

**PLANNING COMMISSION STAFF REPORT
Legislative Item**

**Pratt Progeny Rezone
Zoning Map Amendment PLNPCM2013-00156
and PLNPCM2013-00398
401 East 900 South
June 26, 2012**



Planning Division
Department of Community and
Economic Development

Applicant:

Pratt Progeny LLC, Dwight
Smith Representative

Staff:

Ray Millner (801)535-7645
ray.millner@slcgov.com

Current Zone:

RMF-30

Master Plan Designation:

Low Density Residential

Council District:

District 4

Community Council:

East Central

Lot Size:

.13 acre

Current Use:

Commercial

Attachments:

- A. Existing Zoning and
Future Land Use
Maps
- B. Photographs
- C. Public Input

Request

The applicant, Pratt Progeny LLC, represented by Dwight Smith is requesting a master plan amendment and zoning map amendment in order to bring an existing nonconforming commercial business into compliance with the zoning regulations. If the petition is successful, the applicant will submit a separate special exception petition for outdoor dining that would be located in front of the property on the west and south sides. The City Council has final decision making authority for both the master plan amendment and zoning map amendment.

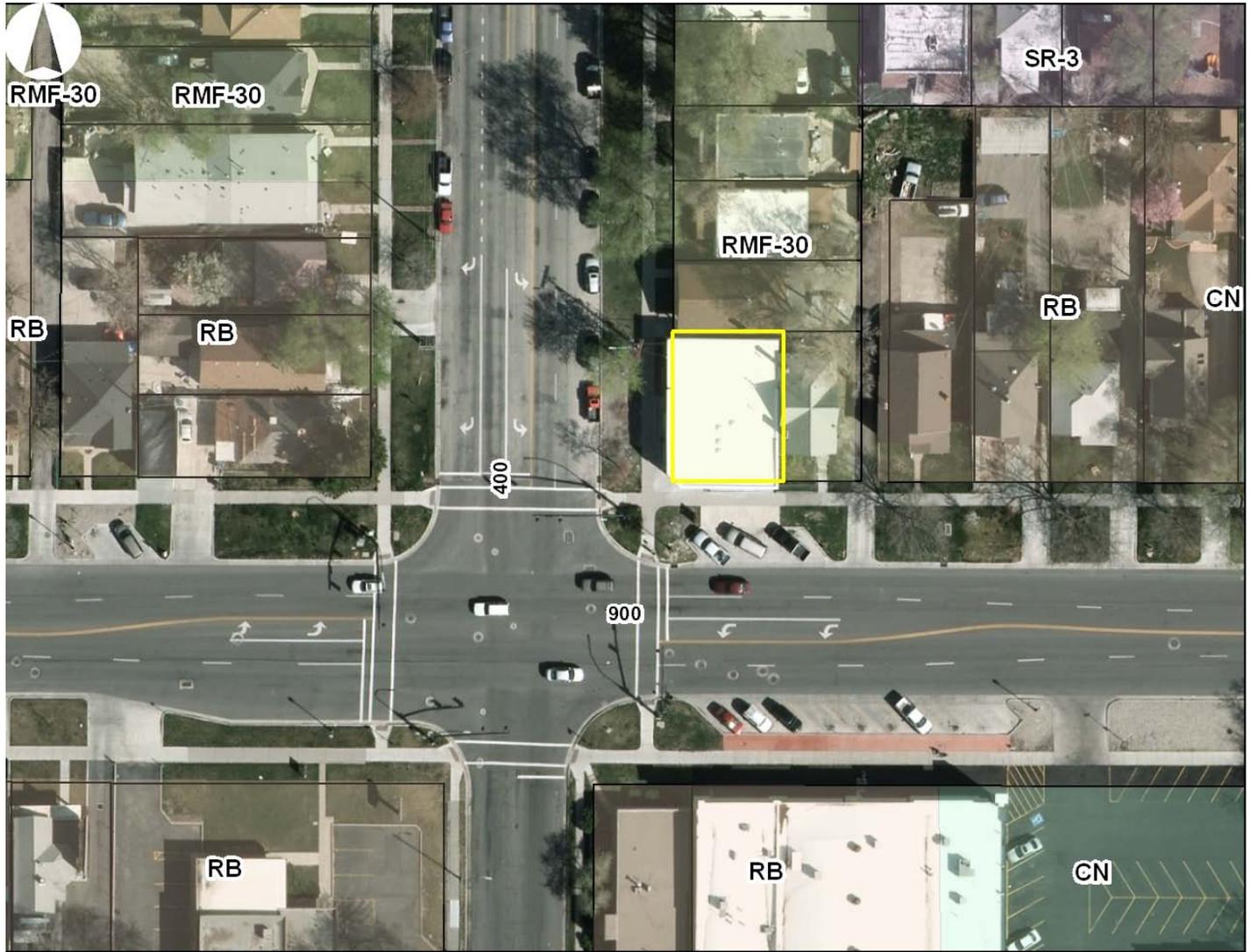
Recommendation

Based on the analysis in the staff report, it is the Planning Staff's finding that the project generally meets the applicable standards for a Master Plan amendment, and a Zoning Map Amendment and therefore recommends that the Planning Commission Forward a positive recommendation to the City Council for both the zoning map amendment and the Central Community Master Plan Future Land Use Map amendment.

