


ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


Rachel Otto (Dec 1, 2022 09:57 MST)

Rachel Otto, Chief of Staff

Date Received: 12/1/2022
Date sent to Council: 12/1/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: November 30, 2022

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



SUBJECT: Petition PLNPCM2022-00251
704 E. 900 S. Zoning Map Amendment

STAFF CONTACT: Diana Martinez, Principal Planner
(801) 535-7215 or diana.martinez@slcgov.com

DOCUMENT TYPE: None provided -Since the Planning Commission recommended denial of the petition, an ordinance has not been provided. If the City Council wishes to approve the zone change, an ordinance will be requested from the Attorney's Office for City Council approval.

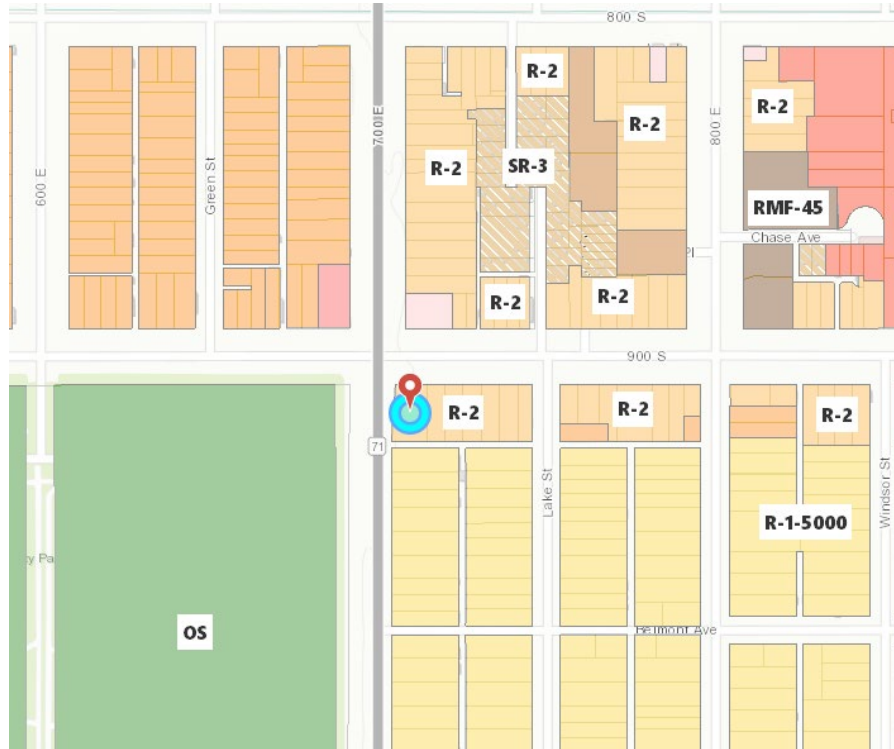
RECOMMENDATION: That the City Council follow the recommendations of the Planning Commission to deny the requested zoning map amendment to SNB (Small Neighborhood Business) from the current designation of R-2 (Single- and Two-Family Residential).

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: The property owner, Ale Gicqueau, proposes to amend the zoning map to change the zoning for the 0.24-acre parcel located at the address above from R-2 (Single- and Two-Family Residential) to SNB (Small Neighborhood Business) in its entirety. The parcel is currently occupied by a residential dwelling consisting of four units, three of which were divided illegally and have been used as short-term rentals. The intent of the request is to change the zoning of the property to allow more flexibility to develop future multi-family residential. The zoning map amendment does not require an amendment to the Central City Master Plan.

The following petition is associated with this request:

- Zoning Map Amendment – The property is currently zoned R-2 -Single- and Two-Family Residential. Case number PLNPCM2022-00251



PUBLIC PROCESS:

- **Early Notification** –
 - Notification of the proposal was sent to all property owners and tenants located within 300 feet of the subject parcels on April 29, 2022.
 - The East Liberty Community Council and East Central Community Council overlap on this property and therefore were both sent notice of the application, on April 29, 2022. East Liberty Community Council supported the petition with conditions for the property. The East Central Community Council did not support the rezone request.
- **Planning Commission Meeting** – On October 12, 2022, the Planning Commission held a public hearing regarding the proposed zoning map amendment. The Planning Commission voted unanimously to forward a negative recommendation to the City Council for decision. The Commission determined that evidence had not been presented that demonstrated the proposal complies with the following standards:

1. Plan Salt Lake is not supported by this application because the housing loss does not support the goals of Plan Salt Lake.
2. The SNB zone will not necessarily decrease congestion on the road.

