

ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS

Blake Thomas  
Director

## CITY COUNCIL TRANSMITTAL

  
Rachel Otto (Mar 26, 2024 14:31 MDT)

Rachel Otto, Chief of Staff

Date Received: 3/26/2024  
Date sent to Council: 3/26/2024

**TO:** Salt Lake City Council  
Victoria Petro, Chair

**DATE:** 3/25/2024

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



**SUBJECT:** Petition PLNPCM2023-00923 - Zoning Map Amendment at 333 W 700 S

**STAFF CONTACT:** Andy Hulka, Principal Planner  
801-535-6608 or [andy.hulka@slcgov.com](mailto:andy.hulka@slcgov.com)

**DOCUMENT TYPE:** Ordinance

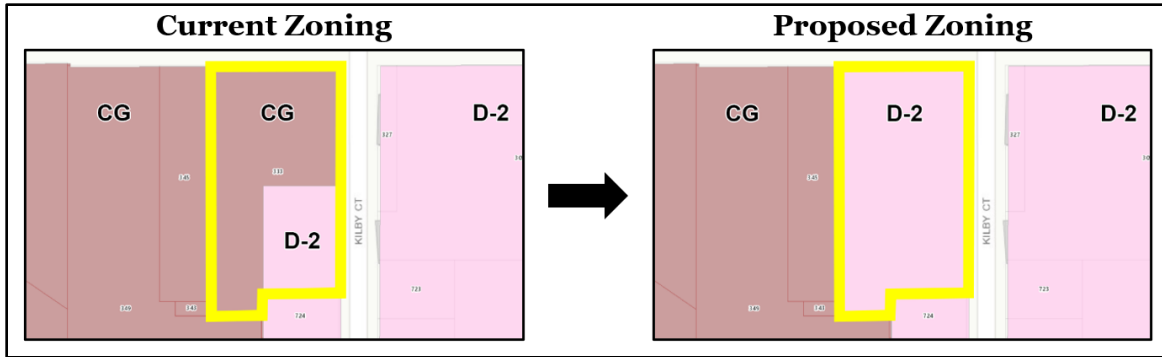
**RECOMMENDATION:** That the City Council follows the recommendation of the Planning Commission to approve the petition for a zoning map amendment.

**BUDGET IMPACT:** None

### BACKGROUND/DISCUSSION:

TAG SLC, representing the property owner, Bestway Investors, LLC, is requesting approval from the City to amend the zoning map for a portion of the property located at 333 W 700 S. The property is currently "split-zoned" with the majority of the property (0.37 acres) zoned CG General Commercial, and the remainder (0.14 acres) zoned D-2 Downtown Support. The applicant is requesting that the City rezone the CG portion of the property to D-2.

The intent of this request is to change the zoning so the entire property will be in the same zoning district (D-2), rather than split between CG and D-2. No development plans were submitted with this application. Future development will be less complex with only one zoning designation on the property. On February 14th, 2024, the Planning Commission heard the petition and forwarded a positive recommendation to the City Council to amend the zoning map.



In comparison to the CG District, the D-2 District allows 15' of additional height for projects with design review approval (from 105' to 120'). Along with the additional height, there are additional design standards for those projects, including requirements for higher percentages of durable materials and glass. The request for D-2 zoning is consistent with the Downtown Plan's vision for the Granary District to transition into a "mid-rise streetcar" neighborhood.

#### **PUBLIC PROCESS:**

- **Early Notification** – On November 30, 2023, the Granary District Alliance, Ballpark Community Council, and Downtown Community Council were sent the 45-day required notice for recognized community organizations. The Community Councils did not provide written comments or request a presentation at their meetings. Noticing signs were posted on the property and a notice of the proposal was also mailed to all property owners and residents within 300 feet of the property. An online open house was posted on the Planning Division's website from November 2023 to January 2024.
- **Planning Commission Meeting** – The petition was heard by the Planning Commission on February 14<sup>th</sup>, 2024. The Planning Commission voted unanimously to forward a positive recommendation to the City Council regarding the proposed zoning map amendment. The full public meeting can be viewed using [this link](#) starting at minute 1:37:22.

