

PLANNING COMMISSION STAFF REPORT
Legislative Item



Planning Division
Department of Community and
Economic Development

EPIC BREWING MAP AMENDMENT
Zoning Map Amendment PLNPCM2012-00114
828-836 South Edison Street
July 11, 2012

Applicant: Epic Brewing
LLC

Staff: John Anderson, 801-
535-7214,
john.anderson@slcgov.com

Tax ID: 16-07-152-018, 16-
07-152-019, 16-07-152-020,
16-07-152-021

Current Zone: SR-3 Special
Development Pattern
Residential District

Master Plan Designation:
Medium Residential/Mixed
Use – Central Community
Future Land Use Map

Council District:
District 4, Luke Garrott

Community Council:
Central City

Combined Lot Size: .44
acres,
19,166 square feet

Current Use: Single Family
Dwellings

Applicable Land Use
Regulations:

- 21A.50.050 Standards for
general amendments.

Attachments:

- A. Site Plan & Elevation
Drawings.
- B. Photographs
- C. Department Comments
- D. Public Input
- E. Downtown Land Use
Table
- F. RMU-35 Land Use
Table
- G. Additional Applicant
Information

Request

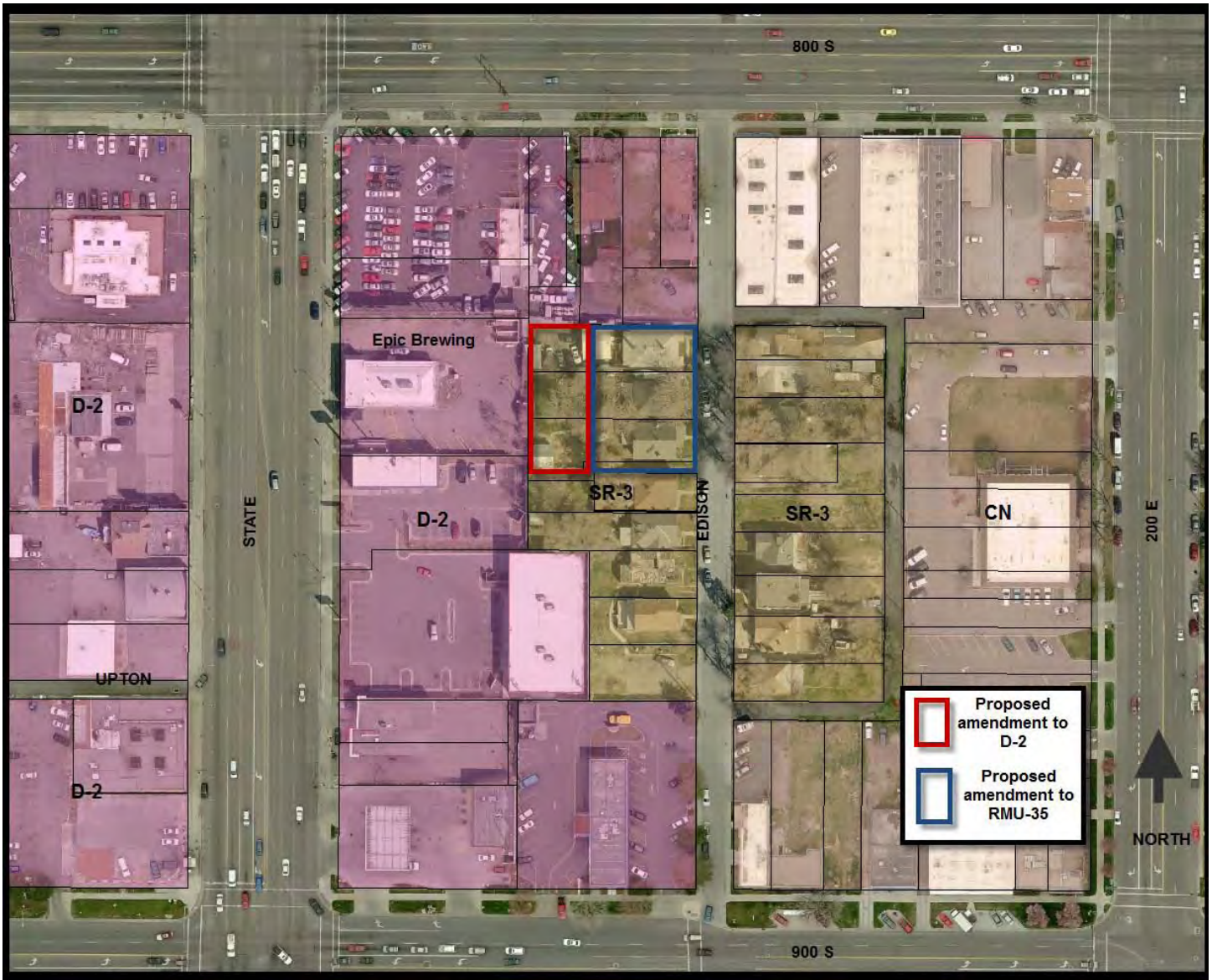
Peter Erickson, representing Epic Brewing LLC, is requesting a Zoning Map Amendment from the existing SR-3 Special Development Pattern Residential District to a D-2 Downtown Support District and an RMU-35 Residential/Mixed Use District on three parcels located between 828 and 836 South Edison Street. The request has been made in order to facilitate the expansion of their business which is located directly west of the properties at 825 South State Street.

Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project does not meet the applicable standards and therefore, recommends the Planning Commission transmit a negative recommendation to the City Council relating to this request.

Recommended Motion: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a negative recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the SR-3 Special Development Patter Residential zoning district to the D-2 Downtown Support zoning district and the RMU-35 Residential/Mixed Use zoning district, located on properties at 828, 834 and 836 South Edison Street.

VICINITY MAP



Background

Project Description

Epic Brewing LLC, has submitted an application to amend the Salt Lake City Zoning Map on three properties located between 828 and 836 South Edison Street. All of the properties are located on the west side of Edison Street and abut Epic Brewing's current facilities which are located at 825 South State Street. The applicant owns two of the three properties that are proposed to be amended. The third property owner, located at 828 South Edison Street, has indicated to staff in writing that he would like to be a part of the zoning map amendment but did not share any intentions of future development on the site.

The applicant has requested to amend the zoning map for the properties in question from its current zoning designation, SR-3 Special Development Pattern Residential to D-2 Downtown Support District on a portion of the properties with the remainder as an RMU-35 Residential/Mixed Use District (See Vicinity Map Above). It has been proposed that the frontage of Edison Street would be designated as the RMU-35 zoning district and the rear or west 60 feet of the same properties would be designated as D-2 zoning district which would extend the district from State Street.

All three of the properties are currently being used as single-family residential dwellings. The applicant is requesting to amend the zoning map to facilitate the development of the two parcels owned by Epic Brewing. They have submitted a preliminary site plan (see Attachment A).

Their intentions are to demolish the existing single-family dwellings and to replace them with a new building on the north side of the properties and an expansion to the east side of their brewing facilities. The site plan does not state the intended use of the building on Edison Street. The applicant has indicated to staff that the lots owned by Epic Brewing LLC would all be combined if the zoning map amendments were approved.

After demolishing the single-family dwellings, the south portion of the property would remain open allowing the applicants to create vehicular access through the property extending from State Street to Edison Street. The proposed access through the property would allow Epic Brewing to additionally expand their brewing facilities on the north side of their existing building on property currently located in the D-2 zoning district. This area is used now for access to State Street, so that vehicles can enter on the south side of the building and exit on the north. With an access through the property to Edison Street, the north entrance would no longer be necessary.

The lots in the SR-3 zoning district are generally conforming to the zoning standards. If the zoning map amendments were both successful meaning a portion would be zoned as RMU-35 and the remainder as D-2, than the lots along Edison Street would immediately become nonconforming lots as they would not meet the minimum lot size requirements or the rear yard setback for a single-family residence in the RMU-35 zoning district.

If the lots were zoned completely as the RMU-35 zoning district, they would be nonconforming based only on lot width.

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held related to the proposed project:

- Open House held on 19 April 2012. Comments and notes can be found in attachment C.

Notice of the public hearing for the proposal includes:

- Public hearing notice posted in newspaper on 14 June 2012.
- Public hearing notice mailed on 14 June 2012
- Public hearing notice posted on property on 14 June 2012.
- Public hearing notice posted on City and State websites on 14 June 2012.
- Public hearing notice emailed to the Planning Division listserv on 14 June 2012

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment C. The Planning Division has not received comments from any applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

Findings

21A.50.050 Standards for general amendments.

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

B. In making a decision to amend the zoning map, the city council should consider the following factors:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;

Analysis: The Central Community Future Land Use Map has designated the three properties in question in their entirety as Medium Residential Mixed-Use. The designation is later defined in the Central Community Master Plan as 10 – 50 dwelling units per acre with the allowance of limited commercial uses.

In regards to the Medium Residential Mixed Use designation, on page 9 of the master plan it states that, “this land use designation allows integration of medium-density residential and small businesses uses at ground floor levels. The intent is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit. Medium density mixed use areas are neighborhoods that provide mixed uses, stand alone commercial land uses and stand alone residential uses.”

Later, in the master plan on pages 9-10, there are listed three policies that specifically discuss residential mixed use areas of the city:

RLU-1.5 Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.

RLU-4.1 Encourage the development of high density residential and mixed use projects in the Central Business District, East Downtown, and Gateway areas.

RLU-4.2 Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.

The master plan is also clear that it is not advocating for the preservation of the existing single-family residential developments along this portion of Edison Street as it is recommended for medium density mixed use, defined as 10 – 50 dwelling units per acre, with the allowance of some low impact type commercial uses. The SR-3 zoning district is considered a medium density residential district according to the purpose statement of the zoning district. It does not allow low impact commercial districts. There is not

a specific zoning district attached to the classification as there are several mixed-use zoning districts provided in the Salt Lake City Zoning Ordinance though not all of them would meet the policies and goals outlined for this area in the master plan. The remainder of the block between Edison Street and 200 East has also been designated as medium residential mixed use designation.