PLANNING RECORDS:

- a) PC Agenda of October 12, 2022 ([Click to access](#))
- b) PC Minutes of October 12, 2022 ([Click to access](#))
- c) PC Staff Report of October 12, 2022 ([Click to access](#))

EXHIBITS:

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

1. CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2022-00251- 704 E. 900 S. Zoning Map Amendment

- March 16, 2022 Petition for the zoning map amendment received by the Salt Lake City Planning Division
- April 4, 2022 Petition assigned to Diana Martinez, Principal Planner, for staff analysis and processing
- April 29, 2022 Information about the proposal was sent to the Chairs of the East Liberty Park Community Council and the East Central Community Council. In addition to Liberty Wells Community Council and Central City Community Council, since they are within 600' of the subject property. In order to solicit public comments and start the 45-day Recognized Organization input and comment period.
- April 29, 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.
- June 16, 2022 The 45-day public comment period for Recognized Organizations ended. Formal comments were submitted to staff by the recognized organizations to date related to this proposal.
- May-October, '22 Staff review as well as awaiting information on Housing Loss Mitigation Plan.
- September 20, '22 Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property.
- October 6, 2022 Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of December 15, 2021. Public hearing notice mailed.
- October 12, 2022 The Planning Commission held a Public Hearing October 12, 2022. By a majority vote of 9 - 0, the Planning Commission forwarded a negative recommendation to City Council for the proposed zoning map change.

**2. NOTICE OF CITY
COUNCIL HEARING**

NOTICE OF CITY COUNCIL HEARING

The Salt Lake City Council is considering Petition **PLNPCM2022-00251** – Ale Gicqueau, property owner, is petitioning to amend the zoning map for the property located at approximately 704 East 900 South from R-2 (Single- and Two-Family Residential) to SNB (Small Neighborhood Business). The subject property is 0.24 acres. Although a specific development is not being proposed at this time, the rezone is in anticipation of future multi-family development. The property is located within Council District 5, represented by Darin Mano. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com). Case number: PLNPCM2022-00251

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. 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:

TIME: 7:00 pm

PLACE: 451 South State Street, Room 326, Salt Lake City, Utah

**** This meeting will be held in-person, 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, please visit www.slc.gov/council. 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 Diana Martinez at 801-535-7215 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at diana.martinez@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition number PLNPCM2022-00251.

People with disabilities may make requests for reasonable accommodation, which may include aids and services. Please make requests at least 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



SALT LAKE CITY PLANNING

Zoning Amendment

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

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

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
704 E 900 S

Name of Applicant: Ale Gicqueau	Phone: [REDACTED]
Address of Applicant: [REDACTED]	
E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

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

AVAILABLE CONSULTATION

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

REQUIRED FEE

Map Amendment: filing fee of \$1,075 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: [REDACTED]	Date: 03 / 15 / 2022
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SUBMITTAL REQUIREMENTS

Staff Review

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



A statement declaring the purpose for the amendment.