Recommended Motion

For Master Plan Amendment and Zoning Map Amendment: Based on the testimony, plans presented, and the findings written in this staff report, I move that the Planning Commission forward to the City Council a positive recommendation for the Pratt Progeny project, petitions PLNPCM2013-00156 and PLNPCM2013-00398, located at approximately 401 South 900 East. The proposal meets the minimum standards necessary for a Master Plan Amendment and a Zoning Map Amendment

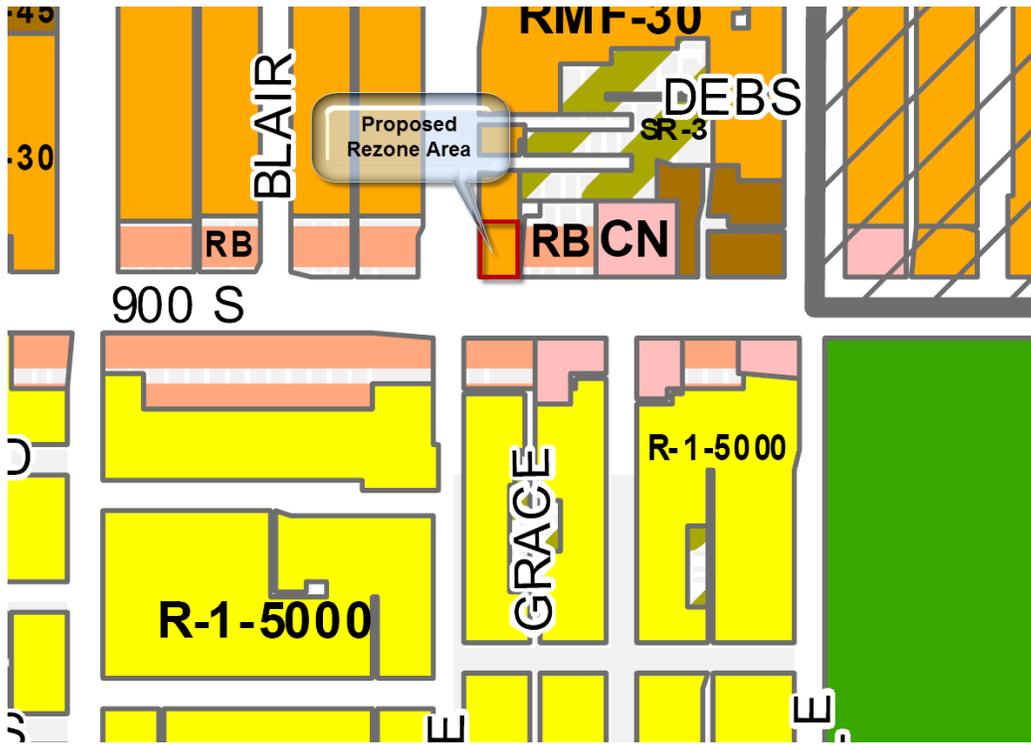
VICINITY MAP



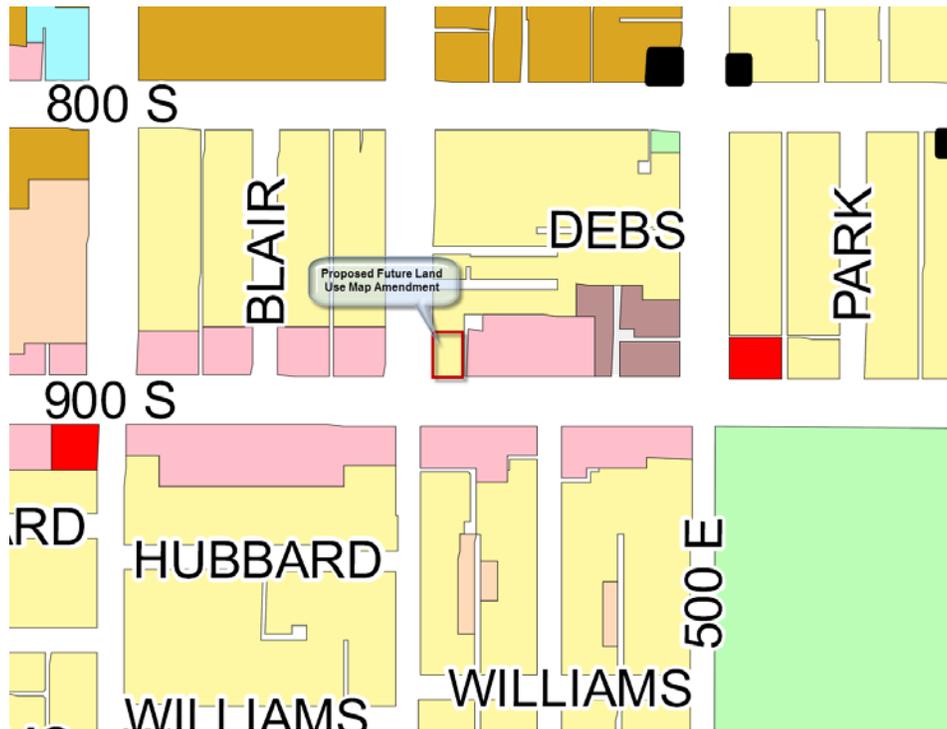
401 East 900 South

-  Neighboring Parcels
-  Subject Property

Central Community Zoning Map
Entire map with key attached as exhibit B



Future Land Use Map from Central Community Master Plan
Entire map with key attached as exhibit B



Background

The applicant, Pratt Progeny LLC, owns the commercial property at the corner of 400 South and 900 East. The existing building was originally permitted as the “Hammond Ice Cream” shop in 1915. The building is built property line to property line (approximately 3,000 square feet) with no onsite parking. Parking for the site is in a 5 stall cut in the City owned park strip, and along the adjacent streets. There are currently two units both housing a Restaurant without drive-through facilities use (Tea Garden and Pig in a Jelly Jar). The uses in the building are considered legal nonconforming in the RMF-30 zone (because a restaurant without drive-through facilities is not an allowed use in the zone), and the building is considered legal noncomplying (because it does not meet the required setbacks). Adjacent uses include single family homes to the east, an apartment building to the north, and commercial uses to the south and west. This application would:

- Modify the Central Community Future Land Use Map at 401 South 900 East from Low Density Residential to Neighborhood Commercial
- Modify the Central Community Zoning Map at 401 South 900 East from RMF-30 to CN, Neighborhood Commercial.

