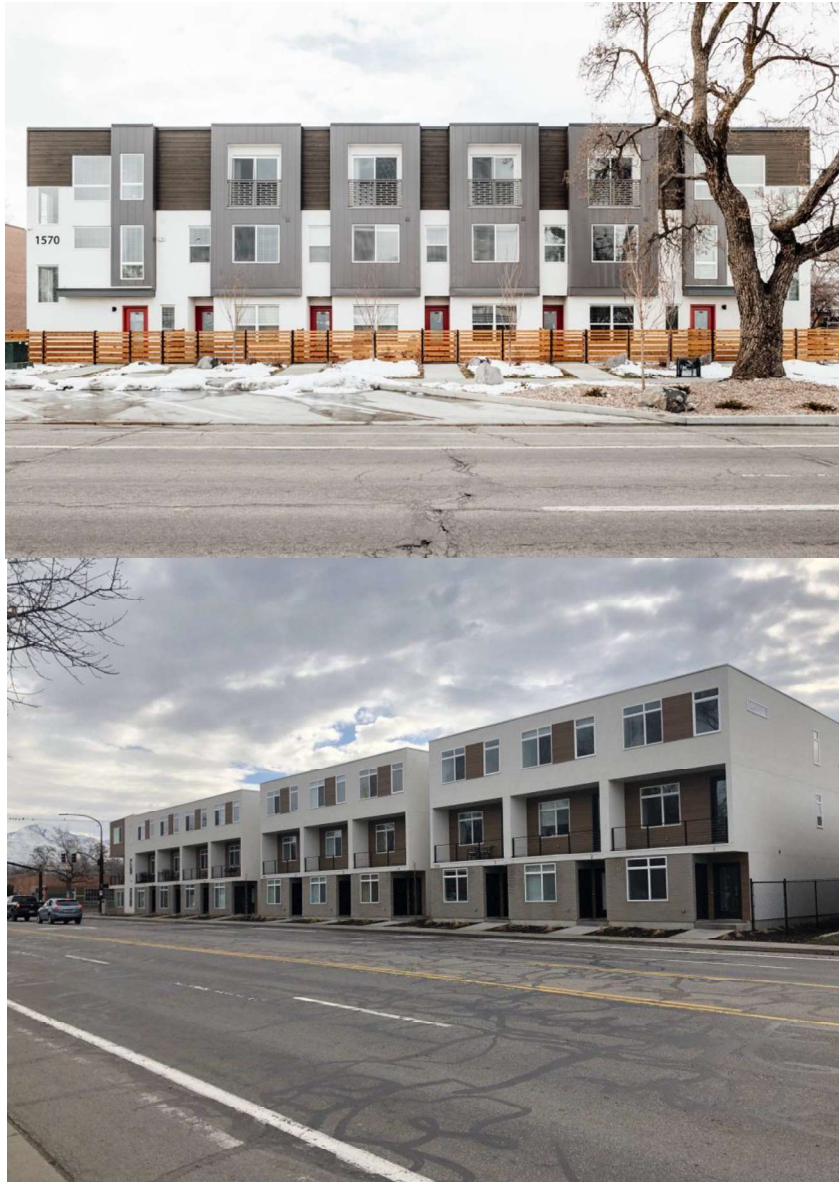
4) *An enhanced built environment that encourages employees to work and live in the Central Community*

- a) Adding housing types not typically found in this neighborhood, in a mixed-use setting, that creates a more vibrant and walkable streetscape, while providing more services within walking distance, creates a vibrant built environment which will attract more people to live and work in this neighborhood.

This zoning amendment will achieve *Salt Lake City Housing Affordability Priorities* by:

1) *Removing barriers which limit housing density, prohibit needed housing types or create excessive developer burden.*

- a) This zoning amendment would achieve this by redeveloping this detrimental use into a multi-family, mixed-use project on Main Street and provide units that are not typically found in the neighborhood.



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Ballpark Area Plan (Draft)

- This project is located in the ‘Main Street Character Area’ of the recently released draft Ballpark Station Area Plan, of which is defined by the **presence of small local businesses**, a generally **pleasant pedestrian** and bike environment, and **medium-density residential buildings**. New development should focus on maintaining the scale, walkability and bikability of the neighborhood.
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Our team is interested in executing a Development Agreement with the City to ensure the public benefits of off-street parking, human scaled street frontages and ground floor commercial space are incorporated in the new project.

This request, if approved, will amend the zoning map.

Kindest regards,



James Alfandre
Founding Principal
Urban Alfandre, LLC
650 South 500 West #188
Salt Lake City, UT 84103



The above is a precedent image to show an example of street activation and sensitivity to massing.

