

**PLANNING COMMISSION STAFF REPORT
ADMINISTRATIVE ITEM**



Planning Division
Department of Community &
Economic Development

**JORDAN CANAL REZONE
Master Plan Amendment – PLNPCM2013-00797
Zoning Map Amendment – PLNPCM2013-00799
1226 South 1100 East
December 11, 2013**

Applicant

Mayor Ralph Becker

Staff

Ray Milliner (801) 535-7645 or
ray.milliner@slcgov.com

Lot Size:

.15 acres or approximately 6,323
square feet.

Current Zone

R-1/5,000 (Single-Family Residential
District)

Master Plan Designation

Central Community: Low Density
Residential

Council District

District 5 – Jill Remington Love

Current Use:

Vacant with underground canal

Applicable Land Use Regulations:

- Chapter 21A.50 – Amendments
- Chapter 21A.24.050 – R-1/5,000
Single-Family Residential District
- Chapter 21A.26.20 – CN
(Neighborhood Commercial)

Attachments:

- A. Site plan
- B. Community Council and Public
Comments
- C. Photos of the site
- D. Central Community Zoning Map
and Future Land Use Map

Request

This is a petition for a Central Community Master Plan Future Land Use Map amendment and an amendment to the zoning map for the City owned property at 1226 South 1100 East. The request would change the designation on the future land use map from low density mixed use to neighborhood commercial and the zoning from R-1/5,000 to Neighborhood Commercial (CN). The purpose of the request is to enable commercial access to and parking for the adjacent property at 1234 South 1100 East. In exchange for the access and parking, the owner of the adjacent property would build and landscape an extension of the Jordan and Salt Lake City Canal Trail along the north side of the property. 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 an amendment to the Central Community Master Plan Future Land Use Map and a Zoning Map Amendment and therefore recommends that the Planning Commission forward a positive recommendation to the City Council.

Recommended Motion

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 positive recommendation for an amendment to the Central Community Master Plan Future Land Use Map petition # PLNPCM2013-00797 and the Jordan Canal Rezone petition #PLNPCM2013-00799, located at approximately 1226 South 1100 East. The proposal meets the minimum standards for a Zoning Map Amendment and a Master Plan Amendment.

