



CITY COUNCIL TRANSMITTAL


rachel.otto (Oct 17, 2023 11:38 MDT)
Rachel Otto, Chief of Staff

Date Received: 10/17/2023
Date sent to Council: 10/17/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: October 17, 2023

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



SUBJECT: PLNPCM2023-00403 – 500 S and 400 E

STAFF CONTACT: Sara Javoronok, AICP Senior Planner
sara.javoronok@slcgov.com, 801-535-7625

DOCUMENT TYPE: Ordinance

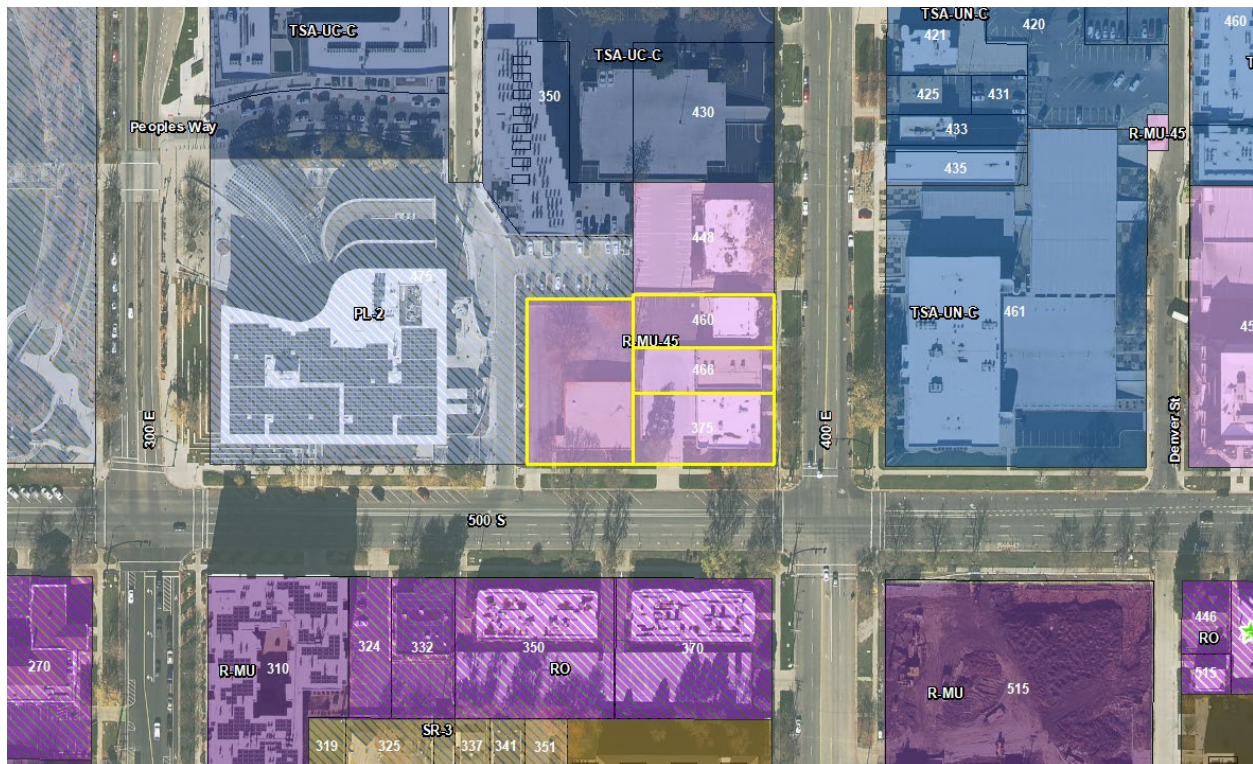
RECOMMENDATION: The City Council amend the text of the zoning ordinance as recommended by the Planning Commission.

BUDGET IMPACT: None.

BACKGROUND/DISCUSSION: The applicant, Zachary Jones of Cowboy Partners, on behalf of the property owners, is requesting a Zoning Map amendment for the properties at approximately 357 E 500 S, 375 E 500 S, 464-466 S 400 E, and 460-462 S 400 E. The applicant is requesting a Zoning Map amendment to change the zoning of the parcels from the RMU-45 (Residential/Mixed Use) to the TSA-UC-C (Transit Station Area – Urban Center – Core) zoning district. Future development plans were not submitted with the application. The applicant's anticipated use of the site is for ground floor retail with residential units above the first floor.

The four properties are approximately 1.28 acres, or 55,750 sq. ft. The existing properties are occupied by 1-2 story buildings with commercial uses. The land use designation for the property is Civic/Mixed Use. A city initiated zoning map amendment adopted in 2012 for the 400 South Livable Communities changed the zoning of the property from RO (Residential/Office) to RMU-45 ([PLNPCM2010-00647](#)). The proposed zoning map amendment is consistent with the existing

land use designation. The 357 E 500 S site was the subject of [PLNPCM2021-01109](#) and [PLNPCM2021-01150](#), a Planned Development and Design Review approved by the Planning Commission in March 2022. There is a building permit in for review for this approval.