Standard “1” of Section 21A.50.050 of the Zoning Ordinance requires the Planning Commission and City Council to consider whether a zoning map amendment is consistent with the purposes, goals, objectives and policies of the various City planning documents. In this case, the Future Land Use Map of the Central Community Master Plan is not. Therefore, the City Council and Planning Commission are being asked to determine whether or not a policy change from low density residential to neighborhood commercial on the site is appropriate. If it is decided in the affirmative, then positive motions for the master plan amendment and zoning map amendment should follow.

Project Description

The area in question includes only the property at the corner of 400 South and 900 East. The property is a commercial building, and has been since its construction in 1915. The surrounding area is a mixture of commercial, and residential, including Single-Family, Two-Family, and Multifamily dwelling units. The CN zone was chosen because it best fits the purposes of the Central Community Master Plan, and the actual development on the ground. The purpose statement for the CN zone states:

- **CN** = The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

Although the rezone will bring the property more into compliance with the Zoning Ordinance than it is now, as the uses are allowed in the CN zone, it will still be a noncomplying structure because the building is built lot line to lot line (the required front yard setbacks in the CN zone are 15 feet).

Public Notice, Meetings

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

- Open House held on 4/18/2013. Comments and notes can be found in attachment D.

Notice of the public hearing for the proposal includes:

- Public hearing notice posted in newspaper on June 13, 2012.
- Public hearing notice mailed on June 13, 2012.
- Public hearing notice posted on property on June 13, 2012.
- Public hearing notice posted on City and State websites on June 13, 2012.
- Public hearing notice emailed to the Planning Division list serve on June 13, 2012.

Citizen Comments

Staff received a significant amount of public comment regarding the proposed amendments. The comments were exclusively relating to the parking situation in the immediate area. Like many of the residential uses in the area, the subject property has no onsite parking. Comments stated that during business hours, especially on weekends, it is very difficult to find a parking space near their homes because the parking is occupied by the patrons of the businesses. They further stated that any expansion of the use to include outdoor dining would degrade the parking situation in the area, and therefore, the Planning Commission and City Council should deny the proposal (See attachment D for all public comment).

Analysis and Findings

STANDARDS FOR GENERAL AMENDMENTS

Central Community Master Plan Amendment

There are no specific standards in the Salt Lake City Zoning Ordinance for Master Plan Amendments. State Law, Section 10-9a-204, Notice of Public Hearings and Public Meetings to Consider General Plan or Modifications, outlines the criteria for amending a master plan relating to noticing requirements.

Analysis: The Future Land Use Map in the Central Community Master Plan defines the property at 401 South 900 East as low density residential 5-15 units per acre. The proposal would change that designation to Neighborhood Commercial. The Central Community Master Plan consistently emphasizes the need to preserve and create neighborhood commercial uses that are pedestrian friendly, and discourages the encroachment of shopping centers or similar uses into their neighborhoods.

- Commercial Land Use Policy 1 states, “Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located.”
- Residential Land Use Policy 5 states “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.”

The existing development is located on a busy street near an intersection where commercial uses are expected and have been in operation since at least 1915. Adjacent property owners have expressed concerns that the impact of the rezone, and potential outdoor dining will degrade an already difficult parking situation, as the two existing businesses have no onsite parking and have been successful. Nonetheless, it is staff's finding that the proposed amendments are appropriate for the site due to the location, and the fact that a commercial use has been operating onsite in some capacity for nearly 100 years.

A study conducted by Civic Economics indicates that independent businesses bring substantial benefits to their local economies when compared to their chain competitors. It states,

“While chain stores and restaurants extract locally generated revenues from the community with each nightly bank transaction, independents are creating a virtuous cycle of local spending. The extra dollars in the local economy produce more jobs for residents, extra tax revenues for local governments, more investment in commercial and residential districts, and enhanced support for local nonprofits. In short, these businesses create better places.”

The Planning Division conducted a comprehensive survey of small businesses operating in the residential neighborhoods of the City. The purpose is to preserve and enhance sustainability in our neighborhoods. This effort builds upon past efforts to allow and encourage commercial land uses that provide important community gathering spaces, necessary services, employment and an enhanced tax base for the City. When asked whether or not a small business in their neighborhood was a positive or negative use, one half of residents (49%) report that having businesses located in their neighborhood is definitely positive, while another 30% say it is probably positive. Only 4% think that having businesses in their neighborhood is definitely negative.

Further, the study indicates, that when asked in an open-ended question, what they like about their neighborhood businesses, nearly half (48%) praise either the convenience or proximity of businesses or that they are walkable. One in five (20%) like that their neighborhood businesses are local or locally-owned (13%) or are small (7%). Others like the variety, diversity and unique nature of those businesses.

The proposed amendments at 401 East 900 South are consistent with the findings of the survey of what people like about small business, and are therefore an important component in the City's efforts to enhance sustainability in its neighborhoods.

On May 15, 2012, the City Council recorded a resolution Titled the “Council's Philosophy Statement Priority: Neighborhood Quality of Life” the purpose of the resolution is to express an “aspirational vision of the City's future, the values that underline the vision and the legislative tasks and projects the Council may undertake to realize the vision.” Vision 1 of the resolution states:

“We support policy and budget changes that promote growth of neighborhood businesses, institutions and other developments in order to provide conveniently located and physically accessible retail services to residents and provide more places for neighbors to socially interact.”

Finding: Although the proposed amendments are for a use that currently is causing parking problems in the immediate neighborhood, staff finds that the proposed amendment is consistent with the Central Community Master Plan for the following reasons:

1. The parking problems would persist with or without the amendments. The existing nonconforming uses are able to continue operation onsite in perpetuity provided the property owner does not abandon the use.
2. The proposed outdoor dining would be reviewed separately from this application and will be evaluated for its compliance with the Zoning Ordinance when an application is received.
3. Current City policy has identified the local neighborhood businesses, including those under this review, as an asset to the Central Community Neighborhood as well as to the City as a whole. This amendment will enable them to continue operating in the neighborhood legally.
4. The business is located at the corner of 400 East and 900 South, a busy intersection. Because of this, traffic impacts due to the use are handled by the existing streets with minimal impact to the surrounding property owners.