VICINITY MAP

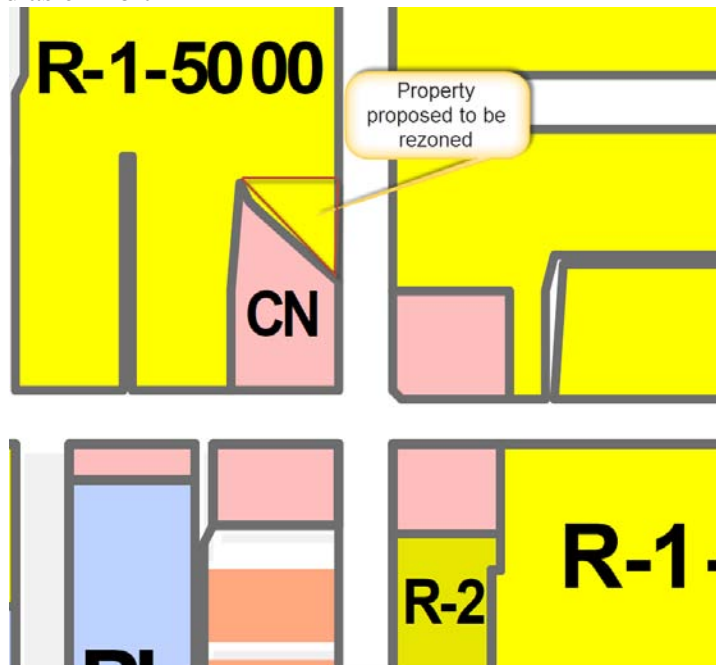


1226 South 1100 East

- Parcels2010
- Subject Property

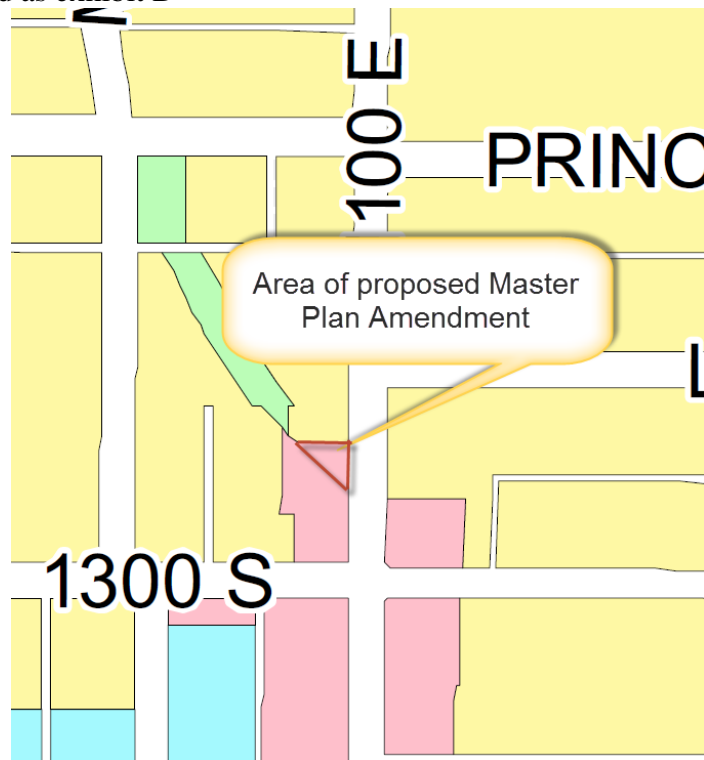
Central Community Zoning Map

Entire map with key attached as exhibit D



Central Community Master Plan Future Land Use Map

Entire map with key attached as exhibit D



Background

Until 2007, this site combined with the adjacent property to the west was home to the Salt Lake Market, a commercial building that was constructed in 1927. The building was located on the west property with a parking lot that was located on both. In 2009, the Planning Commission approved a planned development for a 9 unit mixed use building at 1234 South 1100 East with no encroachments onto the City Property. In 2011 the Planning Commission approved another planned development request this time for approval of a 15 unit mixed use development (again with no encroachments onto City Property). Nothing was ever built and the site remains vacant.

In August of 2013, the owner of the 1234 South property, Phil Winston, approached the City requesting that the City grant him access across the Public Utilities property and to use it for parking. The rationale being that he would be able to use the original road cut for the market, provide additional onsite parking and move the proposed building closer to 1100 East (see site plan attachment A). In exchange for the access and parking, Mr. Winston would build and maintain a landscaped extension of the Jordan and Salt Lake City Canal trail that currently terminates on the north side of his property. It would also allow for a minor reconfiguration of the trail, which currently encroaches onto an adjacent residential lot. In order to accommodate this request, it is necessary to change the future land use zoning and map designations of the property from residential to commercial. Section 21A.24.080 of the Zoning Ordinance prohibits commercial activity, including access, on a residentially zoned lot.

On September 4, 2013, Mayor Ralph Becker initiated a petition to amend the Central Community Master Plan Future Land Use map from low density mixed use to neighborhood commercial and to rezone the property at 1226 South 1100 East from R-1/5,000 to Neighborhood Commercial (CN) and. The proposed amendment is requested to accommodate a commercial development on the adjacent property at 1234 South 1100 East, and to build an extension to the Jordan and Salt Lake City Canal Trail that bisects the property.

The land is owned by the Salt Lake City Public Utilities Department and is vacant (the Jordan and Salt Lake City Canal running under it). There is a single family home to the north, a vacant commercial lot on the west, residential uses to the east and commercial uses to the south. Access to the property is from 1100 East. Development is prohibited on the site due to the underground canal. Landscaping and limited paving is permitted on site because it does not impede access and maintenance to the canal. This application would:

- Modify the Central Community Future Land Use Map at 1226 South 1100 East from Low Density Residential to Neighborhood Commercial.
- Modify the Central Community Zoning Map to change the zone at 1226 South 1100 East from R-1-5000 (single family residence) 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 identifies the public utilities parcel as low density mixed use. Therefore, the City Council and Planning Commission are being asked to determine whether or not a policy change from low density mixed use to neighborhood commercial on the site is appropriate.

Project Description

The proposed rezone and master plan amendment would permit the City to enter into negotiations with Mr. Winston to allow access to his site from the Public Utilities site and reconfigure his site design (no permanent structures would be allowed on the Public Utilities land). In return, he would build an extension to the Jordan and Salt Lake City Canal Trail, complete with landscaping. The proposed design for the site, including both parcels, would feature a two story brick building located on the south property line, with frontage along 1100 East (the tentative use is as a restaurant). Access to the property would come from the existing road cut, into a parking lot (final parking calculations would be subject to Zoning Ordinance review). The extension of the Jordan and Salt Lake City Canal Trail would be located along the north property line.

It is important to note that the approval of this petition is not necessary for the development of Mr. Winston’s property. It is zoned CN with frontage on 1100 East. Therefore, if the City Council does not approve this amendment or if the City does not come to a satisfactory agreement with Mr. Winston, then he will reconfigure his design, and move forward with access and parking from his own site. The Public Utilities parcel would then remain as is.

Public Notice, Meetings and Comments

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on November 27, 2013.
- Public hearing notice posted on property on November 27, 2013.
- Public hearing notice posted on City and State websites on November 27, 2013.
- A newspaper notice for the master plan amendment was published on November 26, 2013.