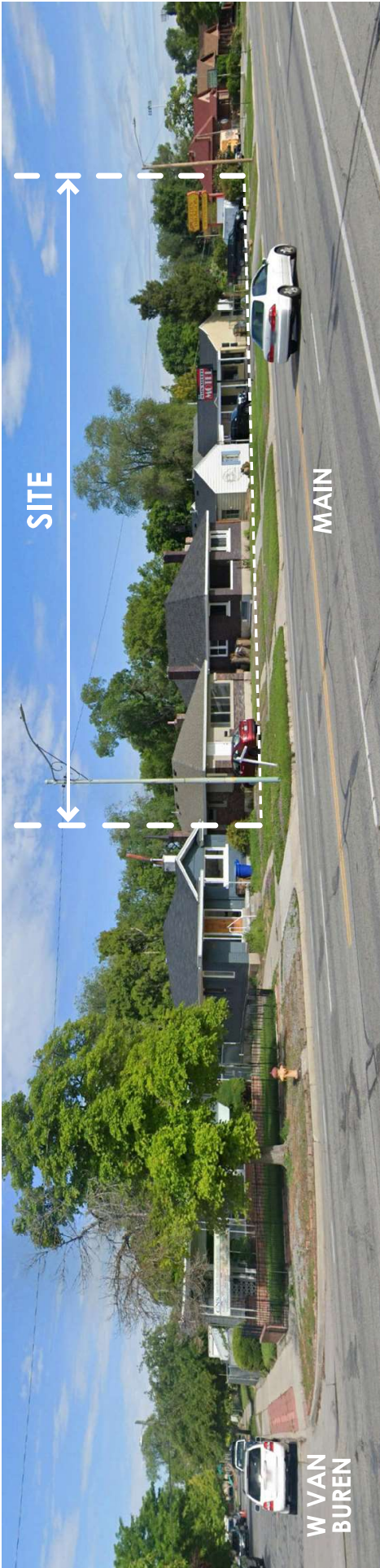
CONTEXT



CONTEXT



MAIN ST. @ ANDREW LOOKING SW



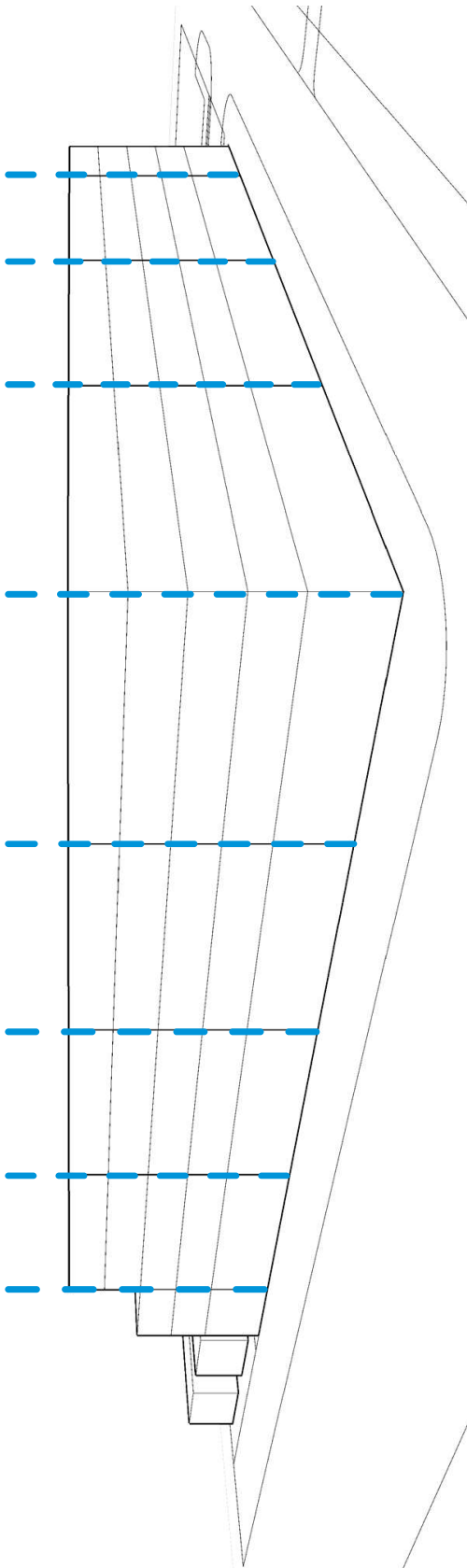
MAIN ST. @ VAN BUREN LOOKING NW

MASSING ANALYSIS

CONTEXTUAL GOAL SMALLER SCALE

STRATEGY

BREAK DOWN FACADE LENGTH TO CREATE A SERIES OF SMALLER BUILDINGS

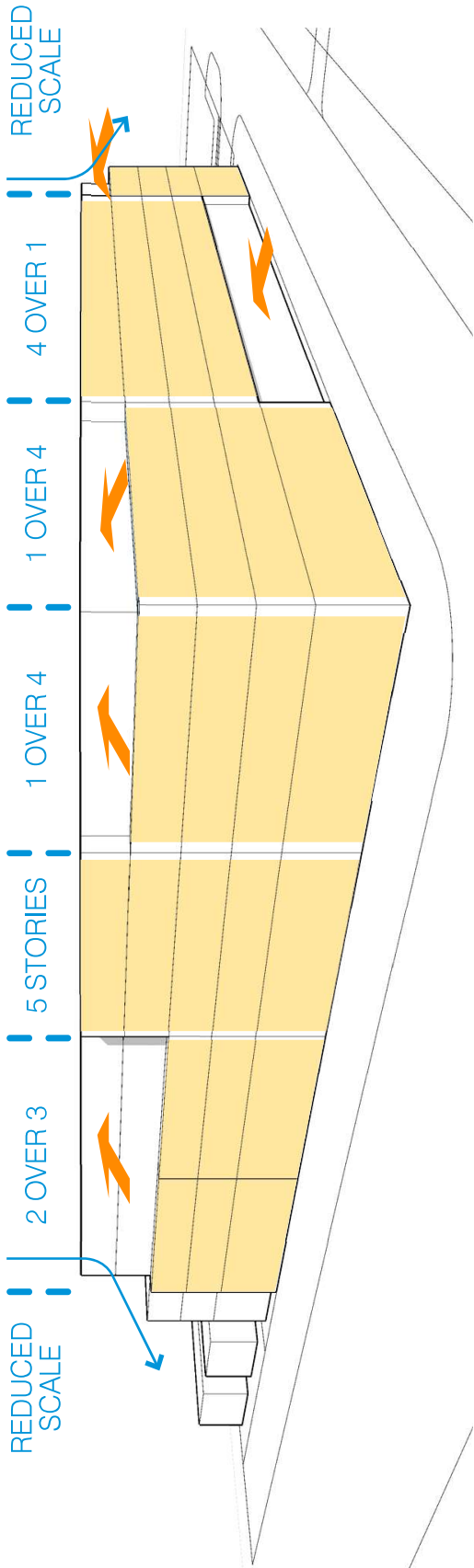


MASSING ANALYSIS

CONTEXTUAL GOAL
REDUCED MASS & HEIGHT

STRATEGY

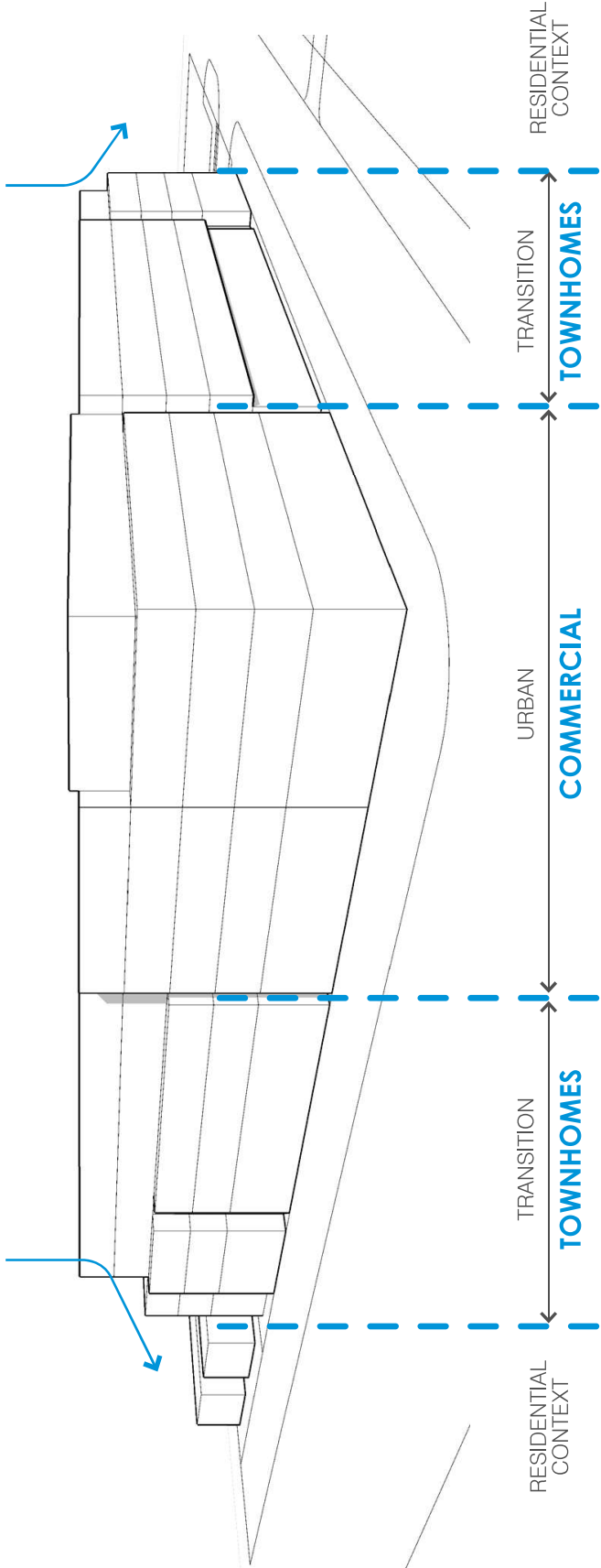
SETBACK AT VARIOUS LOCATIONS TO DIVERSIFY BUILDING MASSES



MASSING ANALYSIS

STRATEGY IMPLEMENTATION

ALIGNMENT WITH UNITS
PROPORTION & SCALE
PUBLIC REALM SEQUENCE



DESIGN APPROACH

PRECEDENTS

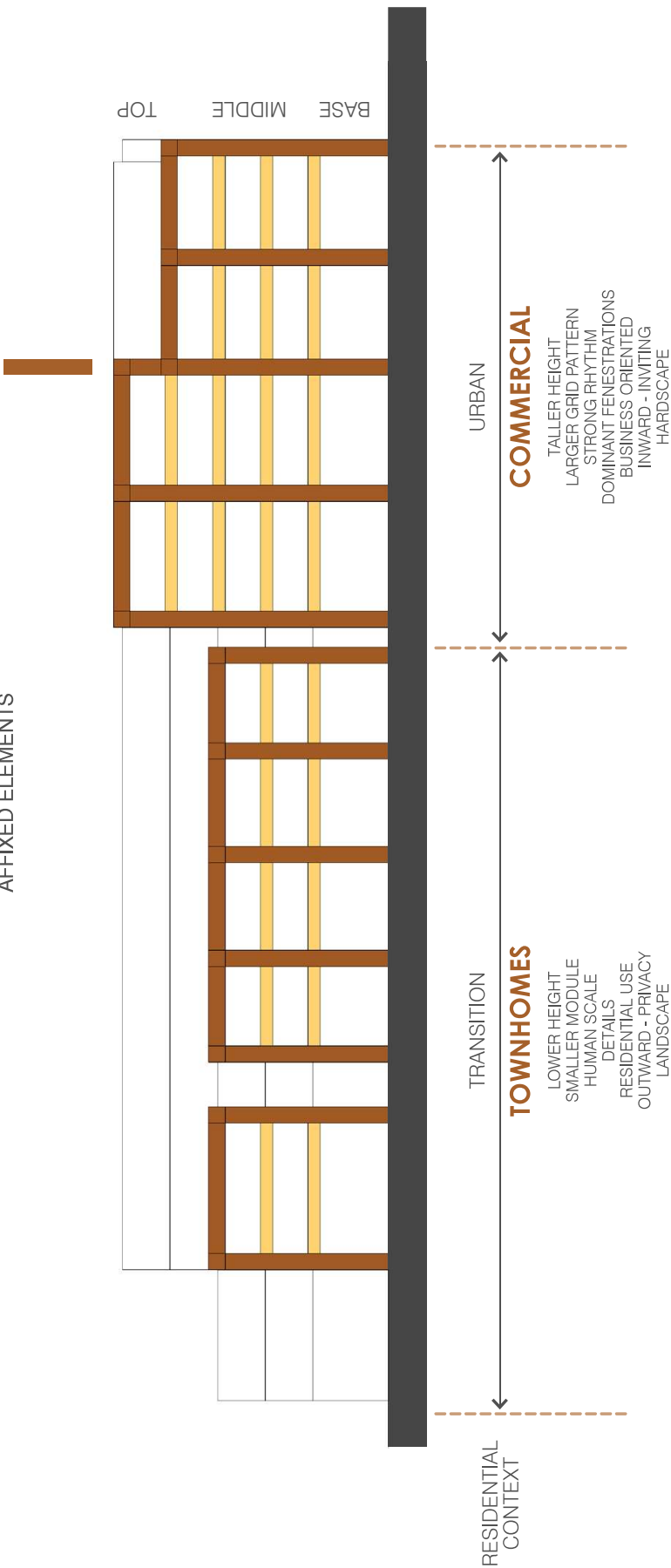


DESIGN APPROACH

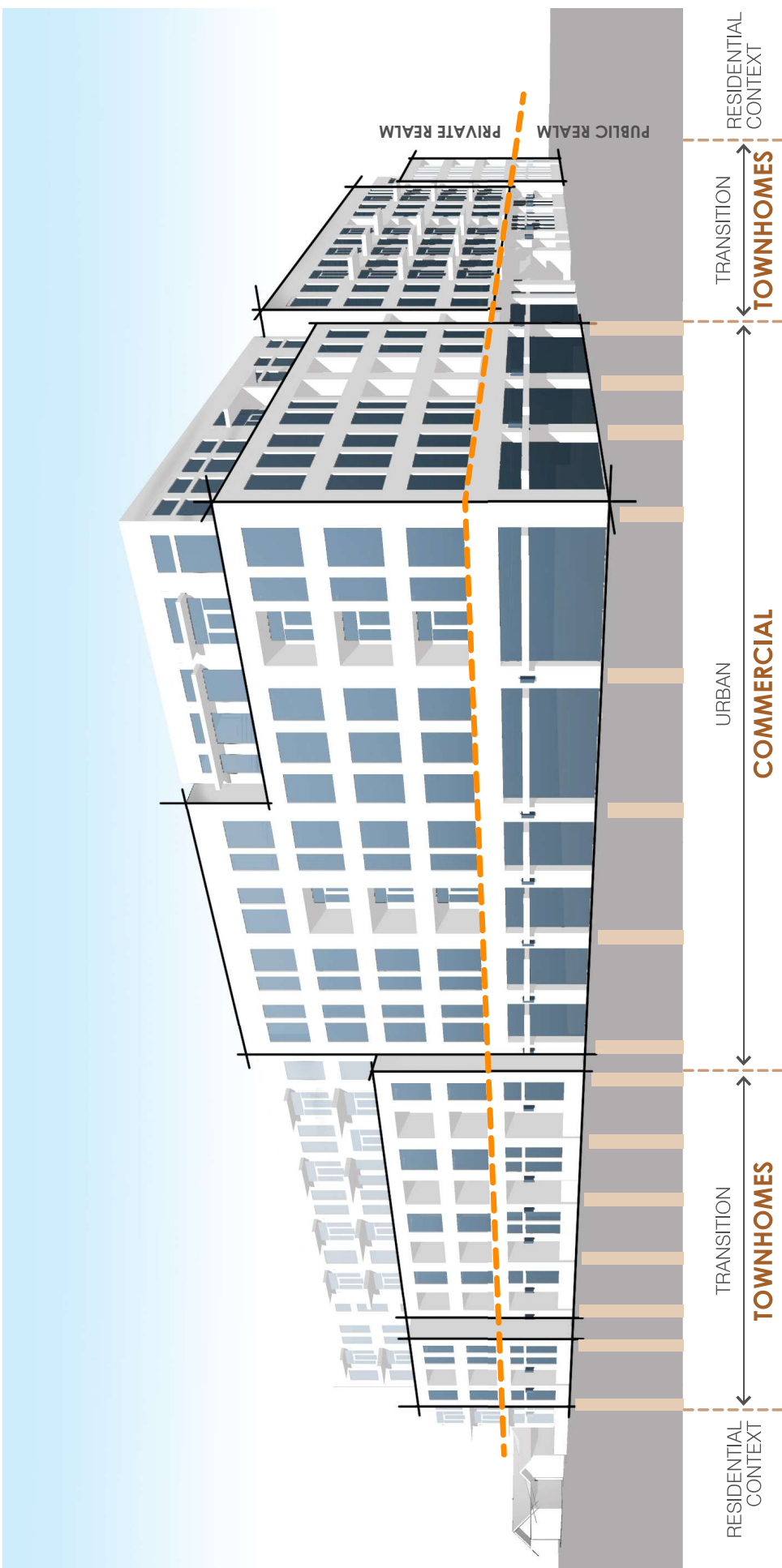
WAREHOUSE TYPOLOGY

- STRONG REPETITION
GRID & MODULE
- ADAPTIVE REUSE
- CONTROLLED DISORDER
- AFFIXED ELEMENTS

UNIFORM PRIMARY COLUMNS
3'-8" BRICK MODULE



DESIGN APPROACH



PRELIMINARY DESIGN ITERATION

MAIN ST FACADE
MODERN WAREHOUSE TYPOLOGY / ADAPTIVE REUSE



PRELIMINARY DESIGN ITERATION

ANDREW AVE. FACADE
MODERN WAREHOUSE TYPOLOGY / ADAPTIVE REUSE



CONTEXTUAL APPROACH



SINGLE FAMILY HOME
TYPOLOGY

- LOWER HEIGHT
- COVERED FRONT PORCH
- ARCHITECTURAL DETAILS
- SETBACK TO RESPECT RESIDENTIAL CONTEXT
- LANDSCAPE

CONTEXTUAL APPROACH



**LOW DENSITY
NEIGHBORHOOD**

LOWER BUILDING HEIGHT
DESCENDING MASS
PERMEABLE CORNER
RESIDENTIAL PUBLIC REALM



Alley Vacation or Closure

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By:

Date Received:

01-26-2022

Project #:

PLNPCM2022-00086

Project Name:

Alley Vacation - Part of Rezone/MP at Approx. 1518 S Main Street - Alfandre

PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Alley:

1500 main street, east of Richards St; west of Main Street; south of Andrew Ave

Name of Applicant:

Urban Alfandre - Stephen Alfandre

Phone:

301-767-5148

Address of Applicant:

650 S 500 W Suite 188 Salt Lake City, UT 84101

E-mail of Applicant:

steve@urbanalfandre.com

Cell/Fax:

3017675148

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☐ Architect

☒ Other: Contract purchaser

Name of Property Owner abutting the alley (if different from applicant):

David Pope

E-mail of Property Owner:

colonialmotel@gmail.com

Phone:

8015779637

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

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email zoning@slcgov.com if you have any questions regarding the requirements of this application.

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.

REQUIRED FEE

Filing fee of \$269

Plus additional fee for required public notices will be assessed after 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:

01/25/2022

SUBMITTAL REQUIREMENTS

Staff Review

☐☒

Please include with the application: (please attach additional sheets electronically)

1. A letter explaining why you are requesting this alley vacation or closure.
2. A Sidwell map showing the area of the proposed alley vacation or closure. On the map please:
 - a. Highlight the area of the proposed alley vacation or closure.
 - b. Indicate with colored dot the property owners who support the petition.
 - c. Submit a digital (PDF) copy of the map.
3. A written description with measurements of the proposed alley vacation or closure.
 - A final legal description prepared by a licensed engineer will be required later.
4. The name, address and signatures of all abutting property owners who support the petition.
 - Petition must include the signatures of no less than 80% of the abutting property owners.
 - Signatures should be from the property owners and not from the property renters.
 - You may use the form attached to this application or provide your own form with signatures.

WHAT IS AN ALLEY VACATION OR CLOSURE?

As part of the subdivision process, early developers were required to create alleys which were then deeded to the City. They were used for coal delivery, garbage pickup and other services. They also allowed access to garages. Today, the City is officially the owner of these alleys. In situations where it can be demonstrated that there is an over-riding public purpose for vacating the alley, the City may relinquish its property interest in the alley.

When an alley is next to or abuts a single family or duplex residential property, the City **vacates** the alley, divides it in half, and the property is conveyed to the abutting property owners. If an alley is next to or abuts a non-residential, or multifamily residential (3 or more dwelling units) property, the City may **close** the alley and then **sell** the land at fair market value to the abutting property owners.

WHAT THE CITY CONSIDERS BEFORE VACATING OR CLOSING AN ALLEY [Section 14.52.020](#)

