


ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


Lisa Shaffer (Aug 8, 2023 16:33 MDT)

Lisa Shaffer, Chief Administrative Officer

Date Received: 08/08/2023

Date sent to Council: 08/08/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: August 7, 2023

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



SUBJECT: 1435 State Zoning Map and Master Plan Amendment
(PLNPCM2022-01183 & PLNPCM2022-01184)

STAFF CONTACT: Aaron Barlow, Principal Planner, 801-535-6182 or aaron.barlow@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follows the Planning Commission's recommendation and approves the requested Zoning Map and Master Plan amendments.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Matthew Ratelle, with the Colmena Group representing the property owner, has submitted the following amendment requests:

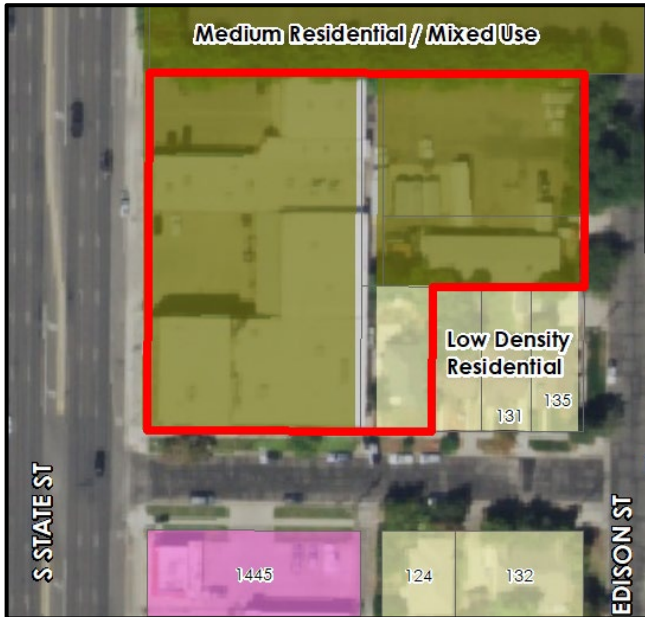
- Zoning Map Amendment (PLNPCM2022-01183):** The applicant is requesting to rezone the subject properties from CC Commercial Corridor and R-1/5,000 Single-family Residential to the FB-UN2 Form Based Urban Neighborhood zoning district and to add the northeast corner of State Street and Cleveland Avenue to other sites/corners in the FB-UN2 district that allow buildings up to 65 feet in height.
- Master Plan Amendment (PLNPCM2022-00184):** in order to keep the proposed rezone consistent with the Central Community Master Plan, the applicant is also requesting to amend the master plan designation for the properties in the Central Community Master Plan from *Medium Mixed Use* and *Low Density Residential* to *High Mixed Use*.

The project area is approximately 1.52 acres or 66,211.2 square feet includes the following properties:

- 1435 South State Street
- 1433 South State Street
- 1420 South Edison Street
- 121 East Cleveland Avenue

A formal development petition has not been submitted at this time. Preliminary Plans, including the applicant’s description of the proposal can be found in the [Planning Commission Staff Report](#).

Address	Current Zoning	Proposed Zoning	Current Future Land Use Designation	Proposed Future Land Use Designation
1435 South State Street	CC	FB-UN2	Medium Mixed Use	High Mixed Use
1433 South State Street	CC	FB-UN2	Medium Mixed Use	High Mixed Use
1420 South Edison Street	CC	FB-UN2	Medium Mixed Use	High Mixed Use
121 East Cleveland Avenue	R-1/5,000	FB-UN2	Low Density Residential	High Mixed Use



*Existing Future land use map designations
(Central Community Master Plan)*



Subject properties and current zoning

HOUSING LOSS MITIGATION

Per [Chapter 18.97](#) of City Ordinance, any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan is approved by the city. The applicant submitted a housing loss mitigation plan, which can be found in the [Planning Commission Staff Report](#), that satisfied Housing Loss Mitigation requirements by providing replacement housing. The final plan was evaluated and approved by the Community and Neighborhoods Director, Blake Thomas, prior to the Planning Commission’s review of this petition.

PUBLIC PROCESS:

- March 6, 2023 – Staff sent the 45-day required notice for recognized community organizations to the Liberty Wells and Ballpark Community Council. Neither council provided feedback on the proposal.
- March 6, 2023 – Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- March 6, 2023 – The project was posted to the Online Open House webpage.
- May 18, 2023 – Public hearing notice mailed. Public notice posted on City and State websites and Planning Division listserv.
- May 19, 2023 – Public hearing notice sign posted on the property.

Planning Commission Hearing and Recommendation

On May 24, 2023, the Planning Commission reviewed the proposal and held a public hearing. The hearing can be viewed [here](#) beginning at 2:26:52. There was one public comment. The individual asked about project details and raised concerns about impacts on the neighborhood.