Public Comments

The application was presented to the East Liberty Park Community Council on November 13, 2013. Comments received from the Community Council, as well as comments from the public have been attached to this report as attachment B. Comments from the Community Council were generally in favor of approving the proposal.

Comments from the public have been generally against the proposal, stating concern relating to the impacts of parking in the neighborhood and the encroachment of commercial uses into residential neighborhoods.

City Department Comments

Comments were received from affected City departments. No comments were received which would preclude approval of the map amendment. The City will continue to negotiate terms of the access and parking agreements prior to any occupation of the site.

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 1226 South 1100 East South as low density mixed use 5-15 units per acre. The proposal would change that designation to neighborhood commercial. One of the primary goals of the Central Community Master Plan is to “provide opportunities for smarter and more creative development practices to better serve the community.” In order to accomplish this goal, the plan establishes a number of vision statements designed to guide development patterns and manage growth as it relates to vehicle and pedestrian mobility, land use and urban design. Applicable vision statements include:

- Business development strengthens the Central Community’s employment and economic base. An enhanced built environment encourages employees to work and live in the Central Community and supports the creation of smaller locally owned businesses.
- Various types of business land uses in scale with the residential community support livable neighborhoods.
- Business development strengthens the Central Community’s employment and economic base.
- Future parks are located where walking and bike paths provide direct access from residential neighborhoods and businesses.

The proposed amendment enables access and an improved site design for a commercial site that is located within a thriving and active residential area. This proposal is consistent with the goals and visions of the master plan in that it will make the commercial site more viable and useable with the improved site design and parking, which in turn will enhance the built environment. The extension of the Jordan Salt Lake City Canal will provide residents and citizens with better access to the existing trail, as well as a defined trail entry. The specific design and site requirements would be subject to the Zoning Ordinance requirements for the CN zone that were designed specifically for residential areas.

Because of the canal under the Public Utilities parcel, it is safe to say that the property will never be developed as a residential property, therefore, it will always be considered a subordinate to the adjacent commercial site, and be utilized accordingly.

A study of conducted by Civic Economics for Salt Lake City 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 modifications 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: Staff finds that the proposed amendment is consistent with goals, vision statements and policies of the Central Community Master Plan.

Zoning Map Amendment

As stated, the subject property is zoned R-1/5000. Access to commercial and mixed uses is not allowed to cross residential zones. The property is currently vacant and unofficially used as an unpaved parking lot. The proposed zoning map amendment would enable the dedication of an access easement to the adjacent property, better site design and the construction of an access to the Jordan and Salt Lake City Canal Trail.

Section 21A.50.050B states: In making a decision to amend the zoning map, the City Council should consider the following.

Standard 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 Future Land Use Map of the Central Community Master Plan is not consistent with the proposed zoning map amendment but the goals of the master plan indicate that in some instances it is worthwhile to change residential zoning to commercial. 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 neighborhood commercial on the site is appropriate. 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 vision statements and goals of the Central Community Master Plan and current City policies as they relate to small business. It is anticipated that inclusion of the Public Utilities property will enable a better overall site design and project layout as well as enhance the public benefit of the trail extension.

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.

Standard 2: Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance

Analysis: The initial purpose and intent of the Zoning ordinance is:

“to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, and other relevant statutes. This title is, in addition, intended to:

- A. Lessen congestion in the streets or roads;
- B. Secure safety from fire and other dangers;
- C. Provide adequate light and air;
- D. Classify land uses and distribute land development and utilization;
- E. Protect the tax base;
- F. Secure economy in governmental expenditures;
- G. Foster the city's industrial, business and residential development; and
- H. Protect the environment.”

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 these statements as it will enhance a proposed development that is located near the corner of two busy collector streets each of which support multiple transportation modes including pedestrian, bicycle, mass transit, and automobile. The proposal will

foster the City's commercial development with the creation of a better site plan and development layout. The CN zone is consistent with the purposes of the Zoning Ordinance in that it was written and designed to regulate commercial uses within residential areas. The CN zone requires that a development be pedestrian oriented with landscape buffers between the commercial and residential uses. The height, and setback requirements are designed to be similar to those of a residential area (height 25 feet above established grade, setbacks 7 foot landscape buffer between residential and commercial), landscaping of parking lots is also required.

Finding: Staff finds that the proposed map amendment is consistent with the purpose of the Zoning Ordinance as well as the CN zone, as it will enhance the development site design and ensure that the building is compliant with the regulations of the CN zone that were written for commercial uses near residential zones.

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

Analysis: The property is boarded on the north by a single family residence. 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.). The owner of the adjacent property to the south has indicated that he will develop his property regardless of the outcome of this petition. His property is zoned CN and can meet the minimum site requirements for development.