#### **Planning Commission (PC) Records**

- [PC Agenda of February 14<sup>th</sup>, 2024](#) (Click to Access)
- [PC Minutes of February 14<sup>th</sup>, 2024](#) (Click to Access)
- [Planning Commission Staff Report of February 14<sup>th</sup>, 2024](#) (Click to Access Report)

#### **EXHIBITS:**

1. Ordinance
2. Project Chronology
3. Notice of the City Council Public Hearing
4. Applicant's Written Narrative
5. Mailing List

## **1. ORDINANCE**

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2024

(Amending the zoning map pertaining to a parcel located at 333 West 700 South to change the zoning from CG General Commercial District to D-2 Downtown Support District)

An ordinance amending the zoning map pertaining to a parcel located at 333 West 700 South as described in Exhibit A, attached hereto, (the “Property”) to change the zoning from CG General Commercial District to D-2 Downtown Support District pursuant to petition No. PLNPCM2023-00923.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on February 14, 2024 on an application submitted by TAG SLC, LLC, representing Bestway Investors, LLC, the property owner, to rezone the Property from CG General Commercial District to D-2 Downtown Support District pursuant to petition No. PLNPCM2023-00923; and

WHEREAS, at its February 14, 2024 meeting, the Planning Commission voted in favor of forwarding 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 shall be and hereby is rezoned from CG General Commercial District to D-2 Downtown Support 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2024.  
Published: \_\_\_\_\_.

Rezone 333 W 700 S from CG to D-2v1

<p><b>APPROVED AS TO FORM</b> Salt Lake City Attorney's Office</p> <p>Date: <u>March 11, 2024</u></p> <p>By: <u><i>Katherine Pasker</i></u> Katherine D. Pasker, <i>Senior City Attorney</i></p>
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# EXHIBIT “A”

Legal Description of the Property

Tax Parcel No. 15-12-130-024-0000

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 12, PLAT A, SALT LAKE CITY SURVEY, WEST 44 FEET; SOUTH 212 FEET; EAST 44 FEET; NORTH 19 FEET; EAST 66 FEET; NORTH 193 FEET; WEST 66 FEET TO THE POINT OF BEGINNING.

## **2. PROJECT CHRONOLOGY**



## PROJECT CHRONOLOGY

**Petition:** PLNPCM2023-00923

- November 21, 2023** Petition for the zoning map amendment received by the Salt Lake City Planning Division.
- November 29, 2023** Petition assigned to Andy Hulka, Principal Planner.
- November 30, 2023** Information about the proposal was sent to the Granary District Alliance, Ballpark Community Council, and Downtown Community Council in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
- November 30, 2023** 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.
- Nov 2023 – Jan 2024** Staff hosted an online Open House to solicit public comments on the proposal.
- February 2, 2024** Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property. Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting on February 14, 2024. Public hearing notice mailed.
- February 14, 2024** The Planning Commission held a public hearing on February 14, 2024. By a unanimous vote of 7-0, the Planning Commission forwarded a positive recommendation to the City Council for the proposed zoning map amendment.



**3. NOTICE OF CITY  
COUNCIL PUBLIC  
HEARING**

## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petition **PLNPCM2023-00923 – Zoning Map Amendment at 333 W 700 S** – TAG SLC, representing the property owner, Bestway Investors, LLC, is requesting approval from the City to amend the zoning map for a portion of the property stated above. The property is currently "split-zoned" with the majority of the property zoned CG (General Commercial) and the southeast corner of the property zoned D-2 (Downtown Support). The proposal would rezone the CG portion of the property to D-2. No development plans were submitted with this application. The subject property is within Council District 4, represented by Eva Lopez Chavez.

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:**

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

**\*\* This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit <https://www.sl.gov/council/agendas/>. 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](mailto: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 Andy Hulka at 801-535-6608 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at [andy.hulka@slcgov.com](mailto:andy.hulka@slcgov.com). The application details can be accessed at <https://aca-prod.accela.com/SLCREF/Default.aspx>, by selecting the "Planning" tab and entering the petition number PLNPCM2023-00923.

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@slcgov.com](mailto:council.comments@slcgov.com), (801)535-7600, or relay service 711.