The Planning Commission voted *unanimously* to forward a recommendation of approval as proposed.

Planning Commission (PC) Records

- a) [PC Agenda of May 24, 2023](#) (Click to Access)
- b) [PC Minutes of May 24, 2023](#) (Click to Access)
- c) [Planning Commission Staff Report of May 24, 2023](#) (Click to Access Report)

EXHIBITS:

- 1) Project Chronology
- 2) Notice of City Council Public Hearing
- 3) Mailing List
- 4) Original Petitions

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(Amending the zoning of property located at 1433 & 1435 South State Street and 1420 South Edison Street from CC Corridor Commercial to FB-UN2 Form Based Urban Neighborhood 2, amending the zoning of property located at 121 East Cleveland Avenue from R-1/5000 Single Family Residential to FB-UN2 Form Based Urban Neighborhood 2, and amending the Central Community Future Land Use Map)

An ordinance pertaining to property located at 1433 & 1435 South State Street, 1420 South Edison Street, and 121 East Cleveland Avenue (collectively, “Property”), amending the zoning map from CC Corridor Commercial to FB-UN2 Form Based Urban Neighborhood 2 for the properties located at 1433 & 1435 South State Street and 1420 South Edison Street, and amending the zoning map from R-1/5000 Single Family Residential to FB-UN2 Form Based Urban Neighborhood 2 for the property located at 121 East Cleveland Avenue all pursuant to Petition No. PLNPCM2022-01183; and amending the Central Community Master Plan Future Land Use Map from Medium Residential/Mixed Use to High Mixed Use for the properties located at 1433 & 1435 South State Street and 1420 South Edison Street, and from Low Density Residential to High Mixed Use for the property located at 121 East Cleveland Avenue pursuant to Petition No. PLNPCM2022-01184.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on May 24, 2023, regarding applications submitted by Matthew Ratelle of 1435 State Street, LLC (“Applicant”) to amend the zoning map from CC Corridor Commercial to FB-UN2 Form Based Urban Neighborhood 2 for the properties located at 1433 & 1435 South State Street and 1420 South Edison Street and amending the zoning map from R-1/5000 Single Family Residential to FB-UN2 Form Based Urban Neighborhood 2 for the property located at 121 East Cleveland Avenue pursuant to Petition No. PLNPCM2022-01183; and amending the Central

Community Master Plan Future Land Use Map from Medium Residential/Mixed Use to High Mixed Use for the properties located at 1433 & 1435 South State Street and 1420 South Edison Street, and from Low Density Residential to High Mixed Use for the property located at 121 East Cleveland Avenue pursuant to Petition No. PLNPCM2022-01184.

WHEREAS, at its May 24, 2023 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said applications; and

WHEREAS, after a public hearing on this matter, the City Council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the parcels located at 1433 & 1435 South State Street and 1420 South Edison Street (Tax ID Nos. 16-18-103-014-0000, 16-18-103-011-0000, & 16-18-103-006-0000), as are more particularly described on Exhibit “A” attached hereto, are rezoned from CC Corridor Commercial to FB-UN2 Form Based Urban Neighborhood 2, and the parcel located at 121 East Cleveland Avenue (Tax ID No. 16-18-103-015-0000), also described on Exhibit “A”, is rezoned from R-1/5000 Single Family Residential to FB-UN2 Form Based Urban Neighborhood 2.

SECTION 2. Amending the Central Community Master Plan. The Future Land Use Map of the Central Community Master Plan shall be and hereby is amended to change the future land use designation of 1433 & 1435 South State Street and 1420 South Edison Street from Medium

Residential/Mixed Use to High Mixed Use, and change the future land use designation of 121 East Cleveland Avenue from Low Density Residential to High Mixed Use.

SECTION 3. Condition. Approval of this ordinance is conditioned upon the Applicant entering into a development agreement requiring Applicant to replace any dwellings units demolished on the Property with at least as many dwelling units as will be demolished.

SECTION 4. Effective Date. This ordinance shall take effect immediately after it has been published in accordance with Utah Code Section 10-3-711 and recorded in accordance with Utah Code Section 10-3-713. The Salt Lake City Recorder is instructed not to publish or record this ordinance until the condition set forth in Section 3 is satisfied as certified by the Salt Lake City Planning Director or his designee.