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



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



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



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

WHERE TO FILE THE COMPLETE APPLICATION

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

AG

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

ROBERT P BOURNS; VICTORIA P BOURNS (JT)	1163 S WINDSOR ST		SALT LAKE CITY	UT	84105
LEESHA R CARDWELL-LATTIN; THOMAS LATTIN (JT)	1532 S WASATCH DR		SALT LAKE CITY	UT	84108
GORP HOLDINGS LLC	1628 E 12500 S		DRAPER	UT	84020
ALE GICQUEAU	1930 VILLAGE CENTER CIR		LAS VEGAS	NV	89134
JOSEPH I LARREA; JOSE L LARREA; JANICE E LARREA (TC)	2506 W REGAN AVE		BOISE	ID	83702
ARTHUR F FENSTERMAKER (JT)	5090 S 1000 E		MURRAY	UT	84117
Current Occupant	600 E 900 S		Salt Lake City	UT	84105
LOVE LIVING TRUST 08/19/2020	659 E 900 S		SALT LAKE CITY	UT	84105
JASON BRENT MARTIN; ALLISON RICE MARTIN (JT)	667 E 900 S		SALT LAKE CITY	UT	84105
Current Occupant	671 E 900 S		Salt Lake City	UT	84105
MSC FAM TRUST; P&MC EXEMPTION TRUST	679 E 900 S		SALT LAKE CITY	UT	84105
Current Occupant	704 E 900 S		Salt Lake City	UT	84105
Current Occupant	711 E 900 S		Salt Lake City	UT	84105
TRUST NOT IDENTIFIED	712 E 900 S		SALT LAKE CITY	UT	84105
HEATHER THOMAS	717 E 900 S		SALT LAKE CITY	UT	84105
DEBORAH S CANDLER	718 E 900 S		SALT LAKE CITY	UT	84105
RAICH-CANTU FAMILY REVOCABLE LIVING TRUST 06/29/2020	719 E 900 S		SALT LAKE CITY	UT	84105
RACHEL A HILLERMAN; CORDELL B CRITCHELL; RACHEL A HILLERMAN (JT)	722 E 900 S		SALT LAKE CITY	UT	84105
ERIC A WILSON	726 E DOWNINGTON AVE		SALT LAKE CITY	UT	84105
JOHN SANDERS; GAIL SANDERS (TC)	727 E 900 S		SALT LAKE CITY	UT	84105
Current Occupant	728 E 900 S		Salt Lake City	UT	84105
ALISON FAUX-TARTARO; CHRISTOPHER TARTARO (JT)	731 E 900 S		SALT LAKE CITY	UT	84105
JASON S NIELSON	734 E 900 S		SALT LAKE CITY	UT	84105
MARGARET A BESSO	737 E 900 S		SALT LAKE CITY	UT	84105
Current Occupant	739 E 900 S		Salt Lake City	UT	84105
Current Occupant	740 E 900 S		Salt Lake City	UT	84105
GRW HOLDINGS LLC	7455 S UNION PARK AVE		MIDVALE	UT	84047
EDWIN RODRIGUEZ; JULIA RODRIGUEZ (TC)	856 S 700 E		SALT LAKE CITY	UT	84102
BRIAN T DOUGHTY	859 S 700 E		SALT LAKE CITY	UT	84102
Current Occupant	860 S LAKE ST	REAR	Salt Lake City	UT	84105
TUAN TRAN	861 S 700 E		SALT LAKE CITY	UT	84102
BRANDEN JOHN DALLEY	869 S 700 E		SALT LAKE CITY	UT	84102
TESEROS PROPERTIES	8727 S TRACY DR		SANDY	UT	84093
JULIAN ORTEGA	917 S 700 E		SALT LAKE CITY	UT	84105
Current Occupant	919 S 700 E		Salt Lake City	UT	84105
Current Occupant	922 S LAKE ST		Salt Lake City	UT	84105
LEON S CHODOS; JOHANNA CHODOS (JT)	928 S LAKE ST		SALT LAKE CITY	UT	84105
Current Occupant	929 S 700 E		Salt Lake City	UT	84105
AIH REV LV TR; JAMES A DESANTI	931 S 700 E		SALT LAKE CITY	UT	84105
Current Occupant	935 S 700 E		Salt Lake City	UT	84105
ADAM J FINKLE LIVING TRUST 03/19/2018	936 S LAKE ST		SALT LAKE CITY	UT	84105
CHRISTIAN LEE CROWDER; MARC CHRISTENSEN DAVEY (JT)	940 S LAKE ST		SALT LAKE CITY	UT	84105
JAMES A STANFORD; JILLIAN E STANFORD (TC)	942 S LAKE ST		SALT LAKE CITY	UT	84105
MEREDITH R VEHR; JOHN VEHR (JT)	944 S LAKE ST		SALT LAKE CITY	UT	84105
Current Occupant	945 S 700 E		Salt Lake City	UT	84105
ANDREW RAPP; REBECCA RAICH (JT)	947 S 700 E		SALT LAKE CITY	UT	84105
KAREN MAW	949 S 700 E		SALT LAKE CITY	UT	84105
JASON G BREITLING; JOLIE A BREITLING (JT)	958 S LAKE ST		SALT LAKE CITY	UT	84105
SALT LAKE CITY CORP	PO BOX 145460		SALT LAKE CITY	UT	84114