Analysis and 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: Currently the Future Land Use Map of the Central Community Master Plan is not consistent with the proposed zoning map amendment. As part of this petition, the City Council and Planning Commission are being asked to determine whether or not a policy change from low density residential to community commercial on the site is appropriate. If it is decided in the affirmative, then a positive motion for this Zoning Map petition should follow. Staff has reviewed the proposed Master Plan amendment and has recommended that the Planning Commission forward a positive recommendation to the City Council.

This recommendation is based on the general finding that this project is consistent with the objectives of the Central Community Master Plan and current City policies as they relate to small business, because it will enhance an already successful small business that provides support to the surrounding neighborhood. Any negative impacts that may come about as a result of the outdoor dining will be reviewed and addressed as part of the outdoor dining special exception petition.

Finding: If the Planning Commission finds that the proposed amendment to the Central Community Master Plan is appropriate, then the proposed zoning map amendment meets this standard. Staff finds that the proposed zoning map amendment coincides with current City efforts to enhance the viability of small business in the community by encouraging investment in the Central Community neighborhood.

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

Analysis: The purpose statement for the CN zone states:

“The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are

served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.”

The proposed development will achieve the purpose of this statement as it will enhance an existing development on a property that is located at the corner of two busy collector streets each of which support multiple transportation modes including pedestrian, bicycle, mass transportation, and automobile. The proposed map amendment will further the stated City goal of providing walkable commercial uses that support the overall urban residential atmosphere of the immediate Central Community neighborhoods.

Finding: Staff finds that the proposed map amendment is consistent with the purpose of the CN zone, as it will enhance a use that provides supportive retail and service commercial to the neighborhood that would not otherwise be available, thereby enhancing the sustainability of the Central Community as a whole.

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

Analysis: The property is bordered on the east and north by residential units. In general, parking and traffic generated by commercial uses in residential neighborhoods create significant impacts that are difficult to mitigate (cars parked up and down the street, congestion on narrow residential streets, deliveries to and from the site etc.). This use has no onsite parking and at times during peak hours, generates parking issues for the overall neighborhood at large. Nonetheless, the proposed Zoning Map Amendment will have no direct effect on adjacent properties because the existing nonconforming businesses are allowed to continue in perpetuity regardless of whether or not it is approved. No physical changes to the building are proposed. Patrons, delivery trucks and other vehicular impacts will continue as they currently do.

Any traffic or parking impacts that would occur as part of an outdoor dining petition would be reviewed and mitigated as part of a special exception petition that would be submitted separately from this petition.

Finding: Staff finds that the no additional impacts from traffic or parking will occur as a direct result of this map amendment. Staff further finds that any impacts from the proposed outdoor dining will be reviewed as part of an outdoor dining petition.

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

Analysis: There are no overlay zones on the property

Finding: This standard is not applicable.

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. Comments from each indicate that they have no objection to the proposed zoning map amendment.

Finding: Staff finds that the proposed amendment will have all utility and public services necessary to accommodate the site.

Alternatives

When reviewing the proposed Zoning Map Amendment, the Planning Commission has three options:

1. Forward a positive recommendation to the City Council as proposed
2. Direct staff to modify the proposal and forward a positive recommendation to the City Council once the directed change is made.
3. Forward a negative recommendation to the City Council.

When reviewing the petition, staff looked at a number of alternatives to the proposal, such as a recommendation that the Commission recommend that the City Council deny the petition and leave the zoning as RMF 35. After a review of current City practices as it relates to small neighborhood business, and the current best practices in planning, it was determined that the proposed change to CN best met the wishes and needs of the property owners and City residents as a whole while more closely mirroring the existing development. Therefore, it is staff's finding that the best alternative for the neighborhood is proposed in the analysis section above.

Commission Options

Section 21A.50.40.F states that the Planning Commission shall recommend approval or denial of the proposed amendment or the approval of some modification of the amendment and shall then submit its recommendation to the City Council. Standard "1" of Section 21A.50.050 of the Zoning Ordinance requires that the Planning Commission and City Council consider whether the zoning map amendment is consistent with the purposes, goals, objectives and policies of the various City planning documents. In this case, the change to the Zoning Map of the Central Community would not be consistent with the Future Land Use Map of Central Community Master Plan. The City Council and Planning Commission are being asked to modify each to accommodate the existing businesses. If it is decided in the affirmative, then positive motions for the both petitions should follow. If it is determined that the proposed amendment is not consistent, then direction for changes should be given to staff, or a negative recommendation should follow.

It is important to note that the City Council is the final decision maker on the petition, and has the right to adopt, modify or deny any recommendation forwarded by the Planning Commission.