The D-2 Downtown Support zoning district as proposed for the properties would allow for mixed-use development along Edison Street. There is not a density limit attached to this zoning district. The density of any project on these parcels of property would be defined by the permitted height of 65 feet and the ability to provide for the required parking at ½ parking stalls per unit. Parking for commercial uses varies according to the specific use.

Though mixed use development is a permitted use in the D-2 Downtown Support zoning district there are many commercial and light industrial uses that are also permitted. These types of uses do not fit the description of medium residential mixed use as is described in the policies listed in the Central Community Master Plan. Uses such as a pawnshop, major auto repair, food product processing/manufacturing, miniwarehouse (storage units) and warehousing are all permitted uses in the zoning district and generally are not considered “low impact commercial uses” which is part of the description of the Medium Density Residential Mixed Use designation identified in the Central Community Master Plan. If they were considered “low impact commercial uses” they would be found in less intense zoning districts, such as the RMU-35 zoning district. A conditional use approval could allow for even more intense uses (see Attachment E for all permitted and conditional land uses). If both of the amendments are approved as the applicant has proposed, these permitted uses in the D-2 would be located only 88 feet from Edison Street and even closer to existing single family dwellings.

Policy RLU-4.2 makes clear that the intent of the master plan is to ensure that there are no adverse impacts on existing residential neighborhoods from mixed use development; staff believes that the allowance of any D-2 Downtown Support zoning district as proposed would permit uses that could have an adverse impact on the remainder of Edison Street as was mentioned earlier. The City adopted the Central Community Master Plan in 2005 and by designating Edison Street as it did, indicated the type of development that should occur in the area and what was an acceptable level of impact from that development. The D-2 zoning district allows development that is inconsistent with this policy.

The applicants have stated some of their intended uses for the property on the site plan that was provided. The intention is to expand their current facilities to the east and to construct a new building along Edison Street. Without complete details it is difficult to judge whether or not the development as proposed would have an adverse impact but there is certainly no guarantee that if the amendments are approved as proposed that the developers would construct a development as described.

As it pertains to this area, the intent of the master plan is to prevent uses with adverse impacts to be constructed east of State Street. That is why the area has been designated as medium residential mixed use. This intent is further evidenced in the fact that properties to the east are zoned as CN Neighborhood Commercial. This district allows some limited commercial uses but not any that would have an adverse impact on the neighborhood.

The RMU-35 zoning district would allow mixed use development as a permitted use at the site and it fits the standards outlined in the master plan policies listed above specifically RLU-1.5 and RLU-4.2. The RMU-35 zoning district, unlike the D-2 zoning district does not allow for uses that would be deemed as inappropriate for a mixed use environment as is described above from page 9 of the master plan when it states, “Medium density mixed use areas are neighborhoods that provide mixed uses, stand alone

commercial land uses and stand alone residential uses.” The RMU-35 zoning district would allow for all of those including *stand alone commercial land uses* though the commercial uses are limited due to the desire to permit only those uses that would be compatible in a mixed use environment (See Attachment F for a complete list of permitted and conditional land uses).

The master plan has definitively placed the line between Central Business District Support and Medium Residential Mixed Use at the property line as it currently exists between the applicant’s current brewing facilities and the single-family dwellings along Edison Street. This is true throughout that side of the block from 828 South to 864 South Edison Street. The Family Dollar facility, located at 855 South State Street, is located completely in the D-2 zoning district and does extend approximately 54 feet further east towards Edison Street in comparison to other sites on the block. Staff is unaware of the reasoning behind the existence of longer deeper parcels but it appears that it was existing when Family Dollar submitted their application for a building permit in 2006 as they did not file for a zoning map amendment or a subdivision at that time. Having zoning boundary lines, and in this case future land use designation boundary lines, following parcel lines is a good practice and avoids split designations on parcels. This makes it easier to administer the zoning ordinance because a split zoned parcel has different setback, building height and use designations.

Though the applicant is only requesting an extension of the D-2 zoning district 60 feet to the east, staff believes that because the line between the two uses has been delineated as the property line that it would not support the master plan if the D-2 zoning district is allowed to extend further east.

Finding: The proposal to amend the Salt Lake City Zoning Map from SR-3 Special Development Pattern Residential District to D-2 Downtown Support on a portion of the properties in question could have adverse impacts on surrounding properties by allowing incompatible uses on those portions. Staff finds that the proposal to expand the D-2 Downtown Support District is not consistent with the goals or policies as described in the Central Community Master Plan. Staff further finds that the proposal to amend the Salt Lake City Zoning Map from SR-3 to RMU-35 would be consistent with the goals and policies as described in the Central Community Master Plan.

2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;

Analysis: The general purpose statement of the Salt Lake City Zoning Code states that it is to protect the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City. For these reasons, the city has created specific zoning districts with specific standards for bulk, height and use among other things to ensure compatible uses and appropriate development occur in the city.

The purpose statement for the D-2 Downtown Support zone states:

“The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.”

The purpose statement does discuss the goal of mixed use development but the primary goal is to act as support for the Central Business District by creating a high density environment. The master plan designation for this portion of Edison Street does not advocate for a high density environment.

In addition, the proposed amendment to the zoning map would not further the purpose statement of the zoning district, as it is proposed in an area that is not supported by the Central Community Master Plan. The master plan calls out specific neighborhoods for high density mixed use development in the Downtown, East Downtown and Gateway areas.

The purpose statement for the RMU-35 Residential/Mixed Use zone states:

“The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. This district is appropriate in areas where the applicable master plan policies recommend mixed use with a residential density less than thirty (30) dwelling units per acre. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.”

The purpose statement of this zoning district describes a mixed-use area with an emphasis on residential uses with a density less than 30 dwelling units per acre. The master plan has designated this area as medium residential mixed use. The master plan would allow for up to 50 dwelling units per acre but describes a similar type of development as the purpose statement here. It would allow for similar uses as described as well as a similar development pattern.

Finding: Staff finds that the amendment as a whole would not further the specific purpose statement of the D-2 Downtown Support zoning ordinance, but would further the purpose statement of the RMU-35 Residential/Mixed Use zoning ordinance.

3. The extent to which a proposed map amendment will affect adjacent properties;

Analysis: The following table compares the lot development standards in the current zoning district and in the proposed zoning district:

	SR-3 Ordinance Requirements	D-2 Zoning Ordinance Requirements
Lot Area	Single-family attached 1,500 square feet; Single-family detached 2,000 square feet; two-family dwelling 3,000 square feet	No Minimum
Lot Width	Single-family attached 22 feet interior, 30 feet corner; Single-family detached 30 feet interior, 40 feet corner	None

	two-family dwelling 44 feet interior, 54 feet corner	
Building Height	Maximum 28 feet	Permitted: 65 feet Conditional: 120 feet
Yard Requirements	Front - 10 feet or street average Corner side - 10 feet or street average Side - 4 feet Rear - 20% of lot depth not to exceed 30 feet or be less than 15 feet	None
Building Coverage	60% of lot area for detached; 70% of lot area for attached	None
Parking	2 spaces per unit.	Varies based upon specific use

The D-2 Downtown Support zoning district allows for a variety of different land uses. Though some uses, including those that have been proposed by the applicant may not have an adverse effect on neighboring properties many of the permitted and conditional land uses could. These potential negative effects were discussed earlier under Standard 1.

The table above is further evidence that development of these parcels under the D-2 Downtown Support regulations could affect adjacent properties negatively. With no setback requirements, a permitted height of 65 feet and no building coverage requirements in the zoning district, the lot could be developed in a manner that is not compatible and would have potentially negative effects on the existing single-family residences. If, in the future, the surrounding properties undergo a zoning map amendment to a zoning district that fits the master plan designation of medium residential mixed use, there would also be potentially negative effects on any future mixed use development.

A development in the D-2 zoning district, with its greater allowance in height, no required setbacks and no regulations on lot coverage, would permit a building that would be substantially larger than the existing single family structures on Edison Street or any future mixed use development.

The adjacent property to the south would remain in the SR-3 zoning district and a landscape buffer would be required when the property develops but the required buffer may not compensate for the impact of the use or the structure as it could be much taller than is permitted in the SR-3 zoning district or as is described in the master plan.

The following table compares the lot development standards in the current zoning district and in the staff recommended RMU-35 zoning district:

	SR-3 Ordinance Requirements	RMU-35 Requirements
Lot Area	Single-family attached	Two-family dwelling 8,000

	1,500 square feet; Single-family detached 2,000 square feet; two- family dwelling 3,000 square feet	square feet; Other permitted/conditional uses 5,000 square feet
Lot Width	Single-family attached 22 feet interior, 30 feet corner; Single-family detached 30 feet interior, 40 feet corner two-family dwelling 44 feet interior, 54 feet corner	50 feet
Building Height	Maximum 28 feet	Maximum 35 feet; Maximum for nonresidential buildings 20 feet
Yard Requirements	Front - 10 feet or street average Corner side - 10 feet or street average Side - 4 feet Rear - 20% of lot depth not to exceed 30 feet or be less than 15 feet	Two-family development Front/Corner sideyard – 5 feet min, 15 feet max Side – 4 feet and 10 feet Rear – 25% of lot depth or 25 feet, whichever is less
Building Coverage	60% of lot area for detached; 70% of lot area for attached	Requires 20% open space
Parking	2 spaces per unit.	Varies based upon specific use

The RMU-35 District allows for a mixed use development on the property but does not permit land uses that may negatively affect the existing single-family residential neighborhood. There also wouldn't be any potentially negative effects on a future mixed use development on Edison Avenue, if the surrounding properties undergo a zoning map amendment in the future to a zoning district that fits the master plan designation of medium residential mixed use. The development standards would only allow a structure that is 35 feet in height, require some setbacks and require a limit to the building coverage on a lot. These standards would ensure that the applicant creates a development that is more compatible with the existing neighborhood, reduces the potential of adverse impacts associated with height, setback and uses permitted in the D-2 zoning district and with the policies and goals discussed in the Central Community Master Plan.