Passed by the City Council of Salt Lake City, Utah, this ___ day of _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2023
Published: _____
Ordinance rezoning 1433, 1435 S. State, 1420 S. Edison,
and 121 E. Cleveland

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: July 10, 2023
By: Katherine D. Pasker
Katherine D. Pasker, Senior City Attorney

EXHIBIT "A"

Affects properties located at

1433 South State Street
Tax ID No. 16-18-103-014-0000

1420 South Edison Street
Tax ID No. 16-18-103-006-0000

1435 South State Street
Tax ID No. 16-18-103-011-0000

121 East Cleveland Avenue
Tax ID No. 16-18-103-015-0000

Legal descriptions of property to be rezoned from CC Corridor Commercial to FB-UN2 Form Based Urban Neighborhood 2:

1433 South State Street/16-18-103-014-0000

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 6 OF THE CAPITOL AVENUE ADDITION, A SUBDIVISION OF BLOCK 12, FIVE ACRE PLAT "A", BIG FIELD SURVEY, SALT LAKE CITY, UTAH; THENCE NORTH 150 FEET TO THE NORTHEAST CORNER OF LOT 11 OF SAID SUBDIVISION; THENCE EAST 15 FEET TO THE NORTHWEST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE SOUTH 150 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID SUBDIVISION; THENCE WEST 15 FEET TO THE POINT OF BEGINNING.

1435 South State Street/16-18-103-011-0000

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 6, CAPITOL AVENUE ADDITION, A SUBDIVISION LOCATED IN BLOCK 12, FIVE ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE NORTH 0°02'11" WEST ALONG THE EAST LINE OF STATE STREET 252.10 FEET TO THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 6; THENCE NORTH 89°54'32" EAST 150.00 FEET TO THE WEST LINE OF A 15.00 FOOT ALLEY; THENCE SOUTH 0°02'1" EAST ALONG SAID WEST LINE 252.10 FEET TO THE NORTH LINE OF CLEVELAND AVENUE AND THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°54'32" WEST ALONG SAID NORTH LINE 150.00 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 6, CAPITOL AVENUE ADDITION, A SUBDIVISION LOCATED IN BLOCK 12, FIVE ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE SOUTH 89°54'32" WEST 142.00 FEET TO THE EAST LINE OF A 15.00 FOOT ALLEY; THENCE NORTH 0°02'11" WEST ALONG SAID EAST LINE 100.00 FEET TO THE NORTHWEST CORNER OF LOT 12 OF SAID BLOCK 6; THENCE NORTH 89°54'32" EAST 142.00 FEET TO THE WEST LINE OF EDISON STREET; THENCE SOUTH 0°02'11" EAST ALONG SAID WEST LINE 100.00 FEET TO THE POINT OF BEGINNING.

1420 South Edison Street/16-18-103-006-0000

LOTS 16 AND 17, BLOCK 6, CAPITOL AVENUE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE

Contains 1.40 acres, more or less.

Legal descriptions of property to be rezoned from R-1/5000 Single Family Residential to FB-UN2 Form Based Urban Neighborhood 2:

121 East Cleveland Avenue/16-18-103-015-0000

COMMENCING 107 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 6, CAPITOL AVENUE ADDITION, THENCE WEST 35 FEET; THENCE NORTH 102.1 FEET; THENCE EAST 35 FEET, THENCE SOUTH 102.1 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL THE VACATED ALLEY ABUTTING ON THE WEST

Contains 0.12 acres, more or less.

SALT LAKE CITY ORDINANCE
No. _____ of 2023

(An ordinance amending Subsection 21A.27.050.C.3 of the Salt Lake City code to include additional land area eligible for additional building height.)

An ordinance amending Subsection 21A.27.050.C.3 of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2022-01183 pertaining to additional land area eligible for additional building height.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on May 24, 2023 to consider an application submitted by Matthew Ratelle of 1435 State Street, LLC to amend Subsection 21A.27.050.C.3 of the *Salt Lake City Code* to expand the area eligible for additional building height; and

WHEREAS, at its May 24, 2023 meeting, the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said application; and

WHEREAS, after a public hearing on this matter the City Council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of *Salt Lake City Code* Subsection 21A.27.050.C.3.

That Subsection 21A.27.050.C.3 of the *Salt Lake City Code* shall be, and hereby is amended as follows:

3. Multi-family Residential, Storefront, and Vertical Mixed-use building form standards:

TABLE 21A.27.050.C.3

Building Regulation	Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use
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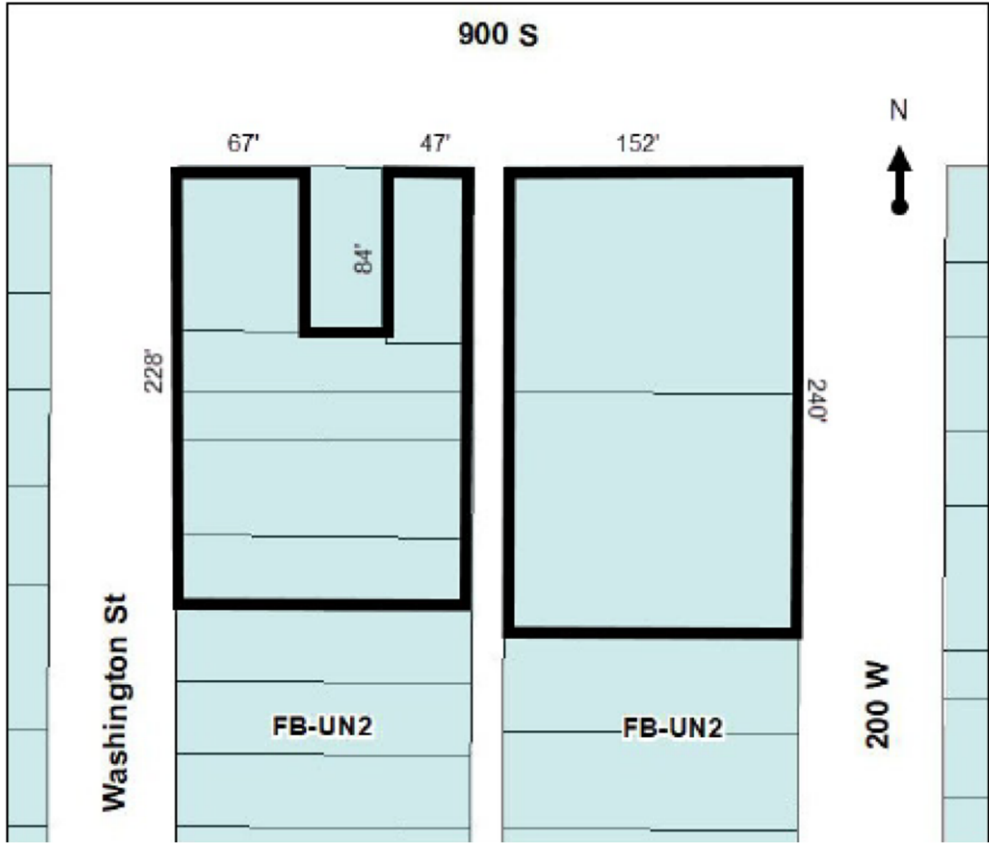
H	Height	Maximum height of 50'. ¹ All heights measured from established grade. Rooftop use is permitted and required railings and walls necessary to comply with building code requirements are permitted to encroach beyond the maximum height up to 5'.
GH	Ground Floor Height	Minimum ground floor height of 14'.
F	Front and Corner Side Yard Setback	<p>Ground Floor Residential Uses: A minimum of 10' and a maximum of 20'. Ground Floor occupied by retail, restaurants, taverns, brewpubs, bar establishments, art galleries, theaters, or performing art facilities: no minimum is required, provided no doors open into the right of way. A maximum setback of up to 10' is allowed. All other ground floor uses: A minimum of 5' and a maximum 10'. The maximum may be increased due to existing utility easements in which case the maximum setback shall be at the edge of the easement.</p> <p>This requirement may be modified through Design Review process (Chapter 21A.59). Provided front or corner side yard shall provide one tree for every 30 linear foot of front or corner side yard property line. The mature tree canopy must cover at least 50% of the required yard area and sidewalk area.</p>
S	Interior Side Yard	Minimum of 6' required, except when an interior side yard is abutting a property in a zoning district with a maximum permitted building height of 35' or less, then the minimum shall be 15'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall be counted towards the minimum setback.
R	Rear Yard	The rear yard minimum shall be 10', except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a property in a different zoning district shall be counted towards the minimum setback.
GU	Ground Floor Use Requirements	900 South: The ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities for a depth of 25'. Amenity space for the occupants of the building shall account for no more than 25% of the length of the ground floor space.
E	Ground Floor Dwelling Entrances	Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030.B for allowed entry features.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall stepback 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable

		zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
MW	Midblock Walkway	<p>As part of the city’s plan for the downtown area, it is intended that midblock walkways be provided to facilitate pedestrian movement within the area. The city has adopted the Downtown Plan that includes a midblock walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow maximum building heights that exceeds those of other districts in the city, the requirement for the midblock walkway is important to maintain the overall scale and pedestrian nature of the downtown. This requirement implements the city’s Downtown Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within this district shall conform to this officially adopted plan for midblock walkways, in addition to the following standards:</p> <ol style="list-style-type: none"> 1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. 2. The following standards apply to the midblock walkway: <ol style="list-style-type: none"> a. The midblock walkway must be a minimum of 15’ wide and include a minimum 6’ wide unobstructed path. b. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway. c. The following building encroachments are permitted in midblock walkway. Under no circumstances shall a mid block walkway be entirely covered. <ol style="list-style-type: none"> (1) Colonnades; (2) Staircases; (3) Balconies – All balconies must be located at the third story or above; (4) Building overhangs and associated cantilever - These coverings may be between 9 and 14’ above the level of the sidewalk. They shall provide a minimum depth of coverage of 6’ and project no closer to the curb than 3’; (5) Skybridge – A single skybridge is permitted. All skybridges must be located at the third, fourth, or fifth stories; and (6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.

BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Open Space Area	As required in Subsection 21A.27.030.C.1 “Open Space Area.”
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

Footnotes:

1. Additional Building Height Regulations. Properties listed in this footnote shall have a permitted building height of up to 65’ and 5 stories.
 - a. For legally existing parcels or lots as of January 1, 2023 located on the corners of West Temple at 800 South or 900 South;
 - b. For legally existing parcels or lots as of January 1, 2023 located on the corners of 200 West at 700 South, 800 South or 900 South;
 - c. For legally existing parcels or lots as of January 1, 2023 located on the corners of West Temple at Fayette Avenue;
 - d. For legally existing parcels or lots as of January 1, 2023 located on the corners of 300 West at 800 South or 900 South;
 - e. On the southeast corner of 1300 South and State Street.
 - f. On the northeast corner of Cleveland Avenue and State Street.
 - g. As indicated on the following map:



SECTION 10. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2023.
Published: _____.
Ordinance amending Subsection 21A.27.050.C.3

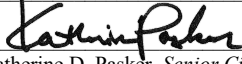
<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: <u>July 10, 2023</u></p> <p>By: <u></u> Katherine D. Pasker, <i>Senior City Attorney</i></p>
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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petitions: PLNPCM2022-01183 & PLNPCM2022-01184

January 17, 2023	Applications submitted.
February 3, 2023	Petition assigned to staff.
March 6, 2023	Petition routed for Department Review Comments.
March 6, 2023	Staff sent the 45-day required notice for recognized community organizations to the Community Councils.
March 6, 2023	Neighbors within 300 feet of the development were provided early notification of the proposal.
March 6, 2023	Project posted for an online open house through April 28, 2023.
April 28, 2023	45-day public comment period for recognized organizations ended.
May 18, 2023	Public hearing notice mailed. Public notice posted on City and State websites and Planning Division listserv.
May 19, 2023	Public hearing notice sign posted on the property.
May 24, 2023	Planning Commission held a public hearing and made a recommendation to the City Council to approve the proposed amendments.
June 23, 2023	Draft ordinance requested from City Attorney's office.
July 10, 2023	Draft ordinance received from City Attorney's office.

**2. NOTICE OF CITY
COUNCIL HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2022-01183 and PLNPCM2022-01184 – 1435 State Zoning Map and Master Plan Amendments** – Salt Lake City has received these amendment requests, specified below, from Matthew Ratelle with the Colmena Group representing the property owner. The intent of these amendment requests is to accommodate a redevelopment proposal to be submitted at a later date. The project is within Council District 5, represented by Darin Mano.

A. Master Plan Amendment (Case number PLNPCM2022-01184)

1433 & 1435 South State Street and 1420 South Edison Street – Amend the Central Community Master Plan’s Future Land Use designation from *Medium Mixed Use* to *High Mixed Use*.

121 East Cleveland Avenue – Amend the Central Community Master Plan’s Future Land Use designation from *Low Density Residential* to *High Mixed Use*.

B. Zoning Map Amendment (Case number PLNPCM2022-01183)

1433 & 1435 South State Street and 1420 South Edison Street – rezone from CC Commercial Corridor to FB-UN2 Form Based Urban Neighborhood and allow buildings up to 65 feet in height at Northeast Corner of Cleveland Avenue and State Street.

121 East Cleveland Avenue – rezone from R-1/5,000 Single Family Residential to FB-UN2 Form Based Urban Neighborhood.

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

DATE:

PLACE: **Electronic and in-person options.**
451 South State Street, 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.sl.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@sl.gov. 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 Aaron Barlow at 801.535.6182 between the hours of 9:00 a.m. and 6:00 p.m., Monday through Friday, or by e-mail at aaron.barlow@sl.gov. The application details can be accessed at <https://citizenportal.sl.gov.com>, by selecting the “Planning” tab and entering the petition numbers PLNPCM2022-01183 and PLNPCM2022-011840999.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@sl.gov, 801-535-7600, or relay service 711.