1. The City police department, fire department, transportation division, and all other relevant City departments have no reasonable objection to the proposed disposition of the property;
2. Granting the petition will not deny sole access or required off-street parking to any property adjacent to the alley;
3. Granting the petition will not result in any property being landlocked;
4. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;
5. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;
6. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and
7. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



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

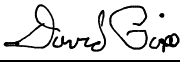
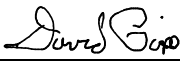
PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:
Urban Alfandre - Stephen Alfandre

Address of Applicant:
650 S 500 W Suite 188 Salt Lake City, UT 84101

Date:
01/25/2022

As an owner of property adjacent to the alley, I agree to the proposed vacation or closure. I understand that if my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

Print Name	Address	Signature	Date
David Pope	1530 S Main Street Salt Lake City UT 84115		1/25/2022
Four Holdings, Inc	1530 S Main Street Salt Lake City UT 84115		1/25/2022
Four Holdings, Inc	1518 S Main Street Salt Lake City, Ut 84115	"See signature above"	
David Pope	1540 S Main Street Salt Lake City	"See signature above"	
David Pope	1546 S Main Street Salt Lake City UT 84115	"See signature above"	
Four Holdings, Inc	1515 S Richards Street Salt Lake City UT 84115	"See signature above"	
John R and Mary J Hargreaves	18 W Van Buren Ave Salt Lake City 84115		
Thelma Castaneda; Tammy Dryer	22 W Van Buren Ave Salt Lake City UT 84115		



Master Plan Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Received By: Trevor	Date Received: 01/19/2022	Project #: PLNPCM2022-00065
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Name of Master Plan Amendment: **MP Amendment for Copley Row Rezoning Petition**

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1518, 1530, 1540, 1546 S Main & 1515 S Richards St

Name of Applicant: Urban Alfandre	Phone: 801 215-9193
--------------------------------------	------------------------

Address of Applicant:
650 S 500 W SLC, UT 84101

E-mail of Applicant: james@urbanalfandre.com	Cell/Fax: 202-251-5059
---	---------------------------

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other: Contract Purchaser

Name of Property Owner (if different from applicant):

David Pope

E-mail of Property Owner:	Phone:
---------------------------	--------

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

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email zoning@slcgov.com if you have any questions regarding the requirements of this application.

REQUIRED FEE

Filing fee of **\$1008** plus **\$121** per acre in excess of one acre.

\$100 for newspaper notice.

Plus, additional fee for mailed public notices. Mailing fees will be assessed after 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:

1/17/22

SUBMITTAL REQUIREMENTS

Staff Review

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

☐☒

Describe the proposed master plan amendment.

☐☒

A statement declaring the purpose for the amendment.

☐☒

Declare why the present master plan requires amending.

☐☒

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

☐☒

Is the request amending the text of the master plan?
If so, please include exact language 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

JLA 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.



Zoning Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Received By:

Anna

Date Received:

11/19/2021

Project #:

PLNPCM2021-01191

Name or Section/s of Zoning Amendment:

Zoning Map Amendment for several properties - CC and R-1/5000 to FB

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

1518, 1530, 1540, 1546 S Main & 1515 S Richards St

Name of Applicant:

Urban Alfandre

Phone:

801 215-9193

Address of Applicant:

650 S 500 W SLC, UT 84101

E-mail of Applicant:

james@urbanalfandre.com

Cell/Fax:

202 251-5059

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other:

Name of Property Owner (if different from applicant):

David Pope

E-mail of Property Owner:

Phone:

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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 **\$1,075** plus **\$121** per acre in excess of one acre

Text Amendment: filing fee of **\$1,075**, 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:

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

JLA 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.