Finding: Staff finds that the portion of the amendment that proposes the D-2 zoning district could have a negative effect on adjacent and neighboring properties because of the types of uses permitted, the permitted height and the bulk and mass regulations. Staff further finds that the RMF-35 zoning district would not have a negative effect on adjacent and neighboring properties.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and

Analysis: The properties are not located within the boundaries of any overlay zoning districts.

Finding: Staff finds that the parcels in questions are not subject any overlay districts.

5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection

Analysis: This application has been reviewed by all applicable City Divisions and their comments can be found in Attachment C. Comments from each indicate that they have no objection to the proposed zoning map amendment though the narrow nature of Edison Street was mentioned by Barry Walsh from the Transportation Division.

He did not state that he objected to the proposed zoning map amendment, but any new development on the properties, whether it is a mixed use type of development or an expansion of the brewing facilities would add traffic to Edison Street. The applicants have discussed their desire to have a direct connection in order to better manage the dispersal of delivery trucks and other traffic from State Street to Edison Street so they would not be forced to drive around their existing building to return to State Street.

Edison Street is classified in the Salt Lake City Transportation Master Plan as a local street and is a one way facility. State Street is an arterial street and has been designed to handle large vehicles and greater traffic flows.

Finding: Staff finds that the proposed amendment will have all necessary utility and public services necessary to accommodate the site. Though comments from the Transportation Division did not specifically state an objection to the proposed zoning map amendment staff finds that the narrow nature of Edison Street should be considered in approving this zoning map amendment.

Alternatives

If the proposed amendments to the Salt Lake City Zoning Map are approved by the City Council, the applicant will be able to fully develop the properties after securing any necessary permits. This development could follow the proposed site plan but also would not be required to do so and may permit a development that does not abide by the policies and goals of the Central Community Master Plan. The property owners could develop the properties in any way that fits the development standards and regulations as required by the D-2 Downtown Support zoning district and the RMF-35 Residential/Mixed Use zoning district. The City Council could impose conditions of approval on the proposed zoning amendment. However, these zoning conditions do create administrative issues in the future if the use of the property was to change or the site was to be redeveloped. These issues may be due to a misunderstanding of what the property could be used for by future property owners, financing issues and City staff oversight of the conditions when reviewing future building permits and business licenses. Furthermore, it may diminish the ability of the neighbors and future neighbors to determine what type of development and uses they could eventually be living next to. It is better practice to zone the property for what is supported by the adopted master plan than to impose zoning conditions because the master plan is a reflection of City policy and community desires.

If the proposed amendment is not approved, there would probably be little to no change on Edison Street as the current SR-3 zoning district is restricted to medium density residential development in single family, two family and three family dwellings single-family residential development as currently exists.

Commission Options

The Planning Commission is the recommending body to the City Council for zoning map amendments. The Planning Commission shall hold a public hearing and recommend approval, denial or a modification of the amendment and then transmit the recommendation to the Council.

The City Council will also hold a public hearing and may adopt the proposed amendment, adopt the proposed amendment with modifications or deny the proposed amendment. Any modification could not include additional property not included in the initial application and could not rezone the property to a less restricted classification without new public notice and a new public hearing. After the City Council has made a decision, no application for a zoning amendment for the properties in question will be considered by the council for one year.

Potential Motions

Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a negative recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the SR-3 zoning district to the D-2 zoning district and the RMU-35 Residential/Mixed Use zoning district, located on properties at 828, 834 and 836 South Edison Street.

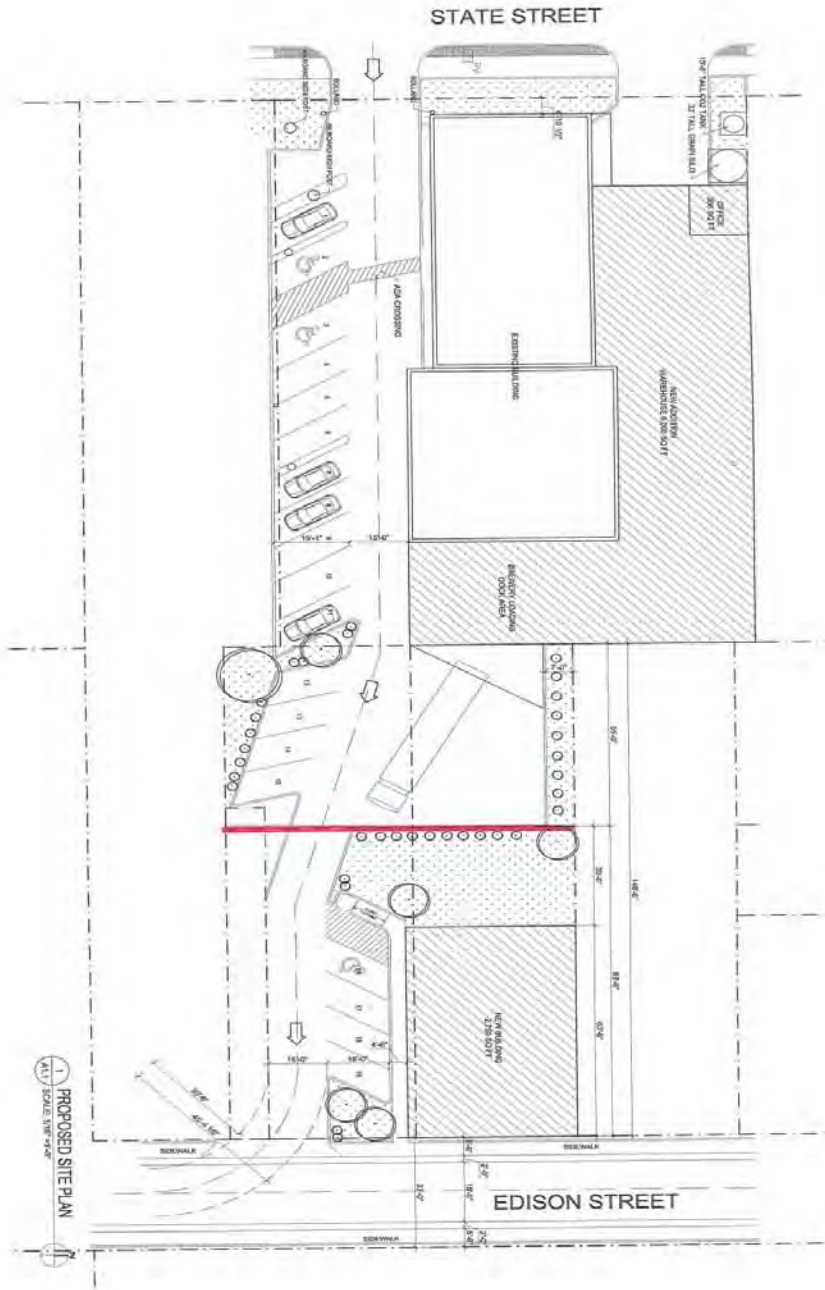
Not Consistent with Staff Recommendation: Based on the testimony, plans presented and the following findings, I move that the Planning Commission transmit a favorable recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the SR-3 zoning district to the D-2 zoning district and the RMU-35 Residential/Mixed Use zoning district, located on properties at 828, 834 and 836 South Edison Street.

The Planning Commission shall make findings on the Zoning Map Amendment standards as listed below:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Attachment A

Site Plan



PROPOSED SITE PLAN
 ALL SCALE 1/16" = 1'-0"

HALF SIZE SET - FIELD VERIFY ALL DIMENSIONS

FLORES-SAHAGUN + ASSOCIATES
 171 West Pierpont Avenue, Salt Lake City, Utah 84101
 email: fsrch@clear.net - phone/fax: 801.350.0136

EPIC BREWING CO.
 ZONING AMENDMENT
 825 SOUTH STATE STREET SALT LAKE CITY, UTAH 84111

PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"



A1.1

Attachment B

Photographs



One of the single family homes that are proposed for a zoning change located at 836 South Edison Street.



One of the single family homes that are proposed for a zoning change located at 834 South Edison Street.



A duplex located at 828 South Edison Street that is part of the proposed zoning map amendment.



Looking towards the north along Edison Street at approximately 834 South.



Looking towards the south along Edison Street at approximately 834 South.



Epic Brewing’s current facilities located at 825 South State Street.

Attachment C

Department Comments

Police Review

Nothing

Public Utilities—Justin Stoker (801)483-6786

I have reviewed the proposed amendment to the zoning map and have found that the proposal does not affect the public underground utilities. We have no objection to the proposal

Zoning Review—Larry Butcher (801)535-6181

No comments.

Building Review—Larry Butcher (801)535-6181

No comments

Transportation Review—Barry Walsh (801)535-6630

The proposed change from SR-3 (Special Dev. Residential) to D-2 (Downtown Support) will increase the commercial traffic generation on Edison Street which is currently a sub standard residential class roadway with intrical 4' sidewalk (both sides) and 20' roadway.

Engineering Review- Scott Weiler (801)535-6204

Three sidewalk joints on the State Street frontage pose tripping hazards and must be ground down as part of this approval. In Edison Street, if the existing sidewalk is not at least 6" thick where the two proposed driveways will cross it, the sidewalk must be replaced with 6" thick concrete.