Potential Motions

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. The following is a potential motion that may be used in case the Planning Commission determines that a negative recommendation should be forwarded to the City Council:

Not Consistent with Staff Recommendation: Based on the testimony, plans presented, and the findings written in this staff report, I move that the Planning Commission forward the City Council a negative recommendation for the Pratt Progeny project, petitions PLNPCM2013-00156 and PLNPCM2013-00398, located at approximately 401 South 900 East. The proposal does not meet the minimum standards necessary for a Master Plan Amendment and a Zoning Map Amendment

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

- 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;
- Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
- The extent to which a proposed map amendment will affect adjacent properties;
- Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
- 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
Existing Zoning and Future Land Use Maps

Central Community Future Land Use

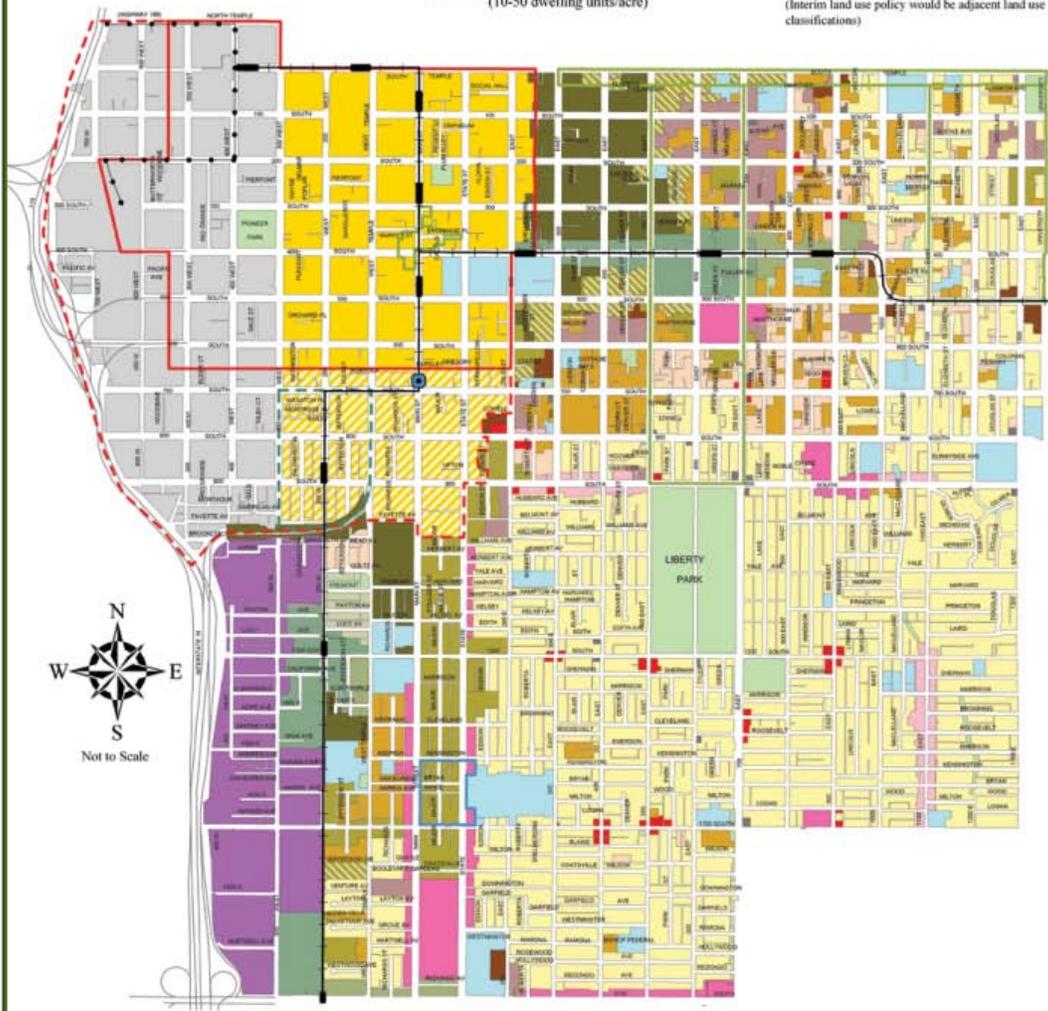
* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.: a single land use designation and map color may represent RMF-35 or SR-3 classifications)

Map Legend

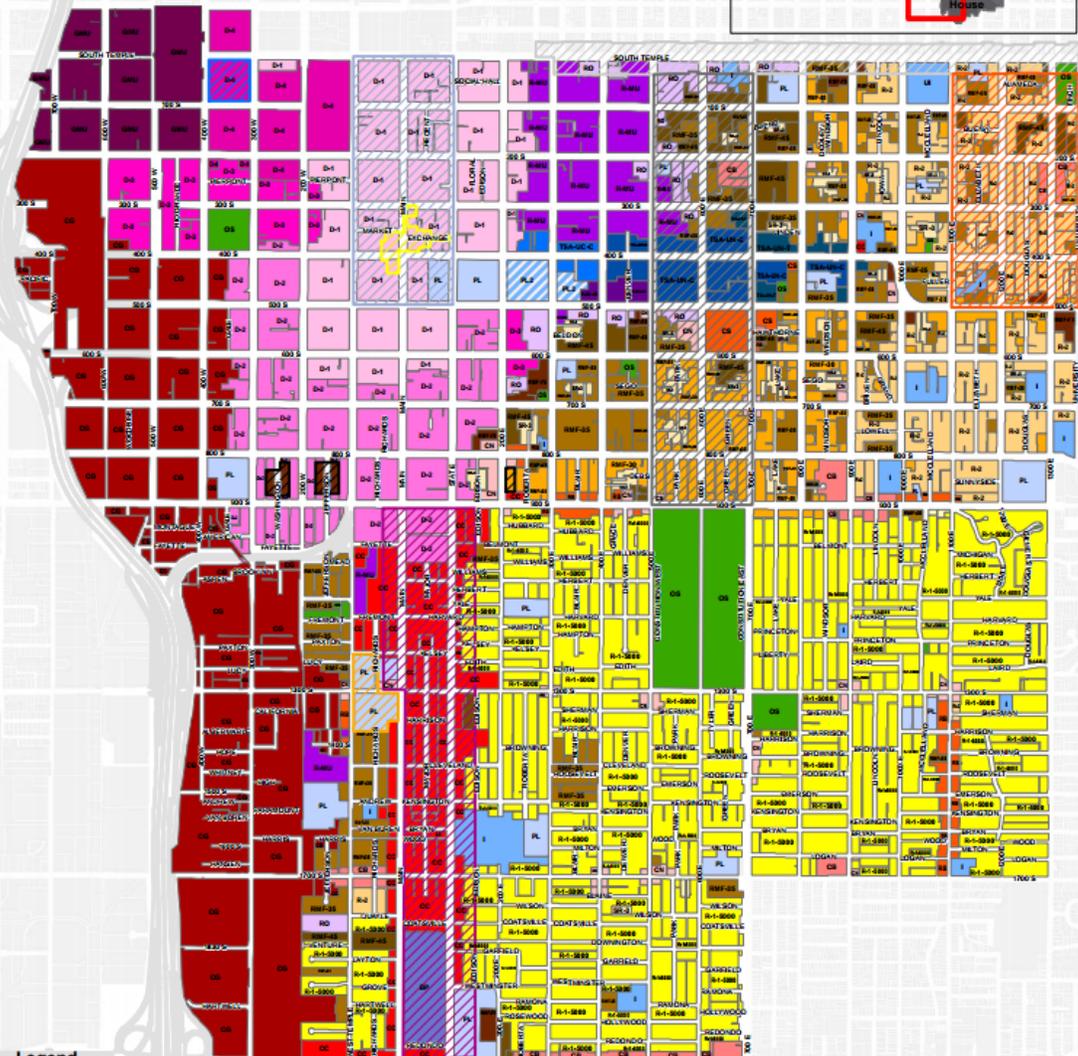
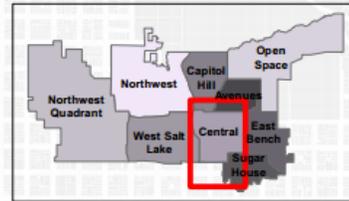
- Light Rail Stations
- Proposed Light Rail Stations
- Historic Preservation
- Light Rail
- Later Phase of Light Rail
- CBD Boundary
- - - CBD Support Boundary
- Salt Lake Community College/Future Expansion Area
- - - West Temple Gateway Plan