3. MAILING LIST

NAME	ADDRESS	CITY	STATE	ZIP
JOHN N NIKOLS FAM TRNIKOLS, MICHAEL J; TR	2256 S LAKELINE CIR	SALT LAKE CITY	UT	84109
MORSE LAURELWOOD PROPERTIES LC	223 W 700 S	SALT LAKE CITY	UT	84101
CATALAN PROPERTIES, L.L.C	1383 S MAJOR ST #E	SALT LAKE CITY	UT	84115
SOUZA LAND LLC	2230 DOC HOLLIDAY DR	PARK CITY	UT	84060
FOUNDRY PROPERTIES LLC	722 S STATE ST	SALT LAKE CITY	UT	84111
WASATCH INN, LLC	1009 S MAIN ST	SALT LAKE CITY	UT	84111
1438 S PROPERTIES LLC	3424 S STATE ST #A	SOUTH SALT LAKE	UT	84115
SOUZA LAND LLC	2230 DOC HOLLIDAY DR	PARK CITY	UT	84060
GJACK ENTERPRISES LLC	59 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
1435 STATE STREET LLCCANYON RIM SHOPPING CENTER, LL	1201 E WILMINGTON AVE	SALT LAKE CITY	UT	84106
GALLEGOS, JOSEPH M	127 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
HALL, JULIEANNE; TR(JH FAM TRUST)	131 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
BRADBURY, CHRISTOPHER W	135 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
1435 STATE STREET LLCCANYON RIM SHOPPING CENTER, LL	1201 E WILMINGTON AVE	SALT LAKE CITY	UT	84106
STATE BUILDING OWNERSHIP AUTHORITY	450 N STATE ST #4110	SALT LAKE CITY	UT	84114
1435 STATE STREET LLC & CANYON RIM SHOPPING CENTER, LLC	1201 E WILMINGTON AVE	SALT LAKE CITY	UT	84106
RASMUSSEN, L NEIL & SALLY A; TRS	7988 S STAUNING CV	COTTONWOOD HTS	UT	84121
ATK, LLC	1017 W HIDDEN COVE DR	TAYLORSVILLE	UT	84123
SUES ALTERATION UT INC	1441 E 2100 S	SALT LAKE CITY	UT	84105
NGUYEN, VINH; JTVO, LOAN; JT	1774 W 3500 S	WEST VALLEY	UT	84119
MOUNTAIN SPORTS PROPERTIES LLC	1435 S STATE ST	SALT LAKE CITY	UT	84115
TARASEVICH, ROBIN; JTARASEVICH, SUZANNE; JT	124 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
SUGIYAMA, KEN TET AL	132 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
ROGERS, BRENDA S	1452 S EDISON ST	SALT LAKE CITY	UT	84115
SCHNEIDER, JEFFREY C	1456 S EDISON ST	SALT LAKE CITY	UT	84115
CASE YONETANI TRET AL	1466 S EDISON ST	SALT LAKE CITY	UT	84115
1470 S EDISON ST., A SERIESOF MAZR HAUS, LLC	1126 E GILMER DR	SALT LAKE CITY	UT	84105
MID TOWN, LLC	1740 E PRINCETON AVE	SALT LAKE CITY	UT	84105
LEWIS, KATELYN	1367 S EDISON ST	SALT LAKE CITY	UT	84115
UTAH POWER & LIGHT COMPANY	825 NE MULTNOMAH ST #1900	PORTLAND	OR	97232
OATWAY, DAVIS &BINNEBOSE, BRIANNA; JT	1409 S EDISON ST	SALT LAKE CITY	UT	84115
SEAR-PITTS, SHANTELL; JTSEAR, SUSAN; JT	1419 S EDISON ST	SALT LAKE CITY	UT	84115
SPIN PROPERTIES, LLC	1421 S EDISON ST	SALT LAKE CITY	UT	84115
HAPPY FAMILY HOME, LLC	956 E GALENA DR	WHITE CITY	UT	84094
BLAIR, SCOTT A	1431 S EDISON ST	SALT LAKE CITY	UT	84115
LI, ZHONG XIN	145 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
FALKNER, CATHY-LIN	1404 S 200 E	SALT LAKE CITY	UT	84115
JCOR PROPERTIES, LLC	721 N MAIN ST	LAYTON	UT	84041
HATA, GEORGE M. & KIYOKO	1420 S 200 E	SALT LAKE CITY	UT	84115
KINNEY, EMILY-IONE	165 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
MACKIN TRET AL	171 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
MICHAEL READ FORDHAM REV TRET AL	3567 E EASTCLIFF DR	MILLCREEK	UT	84124
STATE OF UTAH DIVISION OFFACILITIES CONSTRUCTION MGMNT	450 N STATE ST #4110	SALT LAKE CITY	UT	84114
HOWCRAFT, WAYNE A &JOHNNA; JT	150 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
LEE, MATTHEW E; JTCURTIS, NATASIA A; JT	156 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
MURPHY, AARON G	162 E CLEVELAND AVE	SALT LAKE CITY	UT	84115
THOR UT XYZ, LLC	2058 W 8870 S	WEST JORDAN	UT	84088
BEETON, SHANE &ANDERSON, HAILEY; JT	1955 E PRINCETON AVE	SALT LAKE CITY	UT	84108
BAKKEN, JENNIFER L	1455 S EDISON ST	SALT LAKE CITY	UT	84115
EVANS, LINDA D L; JTMANN, CARRIE E; JT	1463 S EDISON ST	SALT LAKE CITY	UT	84115
PORTER, WILLIAM S &TINA; JT	1469 S EDISON ST	SALT LAKE CITY	UT	84115
VAN DE GRAAF, KARA A	1458 S 200 E	SALT LAKE CITY	UT	84115
Current Occupant	1313 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1328 S EDISON ST	Salt Lake City	84115	UT
Current Occupant	1393 S MAJOR ST	Salt Lake City	84115	UT
Current Occupant	1397 S MAJOR ST	Salt Lake City	84115	UT