Fire Review

Nothing

Attachment D

Public Input

Anderson, John

From: Peterson, Pat
Sent: Monday, June 04, 2012 5:33 PM
To: Anderson, John
Cc: Lloyd Hart; Nad; Al Peterson; Sherry Peterson; Central City CC Chair
Subject: Re: Proposed change of zoning for Edison Street

Dear Mr. Anderson,

We found out that the CC Community Council had already approved the zoning change. Their reasoning was that no one was there to protest the change. We explained that we were not there because of we did not receive notice of the proposed change until we received your Planning post card last Friday. Please be assured that we plan on attending the meeting CCCM this Wednesday and we also plan on attending the Planning Commission meeting in June 27.

Thank you for your consideration,

Sincerely,

Pat Peterson

Sent from my iPhone

On Jun 4, 2012, at 11:58 AM, "Anderson, John" <John.Anderson@slcgov.com> wrote:

Mr. Peterson,

I sincerely appreciate your comments and they will be shared with the Planning Commission at their upcoming meeting as a part of my staff report. I would like to let you know that I am recommending against the zoning change at this time. The Planning Commission will hold a public hearing at their meeting on 13 June 2012. I would recommend that you attend that meeting to find out more information and to share your feelings.

If you have any questions or other comments please let me know.

John Anderson

Principal Planner

Salt Lake City Corporation

451 South State Street, Rm. 406

Salt Lake City, Utah 84111

801-535-7214

www.slcgov.com

From: Peterson, Pat
Sent: Monday, June 04, 2012 11:49 AM
To: Anderson, John
Cc: Al Peterson (bchali@worldnet.att.net); 'Sherry Peterson'; msnatti@mac.com; Garrott, Luke; 'Lloyd Hart'; Central City CC Chair
Subject: Proposed change of zoning for Edison Street

Dear Mr. Anderson;

Concerning the proposed change of zoning on Edison Street. My brother Allen Peterson and his wife Sherry lived at 842 Edison for close to 30 years, two years ago they sold the property to our niece Natalie Pasqual. Natalie and her son having been living in the house and enjoying the closeness to town combined with the sense of still living in a residential neighborhood. I, myself have lived on Edison at various times, I lived with my brother for a time 30 years ago, and on my own in two different rental properties, once in a duplex and then in a wonderful house (the house that is one of those that is included in the proposed change of zoning with the intent for demolition). I still have a strong interest in preserving this eclectic neighborhood and a strong interest (both financially and morally) for helping my niece keep her home and its residential market value.

Please realize, the hopes of the residents of the street has always been that this 'pocket neighborhood' would be revitalized and once again become a thriving residential community. The City gave us hope for revitalization a few years back when they came in and reconstructed the street providing drainage and sidewalks where none existed before. Just this last year, one of the single family homes was rebuilt and is now owned and lived in by a young single school teacher, making it a beautiful improvement to the neighborhood. Even the colorful motorcycle group who have been in the neighborhood for over 30 years have continued to make improvements to their dwelling and have taken upon themselves the mission of maintaining a couple of the vacant lots. The Baron's MC have a surprisingly strong sense of community and at one time one of their members was the Chair of the Central City Community Council. Also, this colorful group is encouraging the remaining neighbors/tenants on this street to improve their properties.

All of this information is to point out that there is a real sense of neighborhood community and pride in this street that has existed for a long time.

Yes, there is one landlord, of two of the properties, who has a long time history with HAZE enforcement and there are a couple of other homes that could use tender loving care, but there is hope for keeping and improving the residential fabric of the neighborhood. All of those properties have the potential to be saved and restored. Even the three residential properties included in the proposed zoning change were wonderfully maintained by the old owner and an asset to the 'fabric' of the neighborhood. At least they were, until the brewery took possession of them and the new owner has now quit all pretenses of maintenance or yard care, allowing those once beautiful properties to deteriorate and become a detraction. The new owners inaction and neglect, has lead to speculation that the deterioration is probably driven by the hope that having the properties appear to in bad shape that this appearance will influence the decision to allow the zoning change. Giving the appearance that a commercial mixed use would help the neighborhood and remove some of the problem properties. Those residential properties that are included in the proposal are viable and salvageable, there are no HAZE related issues as to why these properties could not remain part of our neighborhoods fabric.

Please recognize we were all delighted when the brewery started their reconstruction on State Street. The building improvements were well done and their landscaping on State Street is gorgeous. But this zoning change would adversely affect our side of the street.

There are other issues to consider that would impact this neighborhood: This recently paved street was not designed to carry the weight of large commercial vehicles. The proposed brewery expansion would have and use large commercial vehicles which could possibly damage the street pavement. There are currently issues with non-residents cutting through the neighborhood and speeding down the street. Any additional traffic from a commercial operation or increased traffic from a mixed commercial/residential use would be disruptive to the peaceful atmosphere of this pocket neighborhood, and would present a hazard to pedestrians and our children on this already narrow street.

Hours of operation would also be a concern, a brewery can be a 24/7 commercial business, placing a potential 24/7 business in residential neighborhood and right next door to someone's house will be very disruptive to live next to besides adversely affecting our residential property values especially for those of us who have worked hard to improve our homes and want the street to stay residential.

In closing, there is a strong continued desire to see this pocket neighborhood preserved as a residential area, there is the desire to not add to the traffic on this small street, and the desire of no additional commercial impacts. We wish to express that we are not in favor of changing the zoning. Also, we are not encourage by treatment the brewery shows towards its existing neighbors by allowing the deterioration of the residential properties it now owns. This non-caring attitude towards those who live on Edison does not bode well on how they would treat the neighborhood in the future with an expansion of their operations.

Please help us preserve and revitalize this pocket residential neighborhood. And please recognize that at no time would a change of zoning be welcomed.

Sincerely,

Pat Peterson

801.706.7939

PETITION: PLNPCM2012-00114:
**ZONING MAP AMENDMENT FROM SR-3 SPECIAL DEVELOPMENT PATTERN
DEVELOPMENT TO D-2 DOWNTOWN SUPPORT LOCATED ON PROPERTIES
BETWEEN 828 – 836 EDISON STREET**

Open House

19 April 2012

MAIL COMMENTS TO:
JOHN ANDERSON, PRINCIPLE PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: john.anderson@slgov.com

Name: CINDY CROMER

Address: 816 E 100 S SLC, UT 84102-4109

COMMENTS:

- ① THE ZONING ON EDISON FRONTAGE NEEDS TO PROMOTE HOUSING SIMILAR TO WHAT IS PROPOSED HERE. MY POINT: WE NEED A COMPREHENSIVE APPROACH TO EDISON IF THE MASTER PLAN IS BEING AMENDED.
- ② THE TRAFFIC SHOULD ENTER AND EXIT THROUGH STATE STREET.

PETITION: PLNPCM2012-00114:
**ZONING MAP AMENDMENT FROM SR-3 SPECIAL DEVELOPMENT PATTERN
DEVELOPMENT TO D-2 DOWNTOWN SUPPORT LOCATED ON PROPERTIES
BETWEEN 828 – 836 EDISON STREET**

Open House

19 April 2012

MAIL COMMENTS TO:
JOHN ANDERSON, PRINCIPLE PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: john.anderson@slcgov.com

Name:

Rhianna Riggs

Address:

425 Cottage Ave SLc 84111

COMMENTS:

EPIC Brewery is a great local business that contributes to our economy. I think supporting them on the expansion will not only help the economy and their business grow, but it may help with keeping the neighborhood a bit safer. Edison Street is very uncomfortable to walk through and I don't feel safe walking there on my own. EPIC could resolve this situation with the expansion.

Good luck!

CENTRAL CITY NEIGHBORHOOD COUNCIL

DATE: June 20, 2012

TO: John Anderson-SLC Planning Department

FROM: Central City Neighborhood Council

REGARDING: Epic Brewing Zoning Map Amendment (PLNPCM2012-00114)

Central City Neighborhood Council (CCNC) heard a presentation on this application at our April 4th meeting. There were approx. 16 people in attendance. The Planning Dept did not bring this to CCNC. CCNC was notified of a Planning Dept Open House where the Epic application could be discussed. CCNC contacted Epic and invited them to discuss their application for a zoning map amendment at our April 4th meeting. There was not a yes or no vote taken regarding support for the application. In general there was a favorable response to Epic and their proposal. Below are some of the topics discussed during the presentation.

- 1.) Access in and out of facility: The existing u-shape access in and out of the property would change to an entrance on State and exit on Edison.
- 2.) Size of proposed restaurant: The restaurant portion was not large. Desire is to be able to serve their customers fresh beer from the tap. The restaurant will be bigger than the very very small cafe they have now.
- 3.) Parking requirements: They are able to meet the required parking for the store and restaurant.
- 4.) Housing component: In order for their plan to be realized they would demolish single family homes. They would replace them with new residential units. The rendering showed two individual dwelling units.
- 5.) Future growth: Brewery has been very successful since opening. They have already expanded production areas. Discussion on where growth would occur after this. Due to the growth restrictions at current location there was talk of having these smaller type breweries scattered around, maybe even out of state.
- 6.) Impact to neighborhood along Edison: The development might set a precedence for others to improve their property along Edison. There would be more traffic on Edison. Edison is narrow and one way. Someone commented on the school fronting 200 East but backing up against an access road that creates a loop with Edison. There was talk of whether children would be impacted by the development. The loop road is not meant as an access to the school so it is not used significantly, but Edison and the loop road do see foot traffic to and from the school.

Before the presentation ended the topic of replacing the homes lost to demolition with new housing was brought up again. There was overall consensus that this was a good attribute of their plan. Not too many developments when given the chance to remove housing and replace with something else would replace with housing. Thank you.

Tom Mutter
CCNC Chairperson

Anderson, John

From: Warren Henschel [weh2510@suddenlink.net]
Sent: Thursday, June 21, 2012 7:56 AM
To: Anderson, John
Subject: Variance on Edison Street

Importance: High

Dear Mr. Anderson,

We have owned the home on 827 Edison Street for over 17 years and love the quaint neighborhood. There are not many areas where homes from the early 1900's are still preserved. This is a historic neighborhood and should remain one, preserving some of Salt Lake City's past.