Future Land Use

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) *
- Medium Density Residential (15-30 dwelling units/acre) *
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)
- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support
- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acre)
- Open Space
- Institutional
- Gateway Master Plan (Note: Future Land Use Shown in the Gateway Master Plan)
- Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)



Central Community Zoning Map



Legend

Historic Preservation Overlay

- Central Community
- Exchange Place
- South Temple
- University

Overlay Districts

- Sports Arena Sign
- Ballpark Sign
- Downtown Main Street Core
- South State Street
- Transitional

Zoning

- BP Business Park
- CN Neighborhood Commercial
- R-1-5000 Single-Family Residential
- R-2 Single- and Two-Family Residential
- CB Community Business
- CS Community Shopping
- CC Commercial Corridor
- CG General Commercial
- D-1 Central Business District
- D-2 Downtown Support District
- D-3 Downtown Warehouse/Residential District
- D-4 Downtown Secondary CBD
- GMU Gateway Mixed Use
- I Institutional
- OS Open Space
- PL Public Lands
- PL2 Public Lands 2
- R-MU Residential/Mixed Use District - 75' Height
- R-MU-45 Residential/Mixed Use District - 45' Height
- RB Residential/Business District
- RMF-30 Low Density Multi-Family Residential
- RMF-35 Moderate Density Multi-family Residential
- RMF-45 Moderate/High Density Multi-family Residential
- RMF-75 High Density Multi-family Residential
- RO Residential/Office
- SR-1 Special Development Pattern
- SR-3 Special Development Pattern Residential
- TSA-UC-C Transit Station Area - Urban Center - Core
- TSA-UN-C Transit Station Area - Urban Neighborhood - Core
- TSA-UN-T Transit Station Area - Urban Neighborhood - Transition
- UI Urban Institutional

Salt Lake City Planning Division
Updated November 2012

Attachment B
Photos



401 East 900 South Zoning Map Amendment from RMF-30 to CN

OPEN HOUSE - ATTENDANCE ROLL

April 18, 2013

PLNPCM2013-00156

PRINT NAME <u>KELLY MARBETTS</u>	PRINT NAME _____
ADDRESS <u>921 S. 400 E.</u>	ADDRESS _____
ZIP CODE <u>84111</u>	ZIP CODE _____
PRINT NAME <u>KIRK HUFFAKER</u>	PRINT NAME _____
ADDRESS <u>UTAH HERITAGE FOUNDATION</u>	ADDRESS _____
ZIP CODE <u>84103</u>	ZIP CODE _____
PRINT NAME <u>CINDY CROMER</u>	PRINT NAME _____
ADDRESS <u>816 E 100 S</u>	ADDRESS _____
ZIP CODE <u>84102</u>	ZIP CODE _____
PRINT NAME <u>Kelly Mariani</u>	PRINT NAME _____
ADDRESS <u>1766 Harvard Ave</u>	ADDRESS _____
ZIP CODE <u>84108</u>	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____
PRINT NAME _____	PRINT NAME _____
ADDRESS _____	ADDRESS _____
ZIP CODE _____	ZIP CODE _____