Zoning map with subject properties outlined in yellow

The zoning on the adjacent properties is a mix of districts:

- North:** RMU-45, occupied by a two-story commercial building
- South:** RO, occupied by a two-story commercial building
- East:** TSA-UN-C, occupied by a three-story commercial building, rezoned from RMU-45 to TSA-UN-C in 2021 with [PLNPCM2020-00804](#)
- West:** PL-2, Public Safety Building

The existing and proposed zoning districts permit the anticipated use for the subject properties – a mixed use building with retail on the first floor and residential units on the upper floors. There are several differences as follows:

- The RMU-45 zoning district is designed for urban neighborhoods where there is a mix of uses, and the TSA zoning districts are located around light rail transit stations. The Urban Center Core area has a specific emphasis on the proximity to a transit station and supporting rather than competing with downtown.
- The RMU-45 (Residential/Mixed Use) zoning district is within Chapter 24: Residential Districts in the city's zoning ordinance, and the TSA-UC-C (Transit Station Area – Urban Center – Core) zoning district is within Chapter 26: Commercial Districts. This results in a wider range of permitted and conditional uses

in the TSA-UC-C zoning district compared to the RMU-45 zoning district. This is detailed in Attachment D of the staff report to the Planning Commission.

- The proposed TSA-UC-C zoning district allows for greater height than the existing zoning district, approximately three additional stories. The RMU-45 zoning district permits 45' in building height by right. An additional 10' can be requested and is reviewed through the Design Review process. The previously reviewed proposal requested an additional 5' through the Planned Development process for a total of 60'. The proposed TSA-UC-C zoning district allows for 90' by right and an additional story can be added when a proposal meets the administrative review requirements during the TSA Review process. The same as in the RMU-45 zoning district, an additional 5' could be added through the Planned Development process.
- Both zoning districts have smaller setbacks typical for urban neighborhoods. There are minimum open space requirements for both zoning districts and these spaces can be in plazas or courtyards. TSA-Core zoning districts do not have a minimum parking requirement and the RMU-45 zoning district requires 1 space per dwelling unit and 1.5 spaces per 1,000 sq. ft. for retail goods and services establishments. The two zoning districts have extensive design standards. The TSA standards are more restrictive compared to the RMU-45 standards. Less EIFS is permitted, durable materials are required on upper floors, trees are required in yards greater than 10', building entrances are required more frequently, and there is a limit on the building length.

With the rezoning in 2012, the RMU-45 zoning district was established based on the existing and anticipated development in the area. Over the intervening years, significant development has occurred on 400 South and adjacent areas. In this case, the proposed TSA-UC-C zoning district is appropriate for the subject properties based on the existing TSA-UC-C zoned land to the north of the public safety building parking area and the site's proximity to the Trax Library Station.

PUBLIC PROCESS:

The Planning Commission held a public hearing to discuss the proposal on September 13, 2023. Two members of the public spoke in support of the proposal. The Planning Commission voted to forward a positive recommendation to the City Council by a vote of 8-1.

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the application was submitted:

- June 15, 2023 – The Central City Community Council was sent the 45-day required notice for recognized community organizations. Staff did not receive a response.
- June 15, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal. Staff received a number of comments related to the proposal. Most comments were not in support of the request. The concerns expressed related to loss of mountain and downtown views, traffic, parking, congestion, pollution, and issues with construction.
- June-September 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- August 31, 2023

- Public hearing notice sign posted on the property
- August 31, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv

Planning Commission (PC) Records

- a) [PC Agenda of September 13, 2023 \(Click to Access\)](#)
- b) [PC Minutes of September 13, 2023 \(Click to Access\)](#)
- c) [Planning Commission Staff Report of September 13, 2023 \(Click to Access Report\)](#)

EXHIBITS:

- 1) Ordinance: Final and Legislative Versions
- 2) Project Chronology
- 3) Notice of City Council Public Hearing
- 4) Mailing List

1. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(An ordinance amending the zoning of properties located at 357 and 375 East 500 South, 464-466 South 400 East, and 460-462 South 400 East)

An ordinance amending the zoning map pertaining to property located at 357 and 375 East 500 South, 464-466 South 400 East, and 460-462 South 400 East from RMU-45 Residential/Mixed Use District to TSA-UC-C Transit Station Area – Urban Center – Core District pursuant to Petition No. PLNPCM2023-00403.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on September 13, 2023 to consider a petition by Zachary Jones of Cowboy Partners to rezone four parcels located at 357 and 375 East 500 South, 464-466 South 400 East, and 460-462 South 400 East (Tax ID Nos. 16-06-405-025-0000, 16-06-405-019-0000, 16-06-405-013-0000, and 16-06-405-012-0000) (collectively, the “Property”) from RMU-45 Residential/Mixed Use District to TSA-UC-C Transit Station Area – Urban Center – Core District; and

WHEREAS, at its September 13, 2023, meeting the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

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

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

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property, identified on Exhibit “A” attached hereto, shall be

and hereby is rezoned from RMU-45 Residential/Mixed Use District to TSA-UC-C Transit Station Area – Urban Center – Core District.