It would be terrible to let the brewery come in and destroy this lovely street. They could just tear down the homes that they purchased and have a giant parking lot. Already there is a noxious odor from the brewery; I assume it is coming from the brewing process. This is a family neighborhood, and not a commercial street, or at least not when I purchased my property. This would not only devalue property values, but could also open the door for crime.

I sincerely hope that the city of Salt Lake will take a stand against this variance and preserve this hundred-plus year old street which has a lot of character and not permit a business to tear down the homes that it purchased.

Feel free to call me if you have other questions or suggestions.

Sincerely,

Warren and Muffi Henschel

Anderson, John

From: Lane Carter [lanewcarter@hotmail.com]
Sent: Tuesday, June 12, 2012 1:17 PM
To: Garrott, Luke
Subject: Edison street

It has come to my attention that the counsel is considering re-zoning of Edison Street (between 800 & 900 South) so that the brewery on State Street can expand.

Have you taken into consideration that there is a school whose property is within a stone's throw of Edison Street?

Have you taken into consideration that the residents who live on or near Edison Street would rather not be squeezed out by yet another business? How about the nightly noise and chaos created by another bar and it's patrons? Would you, personally, want to live next to that business?

Does Central City really need another such establishment?

Many of these citizens have owned their homes on that block for longer than many on the council have been alive, and their voice should still be heard, regardless of the added sales tax revenue the city will collect from the business' expansion.

My father in law was born in that house (128 E. 800 S.) and plans to always be there his entire life. Since many of the residents of the area are elderly, relocation is not a viable option for them. I sincerely hope that you will protect the interests of the people you are sworn to serve rather than cave in to the almighty dollar. Thank you for your attention.

Lane Carter - West Valley City

Anderson, John

From: JASON ANGIE Phillips [phillips6416@msn.com]
Sent: Sunday, June 17, 2012 11:01 AM
To: lucke.garrott@slcgov.com; City Council (ALL)
Subject: Edison Street Change (Epic Brewery)

Council Members,

I'm sending this e-mail on behalf of my parents who have lived in their home at 128 East 800 South over 69 years. A member of our family has lived in this home since 1890. My parents informed me there are proposed zoning changes between 800 S and 900 S along Edison Street, in the Downtown neighborhood of Salt Lake City's Central Community. They oppose this zoning change and also oppose any change to the land use.

The properties in question are currently zoned SR-1.

The future land use map clearly shows the Edison Street area outside of the Central Business District and also outside of the Central Business District Support area. It is zoned Medium Residential/Mixed Use.

Anderson, John

From: Phillips, Jason [jphillips@hwlochner.com]
Sent: Sunday, June 17, 2012 11:57 AM
To: lucke.garrott@slcgov.com; City Council (ALL)
Subject: We oppose the zoning change for Epic Brewery on Edison Street

Honorable Council Members,

I'm sending this e-mail on behalf of my parents Laurin and Maxine Peterson. My father has lived at 128 East 800 South for over 69 years. A member of his family has lived in this home since the 1890's. My parents informed me there are proposed zoning changes between 800 S and 900 S along Edison Street, in the Downtown Neighborhood of Salt Lake City's Central Community. **They oppose this zoning change and also oppose any change to the land use.**

The future land use map in the Central Community Master plan clearly shows the Edison Street area outside of the Central Business District and also outside of the Central Business District Support area. It is zoned Medium Residential/Mixed Use. The Central Community Master Plan states:

Future Residential land use changes

The Master Plan recognizes that the City is a living organism, subject to growth, decay, and renewal. Its intent is to ensure that change occurs in response to the needs of, and in the best interests of, the residents of the Central Community as well as the City as a whole. This section identifies areas of potential change in the land use patterns.

The Future Land Use map represents a balance of existing and future residential development patterns and identifies land use locations and designations. Future land use designations will be implemented through zoning changes that regulate density, permitted land uses, and minimum site design requirements.

The Central Community has a notable diversity of housing options which this master plan seeks to preserve. Therefore, most residential neighborhoods will retain existing zoning or be zoned to a lower density.

In contrast, the neighborhoods in or around the Central Business District are more subject to change. Increased residential opportunities on commercial property will provide more mixed land use opportunities within these areas.

I encourage you to follow the guidance set forth in the master plan and deny this request to change the zoning and land use for the benefit of Epic Brewery.

Concerns have previously been expressed and are also included in the master plan:

*Commercial encroachment into residential neighborhoods and protecting residential neighborhood character
Several community councils and residents do not support the establishment of community commercial shopping centers or similar facilities in their residential neighborhoods. Direction was specifically requested to protect existing low-density neighborhoods from non-residential land uses. Community residents living near existing commercial land uses would rather see those uses relocated because of noise, trash, traffic, parking, and clientele problems as well as poor property management. Some smaller commercial uses are supported if the businesses are designed at a neighborhood scale.*

Considering the proposed change is associated with a brewery, these concerns are still very valid for my parents, other residents and property owners, as well as the nearby Salt Lake Arts Academy Charter School.

I encourage you to represent the interests of the neighborhood, the people who live in Salt Lake City. Development should be compatible with the existing neighborhoods, not destroy them.

Thank you for considering this request,

Regards

Angie Peterson Phillips
801-502-6050
Phillips6416@msn.com

June 25, 2012

John Anderson
Salt Lake City Planning Division
451 S State Street, Room 406
Salt Lake City, UT 84114-5480

RE: PLNPCM2012-00114 Epic Brewing Zoning Map Amendment

Mr. Anderson and members of the Board,

I am writing to encourage you to deny the request for a zoning map amendment. For the entirety of my life I have watched Salt Lake City struggle to become a "mixed use" city and I'm afraid that our officials have never really understood what this term means. I wonder if they've ever really spent time in other cities to see how this really works.

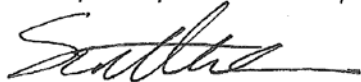
It's not just about high-rise, high-rent condos in million and even billion dollar developments. It's about little old (affordable!) historic homes on side streets right behind commercial areas. I've been familiar with this area for years and it's ironic that at just the time this area is gaining traction as a true mixed-use area, Salt Lake would consider a change in zoning that would insure continued blight for years to come. A mixed-use area is not unlike a plate of food at a family picnic—keep the gravy on the potatoes or you've ruined your Jello salad. You've got to keep that line in place or you've just got a mess on your hands.

Residents need to have faith that their rights and desires can stand up against the lure of elected and appointed official's desire to tout the sales and property taxes they've been able to increase during their tenures. Many people in this area have invested much to stay put over the years and hold the line between residential and commercial uses. Will Salt Lake City overlook their rights and efforts for the application of one business that has come along only recently?

Utah has a number of microbreweries and many of them have separate locations for manufacture and retail divisions. Salt Lake City should be helping them find a more appropriate location for its tavern plans. Perhaps a location that would improve an existing area with empty retail space would be a better option. In fact, aren't there several long-empty retail locations directly across the street?

I have owned property in Salt Lake City all my life. I've also had experience in several areas of city planning in my career so I feel qualified to share my opinions. It would be nice to know that Salt Lake truly understands, finally, what mixed-use is and could make the right decision based on long-term goals and not knee-jerk reactions.

Thank you for your consideration,



Scott Holman
633 east 2700 south
Salt Lake City, Utah 84106

June 25, 2012

John Anderson
Salt Lake City Planning Division
451 S State Street, Room 406
Salt Lake City, UT 84114-5480

RE: PLNPCM2012-00114 Epic Brewing Zoning Map Amendment

I am writing to express my opposition to the request by Peter Erikson, representing Epic Brewing LLC to amend the Salt Lake City Zoning Map. My parents own the property located at 128 E 800 S and my father has lived in this house for 70+ years. My reasons for opposing the amendment are as follows:

- Encroachment issue. There is always going to be a line between residential and commercial and short of a complete redevelopment of an area those lines must be kept. There are too many churches, elderly residence communities, schools, etc., around this area to start allowing that line to become vague. Certain businesses are better at blurring this line and of course there are businesses like Arctic Circle that have co-existed for many years going all the way back to when it was Don Carlos Cafe. Businesses serving liquor and night life have, traditionally, been kept a little further away from residential areas, especially in Salt Lake City. While it's great that this brewery has flourished and is successful with retail sales, allowing that success to dictate the future of an entire neighborhood is irresponsible and sets a bad precedent.
- Existing neighbors. Though the argument can be made that there are a number of blighted homes on Edison Street, it is also true that there are more, good long-term residents of that same area. Additionally, several new home owners have, in good faith, bought homes and done extensive work to update and renovate them thinking they were investing in a future in that area. Salt Lake desperately needs these types of people in numerous neighborhoods in the area. What kind of message is sent when one business can overturn the work and plans of numerous individual residents? It's not only unfair, but it will discourage people from living in those neighborhoods closest to commerce, insuring that there will always be blighted neighborhoods closest to town. The city should be assisting these people, not forcing them to fight for their rights.
- It is also important to note that there are several elderly residents as well as distinguished military veterans who have chosen to live their lives there. Salt Lake City owes these people the dignity of keeping its zoning as they have come to know it.
- Traffic and crime. Edison is an inordinately small street by the standards of streets in Salt Lake City. Opening it up to additional commercial traffic would not only be wholly unfair to the existing residents but it would also create a dangerous situation in terms of traffic. Emergency vehicles would have a difficult time getting down that street in the event it was crowded. Salt Lake City owes the existing residents as well as the existing businesses the comfort of knowing safety and convenience are not going to be lost for one business to benefit from a change in zoning.
- Existing Taverns. While I haven't done an exact count it seems there are already a number of existing bars and taverns in this area and adding one more sends a message that Salt Lake City intends that this area, already so close to vast residential areas, is unimportant and now subject to the kinds of problems that come in areas that are saturated with this type of business.
- Other options. Salt Lake City, no doubt, has other more appropriate areas for this type of business and it would likely be more cost effective to assist the brewery in expanding its public restaurant endeavors to one of these areas. This is an issue where Salt Lake City clearly has to show some level of consistency.