OPEN HOUSE FACT SHEET

401 East 900 South Zoning Map Amendment from RMF-30 to CN



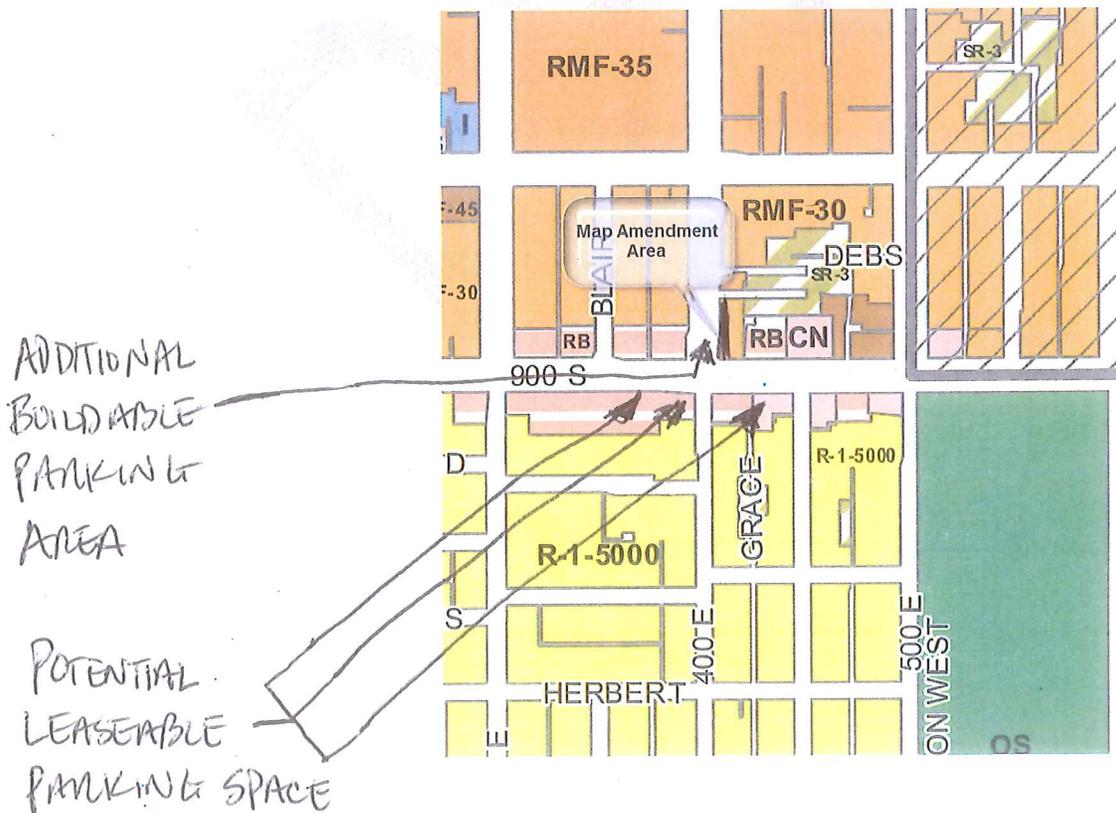
Department of
Community and
Economic
Development:
Planning
Division

Summary of Proposal: The applicant, Dwight L. Smith, is petitioning the City Council for a zoning map amendment to Change the parcel zoning from RMF-30 (Residential Multi-Family) to CN (Neighborhood Commercial). The purpose of the amendment is to eliminate the legal non-conforming status of the property and to allow outdoor dining on the site. The Purpose Statement of the CN zone is:

The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

Process: Following this Open House, the project will be scheduled for a public hearing with the Planning Commission. The Commission will review the zoning map amendment, and hold a public hearing. The Commission will then make a recommendation to the City Council on the map amendment. The City Council will then make a final determination regarding the map amendment.

If you have any questions or comments, please contact Ray Milliner at 535-7645 or ray.milliner@slcgov.com



401 East 900 South Zoning Map Amendment from RMF-30 to CN

COMMENT SHEET PLNPCM2013-00156

If we may contact you for further discussion about your comments, please provide us with contact information:

Name KELLY MARLBETTS
Address (include zip code) 921 SOUTH 400 EAST
Phone 801-323-9169
Email ~~XXXXXXXXXX~~ MRWISEFOOL@YAHOO.COM

Written comments:

I WOULD "OPPOSE" THIS ACTION @ THIS TIME DUE TO THE FACT THAT THIS (2) BUSINESS(S) DO NOT PROVIDE AMICABLE PARKING FOR THEIR BUSINESS VENTURE AND IMPEND UPON THE IMMEDIATE NEIGHBORHOOD COMMUNITY & BEYOND TO FUFILL THIS OBLIGATION FOR BOTH OWNERS/EMPLOYEES AND PATRONS. IF PATRONSHIP IS ALLOWED TO GROW PROVIDED THIS AMENDMENT IT WILL FURTHER IMPEND UPON THE IMMEDIATE COMMUNITY AND BEYOND. IT SHOULD BE NOTED THAT THERE IS A GRASSY KNOLL @ THE WEST SIDE OF "PIL" THAT COULD BE MADE INTO PARKING SPACES AS WELL AS PERHAPS OTHER BUSINESS LOCATIONS TO LEASE PARKING SPACES.