Current Occupant	1401 S MAJOR ST	Salt Lake City	84115	UT
Current Occupant	1405 S MAJOR ST	Salt Lake City	84115	UT
Current Occupant	1374 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1382 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1388 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1392 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1400 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1410 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1416 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1438 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1411 S MAJOR ST	Salt Lake City	84115	UT
Current Occupant	1421 S MAJOR ST	Salt Lake City	84115	UT
Current Occupant	1420 S EDISON ST	Salt Lake City	84115	UT
Current Occupant	1435 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1385 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1433 S STATE ST	Salt Lake City	84115	UT
Current Occupant	121 E CLEVELAND AVE	Salt Lake City	84115	UT
Current Occupant	58 E CLEVELAND AVE	Salt Lake City	84115	UT
Current Occupant	1458 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1460 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1470 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1446 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1445 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1470 S EDISON ST	Salt Lake City	84115	UT
Current Occupant	1465 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1465 S STATE ST	Salt Lake City	84115	UT
Current Occupant	1373 S EDISON ST	Salt Lake City	84115	UT
Current Occupant	1425 S EDISON ST	Salt Lake City	84115	UT
Current Occupant	1376 S 200 E	Salt Lake City	84115	UT
Current Occupant	1410 S 200 E	Salt Lake City	84115	UT
Current Occupant	1396 S 200 E	Salt Lake City	84115	UT
Current Occupant	1402 S 200 E	Salt Lake City	84115	UT
Current Occupant	1390 S 200 E	Salt Lake City	84115	UT
Current Occupant	166 E CLEVELAND AVE	Salt Lake City	84115	UT
Current Occupant	168 E CLEVELAND AVE	Salt Lake City	84115	UT

4. ORIGINAL PETITIONS



Master Plan Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Name of Master Plan Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1435 S State Street, 121 E Cleveland, 1420 S Edison Salt Lake City, UT 84115

Name of Applicant: Matthew Ratelle	Phone: [REDACTED]
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Address of Applicant:
[REDACTED]

E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
1435 State Street LLC

E-mail of Property Owner: [REDACTED]	Phone: [REDACTED]
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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

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 \$1070 plus \$121 per acre in excess of one acre.
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: <i>Matthew Ratelle</i>	Date: 12/19/2022
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ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE	
Name of Applicant: Matthew Ratelle	Application Type: Master Plan Amendment
Mailing Address: [REDACTED]	
Email: [REDACTED]	Phone: [REDACTED]
Signature:	Date: 12/19/2022

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE	
Legal Description of Subject Property: 16-18-103-011-0000, 16-18-103-014-0000, 16-18-103-006-0000, 16-18-103-015-0000	
Name of Owner: 1435 State Street LLC	
Mailing Address [REDACTED]	Street Address: [REDACTED]
Signature:	Date: 12/19/2022

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner’s Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant’s interest in the property that is the subject of this application.

SUBMITTAL REQUIREMENTS

Staff Review

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

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Describe the proposed master plan amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Declare why the present master plan requires amending. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Land Use Map?
If so, please list the parcel numbers to be changed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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

MR 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:	Date Received:	Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1435 S State Street, 121 E Cleveland, 1420 S Edison Salt Lake City, UT 84115

Name of Applicant: Matthew Ratelle	Phone: [REDACTED]
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Address of Applicant:
1201 Wilmington Ave #115, Salt Lake City, UT 84106

E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
1435 STATE STREET LLC

E-mail of Property Owner: [REDACTED]	Phone: [REDACTED]
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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: \$1,142 filing fee, plus \$121 per acre (excess of one acre), plus additional public notice fee.
Text Amendment: \$1,142 filing fee, plus additional public notice fee.
Public 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: <i>Matthew Ratelle</i>	Date: 12/19/2022
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ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

APPLICANT SIGNATURE	
Name of Applicant: Matthew Ratelle	Application Type: Master Plan Amendment
Mailing Address: [REDACTED]	
Email: [REDACTED]	Phone: [REDACTED]
Signature:	Date: 12/19/2022

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE	
Legal Description of Subject Property: 16-18-103-011-0000, 16-18-103-014-0000, 16-18-103-006-0000, 16-18-103-015-0000	
Name of Owner: 1435 State Street LLC	
Mailing Address [REDACTED]	Street Address: [REDACTED]
Signature:	Date: 12/19/2022

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner’s Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant’s interest in the property that is the subject of this application.

SUBMITTAL REQUIREMENTS

Staff Review

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

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

WHERE TO FILE THE COMPLETE APPLICATION

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

MR 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.