**4. APPLICANT'S  
WRITTEN NARRATIVE**



# Written Narrative for Zoning Amendment

## CG General Commercial to D2 Downtown Support District

Applicant: TAG SLC

Request: Zoning Amendment

Subject Parcels: 15-12-130-024, 15-12-130-027, 15-12-130-028, 15-12-130-002

Addresses: 333-339 W 700 S, 345 W 700 S, 349 W 700 S

Date: 11/2/23

TAG SLC (the “Developer”) is seeking a rezone for the properties located at 333-339 W 700 S, 345 W 700 S and 349 W 700 S in Salt Lake City (the “Property”).

Concurrent with this letter, Developer is submitting: a General Zoning Amendment Application (collectively the “Application”) as required by Salt Lake City (the “City”). The purpose of this letter is to address the Application requirements and provide written supporting materials for the Application.

We propose a rezoning from CG to D2. We believe that this proposed rezone aligns with the City's development goals and objectives, particularly with respect to bolstering the housing supply in the market. We are also seeking to remove split zoning for one of the subject parcels to ensure a clear and efficient path for future development of the area.

**1. Current General Plan Classification:** The current City General Plan classification for the Property is located in the Granary district within the Downtown Master Plan.

**2. Current Zoning Classification:** The current City zoning classification is CG General Commercial District. Parcel 15-12-130-024 is split zoned between CG and D-2 Downtown Support District.

**3. Requested Zoning Classification:** The Developer is requesting a Zoning Classification and change of the Zoning Map to D-2 Downtown Support District.

**4. Reasons in Support of Requested Zone Change:**

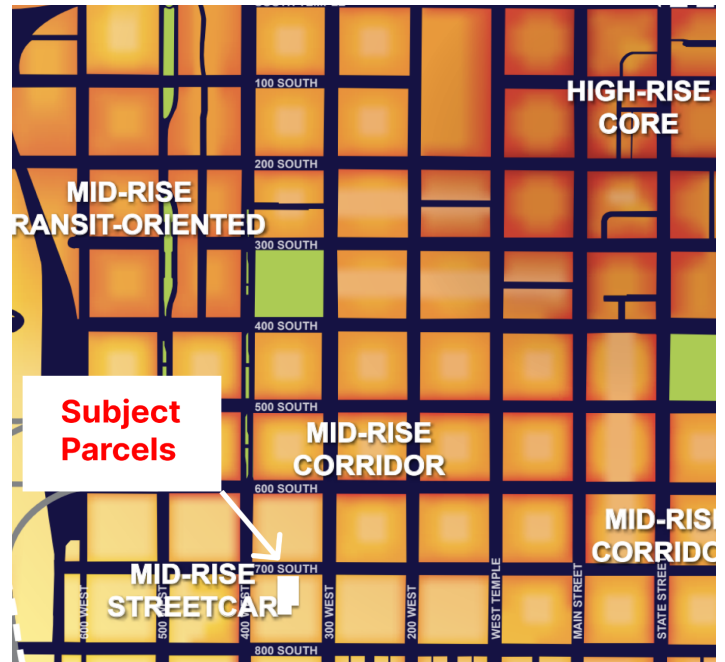
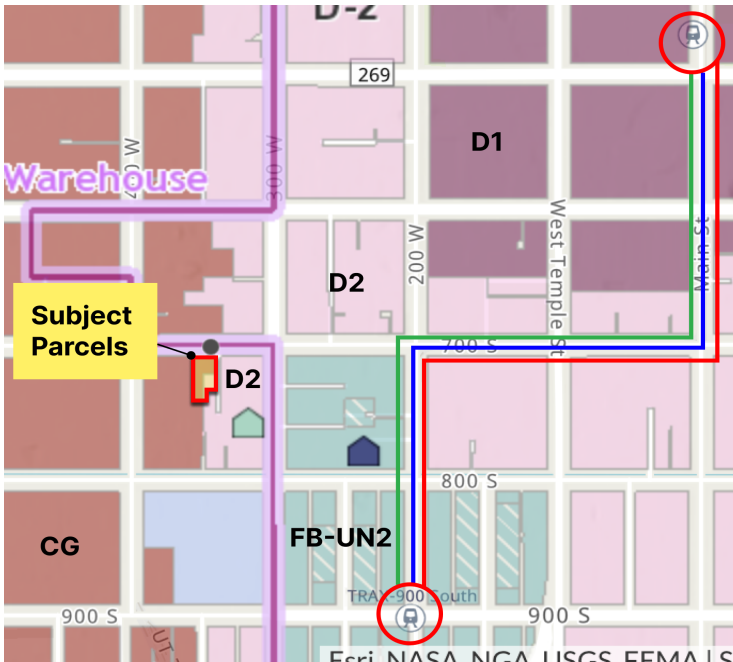
### a. Mid-rise Developments