I hope that the Salt Lake City Planning Commission will consider my objections as well as others from the surrounding neighbors.

Respectfully,



Loretta Peterson
427 E 5600 S
Murray, UT 84107

Anderson, John

From: Tarbet, Nick
Sent: Monday, June 25, 2012 9:20 AM
To: 'lapete@netzero.com'
Cc: City Council Liaisons; Anderson, John
Subject: RE: Edison St rezoning

Hi Laurin-

The Epic Brewing request has not yet come to the City Council Office. It is on the Planning Commission agenda for June 27th. John Anderson is the planner assigned to the project, he can provide updates on the status of the petition until it comes to our office. I have forwarded your comments to him so that he can share them with the Planning Commission.

John Anderson
801-535-7214
john.anderson@slcgov.com

Regards,

Nick Tarbet
Salt Lake City Council Office
Policy Analyst / Constituent Liaison
(801) 535-7603
nick.tarbet@slcgov.com

To assure proper attention to your email, please 'Reply to All' or include CityCouncilLiaisons@slcgov.com on the address line of this email.

If you would like to receive email updates about important City events and issues from your Council Member please reply to this email and say "yes." or scan the QR Code with your phone.



[Sign up for District Email Updates](#)



From: lapete@netzero.com [<mailto:lapete@netzero.com>]
Sent: Friday, June 22, 2012 4:50 PM
To: City Council (ALL)
Subject: edison st rezoning

my name is Laurin Peterson my wifes name is Loretta Maxine Peterson we live at 128 east 800 south I have lived here my for a live time , except for 3 yrs in the service, I am a korean vet and 3 yrs when I was first married. I am very much against the Edison st rezoning. I had conversation with managment epic

brewery when they first open and they assured me there would be no on site consumption of their product so much for that. there is noise coming from the brewery enough to wake me up in the early morning. thank you for listening. Laurin Peterson lapete@netzero.net

53 Year Old Mom Looks 33

The Stunning Results of Her Wrinkle Trick Has Botox Doctors Worried
consumerproducts.com

Anderson, John

From: Peterson, Pat
Sent: Friday, June 22, 2012 9:48 AM
To: Anderson, John
Cc: lloyd Hart (jukeboxrepair@yahoo.com); Natalie Pascual; Al Peterson (bchali@worldnet.att.net); Sherri Peterson (Sherry.Peterson@imail.org); Ray Hunt ; Jeff Sandberg (jeffsandberg@comcast.net); Central City CC Chair; Garrott, Luke
Subject: FW: Outline and story: Edison Street vs. Epic Brewery
Attachments: EpicBrewing6.12.pdf; SAVE EDISON STREET CLEAN UP.docx

Dear Mr. Anderson;

As a follow up: I realize that it would be better if you had access to quick basic information regarding our concerns in preparation for the Planning Commission. I am providing an outline and a condensed version of all of our emails.

Outline:

- Proposed zoning change by Epic Brewery for two residential properties on Edison Street (see attachment), and the battle to save our residential neighborhood,
 - Background information,
 - The colorful residents of Edison Street (diversity),
 - Vision of how it could be,
 - Pride in this small community,
 - Current condition of the properties,
 - This is not a Vendetta,
 - A knife in our collective backs,
 - More Traffic?
 - The new Edison Alley?
 - Impacts of this expansion,
 - A 24/7 brewery in our back yard,
 - It stinks around here,
 - Worries about the future,
 - Closing, with our plea for help.
-

A Change is proposed: Concerning the proposal submitted by Epic Brewery to change the zoning on a couple of properties on Edison Street (between 800 and 900 South) to a commercial use allowing Epic to expand their brewery. We are seeking help to prevent this change and to preserve our small pocket residential neighborhood.

For background information: My brother Allen Peterson and his wife Sherry lived at 842 South Edison for close to 30 years, a couple of years ago they sold the property to our niece Natalie Pascual. Natalie and her son have been living in this home enjoying the benefits of living close to downtown, combined with the sense of still living in a residential neighborhood. I have lived on Edison at various times over the years; 30 years ago for a time I was a roommate in my brother's home. Since that time I have also lived on this residential street in two different rental properties, once in a duplex (which was demolished) and then I lived for a time in a wonderful house (unfortunately this same house is included in the proposed change of zoning and is slated for demolition if the change is approved). I still have a strong interest in preserving this eclectic neighborhood and a strong interest (both financially and morally) for helping my niece keep her home and its residential market value.

Vision of how it could be: Please realize that the hope of the Edison Street Residents has always been that this 'pocket neighborhood' would be revitalized and once again become a thriving residential community. The City gave us hope for revitalization a few years back when they reconstructed the street providing drainage and sidewalks where none existed before. Just this last year, one of the single family homes was rebuilt and is now owned and lived in by a young single school teacher, making it a beautiful improvement to the neighborhood. Even the colorful motorcycle group (who have owned a house on Edison for over 30 years) have continued to make improvements to their dwelling and have taken upon themselves the mission of maintaining a couple of the vacant lots. The Baron's Motorcycle Club have a surprisingly strong sense of community (and at one time one of their members was the Chair of the Central City Community Council) showing that this group has a history of community involvement. It was a pleasant realization that this collection of motorcycle enthusiasts are not supporting an expanded brewery in their neighborhood, and are taking a leading role in encouraging the remaining neighbors/tenants on this street to improve their properties while actively opposing this proposed change.

The neighborhoods sense of self: All of this information is to point out: *There is a real sense of pride and a history of community involvement to be found on Edison Street, and this feeling of neighborhood pride has existed for a long time.*

Neighborhood condition: Yes, there are a couple of other homes that could use tender loving care, but there is hope for keeping and improving the residential quality of the neighborhood, even now these properties are being improved and we look forward to having them occupied by family's again in the very near future. Even the three residential properties that are included in the proposed zoning change were once wonderfully maintained and were an asset to the 'fabric' of the neighborhood. At least they were, until the brewery took possession of two of them and the new owner has now quit all pretenses of what would be expected of a real homeowner in their everyday maintenance and yard care. They are using the properties for overflow storage and parking for their employees. Epic is allowing these once beautiful properties to deteriorate and to become a detriment to the neighborhood. The new owners inaction and neglect has led to speculation that the deterioration is intentional driven by the

expectation that this new blighted 'look' of these once proud properties will favorably influence the opinion that their proposed commercial mixed use development would be an improvement. We disagree. Their properties are still viable and salvageable, without health and safety related issues that would prevent them from being occupied, and could once again become a part of our neighborhoods fabric.

This is not a vendetta against Epic Brewery: We were all delighted when the brewery started their reconstruction on State Street. Their building improvements were well done and their landscaping on State Street is was gorgeous. Plus, they produce an excellent beverage. But this zoning change would adversely affect 'our side of the block'.

Their proposal feels like a knife in our collective back. We discovered that last month Epic had approached the Central City Community Council with their proposal and received their approval, BECAUSE no one was there to oppose the change. It was not the community council's intent to try and kill our neighborhood with their approval, but how could we show up to oppose the change if we were not informed that a change had been requested? The Brewery didn't bother to tell their own neighbors of their plans and subsequently we feel blindsided by their actions, thankfully City Planning let us know, but it is short notice that is forcing us to scramble to prevent this unexpected change.

More Traffic? Additional impacts to consider on how this change would impact our neighborhood: This fairly recently paved 20' wide residential street was not designed to carry the weight of large commercial vehicles. The proposed brewery expansion would have and use large commercial vehicles which will damage our street, leaving us residents to suffer the destruction. Currently we already have problems with the street being used by drivers as a short cut to reach the existing commercial businesses that surround us; they speed down the street with obvious disregard of the residents.

Edison Alley: Epic's proposal intends to route all their traffic into their business from State Street and exit everyone out through Edison. We all ready have enough traffic and are afraid that any additional traffic from the proposed expanded distribution/manufacturing and from their proposed mixed commercial/residential use would be beyond disruptive to our mostly peaceful pocket neighborhood. More cars or trucks would present an increased and a considerable hazard to pedestrians and to our children on this already narrow street basically turning Edison Street into a service alley for the benefit of a commercial property on State Street.

Hours of operation: a brewery can be a 24/7 commercial business and having the placement of a potential a 24/7 manufacturing business in residential neighborhood, and right next door to someone's home. Not many individuals would be willing to live next to a 24/7 manufacturing and distribution center, having to contend with traffic noises, manufacturing noises, and all the common impacts of this type of operation. For our sake, try to picture trying to live, sleep and raise your family in such close proximity (besides adversely affecting our residential property values).

Something Stinks: Now not even our air is safe. We are being subjected to the new and horrific aroma of scorched hops that now permeates our neighborhood. We have been able to tolerate the minimal intrusive exhaust fumes from State Street but this new pungent smell puts a real damper on being able to enjoy a cup of coffee (or even a brew bought at Epic) on our own porch. This pervasive and offensive odor makes us abandon our yards and retreat into our homes with the hope of being able to escape this insidious odor. We seriously doubt that the owners of the brewery would want to live next door to their own stench. If this is the atmosphere we are being forced to endure at this point in time, the last thing our neighborhood needs is expansion of this industry into our midst.

In closing; we are asking your assistance in getting the word out that there is a strong continued desire to see this pocket neighborhood preserved as a residential area, the desire to not add more traffic on this small street, and the desire of less not more commercial impacts. We still have hope that the all of the properties will be restored and that new houses will be built in the vacant lots. We wish to express that we are not in favor of changing the zoning. Nor are we encouraged by treatment the brewery has shown to us, their new neighbors, by not only stabbing us in the back but by encouraging the deterioration of their residential properties. This non-caring attitude towards those who live on Edison does not bode well on how they would treat the neighborhood in the future with an expansion of their operations. We have a deep seated fear that Epic will allow the continued deterioration of their properties (we fear the future possibility that even without the zoning change being granted the houses owned by Epic will somehow be destroyed) in the hope that eventually they can proceed with their expansion plans.

