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October 26, 2022

To: Salt Lake City Planning and Zoning

From:

Chance Anderson – Teancum Properties, LLC

Lila Jessop – Century 21 Commercial

Dave Clough – Century 21 Commercial

Subject: Request for an Amendment to the Salt Lake City Zoning Map regarding lots # 16-11-262-005 & 16-11-201-002 located at 3052 E Emigration Canyon Road, Salt Lake City, UT 84108.

The owner of this property is proposing an Amendment to the Salt Lake City Zoning map which will change approximately 5.96 Acres from FR-2 (Foothills Residential District) to RMF-75 (High Density Multi-Family Residential District). We will include the reason for this change, the consistency with the goals of the city, compatibility with neighboring properties, and the benefits of the proposed amendment.

Description of Possible Proposed Use

Attached with this application is a possible concept plan designed for a Student Housing Development. If this ends up being the final use, the site would include a building envelop of approximately 1.62 Acres or 70,332 square feet. The building was drawn to have a footprint of approximately 38,580 square feet and have eight stories with two levels of parking. This site plan was designed to accommodate the necessary setbacks for Emigration Creek/Riparian Corridor and taking into consideration minimal ground displacement to the mountain. This should accommodate approximately 550 doors including other amenities. In addition to a student housing development, there are several other possible uses which benefit the city including assisted living centers, and multi-family developments of similar size.

Reason and Justification for the Proposed Amendment & Compatibility of the Proposed use Affecting Adjacent Land

Currently this property remains vacant and undeveloped, providing no benefit to the city or community. There has been no interest in the land from either owner-users, or developers to place half acre residential lots. This is due in part to commercial properties adjacent to these lots. Although the zoning of the adjacent property is RMF-45, the building overlooking our property is 13 stories high and is much more conducive to an RMF-75 zoning. Directly behind the subject property is a radio tower that also does not contribute to the ambiance or serenity a single-family development. The development of a building

as described above in our Possible Proposed Use paragraph would be a much better fit with surrounding structures and properties. This is also conducive to the East Bench Master Plan Initiative N3.1 which states the Mouth of Emigration is designated as an acceptable location for High Density use.

Consistency of the Amendment with the Goals and Policies of the East Bench Master Plan

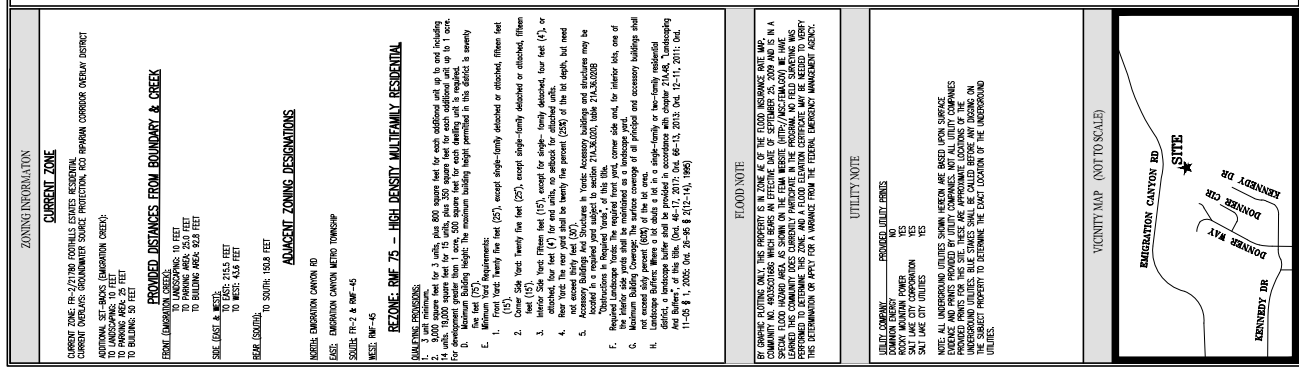
By Amending the Zoning of these lots to a higher density, we are able to accommodate several of the initiatives stated in the Guiding Principles of Paragraph N-03. Including the following: Ensuring access to affordable housing, encourage housing options that accommodate aging in place, direct growth towards areas with existing infrastructure and services that have potential to be people oriented, promote infill and redevelopment of **Underutilized** land, accommodate and promote an increase in the City's population. The redevelopment of this land only promotes these initiatives and fits within the designated area for high density housing. With similar buildings adjacent, it keeps the area cohesive, while not impacting surrounding single-family neighborhoods west of the adjacent properties. The result certainly is in line with the "No Net Loss in Housing" and "Housing Affordability, Access, and Choices" Initiatives of the East Bench Master Plan.