Mitigation of Residential Housing Loss

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Pre-demolition #:	Received By:	Date Received:	Zoning:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property:
121 E Cleveland Ave Salt Lake City, UT 84115

Name of Applicant:	Phone:
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Address of Applicant:

E-mail of Applicant:	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
1435 State Street LLC

E-mail of Property Owner:	Phone:
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Existing Property Use:
Single Family Home

Proposed Property Use:
Mixed-use multifamily

➔ 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.

SIGNATURE

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

Signature of Owner or Agent:	Date: 12/19/2022
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SUBMITTAL REQUIREMENTS

ACKNOWLEDGEMENT OF RESPONSIBILITY

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APPLICANT SIGNATURE	
Name of Applicant: Matthew Ratelle	Application Type: Master Plan Amendment
[REDACTED]	
Email: [REDACTED]	Phone: [REDACTED]
Signature:	Date: 12/19/2022

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE	
Legal Description of Subject Property: 16-18-103-011-0000, 16-18-103-014-0000, 16-18-103-006-0000, 16-18-103-015-0000	
Name of Owner: 1435 State Street LLC	
Mailing Address [REDACTED]	Street Address: [REDACTED]
Signature:	Date: 12/19/2022

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.



1. Project Description (please attach additional sheet)

Written description of the determination or modification of existing use that is being requested.

2. Housing Impact Statement: The housing impact statement shall:

1. Identify the essential adverse impacts on the residential character of the area subject of the petition;
2. Identify by address any dwelling units targeted for demolition, following the granting of the petition;
3. Separately for each dwelling unit targeted for demolition, state its current fair market value, if that unit were in a reasonable state of repair and met all applicable building, fire and health codes;
4. State the number of square feet of land zoned for residential use that would be rezoned or conditionally permitted to be used for purposes sought in the petition, other than residential housing and appurtenant uses; and
5. Specify a mitigation plan to address the loss of residential zoned land, residential units or residential character. (Ord. 94-12, 2012)

18.97.030: OPTIONS FOR MITIGATING RESIDENTIAL LOSS:

Petitioners subject to the requirements of this chapter may satisfy the need for mitigation of any residential housing unit losses by any one of the following methods:

A. Replacement Housing: The petitioner may agree, in a legal form satisfactory to the city attorney, to construct the same number of residential dwelling units proposed for demolition, within:

1. The city council district in which the land subject of the petition is located; or
2. An adjoining council district, if the mitigation site is within a one mile radius of the demolition site.
3. Any such agreement shall include adequate security to guarantee completion within two (2) years of the granting of a demolition permit.

B. Fee Based On Difference Between Housing Value And Replacement Cost: The petitioner may pay to the city housing trust fund the difference between the fair market value of the housing units planned to be eliminated or demolished and the replacement cost of building new units of similar square footage and meeting all existing building, fire and other applicable law, excluding land values.

C. Fee, Where Deteriorated Housing Exists, Not Caused By Deliberate Indifference Of Landowner:

1. Request By Petitioner For Flat Fee Consideration: In the event that a residential dwelling unit is targeted or proposed for demolition and is in a deteriorated state from natural causes, such as fire, earthquake or aged obsolescence that is not occasioned by the deliberate acts or omissions to act on the part of the petitioner or his predecessors in interest, which detrimental condition reduces a dwelling unit's fair market value or habitability as a residential dwelling unit, the petitioner may request an exemption from the above two (2) methods of mitigation from the director of the city's department of community and economic development as provided below. A judgment as to whether deterioration has occurred as the result of deliberate indifference shall be based on a preponderance of evidence.

2. Required Facts Of Natural Deterioration/Increase Fair Market Value Of Units To Be Demolished: The petitioner may submit to the director of the city's department of community and economic development every fact known to support the proposition that the residential dwelling units were not purposely allowed to deteriorate by lack of reasonable maintenance,

ordinary and prudent repairs, or other acts or omissions to act. The value of the unit(s) targeted or proposed for demolition may be increased to the fair market value that the units would have, if each unit was in a state of habitability and minimally meeting applicable building codes and other applicable law, excluding land value. This enhanced value will then be applied in thus computing any housing mitigation payment provided in subsection B of this section.

3. Flat Fee Mitigation Payment: In the event that the petitioner actually and reasonably demonstrates to the city's director of community and economic development that the costs of calculating and analyzing the various methods of mitigation are unreasonably excessive in relationship to the rough estimated costs of constitutionally permitted mitigation, the department director may recommend to the city council that a flat rate be paid by the petitioner to the city's housing trust fund. This flat rate shall be a sum not in excess of three thousand three hundred twenty two dollars twenty cents (\$3,322.20) per dwelling unit to be demolished. Such flat fee shall be adjusted for inflation as of January 1 of each calendar year following the initial adoption hereof, based on the consumer price index for the previous twelve (12) months, or three percent (3%), whichever result is less. (Ord. 94-12, 2012)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

MR 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.