SECTION 2. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 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 357 East 500 South, 375 East 500 South,
464-466 South 400 East, and 460-462 South 400 East

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: September 26, 2023
By: Katherine D. Pasker
Katherine D. Pasker, *Senior City Attorney*

EXHIBIT “A”

Legal Description of Property to be Rezoned:

357 East 500 South

Tax ID No. 16-06-405-025-0000

Commencing at the Southeast corner of Lot 2, Block 35, Plat "B", Salt Lake City Survey and running thence West 7.5 Rods; thence North 193.4 feet; thence East 7.5 rods; thence South 193.4 feet to the place of beginning.

375 East 500 South

Tax ID No. 16-06-405-019-0000

Commencing at the Southeast Corner of Lot 1, Block 35, Plat “B”, Salt Lake City Survey and running thence West 165 feet (South 89°45’41” West 165 feet per county); thence North 82.5 feet (North 00°14’24” West 82.5 feet per county); thence East 165 feet (North 89°45’41” East 165 feet per county); thence South 82.5 feet (South 00°14’24” East 82.5 feet per county) to the place of beginning.

464 - 466 South 400 East

Tax ID No. 16-06-405-013-0000

Commencing 5 rods North of the Southeast Corner of Lot 1, Block 35, Plat “B”, Salt Lake City Survey and running thence North 54 feet; thence West 165 feet; thence South 54 feet; thence East 165 feet to the place of beginning.

460 - 462 South 400 East

Tax ID No. 16-06-405-012-0000

Commencing 136.5 feet North of the Southeast Corner of Lot 1, Block 35, Plat “B”, Salt Lake City Survey and running thence North 61.5 feet; thence West 165 feet; thence South 61.5 feet; thence East 165 feet to the place of the beginning.

2. CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2023-00403

May 24, 2023	Zachary Jones of Cowboy Partners submits an application for a Zoning Map Amendment for the properties at approximately 357 E 500 S, 375 E 500 S, 464-466 S 400 E, and 460-462 S 400 E.
June 8, 2023	Petition PLNPCM2023-00403 assigned to Sara Javoronok, Senior Planner, for staff analysis and processing.
June 15, 2023	Email sent to Central City Community Council informing them of the petition.
August 31, 2023	Sign posted on property.
August 31, 2023	Planning Commission hearing notices posted on City and State websites and Planning Division listserv. Notices also mailed out to property owners/residents.
September 13, 2023	Planning Commission reviewed the petition and held a public hearing. The commission voted 8-1 to send a positive recommendation to the City Council.
September 14, 2023	Ordinance review requested from City Attorney's office.

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2023-00403**, a rezone request at approximately 500 S and 400 E. Zachary Jones of Cowboy Partners, on behalf of the property owners, is requesting a Zoning Map Amendment for the properties at approximately 357 E 500 S, 375 E 500 S, 464-466 S 400 E, and 460-462 S 400 E. The proposal is for a map amendment from RMU-45 (Residential/Mixed Use) to the TSA-UC-C (Transit Station Area Urban Center Core) zoning district. This zoning district allows for greater building height than permitted in the RMU-45 zoning district. The four properties are approximately 1.28 acres, or 55,750 sq. ft. Future development plans were not submitted with the application. The property is located within Council District 4, represented by Ana Valdemoros.

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:

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 Sara Javoronok at 801-535-7625 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at sara.javoronok@slcgov.com

The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “Planning” tab and entering the petition number PLNPCM2023-00403.

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.