4. Mailing List

OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STATE	OWN_ZIP
DONALD E GOWEN; LAUREN VAN OS GOW	1487 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
ADAM ANDERSON; AMANDA ANDERSON (1493 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
ANDREW CAMPBELL ROWLAND	1476 S RICHARDS ST		SALT LAKE CITY	UT	84115
CLAYTON R TAYLOR; SHELBI E A MECHAM (1482 S RICHARDS ST		SALT LAKE CITY	UT	84115
KETTLE CREEK PROPERTIES, LLC	13087 S 1300 W		RIVERTON	UT	84065
DORIS MIDDLETON; FLORENCE SWARTZ (J	1494 S RICHARDS ST		SALT LAKE CITY	UT	84115
DEBORAH ALLRED; JAMIE TINGEY (JT)	1501 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
EQUITY TRUST COMPANY; IRA FOR AMBEF	1 EQUITY WY		WESTLAKE	OH	44145
THUPTEN KUNGA; PHURBU DOLMA (JT)	64 W ANDREW AVE		SALT LAKE CITY	UT	84115
ZACHARY TALLEY	1500 S RICHARDS ST		SALT LAKE CITY	UT	84115
ANTHONY LUIS HYMAS; JULIE ANN HYMAS	1475 S RICHARDS ST		SALT LAKE CITY	UT	84115
TERRELL BODILY; SHELLEY BODILY (JT)	1481 S RICHARDS ST		SALT LAKE CITY	UT	84115
TIMOTHY JENNINGS-HILL	1487 S RICHARDS ST		SALT LAKE CITY	UT	84115
MAKI YAMAGATA	1491 S RICHARDS ST		SALT LAKE CITY	UT	84115
KMJ UT PROPERTY, LLC	2320 S 2100 E		SALT LAKE CITY	UT	84109
C Z PROPERTIES LLC	1476 S MAIN ST		SALT LAKE CITY	UT	84115
RASHELL C GARCIA	1484 S MAIN ST		SALT LAKE CITY	UT	84115
UTAH OPEN LANDS CONSERVATION ASSO	1488 S MAIN ST		SALT LAKE CITY	UT	84115
JEFFREY SANDSTROM	35 W LAYTON AVE		SALT LAKE CITY	UT	84115
JOHN E OWEN	1517 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
BENJAMIN ROOS; EMMA SHIPLEY (JT)	1525 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
S&CC TR	1531 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
MICHAEL ECCLESTON; KATY WILLIS (JT)	1535 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
WEST TEMPLE, LLC	9443 NE 1ST ST		BELLVUE	WA	98004
BRIANNA TOVAR	1545 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
REBECCA PFEIFFER	1549 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
SHELLY MIERA; JOE MIERA (JT)	1553 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
ROSALEE O GLEED; VERLIN L GLEED (JT)	69 W ANDREW AVE		SALT LAKE CITY	UT	84115
BERT L OWEN; ROSINA G OWEN	69 W ANDREW AVE		SALT LAKE CITY	UT	84115
SIGILFREDO GONZALEZ	70 W VAN BUREN AVE		SALT LAKE CITY	UT	84115
MICHAEL KUNDE	64 W VAN BUREN AVE		SALT LAKE CITY	UT	84115
RUBY L THOMAS	60 W VAN BUREN AVE		SALT LAKE CITY	UT	84115
HOLLY D ADAMS	50 W VAN BUREN AVE		SALT LAKE CITY	UT	84115
G LEROY VAN DER MEYDEN; TERRY L VAN	46 W VAN BUREN AVE		SALT LAKE CITY	UT	84115
KENNETH MCENTIRE	42 W VAN BUREN AVE		SALT LAKE CITY	UT	84115
FAITH TEMPLE PENTECOSTAL CHURCH	1510 S RICHARDS ST		SALT LAKE CITY	UT	84115
JILL A GAHLSDORF; TYLER J KOLL (TC)	1521 S WESTTEMPLE ST		SALT LAKE CITY	UT	84115
BRANDON M GREGERSEN	36 W VAN BUREN AVE		SALT LAKE CITY	UT	84115
CHRISTOPHER D PATTERSON	32 W VAN BUREN AVE		SALT LAKE CITY	UT	84115
THELMA M CASTANEDA; TAMMY THERESA	22 W VAN BUREN AVE		SALT LAKE CITY	UT	84115

JOHN R HARGREAVES; MARY J HARGREAVI	18 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
FOUR HOLDINGS INC	1530 S MAIN ST			SALT LAKE CITY	UT	84115
DAVID POPE	1530 S MAIN ST			SALT LAKE CITY	UT	84115
MICHELLE CHAMPNEYS	1550 S MAIN ST			SALT LAKE CITY	UT	84115
DMCR TRUST	2208 S 600 E			SALT LAKE CITY	UT	84106
NICOLE E HATCH; AMY L HATCH (JT)	69 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
ANDREW B SODERBORG TRUST 2/13/2020	56 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
MADDOX FAMILY TRUST 10/24/2018	8250 S 1950 W			WEST JORDAN	UT	84088
ANDREW B SODERBORG TRUST 2/13/2020	56 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
PATRICK J BOURQUE	45 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
CHARLES G WRIGHT; NANCY WRIGHT (JT)	41 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
MEGAN V TOWNSEND	35 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
SAMUEL BEAN OWEN	31 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
DENNIS BUSCH	27 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
BEN JENSEN; KENDRA JENSEN (JT)	23 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
LISA LEWIS; ROBERT O LEWIS (JT)	17 W VAN BUREN AVE			SALT LAKE CITY	UT	84115
MICHELLE C RODRIGUEZ; LYDIA F PORTER	1570 S MAIN ST			SALT LAKE CITY	UT	84115
JF 1500 MAIN, LLC	1570 S MAIN ST			SALT LAKE CITY	UT	84115
COLIN YOUNG	1570 S MAIN ST			SALT LAKE CITY	UT	84115
JF 1500 MAIN, LLC	470 S 1300 E			SALT LAKE CITY	UT	84102
JF 1500 MAIN, LLC	1570 S MAIN ST			SALT LAKE CITY	UT	84115
KDMD LLC; RYAN H DOUGHERTY	1570 S MAIN ST			SALT LAKE CITY	UT	84115
1500 MAIN HOMEOWNERS ASSOCIATION	1216 W LEGACY CROSSING BL			CENTERVILLE	UT	84014
WENDY H FINLAYSON	1582 S RICHARDS ST			SALT LAKE CITY	UT	84115
RICHARDS STREET INVESTMENTS, LLC	3920 S ALBERLY WY			HOLLADAY	UT	84124
1588 MAIN INVESTMENT, LLC	1586 E FULLER DR			MILLCREEK	UT	84124
CONDIE MAIN STREET HOLDINGS LC	4625 W 4100 S			WEST VALLEY	UT	84120
BRIINDER SINGH	976 E FOURTH AVE			SALT LAKE CITY	UT	84103
OSTROWSKI PEARCE LIVING TRUST 05/05/	15 E KENSINGTON AVE	#A		SALT LAKE CITY	UT	84115
LONDON REID YOKERS	15 E KENSINGTON AVE # B			SALT LAKE CITY	UT	84115
TREVOR L SMITH	15 E KENSINGTON AVE	#C		SALT LAKE CITY	UT	84115
BEENISH MANNAN; FAHIM RAHIM (JT)	2850 SUMMIT DR			POCATELLO	ID	83201
CLAIRE PETERSON	15 E KENSINGTON AVE	#E		SALT LAKE CITY	UT	84115
JENNIFER M MCGLAMERY TRUST 11/23/20	15 E KENSINGTON AVE	#F		SALT LAKE CITY	UT	84115
CODY L PETERSEN; EVGENIYA TSIBINA (TC)	15 E KENSINGTON AVE	#G		SALT LAKE CITY	UT	84115
SAHIBA SINGH	15 E KENSINGTON AVE	#H		SALT LAKE CITY	UT	84115
TAYLOR B LUNDQUIST; LISA K LUNDQUIST	15 E KENSINGTON AVE	#J		SALT LAKE CITY	UT	84115
KYLE UHLIG; ANAHI NALLELI VILLEGAS	15 E KENSINGTON AVE	#K		SALT LAKE CITY	UT	84115
DANIEL HOUPT AND SHAWNA CUAN TRUS	15 E KENSINGTON AVE	#L		SALT LAKE CITY	UT	84115
NATHAN R SASE; SKYLAR J TALBOT (JT)	15 E KENSINGTON AVE	#M		SALT LAKE CITY	UT	84115
JAMES PATTON	15 E KENSINGTON AVE	#N		SALT LAKE CITY	UT	84115