*The Granary district* in Salt Lake City is undergoing a transition towards a thriving community that features **mid-rise developments** as a key component of its revitalization. The area is transforming from industrial and warehouse buildings to a hub for creative industries, offices, retail, restaurants, and residential spaces.<sup>1</sup> The Downtown Master Plan showcases the block where the subject Property lies as an area for Mid-Rise Development. Mid-rise development is defined as: 5-12 stories (approximately 60’-168’). This description works perfectly within the framework of D2 Building height Maximums which state: The maximum permitted building height shall not exceed one hundred twenty feet (120')

<sup>1</sup> Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/Planning/MasterPlansMaps/Downtown.pdf>

subject to the following review process: Buildings over sixty five feet (65') in height are subject to design review according to the requirements of [Chapter 21A.59](#) of this title.<sup>2</sup>

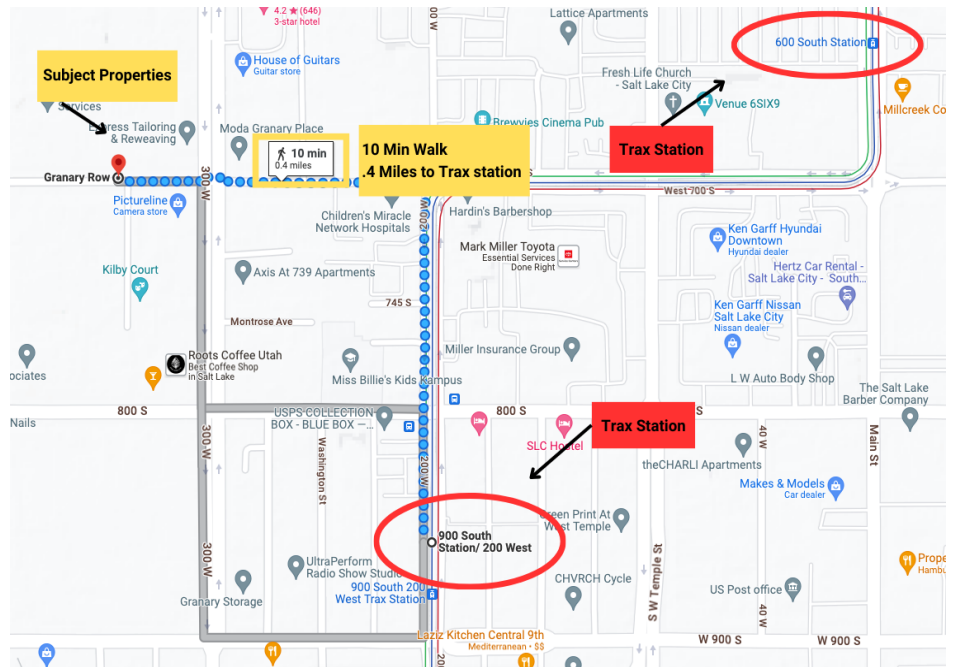
**Area Visuals:**



**b. Access to Transit and Reducing Pollution**

Mid-rise Development aims to enhance urban connectivity and reduce car usage, addressing pollution concerns prevalent in Utah, the state with the lowest air quality index in the nation.

Transportation is the primary contributor to pollution, responsible for 42% of winter air quality issues. In response, the state has introduced zoning changes promoting transit-friendly neighborhood centers. Increasing the population residing within 0.4 miles of transit hubs is a recognized strategy for curbing car-related emissions. This location is strategically positioned within 0.4 miles of one Trax station and 0.6 miles of another, making it an ideal choice for public transportation access.