4. MAILING LIST

FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STATE	OWN_ZIP
BALIC, BELMA	1029 E KENSINGTON AVE		SALT LAKE CITY	UT	84105
DOWNTOWN SLC B RETAIL CONDOLLC	11 PARK PL	1340	NEW YORK	NY	10007
EXCHANGE B CONDOMINIUMOWNER'S ASSOCIATION, INC	11 PARK PL	1705	NEW YORK	NY	10007
DOWNTOWN SLC B LLC	11 PARK PL #1705	1340	NEW YORK	NY	10007
DOWNTOWN SLC A OWNER LLC	11 PARK PLACE STE 1705	1340	NEW YORK	NY	10007
HORSEY SAUCE PARTNERS, LLC	1178 W LEGACY CROSSING BL	100	CENTERVILLE	UT	84014
LETE ODENCRANTZ TRET AL	1209 N EIGHTH ST		BOISE	ID	83702
LYNN & HOLLY WEBSTER IRR TRET AL	1285 E THIRD AVE		SALT LAKE CITY	UT	84103
YUNG, DONALD J & DOROTHEA M;JT	1311 W RIVER ROAD		GRAND ISLAND	NY	14072
PATIENCE LLC	1366 E ARLINGTON DR		SALT LAKE CITY	UT	84103
ENGLISH, MARY C	1411 S UTAH ST #11		SALT LAKE CITY	UT	84104
KERBS, HYRUM J	1594 E MEADOWMOOR RD		HOLLADAY	UT	84117
GRAY, FORREST E & MARI-CRUZ F; JT	1605 S ORCHARD DR		BOUNTIFUL	UT	84010
PAULSON, ANDREW	1700 E 4TH ST		AUSTIN	TX	78702
NEXSTEP GROUP, LLC	176 N 2200 W #200		SALT LAKE CITY	UT	84116
JENSEN, MARK L & SARA M; TRS	1833 S 1600 E		SALT LAKE CITY	UT	84105
EVANS, JENNIFER A	1902 E MARY DOTT WY		SALT LAKE CITY	UT	84106
Current Occupant	210 E 400 S		Salt Lake City	UT	84111
MS2, LLC	2180 S 1300 E	240	SALT LAKE CITY	UT	84106
HEGEHOLZ, KYLE	222 E PEARSON ST #1609		CHICAGO	IL	60611
500 SOUTH LLC	2223 S HIGHLAND DR	E6331	SALT LAKE CITY	UT	84106
BRAY, JEFFERY; JTBRAY, ALEXANDRA; JT	2436 E KENTUCKY AVE		HOLLADAY	UT	84117
AR DEVELOPMENT LLC	2618 E SKYLINE DR		SALT LAKE CITY	UT	84108
MATINKHAH, ALI A	2618 E SKYLINE DR		SALT LAKE CITY	UT	84108
TOWNE PARK CONDMN PH 1,2 & 3COMMON AREA MASTER CARD	262 E 3900 S #200		MURRAY	UT	84107
Current Occupant	266 E 500 S		Salt Lake City	UT	84111
BEEHIVE BAIL BONDS INC	268 E 500 S		SALT LAKE CITY	UT	84111
Current Occupant	270 E 500 S		Salt Lake City	UT	84111
GOL SLC CONDO, LLC	2737 NETHERLAND AVE		RIVERDALE	NY	10463
LEADBEATER, JOHN C & ALICE P; JT	3006 SLOUGH DR		TEMPLE	TX	76502
COLLUM ENTERPRISES INC	3007 S STATE ST		SOUTH SALT LAKE	UT	84115
Current Occupant	310 E 500 S		Salt Lake City	UT	84111
SHELL, WILLIAM J I; JTSHELL, MELANIE N B; JT	3103 SUMMERSET DR		BOZEMAN	MT	59715
Current Occupant	319 E STANTON AVE		Salt Lake City	UT	84111
Current Occupant	324 E 500 S		Salt Lake City	UT	84111
Current Occupant	325 E STANTON AVE		Salt Lake City	UT	84111
Current Occupant	330 E 400 S		Salt Lake City	UT	84111
Current Occupant	332 E 500 S		Salt Lake City	UT	84111
Current Occupant	333 E STANTON AVE		Salt Lake City	UT	84111
Current Occupant	337 E STANTON AVE		Salt Lake City	UT	84111
SLC REALTY GROUP LLC	3370 N HAYDEN RD	STE 123-992	SCOTTSDALE	AZ	85251
HEMINGWAY, PETER	339 E 600 S	1111	SALT LAKE CITY	UT	84111
BAUMWOHL, DARREN	339 E 600 S	1201	SALT LAKE CITY	UT	84111
MADER, JEFFREY SMADER, KATHERINE	339 E 600 S		SALT LAKE CITY	UT	84111
BARBER, MATTHEW E; JTBARBER, JESSICA G; JT	339 E 600 S	1206	SALT LAKE CITY	UT	84111
SAMUEL ANKENY LINCOLN IIIFAMILY TR	339 E 600 S	1212	SALT LAKE CITY	UT	84111
FITZPATRICK, CHRISTINA B; JTFITZPATRICK, JEFFREY J; JT	339 E 600 S	1301	SALT LAKE CITY	UT	84111
DHALIWAL, TISHNA D; JTDHALIWAL, RAMANBIR S; JT	339 E 600 S	1302	SALT LAKE CITY	UT	84111
FISCHER, KELLIE	339 E 600 S	1307	SALT LAKE CITY	UT	84111
STOVVAG, HASA	339 E 600 S	1310	SALT LAKE CITY	UT	84111
EGBERT, REBEKAH	339 E 600 S	1311	SALT LAKE CITY	UT	84111
MISHLER, ANGELA; JTMISHLER, LUKE; JT	339 E 600 S	1312	SALT LAKE CITY	UT	84111
SWAYZE, BRANDON; JTBOLES, ASHLEY K; JT	339 E 600 S	1405	SALT LAKE CITY	UT	84111
FITZGERALD, JOSEPH T; ET AL	339 E 600 S	1407	SALT LAKE CITY	UT	84111
LIVINGSTON, JAMES A	339 E 600 S	1408	SALT LAKE CITY	UT	84111
Current Occupant	339 E 600 S	#1101	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1102	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1103	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1104	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1105	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1106	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1107	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1108	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1109	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1110	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1112	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1202	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1204	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1205	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1207	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1208	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1209	Salt Lake City	UT	84111