TUNG X LAM	15 E KENSINGTON AVE	#P	SALT LAKE CITY	UT	84115
TANNER SCHREYER	15 E KENSINGTON AVE	#Q	SALT LAKE CITY	UT	84115
VILMA STIRBYTE; MARIO ENRIQUE VARGA 910 E MICHAEL MILL PL			MILLCREEK	UT	84106
CLAYTON BANASIK	15 E KENSINGTON AVE	#S	SALT LAKE CITY	UT	84115
TREVOR PLETT	15 E KENSINGTON AVE	#T	SALT LAKE CITY	UT	84115
APHICO, LLC	1055 E LAFAYETTE ST		SANDY	UT	84094
AMANDA HARPER; PATRICK STEENBURG (J15 E KENSINGTON AVE		#V	SALT LAKE CITY	UT	84115
M15 LOFTS CONDOMINIUM ASSOCIATION 927 S STATE ST			SALT LAKE CITY	UT	84111
SAGE FARM PROPERTIES LLC	465 E EVESHAM DR		MURRAY	UT	84107
UTAH AUTISM HOLDING COMPANY, LLC	1537 S MAIN ST		SALT LAKE CITY	UT	84115
MESA DEVELOPMENT INC	PO BOX 828		SANDY	UT	84091
BOHNER TRUST 02/25/2019	2636 S HARTFORD ST		SALT LAKE CITY	UT	84106
DOUGLAS KAY BOHNER	1524 E LOGAN AVE		SALT LAKE CITY	UT	84105
JIM KATSANEVAS	1817 E MYSTIC HILLS LN		COTTONWOOD HT:	UT	84093
BRENT DAVIS; PILAR I DAVIS (JT)	9 E BRYAN AVE		SALT LAKE CITY	UT	84115
DANNY & MARY GARCIA TRUST 07/18/199 1993 W FARM RIDGE RD			TAYLORSVILLE	UT	84129
JESSY HUYNH	17 E BRYAN AVE		SALT LAKE CITY	UT	84115
NATHAN CRAM; STEPHANIE ARCENEAUX (21 E BRYAN AVE			SALT LAKE CITY	UT	84115
LITTLEBIRL, LLC	2425 E MICHIGAN AVE		SALT LAKE CITY	UT	84108
CONTINENTAL BUILDING CO.	PO BOX 460169		HOUSTON	TX	77056
Current Occupant	1487 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1493 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1490 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1501 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	68 W ANDREW AVE		Salt Lake City	UT	84115
Current Occupant	1499 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1492 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1496 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1498 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1517 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1525 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1531 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1535 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1541 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1545 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1549 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1553 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	67 W ANDREW AVE	NFF1	Salt Lake City	UT	84115
Current Occupant	1530 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1521 S WEST TEMPLE ST		Salt Lake City	UT	84115
Current Occupant	1523 S WEST TEMPLE ST	NFF	Salt Lake City	UT	84115

Current Occupant	1518 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1540 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1546 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1556 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1515 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	65 W VAN BUREN AVE		Salt Lake City	UT	84115
Current Occupant	57 W VAN BUREN AVE		Salt Lake City	UT	84115
Current Occupant	55 W VAN BUREN AVE		Salt Lake City	UT	84115
Current Occupant	49 W VAN BUREN AVE		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 107		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 108		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 109		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 110		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 111		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 106		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 105		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 104		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 103		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 102		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST # 101		Salt Lake City	UT	84115
Current Occupant	1570 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1585 S RICHARDS ST		Salt Lake City	UT	84115
Current Occupant	1588 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1479 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1496 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	15 E KENSINGTON AVE	#B	Salt Lake City	UT	84115
Current Occupant	15 E KENSINGTON AVE	#D	Salt Lake City	UT	84115
Current Occupant	15 E KENSINGTON AVE	#R	Salt Lake City	UT	84115
Current Occupant	15 E KENSINGTON AVE	#U	Salt Lake City	UT	84115
Current Occupant	15 E KENSINGTON AVE		Salt Lake City	UT	84115
Current Occupant	1515 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	16 E KENSINGTON AVE		Salt Lake City	UT	84115
Current Occupant	1534 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1540 S MAJOR ST		Salt Lake City	UT	84115
Current Occupant	1555 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	11 E BRYAN AVE		Salt Lake City	UT	84115
Current Occupant	1533 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	1575 S MAIN ST		Salt Lake City	UT	84115
Current Occupant	16 E BRYAN AVE		Salt Lake City	UT	84115
Salt Lake City Planning - David Gellner	PO BOX 145480		Salt Lake City	UT	84114

5. Written Comments Received after the Staff Report was Published

Gellner, David

From: Lisa Lewis <[REDACTED]>
Sent: Friday, July 15, 2022 10:59 AM
To: Gellner, David
Subject: (EXTERNAL) 1550 S Main St Rezoning

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Gellner,

The parcels the development will cover currently include retail, wholesale, and affordable apartments. How many apartments will be affordable with this development? Will it include retail/ wholesale on the Main Street frontage? I ask that the council considers the existing tenants of the parcels, and their neighbors.

Thanks! I'm planning to attend the meeting on the 27th.

Sincerely,

Lisa Lewis

[REDACTED] W Van Buren Avenue

Additional Public Comments from Ballpark CC and Residents – 07/19/2022

*On Tue, Jul 19, 2022 at 10:32 PM Amy J. Hawkins <[REDACTED]> wrote:
Hello David Gellner and the Planning Division,*

I attempted to forward some of the correspondence our neighborhood has recently exchanged with Urban Alfandre regarding management of other nearby property in the Ballpark neighborhood. Unfortunately it bounced back due to file size restrictions. I and other surrounding residents often sent photos of evidence of our current situation. I am sorry that the photos won't make it into the report to be considered by members of the Planning Commission, but hopefully the amount and tone of the correspondence will still convey some of the important information.

It is also important to note that despite what surrounding residents have been told, as of the time that I am writing this email, the buildings at 1450 S. Main Street are still standing and have yet to be demolished. The surrounding neighborhood no longer believes that Urban Alfandre will be honest or transparent with them regarding timelines or expectations regarding this or other properties in the neighborhood. This is unfortunate.

Dear David Gellner, the Salt Lake City Planning Division, and Members of the Planning Commission,

As we approach next week's public hearing for the **1550 S Main Street Assemblage Zoning Map, Master Plan, Zoning Text Amendments, and Alley Vacation**, I am passing along some of the recent correspondence between residents in the Ballpark neighborhood and Urban Alfandre concerning another property assemblage of theirs one block to the north, at approximately 1450 S. Main Street. We are still waiting for the buildings on this property to be demolished. While we wait, these unsecured properties have attracted a considerable amount of drug dealing, sex work, bike chop shops, and camping, causing the surrounding residents a great deal of stress. While there is currently fencing around the property, it is not secure (as evidenced by the shopping carts that appear on the other side of the fencing). Many emails to the property owners, Urban Alfandre, have gone unanswered for days, or have never been answered at all.

It is deeply concerning to the residents of the Ballpark neighborhood that we have experienced problems with these properties as they have been vacated and turned over to Urban Alfandre. Prior to being owned by Urban Alfandre, these properties were occupied by a used car lot, a dog car care business, and a closed electronics store, and were not extremely troubled properties. **In contrast, the 1550 S. Main Street Assemblage properties that they wish to acquire and rezone include the Main Street Motel, one of Salt Lake City's most troubled and crime-ridden properties.** The Main Street Motel is a notorious low budget motel that has often been the site of sex work, domestic abuse, drug sales and use, and has been involved with several recent homicides in our neighborhood in the past few years.

If Urban Alfandre cannot responsibly manage the transitioning of an unproblematic used car lot and dog day care without causing such a dramatic uptick of crime to the surrounding neighborhood, they should not be allowed to manage the transition of one Salt Lake City's most troubled properties. The consequences for the neighborhood will not be trivial. Given the history of the property and the Salt Lake Police Department SWAT team that has had to visit this year while it has been occupied and

managed, it is not an exaggeration to say that human lives will be at risk during any gap between its current style of management and complete demolition.

I welcome my other Ballpark neighbors to submit further comments about their experience in our neighborhood to zoning@slcgov.com and David.Gellner@slcgov.com while Urban Alfandre has been responsible for managing the unoccupied 1450 S. Main Street properties.

Sincerely,
Amy J. Hawkins, PhD
Chair, Ballpark Community Council
facebook.com/BallparkCC/

From: Jeff Sandstrom <[REDACTED]>
Date: July 8, 2022 at 7:54:02 AM MDT
To: James Alfandre <[REDACTED]>
Cc: Amy Hawkins <[REDACTED]>
Subject: Security breach

Good morning James.

On my morning walk, I noticed that the fences have been breached both on main street and on the Alley side of your property. I saw a homeless person leaving through the front fence in front of the dog building, they have simply pulled the post out of the ground and opened the fence. They have a shopping cart inside. Plus, you might check the security of the dog building it almost appears that someone could be Camping inside with a blanket in the interior doorway. In the back alley, part of the new fence has been Opened to expose a hole in the old fence.

Thanks, Jeff Sandstrom

On Thu, Jun 30, 2022 at 6:27 PM John Allison <[REDACTED]> **wrote:**

Hey James,

We are looking forward to that new, no trespassing signs and fence going up tomorrow. I just took a picture of some folks camping out in the alley rummaging through the trash inside the current fence boundaries.

Thanks,
John

On Tue, Jun 28, 2022, 2:58 PM James Alfandre <[REDACTED]> **wrote:**

John,

Thanks for the update. The 'No Trespassing' signs will be added this afternoon, and more cleanup will continue throughout the week. Construction perimeter fencing is being installed on Friday.

— James

On Tue, Jun 28, 2022 at 1:38 PM John Allison <[REDACTED]> wrote:
Hi James,

It looks like some clean up has happened at your property and the homeless camp has finally been removed. We also look forward to you adding the city approved "no trespassing" signs so this doesn't happen again while the property gets redeveloped into much needed new housing.

I know you've said that there have been delays in the demolition but the faster it can look like the lot at 1700 S and W Temple (pic attached) the better it will be for the community to not have so many people attracted to the empty buildings like a month to a flame. I am sure there are supply chain and labor shortage issues but an expedited demolition of the property will keep people from using it. I walk my dog every day past 1700 S and W Temple lot and have never seen a squatter there because it is very unappealing since there is a clear line of sight to the roads.

Additionally, I noticed another hole has been cut into the fence (see attached pic).
Thanks,
John

On Mon, Jun 27, 2022 at 9:22 PM Ryan O'Mahony <[REDACTED]> wrote:
James,

With the exponential growth of drug activity and trash buildup since the tenants have left a few weeks ago, the thought of another few weeks has me frightened. As Amy mentioned, we can no longer walk along your property and feel safe. I have been calling the police multiple times a day between the encampments, drug use and break ins.

Please help the neighborhood by at least cleaning up and securing the perimeter of the property prior to Dominions work. The lot literally looks like a junk yard, and to be honest I am embarrassed to live next to something like this. Please let us know if there is something we can do to expedite the process. Thank you.