This proposal will enable a better site design and layout when the two parcels are combined. The access would come from the Public Utilities parcel, giving automobiles and delivery trucks more room to maneuver, while the site will have more parking spaces (the final number would be determined by a review of the parking chapter as well as the requirements for the CN zone). Chapter 48 of the Zoning Ordinance requires that there be a 7 foot landscape buffer between a residential property and a commercial property. The buffer would beautify the access to the Jordan and Salt Lake City Canal Trail, but will also serve to mitigate the impacts of parking and general use of the property on the adjacent home. If the property remains residential no buffer would be required.

Finding: Staff finds that the inclusion of the Public Utilities parcel into the site design of the proposed development will have a positive effect on neighboring properties in that it will create a better site design of the property with a landscape buffer between the commercial and residential and enable better access and parking on site.

Standard 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.

Standard 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, storm water drainage systems, water supplies, and wastewater and refuse collection.

Analysis: The main objective of this petition is to enable access to the adjacent site, in exchange for a significant upgrade to the Jordan and Salt Lake City Canal Trail. Currently the trail head is accessed across the undeveloped lot, with encroachments onto adjacent properties. If approved, Mr. Winston will

construct and landscape an access to the trail that will be an improvement over the existing situation on the ground.

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. The City and Mr. Winston will continue to negotiate the details of the access and parking agreements upon completion of this amendment. All necessary fire, police and emergency services are within a reasonable distance.

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

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 the project should be denied:

Not Consistent with Staff Recommendation (for Master Plan Amendment and Zoning Map Amendment):

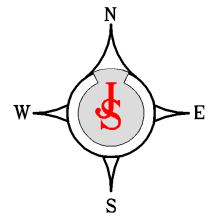
Based on the testimony, plans presented, and the following findings, I move that the Planning Commission forward the City Council a negative recommendation for the Jordan Canal Rezone project located at approximately 1226 South 1100 East. The proposal fails to meet the standards for a Master Plan Amendment and a Zoning Map Amendment. The proposed project therefore, is not compliant with the following standards and is denied:

The Planning Commission will need to make findings based on the above reference standards to deny the proposal.

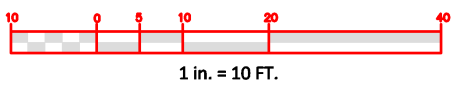
Attachment A
Proposed Site Plan

RECORD OF SURVEY

1234 SOUTH 1100 EAST
 LOCATED IN THE SOUTHEAST 1/4, SECTION 8,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE COUNTY, UTAH



- ### LEGEND
- = SECTIONAL CORNER
 - = STREET MONUMENT
 - = FOUND REBAR AND CAP
 - = PROPERTY CORNER (DEED)
 - = REPRESENTS PROPERTY LINE
 - = SURVEY CONTROL POINT
 - = EXISTING FIRE HYDRANT
 - = EXISTING WATER METER
 - = PHONE BOX
 - = EXISTING SEWER MANHOLE
 - = EXISTING GAS METER
 - = EXISTING MT. BELL MANHOLE
 - = ELECTRIC METER
 - = TREE (DECIDUOUS)
 - = TREE (PINE OR EVERGREEN)
 - = EXISTING UTILITY POLE
 - = EXISTING GUY WIRE
 - = EXISTING CHAINLINK FENCE
 - = WOOD FENCE
 - = EXISTING SHRUBBERY
 - = TREE (SPRUCE)
- NOTE: PRELIMINARY DWG.
 TREE DIA.S, HEIGHTS, SPECIES, ARE APPROX.