Current Occupant	339 E 600 S	#1210	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1211	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1303	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1304	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1305	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1306	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1308	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1309	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1401	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1402	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1403	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1404	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1406	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1409	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1410	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1411	Salt Lake City	UT	84111
Current Occupant	339 E 600 S	#1412	Salt Lake City	UT	84111
HEINS, ZOE	339 E 600 S #1101		SALT LAKE CITY	UT	84111
MICHAELY, JOSHUA R	339 E 600 S #1102		SALT LAKE CITY	UT	84111
GRANGROTH, REED	339 E 600 S #1105		SALT LAKE CITY	UT	84111
SAUCEDO, ABELARDO	339 E 600 S #1106		SALT LAKE CITY	UT	84111
BLOCH, ROBIN A	339 E 600 S #1107		SALT LAKE CITY	UT	84111
LUTHI, J RYCK	339 E 600 S #1109		SALT LAKE CITY	UT	84111
DIAMOND, MATT	339 E 600 S #1110		SALT LAKE CITY	UT	84111
PIERCE, WILLIAM D &ANDREA U; TRS	339 E 600 S #1202		SALT LAKE CITY	UT	84111
PETERSON, CHARLES R; TR	339 E 600 S #1205		SALT LAKE CITY	UT	84111
BAUMGARDNER, INGRID	339 E 600 S #1207		SALT LAKE CITY	UT	84111
OSBORN, JESSE L	339 E 600 S #1209		SALT LAKE CITY	UT	84111
HOGUE, EDWARD E	339 E 600 S #1210		SALT LAKE CITY	UT	84111
SCHMIDT, DAVID K &PILAR L; TC	339 E 600 S #1211		SALT LAKE CITY	UT	84111
SKROBO, ANA	339 E 600 S #1304		SALT LAKE CITY	UT	84111
HALGRIM, WILLIAM C &ROBERTA R; JT	339 E 600 S #1305		SALT LAKE CITY	UT	84111
ARNOLD DIAZ LIV TRARNOLD DIAZ; TR	339 E 600 S #1308		SALT LAKE CITY	UT	84111
WHITE, TIMOTHY J & CINDY L(JT)	339 E 600 S #1309		SALT LAKE CITY	UT	84111
MORTENSEN, JEFFREY P	339 E 600 S #1410		SALT LAKE CITY	UT	84111
Current Occupant	341 E STANTON AVE		Salt Lake City	UT	84111
Current Occupant	347 E 500 S		Salt Lake City	UT	84111
Current Occupant	350 E 400 S	#G1	Salt Lake City	UT	84111
Current Occupant	350 E 400 S	#200	Salt Lake City	UT	84111
Current Occupant	350 E 400 S	#300	Salt Lake City	UT	84111
Current Occupant	350 E 400 S	#400	Salt Lake City	UT	84111
Current Occupant	350 E 400 S		Salt Lake City	UT	84111
Current Occupant	350 E 500 S		Salt Lake City	UT	84111
Current Occupant	351 E STANTON AVE		Salt Lake City	UT	84111
Current Occupant	353 E 500 S		Salt Lake City	UT	84111
Current Occupant	355 E 500 S	#NFF1	Salt Lake City	UT	84111
Current Occupant	357 E 500 S		Salt Lake City	UT	84111
Current Occupant	368 E 500 S		Salt Lake City	UT	84111
Current Occupant	370 E 500 S		Salt Lake City	UT	84111
Current Occupant	375 E 500 S		Salt Lake City	UT	84111
376 PLACE LLC	376 E 400 S	110	SALT LAKE CITY	UT	84111
KOELLIKER, BRUCE	380 W 200 S		SALT LAKE CITY	UT	84101
BAICHWAL, VIHAY R &VARSHA; TRS	398 TAMPA COURT		FOSTER CITY	CA	94404
Current Occupant	405 S 400 E		Salt Lake City	UT	84111
BOUZEK, JOHN	407 E 300 S		SALT LAKE CITY	UT	84111
Current Occupant	409 S 400 E		Salt Lake City	UT	84111
Current Occupant	410 E 400 S		Salt Lake City	UT	84111
Current Occupant	412 E 400 S		Salt Lake City	UT	84111
Current Occupant	414 E 400 S		Salt Lake City	UT	84111
GANSTER, GAYLE G; TR(NSWG TRUST)	4173 S TROPICO DR		LA MESA	CA	91941
Current Occupant	420 E 400 S		Salt Lake City	UT	84111
Current Occupant	421 S 400 E		Salt Lake City	UT	84111
425 SOUTH LLC	425 S 400 E		SALT LAKE CITY	UT	84111
Current Occupant	430 S 400 E		Salt Lake City	UT	84111
4N LLC	4301 S FEDERAL WY		BOISE	ID	83716
Current Occupant	431 S 400 E	#NFF1	Salt Lake City	UT	84111
Current Occupant	433 S 400 E		Salt Lake City	UT	84111
Current Occupant	435 S 400 E		Salt Lake City	UT	84111
Current Occupant	447 S BLAIR ST	#100	Salt Lake City	UT	84111
Current Occupant	447 S BLAIR ST	#201	Salt Lake City	UT	84111
Current Occupant	447 S BLAIR ST	#301	Salt Lake City	UT	84111
Current Occupant	447 S BLAIR ST	#401	Salt Lake City	UT	84111
AI&I HOLDINGS, LLC	448 S 400 E		SALT LAKE CITY	UT	84111