Ryan O'Mahony
[REDACTED] W Merrimac Ave

From: Amy J. Hawkins <[REDACTED]>
Date: Mon, Jun 27, 2022 at 5:04 PM
Subject: Re: request for update on demolition timeline
To: James Alfandre <[REDACTED]>

Hi James,

Your response deeply concerns me because on June 10th you wrote and told us that you were planning to demo the buildings next week, which would have been June 13th - June 17th. Will you write to us two weeks from now on July 11th, and let us know of another delay?

I'm sorry if I wasn't perfectly clear in my previous email. Given the current situation on our street, a minimum of two weeks is going to be a very long time to wait. We do not feel safe walking down our street. I do not feel safe exiting my front door, because it is in full view of this camp,

and its occupants have seen me speaking with police officers. The occupants of this camp appear to be friendly with drug dealers. Who can we call to help you obtain your permits faster? I mean this *very literally*. We are willing to make calls and make contacts for you. Please take advantage of this opportunity. I need you to help us answer this question so we can feel safer, sooner.

Best regards,
Amy J. Hawkins, PhD
Chair, Ballpark Community Council
[facebook.com/BallparkCC/](https://www.facebook.com/BallparkCC/)

On Mon, Jun 27, 2022 at 6:43 PM andrew mauss <[REDACTED]> wrote:

Hello,

Also a concerned neighbor here. I have noticed and have videos showing the uptick in people camping and browsing the back yards in my ally. It is up 10x since the buildings have been vacant. There is a mostly permanent living situation between the trailers. The door on the pet boarding place was wide open last week and there where at least 3 people hanging out in there. The fact that the trailer on the street is allowed to be there is 100 percent because the building is vacant. It is unacceptable that the only thing that has been done to secure them is some plywood and it didn't even happen until last week or so. I am a general contractor and have been involved with multiple projects very similar to what this one seems to be, and the fact that nothing is being done there because of dominion is ridiculous. The properties could have been secured and patrolled, as well as all what I am almost positive is hazmat stuff left in the dealership. That could all have been removed prior to the excavators coming in to demo. Ultimately these properties are your responsibility now and should be kept accordingly.

**On Mon, Jun 27, 2022 at 6:30 PM, Jason Sch
<jmschulz16@gmail.com> wrote:**

Hi James,
I second all of Amy and John's frustrations and concerns!

It seems clear that leaving these buildings abandoned for this length of time seems to be nothing less than poor planning on you and your firm's part. As an outsider looking in, it is perplexing how much time you have had to prepare for this (over a year) and how horrible it is going. And placing all the responsibility on Dominion seems to be passing the buck.

Gary's property still has multiple semi trucks that are still full of materials that he has been slowly unpacking. Given the speed at which he is unloading those I don't get the sense that he is under any pressure to move out, which makes me question the real timeline of this demolition.

Are there parts of the property that you can begin to clear/clean up. For example, the section of alleyway behind my house (middle of the alleyway) has huge bushes that are on George's property. This provides a place for the homeless to hide out and there is a huge encampment there (in the alleyway and on George's property). There is a permanent fire pit next to the road where people are burning the plastic coating off copper wire they are selling.

Additionally the old auto body shop and dog daycare has a ton of large item trash (stoves, refrigerators, ATV) that could be moved and cleaned up. Getting rid of that trash would make your properties look less inviting for people who are passing by and interested in scavenging. Right now it looks like a junkyard.....is it really that surprising homeless people are breaking in to see what they can steal.

Two (or more) weeks of this is unexceptable and we all know that enforcement alone isn't going to change this.

Please share more options for what you are going to do.

Best, Jason

From: James Alfandre [REDACTED] >
Date: Mon, Jun 27, 2022 at 4:23 PM
Subject: Re: request for update on demolition timeline

Dominion Gas is working with SLC now to obtain a permit to work in the right of way to kill their lines. We are hopeful that it will be resolved soon. The asbestos should be remediated in the buildings shortly. We're still a couple of weeks away from being able to receive the demo permit, it sounds like, but are doing what we can to expedite.

We are working on expediting the perimeter construction fencing and will monitor the property on a regular basis and will work with the local police officers to assist.

— James

On Mon, Jun 27, 2022 at 2:56 PM John Allison <[REDACTED]> wrote:
Hi Everyone,

I'd just like to add to what Amy has stated in the previous email(s) and add a few pictures. It is my hope that Dominion Power and RMP will expedite the process of cutting gas and power to these properties so demolition of these buildings can begin immediately. Because the fence has been compromised people are coming and going from the buildings constantly throughout the day and night. It has overwhelmed our section of the neighborhood and they are now looking for power out of our outlets on private property. Some have been so audacious to just "squat" on our front porches. All of this activity has greatly increased because these empty buildings are still here and accessible.

Is there not anything that we can do to help this process along? The dry cleaner on the corner of 1700S and W. Temple was abandoned and quickly demolished and there hasn't been any squatting on the property. Why can't this be done for this property?

Thanks for your time,

John

On Mon, Jun 27, 2022 at 10:53 AM Amy J. Hawkins <[REDACTED]> wrote:

Thank you, James. Again, we are happy to help make phone calls to expedite the demo permit. Please let us know what we can do.

We realize the fencing would have to be fairly substantial and a big step up from decorative garden fencing currently surrounding the trailers to effectively secure the property and prevent camping.

The encampment that I photographed on Sunday morning was broken down and moved to the east side of your building by Sunday afternoon. Additionally, a trailer parked on the north side of the street on Merrimac Avenue and spent the night on the street, where people used drugs and visited your property and our townhomes throughout the night (Dan Thomas a Ballpark Community Council Board Member who is copied on this email, can verify the latter, having messaged me at 11:41 pm about telling a transient person to stop using our external power and to leave our property--they returned to their camper.

Thankfully, multiple neighbors and police communicated about the trailer today and have informed its occupants that they need to leave the street. Profound thanks to Lieutenant Steve Wooldridge and Sergeant Allen Christiansen and their officers for their policing of the Ballpark neighborhood, and for the officers who visited throughout the day and evening yesterday.

James, please let us know what we can do to advocate for securing the property and expediting your permits. We will continue to have issues with camping, drug use, dealing and other issues that transient populations attract until this is resolved.

Amy J. Hawkins, PhD
Chair, Ballpark Community Council
facebook.com/BallparkCC/

On Mon, Jun 27, 2022 at 9:14 AM James Alfandre <[REDACTED]> wrote:

Thank you for this update. I am sorry the neighbors have had to deal with this.

We are working to get fencing up to secure the property and to get the encampment gone while we're waiting for the demo permit.

We are hoping to have the fencing up within the next day or two and will have the encampment removed today.

— James

On Jun 26, 2022, at 10:49 PM, Amy J. Hawkins <[REDACTED]> wrote:

Hi James,

I'm writing to follow up on my email from June 10th. Do you have an updated timeline for when we can expect demolition to begin on your Gabbot's Row property? Multiple neighbors have asked me to contact you again within the past 48 hours.

Their questions are being prompted by the fact your unsecured property is now a known vector for a criminal element in Salt Lake City. We have experienced a dramatic increase in criminal activity and it has become dangerous . Regarding both demolition and construction, I think your property manager should anticipate needing to take increased security measures to protect both your property and the surrounding neighborhood. I hope the surrounding neighborhood is still of concern to you.

As I write this email to you now at 9:24 pm on Sunday evening, it is listening to police officers break up yet another encampment on your property (which I can hear from inside my home). We watched officers enter through the fence surrounding the property because it is, as a neighbor put it, “basically Swiss cheese at this point.”

Between this past Thursday afternoon, last night, and today, the transient population that the property has attracted to our neighborhood has had a profound impact on the lives of the residents of the surrounding blocks who are trying to live above the law. I have spent at least 8 hours of the past week dealing with issues surrounding the dramatically increased transient population on our block and in our alley, including calling 911, the non-emergency dispatch number, and submitting video and photo evidence to the police department, SLC mobile app and Civil Enforcement about break ins and new damage to our surrounding community. For example, I'm attaching a photo of the encampment we found across the street adjacent to your property when we woke up this morning—and it was this encampment that also prevented us from feeling as if we could safely walk in our neighborhood last night, knowing that folks were watching us enter and leave our home.

If there is anything that the neighborhood can do to help advocate to further secure the future Gabbot's Row property on the corner of Merrimac Avenue and Main Street or speed the process of demolition, please let us know. I would be more than happy to place a phone call with Dominion Power or any other service provider to help expedite the process, or to ask the Mayor's office or others with influence to do the same. I imagine that many elected officials would be eager to help out a neighborhood that already experienced two homicides in May 2022.

This situation is intolerable. Please let us know what you will do to help alleviate it as soon as possible.

Sincerely,

Amy J. Hawkins, PhD
Chair, Ballpark Community Council
facebook.com/BallparkCC/

On Fri, Jun 10, 2022 at 1:06 PM Rob Phillips <[REDACTED]> wrote:

James -

I am one of the owners of the business across the street, RoHa Brewing Project.

From this email it sounds like you are looking to demo and develop that space along Kensington and Major Street. We look forward to any improvement.

If we can support you in this effort in any way - please let me know.

We are doing all we can to improve the neighborhood, and increase walking traffic.

Please let me know if you need anything, my contact information is below.

Thank you,

Rob
Rob Phillips

work
cell

On Fri, Jun 10, 2022 at 12:49 PM James Alfandre <[REDACTED]> wrote:

Amy,

Thank you for bringing this to our attention. We were planning to demo the buildings next week, however, we are waiting on Dominion Energy to kill the gas meters and haven't received a date for when that will be yet.

We will get the property secured and boarded as soon as we can.

— James

On Fri, Jun 10, 2022 at 11:35 AM Amy J. Hawkins <[REDACTED]> wrote:

Hello Salt Lake City Civil Enforcement and Urban Alfandre,

I'm writing to let you know that the Ballpark neighborhood is having problems with the unsecured buildings at 1450 S. Main Street (at the corner of Merrimac Avenue and Main Street) being repeatedly broken into by transient folks coming through the neighborhood. Multiple residents have reached out to me this week to let me know that these unsecured buildings are a serious problem, including Arika Schockmel, whose 11-year old daughter was recently solicited on her bicycle at the end of her block as if she was a sex worker.