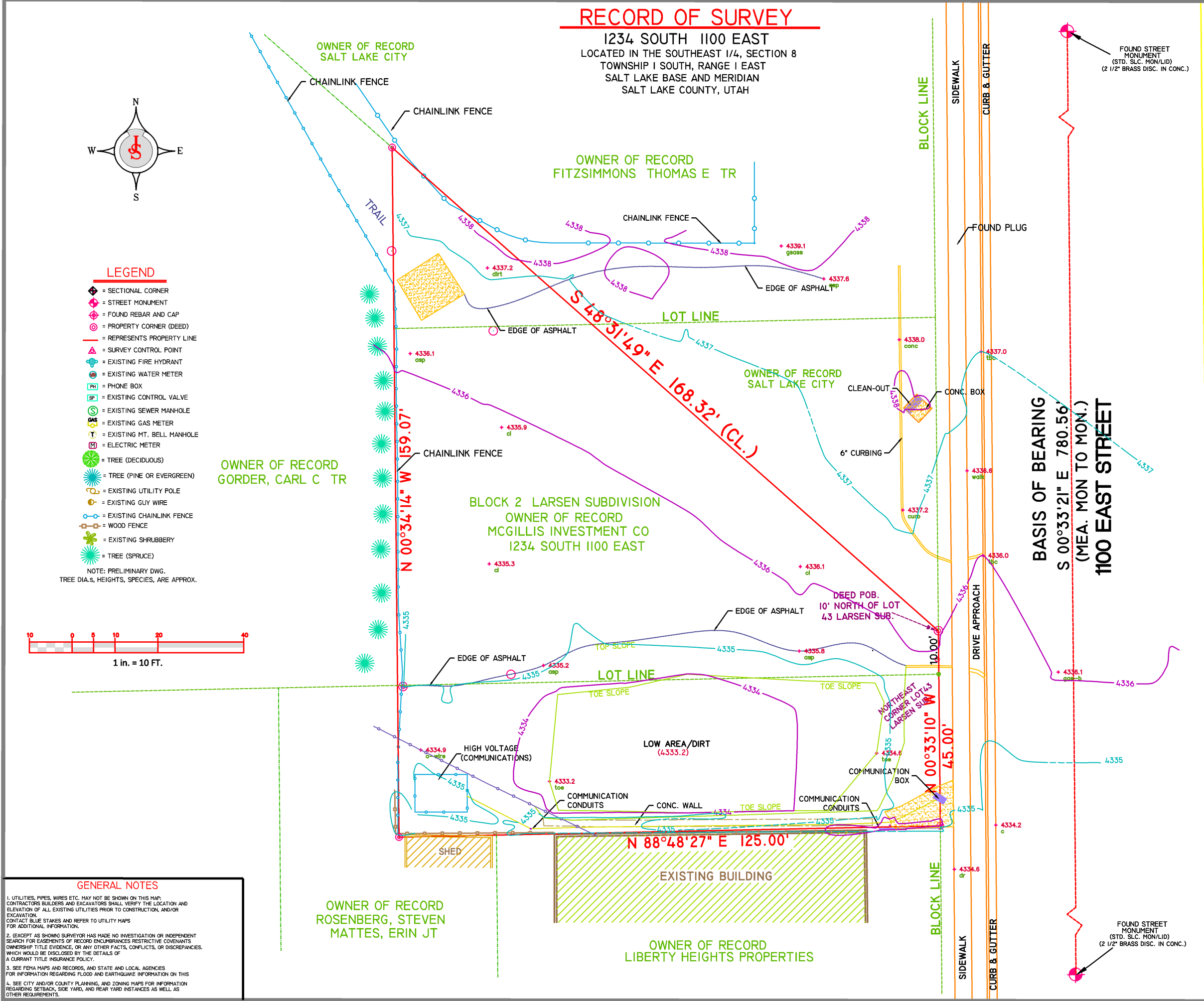


OWNER OF RECORD
 GORDER, CARL C TR

BLOCK 2 LARSEN SUBDIVISION
 OWNER OF RECORD
 MCGILLIS INVESTMENT CO
 1234 SOUTH 1100 EAST

OWNER OF RECORD
 ROSENBERG, STEVEN
 MATTES, ERIN JT

OWNER OF RECORD
 LIBERTY HEIGHTS PROPERTIES



RECORD OF SURVEY
 1234 SOUTH 1100 EAST
 LOCATED IN THE SOUTHEAST 1/4, SECTION 8,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN
 SALT LAKE COUNTY, UTAH

LEGAL DESCRIPTION

OWNER OF RECORD:
 MCGILLIS INVESTMENT COMPANY
 SALT LAKE CITY UT.
 LOC: 1234 S 1100 E
 BOOK 10142 PAGE 1395 DATE
 LARSON'S SUBDIVISION

LEGAL DESCRIPTION:
 COMMENCING 10 FEET NORTH FROM THE NORTHEAST CORNER OF LOT 43, BLK 2,
 LARSON'S SUBDIVISION; THENCE SOUTH 45 FEET; THENCE WEST 125 FEET; THENCE
 NORTH 159.07 FEET; THENCE S 47°13' E TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PHIL WINSTON FOR THE PURPOSE OF
 LOCATING PROPERTY LINES AND FOR THE POSSIBLE FUTURE PURPOSE OF BUILDING AND
 CONSTRUCTION.

THE BASIS OF BEARING WAS DERIVED FROM THE 1100 EAST CENTERLINE MONUMENTATION. THE
 PLAT BEARING OF N 62°31'56\" W 850.31' (MEAN) WAS UTILIZED BETWEEN THE FOUND S.L.C.
 MONUMENTS; CHECKING RECORD CLOSELY.

NOTE THAT HEAVY VEGETATION EXISTS ALONG IN THE WEST LINE OF THE PROPERTY.

THE SITE BENCHMARK IS FROM GPS AND WITH A LOCAL SITE ELEVATION SET ON THE SURVEY
 CONTROL POINT NEAR THE SOUTHEAST PORTION OF THE PROPERTY. (PK NAIL AS SHOWN)
 THE LOCAL BENCHMARK IS 4475.6.