Current Occupant	460 S 400 E		Salt Lake City	UT	84111
Current Occupant	461 S 400 E		Salt Lake City	UT	84111
Current Occupant	466 S 400 E		Salt Lake City	UT	84111
PAUL, ADAM L; JTPAUL, DIANNA M C; JT	475 N REDWOOD RD	# 84	SALT LAKE CITY	UT	84116
Current Occupant	475 S 300 E		Salt Lake City	UT	84111
EIGHTH CORP OF CH OF JC OF LDS	50 E NORTHTEMPLE #FL-22		SALT LAKE CITY	UT	84150
RUSSELL, VICENTE J A; JTSOWARDS, JOHN M; JT	500 S 400 E		SALT LAKE CITY	UT	84111
Current Occupant	515 S 400 E		Salt Lake City	UT	84111
Current Occupant	530 E 400 S	#2303	Salt Lake City	UT	84111
ROBINSON, CHARLES; JTKHODAKOVA, ELENA; JT	530 S 400 E	2102	SALT LAKE CITY	UT	84111
FLANNERY, MEGHAN	530 S 400 E	2106	SALT LAKE CITY	UT	84111
CANTER, RONALD L; JTCANTER, MARY T; JT	530 S 400 E	2108	SALT LAKE CITY	UT	84111
O'NEILL, COLLEEN M & NELSON, JOHN G; JT	530 S 400 E	2110	SALT LAKE CITY	UT	84111
MCDONALD, LINDA S; TR	530 S 400 E	2112	SALT LAKE CITY	UT	84111
FOWLER, ARIN	530 S 400 E	2202	SALT LAKE CITY	UT	84111
MARK, JONATHAN	530 S 400 E	2205	SALT LAKE CITY	UT	84111
LICCARDO, MARTIN C	530 S 400 E	2207	SALT LAKE CITY	UT	84111
PEAVIER, SETH T	530 S 400 E	2208	SALT LAKE CITY	UT	84111
GODDARD, GREGORY; JTGODDARD-WALL, KARMEN; JT	530 S 400 E	2209	SALT LAKE CITY	UT	84111
DARLING, ETHAN	530 S 400 E	2210	SALT LAKE CITY	UT	84111
SCHLEMAN, ILANA V	530 S 400 E	2301	SALT LAKE CITY	UT	84111
KILBURN, MEAGAN M	530 S 400 E	2305	SALT LAKE CITY	UT	84111
DONA, STEPHEN T	530 S 400 E	2307	SALT LAKE CITY	UT	84111
WIGHT, BRAYTON A	530 S 400 E	2309	SALT LAKE CITY	UT	84111
ORR, CARSON F	530 S 400 E	2310	SALT LAKE CITY	UT	84111
BARNES, KEVIN	530 S 400 E	# 2401	SALT LAKE CITY	UT	84111
KEMMOCHI, TOMOHIRO	530 S 400 E	2405	SALT LAKE CITY	UT	84111
BAKER, BENJAMIN I	530 S 400 E	2407	SALT LAKE CITY	UT	84111
LACY, MAREN	530 S 400 E	2410	SALT LAKE CITY	UT	84111
POURAEIN, KIANA; JTBARKESSEH, FARZANEH; JT	530 S 400 E	2412	SALT LAKE CITY	UT	84111
Current Occupant	530 S 400 E	#2101	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2103	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2104	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2105	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2107	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2109	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2111	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2201	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2203	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2204	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2206	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2211	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2212	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2302	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2304	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2306	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2308	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2311	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2312	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2402	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2403	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2404	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2406	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2408	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2409	Salt Lake City	UT	84111
Current Occupant	530 S 400 E	#2411	Salt Lake City	UT	84111
BISHOP, MARION & SHIRLEY; JT	530 S 400 E #2103		SALT LAKE CITY	UT	84111
KAREN ANN TROUT 06/22/2000TROUT, KAREN A; TR	530 S 400 E #2104		SALT LAKE CITY	UT	84111
CHIDESTER, JEFF	530 S 400 E #2105		SALT LAKE CITY	UT	84111
ABEL, ELIZABETH J	530 S 400 E #2201		SALT LAKE CITY	UT	84111
WHITE, CONNOR JAMES	530 S 400 E #2211		SALT LAKE CITY	UT	84111
AGUIRRE, BRENDA J	530 S 400 E #2303	2303	SALT LAKE CITY	UT	84111
DUTKOWSKI, STEFAN	530 S 400 E #2304	2304	SALT LAKE CITY	UT	84111
THOMAS, RUBY; TR(RT LIV TRUST)	530 S 400 E #2306		SALT LAKE CITY	UT	84111
HARRIS, HEATH D	530 S 400 E #2402		SALT LAKE CITY	UT	84111
CAMERON, JAMES; JTCAMERON, JOAN; JT	530 S 400 E #2404		SALT LAKE CITY	UT	84111
KORKUT, MAID	530 S 400 E #2408		SALT LAKE CITY	UT	84111
ZHANG, LIN	530 S 400 E #2409		SALT LAKE CITY	UT	84111
HART, SYDNEY	530 S 400 E #2411		SALT LAKE CITY	UT	84111
JOAQUIN, AUSTIN C	5332 W PEGGY LN		WEST VALLEY	UT	84120
Current Occupant	550 S 400 E		Salt Lake City	UT	84111
FADDIS, DAVE W; JTFADDIS, ALISON L; JT	550 S 400 E	3103	SALT LAKE CITY	UT	84111
POSEY, KATHRYN; JTPOSEY, LOGAN M; JT	550 S 400 E	3104	SALT LAKE CITY	UT	84111