Our neighbor and Ballpark Community Council board member Jeff Sandstrom has just reached out to our Salt Lake Police Department Community Liaison Office Detective Fallows (thanks very much for being proactive, Jeff!), but I'm hoping that this can possibly be solved faster by Civil Enforcement and the current property owners and developers working together to secure the property before it is safely demo'ed.

Could we be given a timeline to know when the buildings might be demo'ed? What can we do to help alert you to future problems to circumvent this situation in the future?

Thank you for your help,

Amy J. Hawkins, PhD
Chair, Ballpark Community Council

----- Forwarded message -----

From: Jeff S [REDACTED] >

Date: Fri, Jun 10, 2022 at 11:17 AM

Subject: Increase in homeless campers, unsecured building

To: [REDACTED]

Cc: Amy Hawkins [REDACTED], Dan Thomas

<[REDACTED]>, Nannette Condie [REDACTED] Rob

Philips <[REDACTED]>, Catherine Cargill <[REDACTED]>,

Jason Sch <[REDACTED]>

Hello Detective Fallows:

We have an increase in homeless campers in the alleys. The alley between Main Street and Major street, behind Condie's Candy has been reported an an ongoing problem, especially in the evening and nighttime hours. An expanding number of people have been hanging out behind the business. Condies have called the police about this several times.

The alley between Andrew Avenue and Merrimac Avenue just west of Main Street also has another camp in the middle of the alley. They are frequently blocking the right of way in the alley.

I also reported the abandoned building at 1450 S Main on the City's app for having been broken into. The entire back of the building is wide open, with two garage door open. The building needs to be boarded and secured asap. The tenant has moved out and it is going to be redeveloped soon. Someone has cut the fence from the alley into the rear of the property, as well.

If you could put these issues on your team's radar, we would really appreciate the help.

Thanks,

Jeff Sandstrom, board member, Ballpark Community Council

[REDACTED] S Main Street

[REDACTED]

Gellner, David

From: Jeff S <[REDACTED]>
Sent: Wednesday, July 20, 2022 3:10 PM
To: Gellner, David; Zoning; Norris, Nick
Cc: Ballpark; Jason Sch; Dan Thomas; [REDACTED]; Nannette Condie
Subject: (EXTERNAL) 1450 S Main - Urban Alfondre Property

Follow Up Flag: Follow up
Flag Status: Completed

David, Nick, and Planning Division:

I am sending this email to express my concern and disappointment regarding the management of the properties at 1450 S Main. This includes the former used car lot, K9 Dog Care and the former Bob's Electronics building. These are adjacent parcels that are at the southwest corner of Merrimac Avenue and Main Street.

Urban Alfondre is the developer who purchased these parcels to build a new proposed townhome development known as Gabbott's Row. Since the tenants have moved out of these properties, they have essentially been abandoned and left open to graffiti, break-ins, fires outside, drug dealing, and garbage. The problem has been really hard on the surrounding residents, as there has been a sharp increase in drug use, homeless activity, litter, break-ins, needles, etc., around these unattended properties. Many residents have called the police, emailed the District Detective, submitted complaints on the City's App, and contacted the building enforcement team. Only after a great amount of complaint were the buildings boarded and fenced. I think the City's building enforcement did the boarding. Since the boarding and fencing, someone has cleaned out a large amount of garbage behind the buildings. He has not replied to any of my emails about problems at this location, either.

Unfortunately, since the fencing and boarding, there have been multiple security breaches that have been reported to the developer and the police. This includes broken fencing, graffiti and homeless camps behind the buildings. The buildings are not being watched, attended or kept secure enough, prior to their demolition.

Furthermore, this same developer is also asking for a rezone at the 1550 S Main Assemblage, on a block south of this development. I would propose that the Planning Division seriously consider whether they want to trust this Developer with a zoning change and the management of this large collection of properties. They have not proven that they are able to manage a much smaller parcel in the neighborhood and keep their properties safe and secure prior to demolition. .

Thank you for your time.

Jeff Sandstrom
[REDACTED] S. Main Street
Salt Lake City, UT 84115
[REDACTED]

Gellner, David

From: Ciara C <[REDACTED]>
Sent: Wednesday, July 20, 2022 3:49 PM
To: Gellner, David
Subject: (EXTERNAL) Comment for planning commission -

Follow Up Flag: Follow up
Flag Status: Completed

No to rezone at the Main Street Assemblage

David,
I would like the comment below read into record:

Ballpark neighborhood has already fallen victim to detrimental zoning. It should not happen again.
The zone FB-UN2 does not exist on our area and allowing such zoning will set a dangerous precedent.

To put it simply FB-UN2 zone is a free pass to this developer and future developers. This zone allows for taller heights, no setback, no parking requirements and no community review.

Mr Alfandre is welcome to buy, build and combine lots under the current Commercial Corridor zone. Asking to amend the zoning map AND master plan is simply too much with no benefit to the neighborhood.

Ciara Combs

Sent from my iPhone

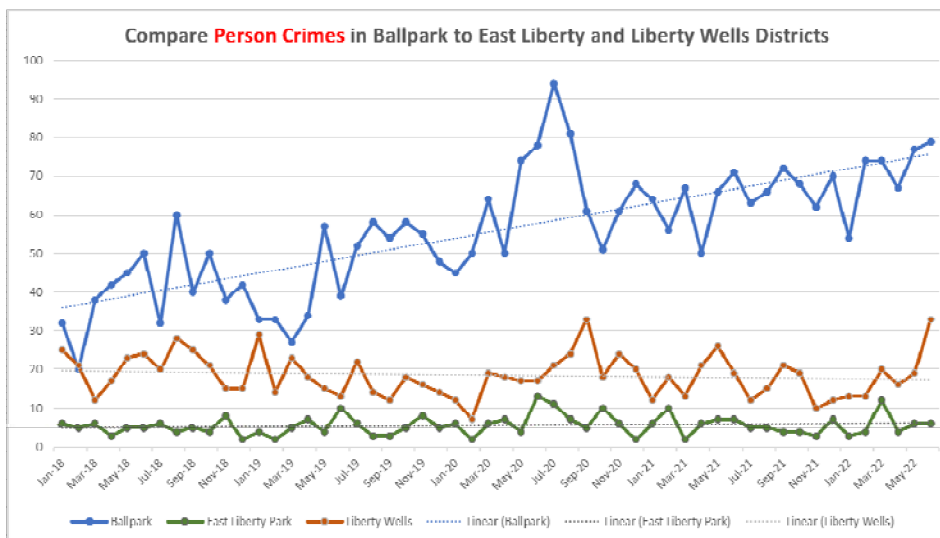
Gellner, David

From: Amy J. Hawkins <[REDACTED]>
Sent: Tuesday, July 26, 2022 9:37 AM
To: Gellner, David; Zoning
Cc: Jason Sch; Dan Thomas; craig [REDACTED] Nannette Condie; Jeff S; Josh Blankenship; Roshani Patel; Andrew Mauss; Ryan O'Mahony
Subject: Re: (EXTERNAL) 1450 S Main - Urban Alfondre Property

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you, David.

Planning Commissioners may be interested in seeing the increase in crime in the Ballpark neighborhood in the past 4 years quantified in a graph of person crimes in Ballpark vs. Liberty Wells vs. East Liberty Park. This graph was generated by James Behunin, former Audit Supervisor at Utah State Legislature, using publicly available data from the Salt Lake Police Department:



The developers who are proposing the Main Street Assemblage project are comparing their Form-Based 2 rezone to be of similar size and scale, and therefore consistent with neighborhood scaling and character, to a building called “The Towers on Main” several blocks south on Main Street—around the 1800 block. However, we have data to suggest that that would be a terrible model to perpetuate in the Ballpark neighborhood because The Towers on Main is one of the addresses that generated the top ten calls in the SLCPD Liberty patrol division (as someone who recently audited homeless services for the Utah State Legislature, James Behunin originally highlighted the impact of homeless resource centers and permanent supportive housing on calls for service):

Liberty

LOCATION	ADDRESS	2021 CALLS	CHNG COMPARED TO 2020
Palmer Court	999 S MAIN ST/1000 S STATE ST	1053	-55 ↓
Walmart	350 W HOPE AVE	1037	-69 ↓
Gail Miller Resource Center	242 W PARAMOUNT AVE	819	178 ↑
Jefferson School Apartments	1011/1099 S WEST TEMPLE ST	637	258 ↑
Liberty Park	601 E 1300 S/600 E 900 S/539 E 1300 S	559	34 ↑
Park Vue Apartments	1450 S WEST TEMPLE ST	515	100 ↑
Home Depot	328 W 2100 S	264	-98 ↓
The Towers on Main	1810/1820 S MAIN ST	259	-28 ↓
Target	1110 S 300 W	218	50 ↑
Walgreens	909 E 2100 S	216	142 ↑

Central

LOCATION	ADDRESS	2021 CALLS	CHNG COMPARED TO 2020
Geraldine E. King Women's Center	131 E 700 S	1677	407 ↑
Downtown West Apartments	714...800 N 900 W	864	162 ↑
Motel 6	176 W 600 S	489	110 ↑
River Rock Apartments	731 S 300 E/330 E 700 S/732 S 400 E	470	115 ↑
Smith's Marketplace	455 S 500 E	352	-18 ↓
Jackson Apartment	274 W 200 S	338	-7 ↓
City Creek	21/50/51 S MAIN ST	287	-65 ↓
Magnolia	165 S 300 E	262	255 ↑
VOA Youth Shelter	888 S 400 W	255	-75 ↓
Maverik	414 W 500 S	247	63 ↑

Will more “Towers on Main”-like buildings in Ballpark have unintended but unfortunate implications for our hopes to reduce crime in the neighborhood?