We would like Epic to forget their expansion, take their idea for an expanded brewery to a more appropriate industrial area and sell these properties to someone who would be delighted to have a home in our pocket neighborhood.

Please help us preserve and revitalize our pocket residential neighborhood.

Sincerely,

Pat Peterson
801.706.7939

Attachment E

Downtown Land Use Table

21A.30.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS: 

Legend:	C =	Conditional	P =	Permitted
---------	-----	-------------	-----	-----------

Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Residential:				
Eleemosynary facilities	P	P	P	P
Group home, large (see section 21A.36.070 of this title)		C	C	
Group home, small (see section 21A.36.070 of this title) above or below first story office, retail and commercial use or on the first story, as defined in the adopted building code where the unit is not located adjacent to the street frontage	P	P	P	P
Homeless shelter			C	
Mixed use developments, including residential and other uses allowed in the zoning district	P	P	P	P
Multiple-family dwellings	P	P	P	P
Residential substance abuse treatment home, large (see section 21A.36.100 of this title)		C	C	
Residential substance abuse treatment home, small (see section 21A.36.100 of this title)		C	C	
Transitional treatment home, large (see section 21A.36.090 of this title)		C	C	
Transitional treatment home, small (see section 21A.36.090 of this title)		C	C	
Transitional victim home, large (see section 21A.36.080 of this title)		C	C	
Transitional victim home, small (see section 21A.36.080 of this title)		C	C	
Office and related uses:				
Adult daycare centers	P	P	P	P
Child daycare centers	P	P	P	P
Financial institutions with drive-through facilities	P	P	C	P
Financial institutions without drive-through facilities	P	P	P	P

Medical and dental clinics	P	P	P	P
Offices	P	P	P	P
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P	P	
Retail sales and services:				
Automobile sales/rental and service	C	C		
Car wash		P ⁴		
Conventional department store	P	P		P
Fashion oriented department store	P ³			
Furniture repair shop	P	P	P	P
"Gas station" (may include accessory retail sales and/or minor repair) as defined in chapter 21A.62 of this title	C	P	C	C
Health and fitness facility	P	P	P	P
Liquor store	C	C	C	C
Mass merchandising store	P	P		P
Merchandise display rooms	P	P	P	P
Pawnshop	C	P		
Restaurants with drive-through facilities	P	P	P	P
Restaurants without drive-through facilities	P	P	P	P
Retail goods establishments	P	P	P	P
Retail laundries, linen service and dry cleaning	P	P	P	P
Retail services establishments	P	P	P	P
Specialty fashion department store	P ³			
Specialty store	P	P		P
Superstore and hypermarket store		P		
Upholstery shop		P	P	
Commercial and manufacturing:				
Laboratory, medical, dental, optical	P	P	P	P
Institutional (sites <4 acres):				
Colleges and universities	P	P	P	P

Community and recreation centers, public and private, on lots less than 4 acres in size	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)			P	P
Libraries			P	P
Museum	P	P	P	P
Music conservatory	P	P	P	P
Places of worship	P	P	P	P
Schools, K - 12 private			P	P
Schools, K - 12 public			P	P
Schools, professional and vocational	P	P	P	P
Seminaries and religious institutes			P	P
Recreation, cultural and entertainment:				
Art galleries	P	P	P	P
Artists' lofts and studios	P	P	P	P
Brewpub (indoor)	P	P	P	P
Brewpub (outdoor)	P	P	C	P
Commercial indoor recreation	P	P	P	P
Commercial video arcade	P	P	P	P
Dance studios	P	P	P	P
Live performance theater	P	P	P	P
Motion picture theaters	P	P	P	P
Natural open space and conservation areas on lots less than 4 acres in size	C	C	C	C
Parks and playgrounds on lots less than 4 acres in size	P	P	P	P
Pedestrian pathways, trails, and greenways	C	C	C	C
Performance arts facilities	P	P	P	P
Private club (indoor)	P	P	P	P
Private club (outdoor)	P	P	C	P
Squares and plazas on lots less than 4 acres in size	C	C	C	C
Tavern/lounge (indoor)	P	P	P	P

Tavern/lounge (outdoor)	P	P	C	P
Miscellaneous:				
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P
Automobile repair, major	C	P	C	C
Automobile repair, minor	C	P	C	C
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Blood donation center, commercial and not accessory to a hospital or medical clinic		P		
Bus line terminal		P		
Bus line yards and repair facilities		P		
Check cashing/payday loan business	P ⁶			
Commercial laundry, linen service, and commercial dry cleaning establishments	C	P	C	C
Commercial parking garage, lot or deck	C	P	C	C
Communication towers	P	P	P	P
Communication towers, exceeding the maximum building height	C	C	C	C
Community garden	P	P	P	P
Conference centers				P
Convention centers with or without hotels				P
Crematorium	C	C	C	
Exhibition halls				P
Food product processing/manufacturing		P		
Funeral home	P	P	P	
Graphic/design business	P	P	P	P
Heliports, accessory	C	C		
Homeless shelter			C	
Hotels and motels	P	P	P	P

House museum in landmark sites (see subsection 21A.24.010T of this title)	C	C	C	C
Industrial assembly		C	C	
Large wind energy system				
Limousine service		P		
Microbreweries		C		
Miniwarehouse		P	P	
Off site parking	P	P	P	P
Offices and reception centers in landmark sites (see subsection 21A.24.010T of this title)	C	C	C	C ⁵
Outdoor sales and display	C	P	P	C
Precision equipment repair shops		P	C	
Public/private utility buildings and structures ¹	P ¹	P ¹	P ¹	P ¹
Public/private utility transmission wires, lines, pipes and poles ¹	P	P	P	P
Publishing company	P	P	P	P
Radio stations	P	P	P ²	P
Railroad passenger station	P	P	P	P
Seasonal farm stand	P	P	P	P
Social service missions and charity dining halls		P	P	
Solar array				
Street vendors (see title 5, chapter 5.64 of this code)				
TV stations	P	P		P
Temporary labor hiring office		P	C	
Urban farm	P	P	P	P
Vending carts on private property as per title 5, chapter 5.65 of this code	P	P	P	P
Warehouse		P	P	
Warehouse, accessory	P	P	P	P
Wholesale distribution		P	P	
Wireless telecommunications facilities (see section 21A.40.090 , table 21A.40.090E of this title)				

Qualifying provisions:

1. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title.
 PLNPCM2012-00114 Epic Brewing Zoning Map Amendment

Published Date: 28 June 2012

2. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
3. Uses allowed only within the boundaries and subject to the provisions of the downtown Main Street core overlay district (section [21A.34.110](#) of this title).
4. Any car wash located within 165 feet (including streets) of a residential use shall only be permitted as a conditional use.
5. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
6. No check cashing/payday loan business shall be located closer than $\frac{1}{2}$ mile of other check cashing/payday loan businesses.

(Ord. 21-11, 2011: Ord. 27-10, 2010: Ord. 19-10 § 6, 2010: Ord. 7-09 § 4, 2009: Ord. 61-08 § 4 (Exh. C), 2008: Ord. 21-08 § 4 (Exh. C), 2008: Ord. 2-08 § 2, 2008: Ord. 13-06 § 3 (Exh. B), 2006: Ord. 66-05 § 1 (Exh. A), 2005: Ord. 86-04 § 1 (Exh. A), 2004: Ord. 79-04 § 1 (Exh. A), 2004: Ord. 17-04 § 2 (Exh. A), 2004: Ord. 13-04 § 9 (Exh. D), 2004: Ord. 4-04 § 1 (Exh. A), 2004: Ord. 23-02 § 5 (Exh. C), 2002: Ord. 38-99 § 7, 1999: Ord. 35-99 § 38, 1999: Ord. 83-98 § 4 (Exh. B), 1998: Ord. 21-98 § 1, 1998: Ord. 19-98 § 4, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(15-4), 1995)

Attachment F
Residential Land Use Tables

21A.24.190: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS: 

Legend: C = Conditional P = Permitted

Permitted And Conditional Uses, By District Residential Districts																			
Use	FR-1/43,560	FR-2/21,780	FR-3/12,000	R-1/12,000	R-1/7,000	R-1/5,000	S R -1	S R -2	S R -3	R -2	R M F-30	R M F-35	R M F-45	R M F-75	R B	R-M U-35	R-M U-45	R - M U	R O
Residential :																			
Accessory guest and servants' quarters																			
Accessory uses on accessory lots																			
Assisted living facility, large												C	P	P		C	P	P	P
Assisted living facility, small				C	C	C	C			C	C	P	P	P	P	P	P	P	P
Dormitories, fraternities, sororities (see section 21A.36.150 of this title)																			
Eleemosynary facilities	C	C	C	C	C	C	C		C	C	C	C	P	P		C	P	P	P
Group											C	C	C	C	C	C	C	C	C

home, large (see section 21A.36.07 <u>0</u> of this title)																			
Group home, small (see section 21A.36.07 <u>0</u> of this title)	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Manufactured home	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	
Mixed use developments, including residential and other uses allowed in the zoning district															P ₁	P	P	P	P
Multiple-family dwellings											P	P	P	P	P	P	P	P	P
Nursing care facility (see section 21A.36.06 <u>0</u> of this title)													P	P			P	P	
Resident healthcare facility (see section 21A.36.04 <u>0</u> of this title)											P	P	P	P	P	P	P	P	P
Residential																			

substance abuse treatment home, large																			
Residential substance abuse treatment home, small													P		P	P	P	P	
Rooming (boarding) house												C	C	C	C	C	C	C	
Single-family attached dwellings								P		P	P	P	P		P	P	P	P	
Single-family detached dwellings	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Transitional treatment home, large (see section 21A.36.09 of this title)													C	C			C	C	C
Transitional treatment home, small (see section 21A.36.09 of this title)												C	C	C		C	C	C	C
Transitional victim home, large (see section													C	C			C	C	C