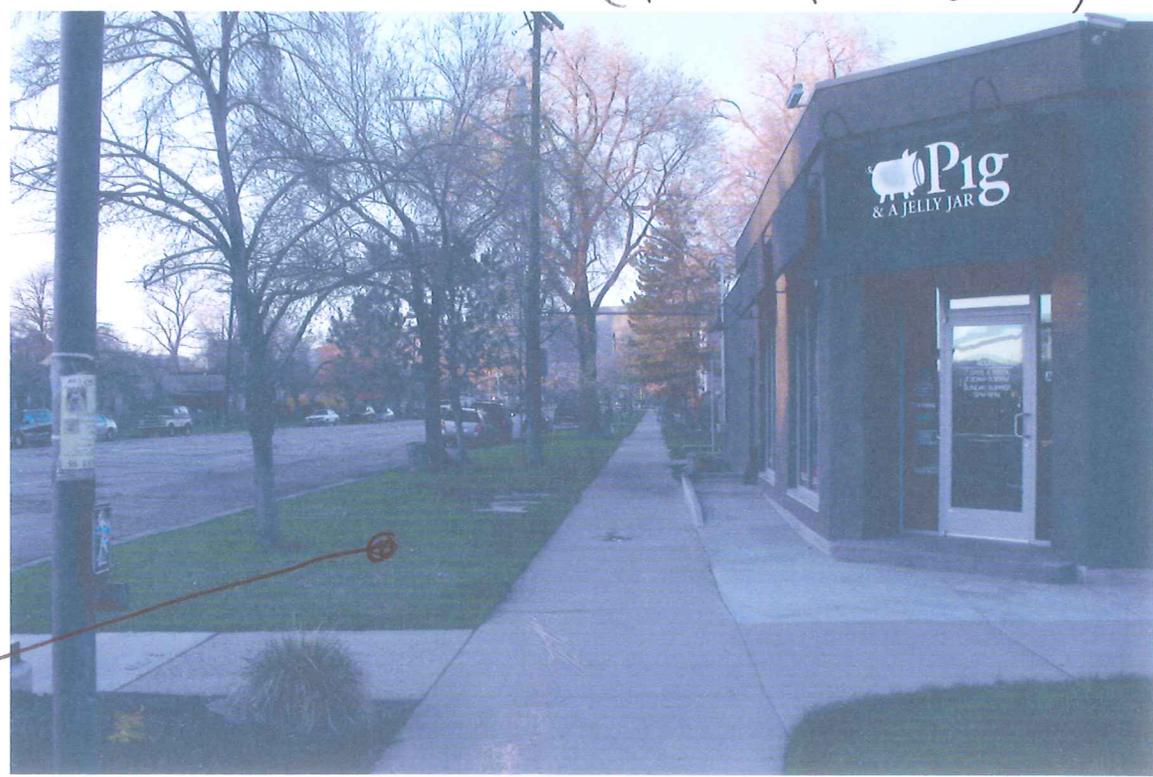
* NOTE AT THIS TIME THERE IS ONLY AN ACCOMODATION OF 4-5 STALLS ON SOUTH SIDE A 2 IMMEDIATE STREET SPACES TO WEST SIDE ON STREET.

(2) STREET SPACES

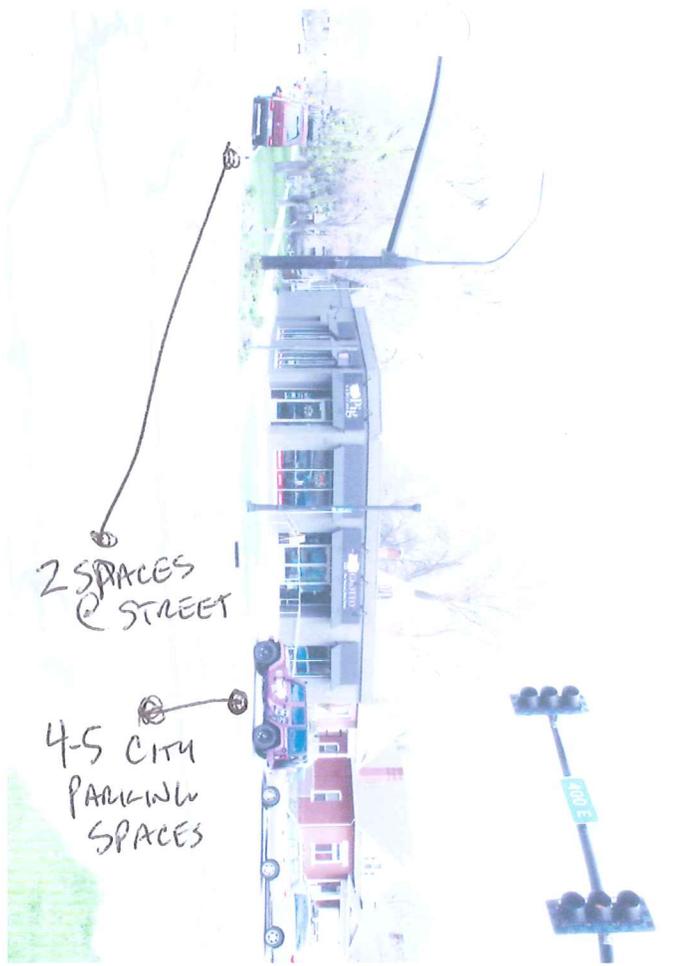


4-5 CITY PARKING SPACES (PICTURES TAKEN 6. A. M)

4-5 CITY PARK PLACES



GRASSY KNOLL AREA
WEST

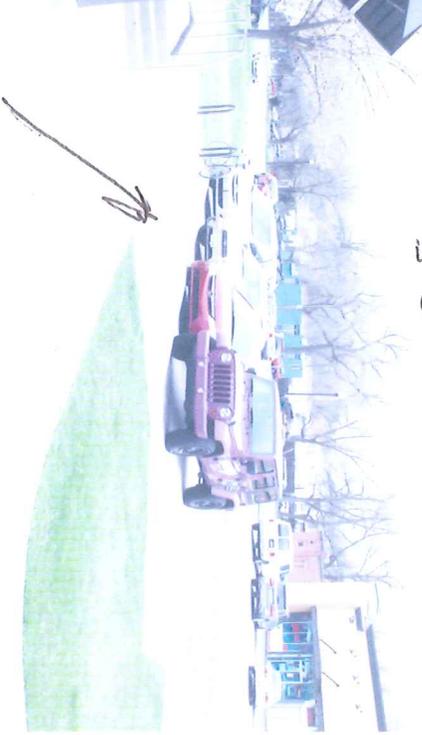


PARKING ALL BUT (1) FILLED



(PICTURES TAKEN @ 11:00 A.M.)

4-5 CITY PARKING SPACES



4-5 CITY PARKING SPACES



401 East 900 South Zoning Map Amendment from
RMF-30 to CN
COMMENT SHEET
PLNPCM2013-00156

If we may contact you for further discussion about your comments, please provide us with contact information:

Name KIRK HUFFERER
Address (include zip code) 84103
Phone 801-533-0858
Email Kirk@UtahHeritageFoundation.org

Written comments:

On behalf of Utah Heritage Foundation, we believe this project merits approval and encourage Planning Comm. & City Council to swiftly approve the petition.