IT IS RECOMMENDED THAT THE CLIENT ACQUIRES AN TITLE REPORT, TO FURTHER EXAMINE
 TITLE AND TO CHECK FOR EASEMENTS THAT MAY EXIST ON THIS PROPERTY.

SURVEYOR'S CERTIFICATE

I, RICHARD K. JOHANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND
 SURVEYOR, HOLDING CERTIFICATE NO. 152956, AS PRESCRIBED UNDER THE LAWS OF THE
 STATE OF UTAH; AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON
 THIS PLAT AND THAT THIS SURVEY RETRACES DEED LINES AND DOES NOT NECESSARILY
 PURPORT TO REPRESENT LINES OF POSSESSION.

SIGNATURE: _____
 DATE: AUG. 21 2013

REVISIONS:

REV #	DESCRIPTION	DATE



JOHANSON ENGINEERING
 CIVIL • ENVIRONMENTAL • SURVEYING
 909 EAST 4500 SOUTH SUITE "C"
 SALT LAKE CITY, UTAH 84117
 PHONE (801) 495-2541

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 SHALL NOT BE USED WITH OUT COMPLETE AUTHORIZATION AND WRITTEN SUPPORT.

GENERAL NOTES

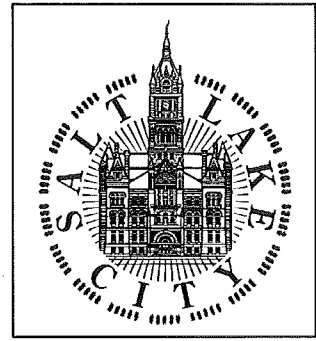
- UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP. CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.
- (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES RESTRICTIVE COVENANTS OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES, WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRENT TITLE INSURANCE POLICY.
- SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR INFORMATION REGARDING FLOOD AND EARTHQUAKE INFORMATION ON THIS
- SEE CITY AND/OR COUNTY PLANNING, AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS.

STAMP	PROJECT NO. R-13-048
PRELIMINARY	DATE: 08/20/13
	DRAWN BY: RICHARD K. JOHANSON P.L.S.
	CKHD BY:
	SHEET NUMBER 1 OF 1

Attachment B
Community Council and Public Comments

**OPEN HOUSE
PUBLIC COMMENT FORM**

October 24, 2013



Planning and Zoning Division
Department of Community and
Economic Development

Name:

Carrie Miller

Address:

1180 S. 1100 E

SLC Utah 84105

Zip Code

Phone:

(801) 870-1320

E-mail

CMillerfly@gmail.com

Comments:

I am against Commercial Zoning

Area Crowding out the residential area.

We need to protect the residents of this
Area.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at ray.milliner@slcgov.com

**OPEN HOUSE
PUBLIC COMMENT FORM**

October 24, 2013



Planning and Zoning Division
Department of Community and
Economic Development

Name: George Chapman

Address: 11865. 11TH E.
SLC

Zip Code _____

Phone: 801-867-7071 E-mail gechapman2@gmail.com

Comments: NO change in zoning
There should be no rezone because there
should be a transition because you don't
want commercial next to residential. Protect
buffer between single family and commercial.
SLC parking requirements are too minimal for
commercial buildings. We don't want any
encroachment on single family and trail. Leave
trail path the way it is.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at ray.milliner@slcgov.com

Milliner, Ray

From: george chapman [gechapman2@gmail.com]
Sent: Tuesday, December 03, 2013 7:16 PM
To: Milliner, Ray
Cc: Norris, Nick
Subject: comments on Jordan and SL Canal and residential rezoning

Dear SLC Planning:

I was disappointed that my comments and at least one of my neighbors were not included in the comments on the agenda item given to the Planning Commission. These comments are on: Master Plan Amendment - PLNPCM2013-00797 and Zoning Map Amendment - PLNPCM2013-00799. I ask that you include them in your report to the Planning Commission.

I, and I believe most of my neighbors, are against any further encroachment of commercial buildings into our quiet single family home neighborhood. The biggest concern is the significant increase in on street parking in front of a block of single-family homes. The last rezone/plan of this property (the commercial part) was for apartments.

A commercial building (supposedly a restaurant) would have a bigger adverse impact on our neighborhood than the infamous Brewhaha.

Proper zoning "to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants"

would call for a buffer (greater than 7ft) between a single family home and a two story commercial building. I would think that a residential unit would be a more appropriate transition from commercial to single-family homes.

The biggest negative impact on the surrounding neighborhoods will be the significant impacts that are difficult to mitigate of parking and traffic (from the Planning report). On street parking for a block north is already being used by the commercial building on 13th South on the east side of street on weekends (despite the use of the property in question on the west side of the street as a parking lot).

A policy change from low density residential to neighborhood commercial on the site is not appropriate. It changes the quality of life and neighborhood into a parking lot with increased idling traffic and strange parked cars.