I thought it was interesting to see which addresses generate the most calls in the Liberty Division—that’s an area much larger than the Ballpark neighborhood and even District 5, as the city is only divided into three “divisions” for policing: Liberty, Central, and Pioneer. Notably, Park Vue apartments and the Main Street Towers both make the top ten list.

Would rezoning mean that we would get yet another “top ten calls for service” building for our neighborhood? Or more than one? It seems like Ballpark needs fewer apartments that generate such a high volume of police calls like The Towers on Main and the Park Vue apartments, not more. What steps can the city claim to be taking to mitigate the effects of this kind of housing on the crime rate in the Ballpark neighborhood?

Amy J. Hawkins, PhD
 Chair, Ballpark Community Council
[facebook.com/BallparkCC/](https://www.facebook.com/BallparkCC/)

As per official University of Utah guidance, please note: I am Amy J. Hawkins; I am a Ph.D.-trained researcher and full-time faculty member at the University of Utah School of Medicine in the Department of Biochemistry, but I am writing on my personal behalf and not on behalf of the university.

On Tue, Jul 26, 2022 at 6:47 AM Gellner, David <David.Gellner@slcgov.com> wrote:

Jeff,

Thank you for your comments. They will be added to the project file and shared with the Planning Commission in advance of the public hearing. Please let me know if you have additional comments. D.

Regards,

DAVID J. GELLNER, MAG, AICP

Senior Planner

Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

Work Phone: 801-535-6107

Email: David.Gellner@slcgov.com

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From: Jeff S <[REDACTED]>
Sent: Wednesday, July 20, 2022 3:10 PM
To: Gellner, David <David.Gellner@slcgov.com>; Zoning <Zoning@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>
Cc: Ballpark <[\[REDACTED\]@slcgov.com](mailto:[REDACTED]@slcgov.com)>; Jason Sch <[REDACTED]>; Dan Thomas <[\[REDACTED\]@slcgov.com](mailto:[REDACTED]@slcgov.com)>; Nannette Condie <[\[REDACTED\]@slcgov.com](mailto:[REDACTED]@slcgov.com)>
Subject: (EXTERNAL) 1450 S Main - Urban Alfondre Property

David, Nick, and Planning Division:

I am sending this email to express my concern and disappointment regarding the management of the properties at 1450 S Main. This includes the former used car lot, K9 Dog Care and the former Bob's Electronics building. These are adjacent parcels that are at the southwest corner of Merrimac Avenue and Main Street.

Urban Alfondre is the developer who purchased these parcels to build a new proposed townhome development known as Gabbott's Row. Since the tenants have moved out of these properties, they have essentially been abandoned and left open to graffiti, break-ins, fires outside, drug dealing, and garbage. The problem has been really hard on the surrounding residents, as there has been a sharp increase in drug use, homeless activity, litter, break-ins, needles, etc., around these unattended properties. Many residents have called the police, emailed the District Detective, submitted complaints on the City's App, and contacted the building enforcement team. Only after a great amount of complaint were the buildings boarded and fenced. I think the City's building enforcement did the boarding. Since the boarding and fencing, someone has cleaned out a large amount of garbage behind the buildings. He has not replied to any of my emails about problems at this location, either.

Unfortunately, since the fencing and boarding, there have been multiple security breaches that have been reported to the developer and the police. This includes broken fencing, graffiti and homeless camps behind the buildings. The buildings are not being watched, attended or kept secure enough, prior to their demolition.

Furthermore, this same developer is also asking for a rezone at the 1550 S Main Assemblage, on a block south of this development. I would propose that the Planning Division seriously consider whether they want to trust this Developer with a zoning change and the management of this large collection of properties. They have not proven that they are able to manage a much smaller parcel in the neighborhood and keep their properties safe and secure prior to demolition. .

Thank you for your time.

Jeff Sandstrom

██████ S. Main Street

Salt Lake City, UT 84115

██████████

Gellner, David

From: cindy cromer [REDACTED]
Sent: Wednesday, July 27, 2022 2:00 PM
To: Gellner, David
Subject: (EXTERNAL) comment tonight re Urban Alfandre

Follow Up Flag: Follow up
Flag Status: Completed

David-I am planning to bring up the numerous references in the staff report to possible development agreements which have not been attached to the proposal previously. The issue of development agreements proceeding without public notice is the focus of a recent challenge to the City Council which I hope has made its way to you. Nick N. and Michaela were copied shortly after the City Council's decision on the Western Gardens rezoning to FBUN-2.

See you in a few hours. cindy c.

Gellner, David

From: Ciara C [REDACTED] >
Sent: Wednesday, July 27, 2022 12:30 AM
To: Gellner, David
Subject: (EXTERNAL) State street overlay

Follow Up Flag: Follow up
Flag Status: Completed

David,
Have you talked with Nanette lately regarding the Ballpark Station Area plan? Are you aware the plan no longer recommends pushing the state street overlay to the west side of Main Street?
You referenced this specifically in your positive recommendation to the planning division.

I am very disappointed in your positive recommendation and inviting this rezone into our area especially using outdated information.

Do you green light everything? Why is the responsibility always on the community to fight these things.

Ciara

Sent from my iPhone

Gellner, David

From: Ciara C <[REDACTED]>
Sent: Wednesday, July 27, 2022 8:21 PM
To: Gellner, David
Subject: Re: (EXTERNAL) Comment for planning commission -

Follow Up Flag: Follow up
Flag Status: Completed

This process is a joke. Where is the part where residents have a voice? This is the first time I have been a part of this from the start and it's clear developers win every single time.

Is it really that easy as a developer to get what you want? Go against the current city plan and the future city plan and obtain a zone that has been proven detrimental?

I will never participate in such a shameful process again.

Shame on you.

Ciara

Sent from my iPhone

On Jul 27, 2022, at 7:29 PM, Ciara C <[REDACTED]> wrote:

My comment was not read. Why??

Ciara

Sent from my iPhone

On Jul 26, 2022, at 7:48 AM, Gellner, David <David.Gellner@slcgov.com> wrote:

Ciara,

Thank you for your comments. They will be added to the project file and shared with the Planning Commission in advance of the public hearing. Please let me know if you have additional comments. D.

Regards,

DAVID J. GELLNER, MAG, AICP

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Work Phone: 801-535-6107

Email: David.Gellner@slcgov.com

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From: Ciara C [REDACTED] >
Sent: Wednesday, July 20, 2022 3:49 PM
To: Gellner, David <David.Gellner@slcgov.com>
Subject: (EXTERNAL) Comment for planning commission -

No to rezone at the Main Street Assemblage

David,

I would like the comment below read into record:

Ballpark neighborhood has already fallen victim to detrimental zoning. It should not happen again.

The zone FB-UN2 does not exist on our area and allowing such zoning will set a dangerous precedent.

To put it simply FB-UN2 zone is a free pass to this developer and future developers. This zone allows for taller heights, no setback, no parking requirements and no community review.

Mr Alfandre is welcome to buy, build and combine lots under the current Commercial Corridor zone. Asking to amend the zoning map AND master plan is simply too much with no benefit to the neighborhood.

Ciara Combs

Sent from my iPhone

Gellner, David

From: Gellner, David
Sent: Thursday, July 28, 2022 5:13 PM
To: Ciara C
Subject: RE: (EXTERNAL) Comment for planning commission -

Ciara,

Your comment was passed along to the PC but somehow we did not get it read into the record. My apologies for that. Sometimes with the amount of comments we receive leading up to a meeting things get inadvertently missed as was the case here. Please know that your comment was provided to them in advance of the meeting as I had said in my initial reply.

Your comment and any and all comments we have received up to this point will all be passed along to City Council for their consideration as this moves forward to them. There will be additional an additional public hearing or hearings that City Council will hold to allow for comments on these items. In this case, City Council is the deciding body on the applications that the Planning Commission made recommendations on. At this point, none of this has been finalized or approved.

Thank you for comments and input. D.

Regards,

DAVID J. GELLNER, MAG, AICP

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
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Subject: Re: (EXTERNAL) Comment for planning commission -

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Regards,

DAVID J. GELLNER, MAG, AICP

Senior Planner
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Work Phone: 801-535-6107

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From: Ciara C <[REDACTED]>
Sent: Wednesday, July 20, 2022 3:49 PM
To: Gellner, David <David.Gellner@slcgov.com>
Subject: (EXTERNAL) Comment for planning commission -

No to rezone at the Main Street Assemblage

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To put it simply FB-UN2 zone is a free pass to this developer and future developers. This zone allows for taller heights, no setback, no parking requirements and no community review.

Mr Alfandre is welcome to buy, build and combine lots under the current Commercial Corridor zone. Asking to amend the zoning map AND master plan is simply too much with no benefit to the neighborhood.

Gellner, David

From: Ciara C <[REDACTED]>
Sent: Friday, July 29, 2022 1:40 PM
To: Gellner, David
Subject: Re: (EXTERNAL) Comment for planning commission -

David,

You and the planning commission have both stated how you aren't the deciding body and how it's up to the City Council. But the City Council relies on your recommendation which so far has received zero pushback.

My husband and I are considering appealing this and hiring a lawyer.

I can not believe I watched the meeting and the council asked multiple questions about a four car garage but barely batted an eye at a 50 foot tall building with zero sidewalk setback. It was absurd!

Also not one person addressed the neighbors concern about inviting FBUN2 into the area. What about the precedent it sets? Surely developers all along blocks of Main Street will feel entitled to this in the future. The next developer may build taller, not provide parking etc.

Another important point and grounds for appeal is the fact that there was a long period of time where the council was told incorrect information. It was stated that there is no setback under CC along bordering properties. Thats not true it is ten feet!

There is so much misinformation in the Alfandre proposal that's is disgusting. Are they allowed to just lie?? They reference buildings that aren't even in our neighborhood and literally made up a quote from the Ballpark Station area plan. NO WHERE in the plan does it call for reducing setbacks.

This has all been such a disappointment.

Ciara

Sent from my iPhone

On Jul 28, 2022, at 5:12 PM, Gellner, David <David.Gellner@slcgov.com> wrote:

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