Supporting Documentation

Please find the following Exhibit:

Exhibit A: Student Housing Concept Plan with Aerial

Exhibit B: Alta/NSPS Land Title Survey & Topographic Land Survey

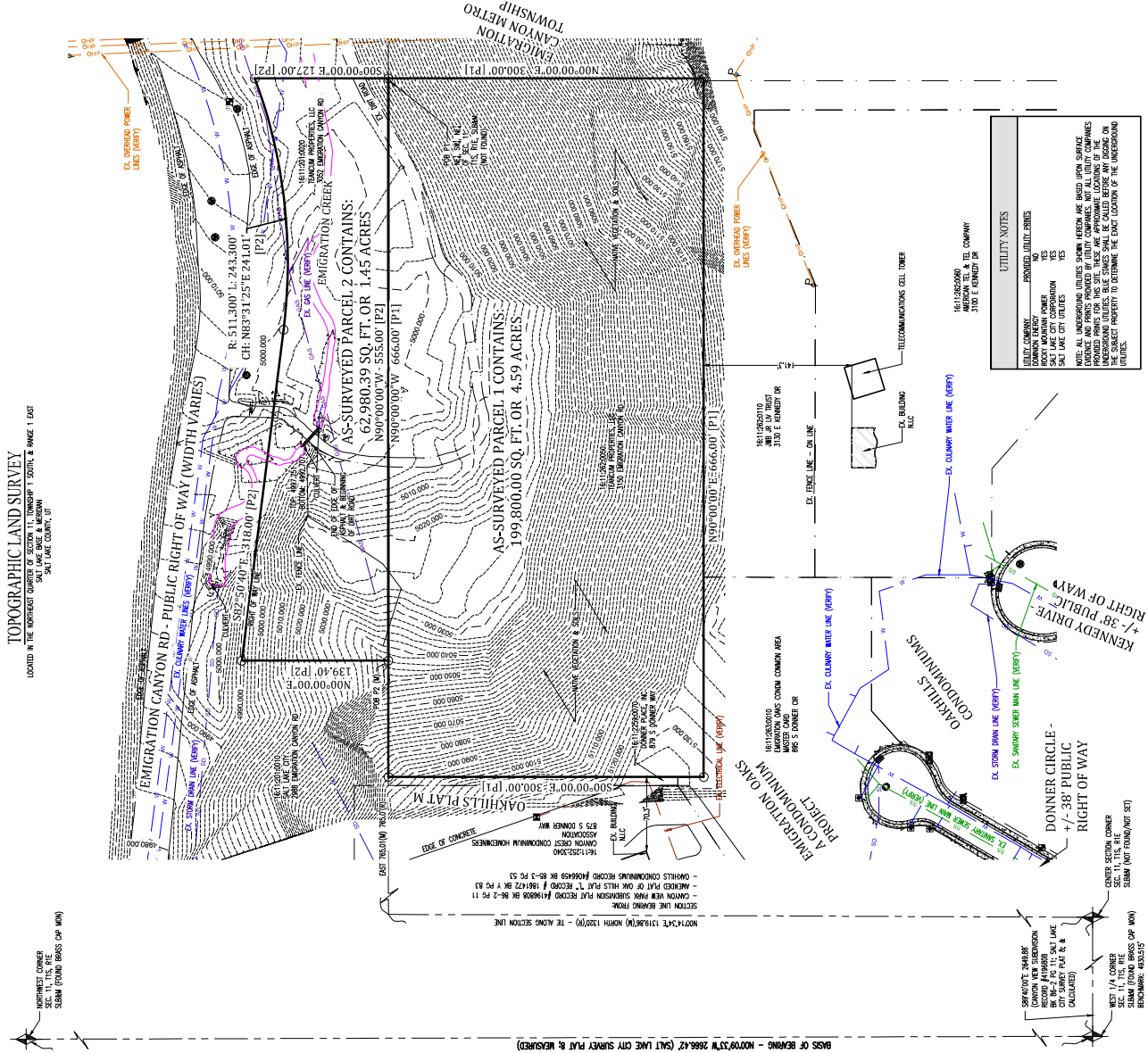


BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 49035C01680 WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE ([HTTP://MSC.FEMA.GOV](http://msc.fema.gov)) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYS WERE PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS INFORMATION, OR ABB-V FOR A MIRACOST FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY

1. ☐ NONE THIS PAGE

THIS SURVEY WAS REQUESTED BY DAVE CLOUGH FOR THE PURPOSE OF ESTABLISHING THE CORNERS AND IMPROVEMENTS OF THE PROPERTY LOCATED AT 3150 EMIGRATION CANYON RD., THE BASIS OF BEARING IS NORTH 89°37'W BETWEEN THE WEST QUARTER CORNER AND NORTHEAST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, & RANGE 1 EAST, SALT LAKE BASE & ESTABLISHED BY THE PLAT OF SECTION 11, TOWNSHIP 1 SOUTH, & RANGE 1 EAST, SALT LAKE BASE, RECORDED IN BOOK 66-2 OF THE SUBDIVISION MAP RECORDS NO. 4198808 ON PAGE 86-2 WITH SALT LAKE COUNTY RECORDS. THESE BEARINGS WERE CALCULATED AND THE OTHER SECTION CORNER WAS ACCEPTED AT THIS LOCATION BASED UPON THE LOCATED IMPROVEMENTS ALONG DONNER WAY, DONNER CIRCLE, KENNETH DRIVE, AND EMIGRATION CANYON ROAD.

A map of the study area showing the location of the study site. The map includes Emigration Canyon Rd, Kennedy Dr, Donner Way, and Donner Cir. A star marks the 'SITE' location.



Parcel 1:
Beginning at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 11, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence West 666 feet, more or less, to the base of the NE¹/₄ thence South 300 feet; thence East 668 feet, more or less; thence North 300 feet to the place of beginning.

Situated in Salt Lake County, State of Utah.

Tax Parcel No. 16-11-262-006

Beginning at a point of 1320 feet North and 765 feet East of the center of Section 11, Township 1 South, Range 1 East, Soil Lake Base and Madison and running thence North 138.4 feet, more or less, to the South line of Immigration Canyon Road, thence South 8250'40" East along the said South line of Immigration Road 318 feet, more or less, to the point on a curve; thence Easterly along said South line, along an arc of a curve to the left having a radius of 511.3 feet and bearing North 079°20' East a distance of 244.3 feet, more or less; thence South 127 feet, more or less, to the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 11; thence West 555 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 99013-JM, DATED FEBRUARY 16, 2022 AT 8:00 AM.

TEST STATION	IRIGATION BOX	SIGHT LIGHT
POWER POLE	WATER VALVE	STORM MANHOLE
COM/TELE. MANHOLE	FIRE INFEED	STORM INLET
ELECTRIC METER / BOX	WATER METER	CURB STORM INLET
CABLE BOX	WATER METER PIP	SANITARY SINKER
WATER METER	AIR CONDENSER	GAS MANHOLE
INDICATES UNPROTECTED PAVING	PARALLEL SHALL	CORNER SET
SCHEDULE A EXCEPTION	ACCESS POINT TO PUBLIC RIGHT OF WAY	CORNER NOT SET
SEE REFERENCE TO NEAREST INTERSECTION	MONUMENT	
SECTION CORNER		

EXCEPTION	RAIL ROAD
PHASING STRIPE	
CURB & GUTTER	
RIGHT OF WAY	X
WALL	W
PLAT PLATES	
PLAT LOT	
PLAT BLOCK	
INTERIOR BOUNDARY	
BOUNDARY	
STORM SYSTEM	
WATER LINE	
W	
SD	
SS	
CHP	
GAS	
TIES	
GAS LINE	
POWER LINE	
SEWER LINE	
ROW	

THE BENCHMARK FOR THIS SURVEY IS THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, AND RANGE 1 EAST BRASS CAP MONUMENT WITH AN ELEVATION OF 4830.515 FEET, AS SHOWN HEREON.

DAVE CLOUGH
3150 EMIGRATION CANYON RD, SALT LAKE CITY, UT 84108
SURVEYOR'S CERTIFICATION

THE FIELD WORK WAS COMPLETED ON JUNE 8, 2022.



W.D. PETERSON
REGISTRATION NO. 295720
THE STATE OF UTAH
DATE OF SURVEY: JUNE 23, 2022
DATE OF LAST REVISION: JULY 20, 2022

S1.0