The proposed buffer of 7 ft is insufficient to ride a bike and walk/jog at the same time. It is like a minimal sidewalk. The Canal trail is almost 20 ft wide. The Canal property already has an easement. Trading landscaping for encroachment into the home neighborhood is not consistent with the vision statements and goals of the Central Community Master Plan. The Plan says: "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."

Single-family home neighborhoods are an institution that should be protected. A home should stay a home. We do not need a restaurant to be able to socially interact. We need a quiet neighborhood.

The goal is "to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City ... (which includes lessen congestion in the streets or roads). This rezone does not promote any of those for the residents unless you count that they want another restaurant that overflows parking onto

adjacent single-family homes. The present restaurant, despite using this property for parking, still creates parking hassles in front of adjacent residential homes.

"The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses.....Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas." But the adverse impact is already great due to parking issues.

Planning said it best when they said: "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.)."

I ask that you, as the Planning Commission, send a negative finding to the City Council due to the adverse impact to adjacent single-family home residents which will impact their health, convenience, order and welfare. Again, this project is bigger than Brewhaha and will have an even bigger negative impact on adjacent homes. We don't need a restaurant on every corner.

George Chapman
1186 S. 1100 E.
SLC, Utah 84106
801 867 7071

Phil and Ray,

My husband and I attended the ELPCO City Council meeting this week, and really appreciated hearing about the plans for the lot on 1226 E. 1100 E. As local residents in very close proximity to this property, we really appreciate the efforts you made to educate and inform the public of your plans.

First, Phil I owe you a very belated thank you for making such great improvements on the north east corner with the Finca building. I have lived in the neighborhood for almost 23 years, and the old Dairy Queen building was an eyesore for most of those years. I personally was so thrilled to see it go, and my husband and I are both very happy with the building style and uses you implemented.

We both also love your proposal for the 1226 lot, and I wanted you both to have our positive comments "officially" in the proposal phase with the city. As you're probably aware, the lot is an eyesore, and has the potential to foster all kinds of problems such as trash, transients, loitering etc. The improvement ideas both to the lot and the trail head are fabulous, and you have our support 100%.

It was obvious the Mexican restaurant idea is a popular one in the area, and I whole-heartedly agree. Any type of dining or retail would be welcome, and the concept seems to go a really long way to making "13th & 11th" a really cool little pocket. It is really great to see a developer with a vision for the community that is in keeping with the character and personality of the area, and we could not be happier.

If there is anything I can do to aid in your presentation efforts, I am happy to help. Input from the residents is crucial I'm sure, and you have our support 100%. I am only sorry more residents are not aware of the plans, as I'm sure the support of the community will be very positive. I am spreading the word with my friends and neighbors, and the news has already been met with very positive feedback.

Thank you again for helping to make our little area better,

Melanie & Andy Williamson
1145 Browning Avenue
SLC UT 84105
801-209-5569
mwilliamson33@yahoo.com

Hi Ray,

I am a home owner at 1198 south 1100 east just a few doors north of Liberty Heights Fresh.

I have been unable to attend the meetings at the Aviary due to work but I just spoke with my neighbor George and was able to get a little insight as to what the plans are with the lot north of Liberty Heights Fresh.

One of the things I loved about the neighborhood and why we chose to buy our home here was how quaint it was. Sugarhouse has turned into not much more than a strip mall and I am worried about this area turning into the same. We have loved the addition of the commercial property and the addition of Finca to our neighborhood. It was tastefully done and not a very big building to keep the neighborhood quaint. However even with the addition of just that building, we often can't park in front of our house on Friday and Saturday nights due to overflow parking from that building.

I am worried that if another commercial building goes in across the street, that it will have not only the potential of being some awful huge building with no taste, but that it will greatly effect the parking in the neighborhood even more.

I am fine with a small building or even a small restaurant but it would need to be able to manage its own parking situation.

Would you also mind adding me to the mailing list of the planning commission for this property so I can stay in the loop. Thank you.

Tara

Tara Baird, RN
914.837.8505

Dear Mr. Milliner,

I received a printed notice today stating Mr. George Chapman's opinion against the proposal the rezoning of the single family home lot at approximately 1226 S 1100 E.

My wife and I live directly across the street at 1223 S 1100 E. And while we agree a nice restaurant would be a welcomed addition to the neighborhood, we also agree with Mr. Chapman and his concern that "due to the minimal parking requirements that SLC has for developers, the property will use/over use the on-street parking" in said adjacent single family home area.

Thanks for taking our opinions into consideration.

Sincerely,
Zac Lazare

ZACHARY LAZARE
LAZARE DESIGN // SLC

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office: 347/687.6177
mobile: 917/327.0365

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z@lazaredesign.com
www.lazaredesign.com
[Facebook](#) [Twitter](#)

Dear Sir,

I have been a longtime resident of the area and I would not like to see this rezoning to commercial take place.