<sup>2</sup> American Legal, Accessed May, 8, 2023, [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-65545](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-65545)

### c. Governing City Documents

To address the growth and housing challenges, over the years the City has developed goals, objectives and policies as stated through its various adopted planning documents, including: The Downtown Plan (Adopted 2016), Housing SLC (2023-2027), Growing SLC, A Five-Year Housing Plan (2018-2022); Plan Salt Lake, etc.

#### The Downtown Plan:<sup>3</sup>

- The [Granary] neighborhood is highly served by transit with both TRAX and the Downtown Streetcar. 900 South connects the Granary to the west side
- Downtown is the economic heart of Utah and the largest job center. A better jobs-housing balance eases the daily commute
- Downtown has a low population density and could benefit financially and socially from a larger residential community

#### Housing SLC<sup>4</sup>

- Neighborhoods with access to jobs, transit, greenspace, and basic amenities
- Salt Lake City also faces significant air quality challenges that have the potential to be exacerbated by a growing population
- Increase Housing Options: Reform City practices to promote a responsive, affordable, high-opportunity market
- It requires a network of partners to alleviate housing instability
- Salt Lake City has a strong network of innovative market-rate developers

#### Growing SLC:<sup>5</sup>

- It is imperative that ***new housing be constructed in the right locations of the city***
- Develop flexible zoning tools and regulations, ***with a focus along significant transportation routes***
- Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city
- Secure and preserve long-term affordability
- ***Increase the number of units on particular parcels***

#### Plan Salt Lake:<sup>6</sup>

- Create a ***system of connections*** so that residents may easily access employment, goods and services, neighborhood amenities and housing
- ***Reduce automobile dependency*** and single occupancy vehicle trips
- ***Minimize impact of car emissions***
- Increase mode-share for public transit, cycling, walking, and carpooling

<sup>3</sup> Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/Planning/MasterPlansMaps/Downtown.pdf>

<sup>4</sup> Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/CAN/2023-Housing-SLC-Plan-Spread-1.pdf>

<sup>5</sup> Salt Lake City Documents, Accessed May 8, 2023, [http://www.slcdocs.com/hand/Growing\\_SLC\\_Final\\_No\\_Attachments.pdf](http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf)

<sup>6</sup> Salt Lake City Documents, Accessed May 8, 2023, <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>




- *Promote high density residential in areas served by transit.*
- Locate new development in areas with existing infrastructure and amenities, *such as transit and transportation corridors.*
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- Promote infill and redevelopment of underutilized land
- Accommodate and promote an increase in the City's population

Salt Lake City is one of the fastest growing cities in the nation and boasts a strong housing and employment market. Although growth in population and employment supports a vibrant community, for many residents and workers, SLC is becoming a city out of reach. Similar to cities across the country, Salt Lake City is faced with housing prices that are rising more rapidly than wages, resulting in a lack of diverse and affordable housing.

It is evident that the issue of housing supply and development is a critical matter that requires careful planning and execution. As Mayor Erin Mendenhall stated, there is a sense of urgency to act now and ensure that our growth aligns with the needs and objectives of the city (ULI Trends conference, 11/8/22). We cannot afford to make mistakes that would impede the progress and development of our community for decades to come, as noted by Executive Director of Wasatch Front Regional Council, Andrew Gruber. (ULI Trends conference, 11/8/22).

The need for innovative and sustainable housing solutions has never been more pressing. As populations grow and urbanization increases, there is an urgent demand for more housing. This is where collaboration and teamwork play a crucial role. By working together, we can leverage the expertise and resources of both private and public sectors to create housing solutions that meet the needs of our communities. We appreciate your time and consideration of this application!

All the best,

DocuSigned by:  
  
94D9C80DB7A644B...