HAFEN, SPENCER	550 S 400 E	3105	SALT LAKE CITY	UT	84111
HAFEN, SPENCER	550 S 400 E	3107	SALT LAKE CITY	UT	84111
CHEKMAREV, YEGOR D	550 S 400 E	3109	SALT LAKE CITY	UT	84111
THOMPSON, PATTE	550 S 400 E	#3202	SALT LAKE CITY	UT	84111
DAYTON, BARBARA J; JTDAYTON, STEVEN L; JT	550 S 400 E	3203	SALT LAKE CITY	UT	84111
BRADSHAW, PATRICIA L; JTBRADSHAW, AUDREY E; JT	550 S 400 E	3204	SALT LAKE CITY	UT	84111
TODOROFF, DAVID; JTBRADSHAW, PATRICIA L; JT	550 S 400 E	3205	SALT LAKE CITY	UT	84111
CONRAD, WILLIAM D	550 S 400 E	3207	SALT LAKE CITY	UT	84111
BOBROVA, ANASTASIYA	550 S 400 E	3208	SALT LAKE CITY	UT	84111
JARRARD, JUDITH A	550 S 400 E	3209	SALT LAKE CITY	UT	84111
LAW, MARIAH A	550 S 400 E	3210	SALT LAKE CITY	UT	84111
BACKMAN, MICHELLE L; JTMERRILL, DAVID A; JT	550 S 400 E	3211	SALT LAKE CITY	UT	84111
GREENWAY, TODD	550 S 400 E	3301	SALT LAKE CITY	UT	84111
MITCHELL, TRAVIS J	550 S 400 E	3302	SALT LAKE CITY	UT	84111
TATE, BARBARA A	550 S 400 E	3303	SALT LAKE CITY	UT	84111
DUBAL, HARSH &JOSHI, DHARA; JT	550 S 400 E	3304	SALT LAKE CITY	UT	84111
DUBAL, HARSH &JOSHI, DHARA; JT	550 S 400 E	3304	SALT LAKE CITY	UT	84111
YOUNG, COURTNEY M	550 S 400 E	3306	SALT LAKE CITY	UT	84111
KREBS, JEFFREY FKREBS, MICHELLE M	550 S 400 E	#3308	SALT LAKE CITY	UT	84111
KEARNS, THOMAS; JTKEARNS, JAMIE; JT	550 S 400 E	3309	SALT LAKE CITY	UT	84111
DEHLAVI, ADAM A	550 S 400 E	3310	SALT LAKE CITY	UT	84111
MILLER, ANTHONY D; JTMILLER, SUSAN J; JT	550 S 400 E		SALT LAKE CITY	UT	84111
BIRCUMSHAW, COLIN F; JTFITZGERALD, J T; JT	550 S 400 E	3403	SALT LAKE CITY	UT	84111
GONZALEZ, MARLENE F	550 S 400 E	3404	SALT LAKE CITY	UT	84111
TRAWICK FAM TRET AL	550 S 400 E	3405	SALT LAKE CITY	UT	84111
BROWN, JORDAN; JTBROWN, SHAYLEE P; JT	550 S 400 E	UNIT 3408	SALT LAKE CITY	UT	84111
Current Occupant	550 S 400 E	#3101	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3102	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3106	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3108	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3110	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3111	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3112	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3201	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3206	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3212	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3307	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3311	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3401	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3402	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3406	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3407	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3409	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3410	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3411	Salt Lake City	UT	84111
Current Occupant	550 S 400 E	#3412	Salt Lake City	UT	84111
Current Occupant	550 S 400 E		Salt Lake City	UT	84111
WHYTE, CHARLES E;ET AL	550 S 400 E #3106		SALT LAKE CITY	UT	84111
WRIGHT, NATHAN	550 S 400 E #3108		SALT LAKE CITY	UT	84111
HIGBEE, KELLER	550 S 400 E #3402		SALT LAKE CITY	UT	84111
LEBER, JEANNE M	550 S 400 E #3407		SALT LAKE CITY	UT	84111
BLUTH, JOHN	550 S 400 E #3412		SALT LAKE CITY	UT	84111
CRUZ, JOSE A &AILEEN T; JT	5543 EMERALED POINTE DR		SUGAR LAND	TX	77479
OJALA, JANNE; JTOJALA, TUIJA; JT	605 CENTRAL AVE		SAINT JOSEPH	MI	49085
I & Y PROPERTIES LLC	6076 W DESERT STAR LN		HERRIMAN	UT	84096
GRIFFITH, MONTE R &NANCY J; JT	62 BENCHMARK VILLAGE		TOOELE	UT	84074
STERIN, MARK	621 NEWMAN PL		MOUNTAIN VIEW	CA	94043
DEVEDZIC, BENJAMIN	6268 S LORREEN DR		SALT LAKE CITY	UT	84121
KOPF, RICHARD S; TCET AL	64 TRACY CT		ALAMO	CA	94507
LIBERTY DUET ASSOCIATES, LLC	6440 S WASATCH BLVD		HOLLADAY	UT	84121
433 SOUTH 400 EAST, LLC	672 E UNION SQ		SANDY	UT	84070
435 SOUTH 415 EAST, LLC	672 E UNION SQ		SANDY	UT	84070
KORTONICK, MICHAEL	68 DENALI CIR	1411	LINDON	UT	84042
KRACZEK INVESTMENTS, LLC	721 W PAXTON AVE		SALT LAKE CITY	UT	84104
JAKOB, MICHELE E &KEVIN; JT	7216 S 2780 E		COTTONWOOD HTS	UT	84121
466 SOUTH 400 EAST, LLC	75 E 400 S	STE 200	SALT LAKE CITY	UT	84111
THE CITIZEN, LLC	7585 S UNION PARK AVE	200	MIDVALE	UT	84047
BHOITE, LEENA; JTPATIL, NITIN; JT	7641 S TIMBERLINE DR		COTTONWOOD HTS	UT	84121
HILLER, KRISTIN E; ET AL	8 DUKE AVENUE CC1074		KUNSHAN JIAN	SU	21531
FRODSHAM REAL ESTATE I, LC	8098 S COTTAGE PINES CV		COTTONWOOD HTS	UT	84121
SAVAGE, JOY L	810 E SEVENTH AVE		SALT LAKE CITY	UT	84103
FAIRBANKS, MICHAEL L	83 S 900 E		LINDON	UT	84042
FIROUZBAKHSH, HOUSHANG &HOMA K; JT	831 EAST 1ST AVE 2	#4	SALT LAKE CITY	UT	84013