21A.36.08 Q of this title)																			
Transitional victim home, small (see section 21A.36.08 Q of this title)												C	C	P		C	C	P	P
Twin home dwellings							P		P	P	P	P				P	P	P	P
Two-family dwellings							P		P	P ₂	P	P			P	P	P	P	P
Office and related uses:																			
Financial institutions with drive-through facilities																			
Financial institutions without drive-through facilities																P	P	P ₃	P ₆
Medical and dental clinics and offices													C	C	C	C	C	C ₃	C ₆
Municipal service uses, including city utility uses and police and fire stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Offices, excluding medical and dental clinics and offices													C	C	C ₄	C	C	C ₃	C ₆
Recreation , cultural and entertainment:																			
Art galleries															P	P	P	P ₃	P
Art studio															P	P	P	P	P
Community and recreation centers, public and private on lots less than 4 acres in size																			P
Dance studio															P	P	P	P ₃	
Live performance theaters															C	C	C	C	C
Movie theaters															C	C	C	C	C
Natural open space and conservation areas on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Parks and playground	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P

s, public and private, less than 4 acres in size																			
Pedestrian pathways, trails and greenways	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Private clubs/tavern/lounge/brewpub; 2,500 square feet or less in floor area																		C ₈	
Retail sales and service:																			
Gas station (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title														C	C	C	C		
Health and fitness facility														C	C	C	C		
Liquor store																			
Restaurants, without drive-															P			P ₃	

through facilities																			
Retail goods establishments															P ₄	P	P	P ₃	
Retail service establishments															P ₄	P	P	P ₃	
Institutional :																			
Adult daycare center																P	P	P	P
Child daycare center														P	P	P	P	P	P
Governmental uses and facilities															C	C	C	C	P ₆
Library	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Museum															P	C	C	P	
Music conservatory															P	C	C	P	
Nursing care facility (see section 21A.36.06 of this title)													P	P			P	P	
Places of worship on lots less than 4 acres in	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C

size																			
Schools, professional and vocational															P ₄	C	C	P ₃	P ₆
Seminaries and religious institutes				C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Commercial:																			
Laboratory, medical, dental, optical																			P ₃
Plant and garden shop, with outdoor retail sales area																			
Miscellaneous:																			
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Bed and breakfast															P	P	P	P	P
Bed and breakfast inn															P		P	P	P
Bed and																			P

breakfast manor																			
Community garden	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Crematorium																C	C	C	
Funeral home																C	C	C	
House museum in landmark sites (see subsection 21A.24.01 OT of this chapter)	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Large wind energy system																			
Offices and reception centers in landmark sites (see subsection 21A.24.01 OT of this chapter)	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C ₆
Park and ride parking, shared with church parking lot on arterial street																			
Parking, off site facilities (accessory to permitted)																			

uses)																				
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)																C	C	C	C	C
Public/private utility buildings and structures ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ₅		P ₅	P ₅	P ⁵	P ⁵	P ⁵	P ⁵	P ₅	P ⁵	P ⁵	P ₅	P _{5,7}	
Public/private utility transmission wires, lines, pipes and poles ⁵	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
Reuse of church and school buildings																				
Seasonal farm stand																P	P	P	P	P
Solar array																				
Urban farm	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
Veterinary offices																			P ₃	P ₆
Wireless telecommunications facilities (see section 21A.40.09 Q , table																				

21A.40.09
OE of this
title)

Qualifying provisions:

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Subject to conformance with the provisions of subsection [21A.24.170E](#) of this chapter.
4. Construction for a nonresidential use shall be subject to all provisions of subsections [21A.24.160I](#) and J of this chapter.
5. See subsection [21A.02.050B](#) of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to the conditional use process.
7. Subject to conformance to the provisions in section [21A.02.050](#) of this title.
8. A conditional use permit for a class B or C private club or association shall be subject to the following qualifying provisions. For the purpose of these provisions a class B or C private club or association shall have the meaning set forth in [title 5, chapter 5.50](#) of this code, as amended.
 - a. In approving a conditional use permit for a class B or C private club or association the planning commission shall:
 - (1) Require that a security and operations plan be prepared and filed with the city which shall include:
 - (A) A complaint-response community relations program;
 - (B) Having a representative of the private club or association meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;
 - (C) Design and construction requirements to ensure that any sound level originating within the premises, measured within 15 feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for residential use districts in section [9.28.060](#) of this code;
 - (D) Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;
 - (E) Prohibiting electronically amplified sound in any exterior portion of the premises;
 - (F) Designating a location for smoking tobacco outdoors in conformance with state law;
 - (G) Having trash strewn on the premises, including any smoking and parking lot areas, be collected and deposited in a trash receptacle by 6:00 A.M. the following day; and
 - (H) Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a city approved trash storage area;
 - (2) Review the site plan and floor plan proposed for the premises, and as result of such review may require design features intended to reduce alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;
 - (3) Require buffering where a private club or association abuts a residential building or area, including landscaping or walls along any property line or within any required yard area on the lot where the premises are located;
 - (4) Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and
 - (5) Require that the exterior of the premises be maintained free of graffiti at all times, including the main building, any accessory building or structure, and all signs.
 - b. If necessary to meet the standards for approval of a conditional use permit set forth in section [21A.54.080](#) of this title, the following conditions may be imposed:
 - (1) Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians but does not intrude on residents' enjoyment of their homes; and
 - (2) Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses and buildings and designating a new area if the area designated in the security and operations plan appears to adversely affect neighboring residences, businesses and buildings.

(Ord. 21-11, 2011: Ord. 79-10, 2010: Ord. 27-10, 2010: Ord. 19-10 § 5, 2010: Ord. 12-09 § 1 (Exh. A), 2009: Ord. 61-08 § 4 (Exh. C), 2008: Ord. 60-08 § 9 (Exh. C), 2008: Ord. 21-08 § 2 (Exh. A), 2008: Ord. 2-08 § 1, 2008: Ord. 13-06 § 4 (Exh. C), 2006: Ord. 54-05 § 1 (Exh. A), 2005: Ord. 11-05, 2005: Ord. 71-04 § 3 (Exh. C), 2004: Ord. 13-04 § 5, 2004: Ord. 5-02 § 2, 2002: Ord. 19-01 § 6, 2001: Ord. 35-99 § 20, 1999: Ord. 30-98 § 2, 1998: Ord. 19-98 § 1, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(12-18), 1995)

Attachment G

Additional Applicant Information

March 1, 2012

Dear Salt Lake City Zoning Commission,

I, George Cassity own the house located at 828 Edison Street Salt Lake City, UT 84111 Parcel #16-07-152-018-0000.

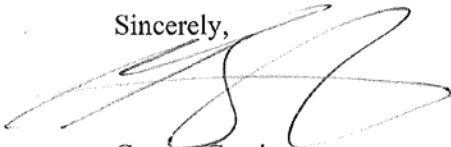
I would like to take this opportunity to let the zoning commission know how excited I have been to be the neighbors of Epic Brewery located on State Street. It has been a vast improvement having them as a new neighbor along with the many improvements they have made to their property; it has without a doubt helped my Salt Lake neighborhood.

I understand that Epic Brewery is requesting a zone change for the two houses next to me on Edison Street. I believe the addresses are 832 and 834 Edison Street, zoning numbers on both properties are #1607152019 & 1607162020 I would like the zoning commission to know that I support Epic Brewery's request for zone change to D-2 providing my property is also changed at the same time for it makes no sense to change the zoning on their two properties and not change my zoning at the same time therefor the zoning would be the same from 834 Edison Street all the way down the street to 800 South. I do not believe that it would be in anyone's best interest to checker board the zoning around my property.

So I am also requesting a zone change on my property at the same time the zone change of Epic Brewery's property takes place. I am also including with this zone change request the information requested from the city on my property, if you have any questions or concerns please feel free to contact me Mobile (801) 450-6789 Work (801) 328-0098.

Thank you for your consideration I look forward to the zone change of all of our properties in the near future.

Sincerely,



George Cassity



Amend the text of the Zoning Ordinance by amending Section:

Amend the Zoning Map by reclassifying the above property from a zone to a zone. (attach map or legal description)

Date Received:
Reviewed By:

SALT LAKE CITY PLANNING

Address of Subject Property:

Name of Applicant: George Cassidy Phone: 801 328 0098
 Address of Applicant: 828 Edison Street
 E-mail Address of Applicant: 65C@FirstClass.com Cell/Fax: 801-450-6789
 Applicant's Interest in Subject Property: OWN
 Name of Property Owner: As Above Phone:
 E-mail Address of Property Owner: Cell/Fax:
 County Tax ("Sidwell #"): 16-07-152-018-0000 Zoning: SR-3 T&D-2
 Legal Description (if different than tax parcel number): Same

		Existing Property Use	Proposed Property Use
		<u>Residential</u>	<u>Commercial</u>

Please include with the application:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
2. A complete description of the proposed use of the property where appropriate.
3. Reasons why the present zoning may not be appropriate for the area.
4. Printed address labels for all property owners within 450 feet of the subject property. The address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing label. Please include yourself and the appropriate Community Council Chair(s). Address labels are available at the address listed below. The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.
5. Legal description of the property.
6. Six (6) copies of site plans drawn to scale and one (1) 11 x 17 inch reduced copy of each plan and elevation drawing.
7. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent
8. Filing fee of \$885.92, plus \$110.74 for each acre over one acre and the cost of first class postage is due at time of application.

Applications must be reviewed prior to submission. Please call 535-7700 for an appointment to review your application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