Natalia Linchenko

TAG SLC

[Natalia@tagslc.com](mailto:Natalia@tagslc.com)

775-764-0757

## **5. MAILING LIST**



OWN_FULL_NAME	OWN_ADDR	OWN_CITY	OWN_STATE	OWN_ZIP
AUA HIGHLINE GRANARY, LLC	423 W BROADWAY ST	SALT LAKE CITY	UT	84101
TURPIN PROPERTIES, LLC	7372 S RACQUET CLUB DR	COTTONWOOD HTS	UT	84121
BCG GRANARY PARTNERS	386 W 500 S	SALT LAKE CITY	UT	84101
704 SOUTH 400 WEST LLC	650 S 500 W	SALT LAKE CITY	UT	84101
MOUNTAIN WEST DEVELOPMENT, LLC	386 W 500 S	SALT LAKE CITY	UT	84101
R & JM FM TRST	729 S KILBY CT	SALT LAKE CITY	UT	84101
KILBY JV LLC	540 W MADISON ST	CHICAGO	IL	60661
TBD PICKLE, LLC	386 W 500 S # 100	SALT LAKE CITY	UT	84101
SQUIRE ENTERPRISES, LLC	5027 S MEMORY LN	HOLLADAY	UT	84117
BESTWAY INVESTORS, LLC	5526 W 13400 S	HERRIMAN	UT	84096
STACY R WILLIAMS	2468 E EMERSON AVE	SALT LAKE CITY	UT	84108
TBD HIDE, LLC	386 W 500 S	SALT LAKE CITY	UT	84101
ALVIE CARTER TRUST 12/05/1994	1810 W INDIANA AVE	SALT LAKE CITY	UT	84104
WALL PROPERTIES SERVICES, LLC	456 E DOREEN ST	MILLCREEK	UT	84107
PROPERTY OWNER	3718 S 3760 W	WEST VALLEY	UT	84120
BIG SKY URBAN, LLC	57 W 2100 S	SOUTH SALT LAKE	UT	84115
GRANARY APARTMENTS GROUND LESSOR, LLC	2801 N HARWOOD ST	DALLAS	TX	75201
KO COMMERCIAL PROPERTIES, LLC	5962 S HOLLADAY BLVD	HOLLADAY	UT	84121
300 W HOLDINGS, LLC	5396 W 2400 S	WEST VALLEY	UT	84120
DOUGLAS W JONES	PO BOX 58291	SALT LAKE CITY	UT	84158
NAB INVESTMENTS, LLC	722 S 300 W	SALT LAKE CITY	UT	84101
ELINE LLC	4295 N 2900 PO BOX 87	LIBERTY	UT	84010
LAGER HOLDINGS LLC	320 W 800 S	SALT LAKE CITY	UT	84101
CURRENT OCCUPANT	657 S 400 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	675 S 400 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	372 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	356 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	354 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	726 S 400 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	750 S 400 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	349 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	724 S KILBY CT	Salt Lake City	UT	84101
CURRENT OCCUPANT	728 S KILBY CT	Salt Lake City	UT	84101
CURRENT OCCUPANT	738 S KILBY CT	Salt Lake City	UT	84101
CURRENT OCCUPANT	740 S KILBY CT	Salt Lake City	UT	84101
CURRENT OCCUPANT	739 S 400 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	741 S 400 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	380 W 800 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	364 W 800 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	360 W 800 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	344 W 800 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	333 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	355 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	737 S 400 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	345 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	343 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	742 S KILBY CT	Salt Lake City	UT	84101
CURRENT OCCUPANT	334 W 800 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	316 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	664 S 300 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	672 S 300 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	676 S 300 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	340 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	327 W 700 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	723 S KILBY CT	Salt Lake City	UT	84101
CURRENT OCCUPANT	737 S KILBY CT	Salt Lake City	UT	84101
CURRENT OCCUPANT	741 S KILBY CT	Salt Lake City	UT	84101
CURRENT OCCUPANT	330 W 800 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	736 S 300 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	740 S 300 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	328 W 800 S	Salt Lake City	UT	84101
CURRENT OCCUPANT	756 S 300 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	755 S KILBY CT	Salt Lake City	UT	84101
CURRENT OCCUPANT	750 S 300 W	Salt Lake City	UT	84101
CURRENT OCCUPANT	305 W 700 S	Salt Lake City	UT	84101