FLETCHER, PATRICIA S; TR(PSF FAM TRUST)	835 E 100 S		SALT LAKE CITY	UT	84102
SEASONS AT LIBRARY SQUARE LLC	95 W 100 S #340		LOGAN	UT	84321
SEASONS AT LIBRARY SQUARE, LLC	95 W 100 S STE 340		LOGAN	UT	84321
PLETT, TREVOR V	972 ROCK LEDGE CT	1409	HENERDAON	NV	89012
BLDG CAT, LLC	PO BOX 11491		SALT LAKE CITY	UT	84147
SALT LAKE CITY CORPORATION	PO BOX 145460		SALT LAKE CITY	UT	84114
DILLMAN, DAVID; TR(DHD IRR TRUST)	PO BOX 1763		SALT LAKE CITY	UT	84110
BRAZINSKI, JOHN A & VLASTA K; JT	PO BOX 2323		JACKSON	WY	83001
HOWE, FRED J & BONNIE K; TRS	PO BOX 2732		ELKO	NV	89803
HOWARD, ALLEN Q, JR & HENNON, MARGARET R; JT	PO BOX 366		WELLSVILLE	UT	84339
HARBO, LORA; JT ET AL	PO BOX 671717		CHUGIAK	AK	99567
GOOD ACTION LLC	PO BOX 779		RIVER FALLS	WI	54022
USUNIER, PHILIPPE & RACHELLE; JT	SAINT GILLES LES HAUTS		REUNION ISL	ND	97435

**5. ADDITIONAL PUBLIC
COMMENT RECEIVED**

From: [Epi Heat](#)
To: [Javoronok, Sara](#)
Subject: (EXTERNAL) Re: SLC - Planning Commission meeting info
Date: Tuesday, September 12, 2023 12:22:33 PM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Sara here are my additional comments

Please deny any zoning changes I STRONGLY oppose

After reviewing factors and standards I think it is a huge stretch to say these zoning changes comply with proposed standards

For example

A. Lessen congestion in the streets or roads;

The rapid explosion of apartment development is mind boggling and the current road structure will not support this rapid development. This will increase congestion and lower quality of living in downtown SLC

B. Secure safety from fire and other dangers;

I am seeing buildings being built within 10 feet of each other which increases fire danger and decreases Safety in the event of adverse weather or other adverse events

C. Provide adequate light and air;

This will destroy And completely block my homes current view and create a claustrophobic environment of living in between apartment complexes than are visually unappealing and high enough to block open city line and Mountain View's

D. Classify land uses and distribute land development and utilization;

Residential development is not being balanced with other uses such as arts and entertainment, eating establishments and businesses . If we allow this type of development to continue we are going end up with a congested downtown community that is near impossible travel around and have no place to go. It will not be and enjoyable place to live

F. Secure economy in governmental expenditures;

The recent Covid Pandemic has created a false sense of residential demand as many people relocated from larger city regions to smaller cities. Now that pandemic has lessened many small cities are seeing an exodus of people that are now relocating back to the larger city regions creating a real estate crises and other economic problems. Blindly trying to meet a false increased demand will not secure our city economy and will devastate my homes value

G. Foster the city's industrial, business and residential development; and
See comments above for item D

H. Protect the environment.

City developers need to pause and consider climate Issues that will be devastating and must be faced now

Examples include our embarrassing air quality we endure by living here and the diminishing great salt lake which has the potential to become an environmental disaster that will make this area uninhabitable

Please block this zoning change

Sincerely

Heath Harris

On Sep 11, 2023, at 12:10 PM, Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Heath,

As we discussed, here's the page to find out more about the Planning Commission meeting: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>. If you go to page 21 of the [staff report](#) there are "factors" on the left and those are the standards that the Planning Commission considers. Comments relating to those are most helpful.

The agenda has the links to the YouTube video and SLCtv. It's live on those two platforms.

Sara

<image001.png>

SARA JAVORONOK | *(She/Her/Hers)*
Senior Planner, Planning Division
DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION
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Email: Sara.Javoronok@slcgov.com
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