Sincerely,

Mark Watson

Dear Ray,

I live at 1168 S 1100 E and I oppose rezoning residential areas as commercial on 1100 E for commercial development - especially those north of 1300 South. There is already a surplus of commercially zone spaces in the area that can and should be developed.

Thank you.

Chris Binger
801-201-5607

Attachment C
Photos of the Site



Site



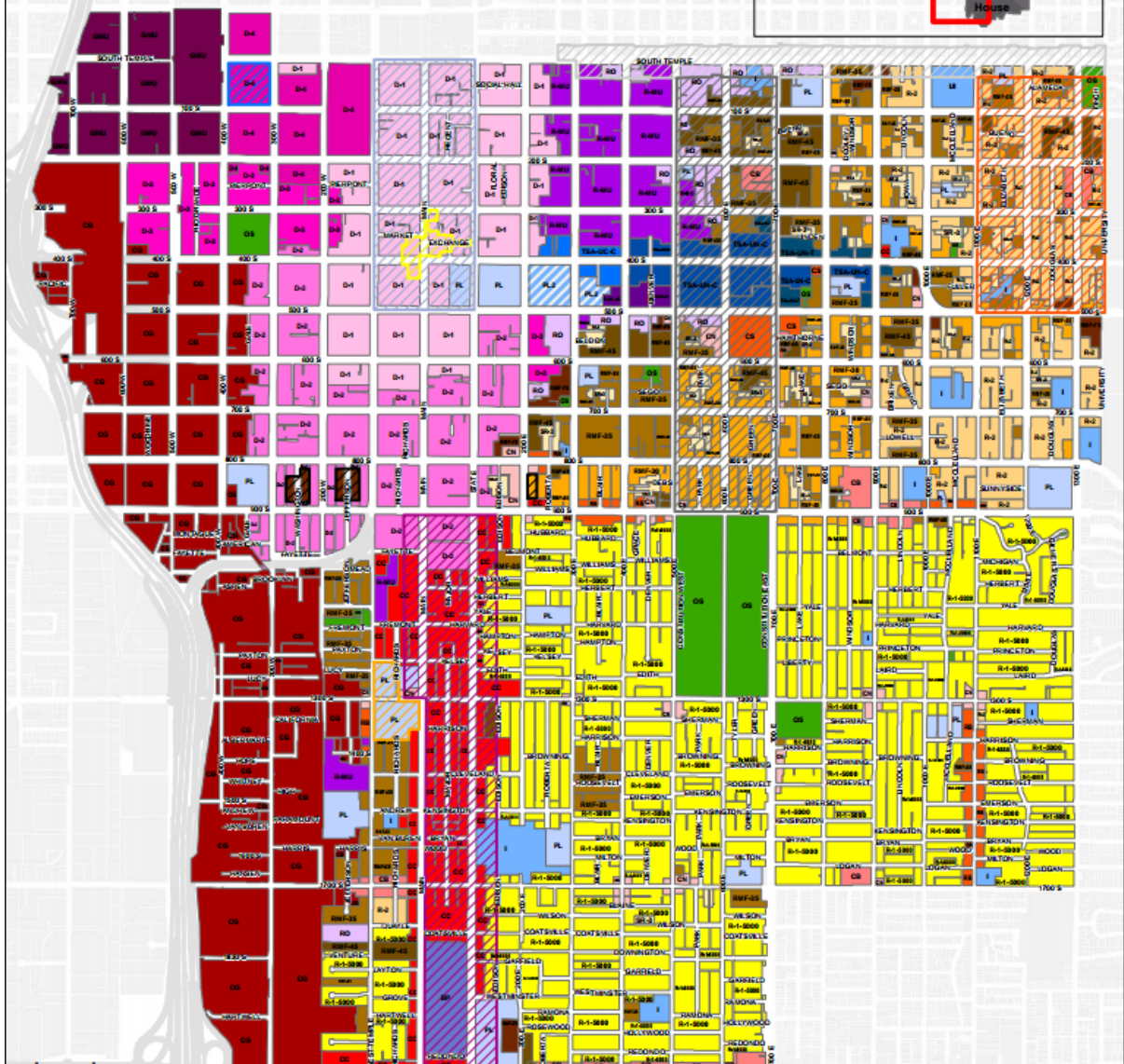
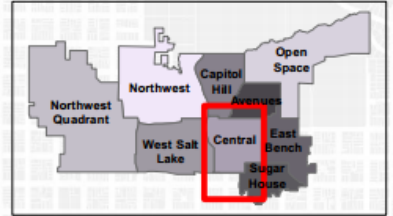
Existing Road Cut



Proposed Trail Location

Attachment D
Central Community Zoning Map and Future Land Use Map

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

- 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-1-5000 Single-Family Residential
- R-2 Single- and Two-Family Residential

- 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

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 Lightrail 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)

