

PLANNING COMMISSION STAFF REPORT



Planning Division
Department of Community and
Economic Development

Clift Infill Project

An Amendment to the Northwest Community
Master Plan and a Zoning Map Amendment
Petitions PLNPCM2012-00697
PLNPCM2013-00057
January 8, 2014

Applicant: Dave Robinson and
Gabe Epperson

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

Tax ID: 08-34-230-026

Current Zone: R-1/7000 Single
Family Residential District

Master Plan Designation:
Low Density Residential

Council District: District 1,
Represented by James Rogers

Community Council: Fairpark

Lot Size: 1.07 acres

Current Use: Vacant

Applicable Land Use Regulations:

- Section 21A.50.050 Standards for
General Amendments
- Section 21A.24.060 R-1/7000
Single Family Residential District
- Section 21A.24.100 SR-3 Special
Development Pattern Residential

Attachments:

- A. Site Plan & Elevation
Drawings.
- B. Photographs
- C. Department Comments
- D. Public Input
- E. Additional Applicant
Information

REQUEST

On October 2, 2012, Mr. Dave Robinson and Mr. Gabe Epperson,
submitted petitions for the following amendments:

- 1) To modify the Northwest Community Future Land Use Map from
Low Density Residential to Medium Density Residential.
- 2) To modify the Salt Lake City Zoning Map to change the zoning on a
parcel located at 552 North 1500 West from R-1/7000 Single Family
Residential to SR-3 Special Development Pattern Residential.

The applicant's stated purpose for the request is to develop the property as
a subdivision with single-family detached dwellings on small lots.

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
R-1/7000 Single Family Residential zoning district to the SR-3 Special
Development Patter Residential zoning district and not to amend the
Northwest Community Future Land Use Map from Low Density
Residential to Medium Density Residential on a property located at 552
North 1500 West.

Vicinity Map



Northwest Community Future Land Use Map



Background

Description of Surrounding Area

The area where the subject property is located is designated as Low Density Residential by the Northwest Community Master Plan. Generally, neighboring parcels are large, narrow lots that extend north from 500 North. The rear yards of these lots are the only developable property in the general vicinity and one of the few in the Fairpark community as a whole. The average lot size there is approximately .50 acre which is an unusual development pattern in Salt Lake City. To the north of the property, directly eastwest of the existing Backman Elementary, is a small development of duplexes. This property is located in the R-2 Two Family Residential District. This zoning district allows single-family dwellings as well as two family dwellings but because a 5,000 square foot lot is required for a single-family dwelling and an 8,000 square foot lot is required to construct a duplex, the zoning district is considered to be low density residential.

Project Description

The applicants, Mr. Dave Robinson and Mr. Gabe Epperson, are proposing to amend both the Northwest Community Future Land Use Map and the Salt Lake City Zoning Map on a parcel located at 552 North 1500 West. The proposed purposes of the amendments are to enable the applicants to develop a small lot single-

family residential neighborhood on the 1.07 acre parcel of property. The proposed design would extend 1500 West, south into the property and a new intersecting street would be constructed making connections to vacant parcels to the east and the west. The majority of the lots would have alley access in the rear and there is some open space proposed throughout the proposed development.

A site plan has been provided by the applicants. The site plan would not be approved as part of this process. If the request is approved, the site plan would be subject to complying with all applicable regulations and processes. The applicants have proposed site plan includes 12 lots on the parcel site which equates to 11.22 units per acre. Seven of these lots would have frontage on either of the two proposed private streets. 4 of the lots would not have frontage on a street but would be alley access only and face onto a small strip of open space. 2 lots are proposed at 2,800 square feet and the remainders of the lots are proposed at slightly under the required 2,000 square feet of lot space. This design could only be approved as a Planned Development as frontage on a street is a requirement of the Zoning Ordinance. As proposed the applicants have stated that their intention is to construct only single-family detached dwellings on the property.

This specific petition as proposed would:

- Modify the Northwest Community Future Land Use Map on the parcel in question located at 552 North 1500 West from Low Density Residential to Medium Density Residential.
- Modify the Salt Lake City Zoning Map to change the zoning on the parcel in question located at 552 North 1500 West from R-1\7000 Single Family Residential District to SR-3 Special Development Pattern Residential.

Standard In regards to the zoning map amendment, the first factor to be considered listed in “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 proposed zoning map amendment is not consistent with the Northwest Community Master Plan. Therefore, the City Council and Planning Commission are being asked to determine whether or not a policy change from Low Density Residential to Medium Density Residential on the site is appropriate.

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 February 21, 2013. Comments and notes can be found in attachment D.
- Community Council Meetings held on February 28, 2013 and October 24, 2013. An additional meeting was held due to significant changes in the boundaries of the proposal. Comments and notes can be found in attachment D.

Staff attended an open house and two community council meetings regarding this proposed project. The applicants were also in attendance and described their proposed project. The project was initially proposed over a much larger area including multiple parcels but has since decreased in size to include only a single parcel of property.

The reaction to the proposed amendments and to their proposed development was generally negative in nature. The community raised concerns regarding the increased density on the property, though not necessarily negative towards general development of the property. Many in the final community council meeting requested

that the applicants utilize the existing R-1/7000 zoning standards when developing the property. The comments were not universally negative but the Fairpark Community Council held a vote and the majority was in opposition of the proposed amendments.

Notice of the public hearing for the proposal includes:

- Public hearing notice posted in newspaper on December 28, 2013.
- Public hearing notice mailed on December 30, 2013.
- Public hearing notice posted on property on December 30, 2013.
- Public hearing notice posted on City and State websites on December 30, 2013.
- Public hearing notice emailed to the Planning Division listserv on December 30, 2013.

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 the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

There are no specific standards in the Salt Lake City Zoning Ordinance for Master Plan Amendments. Staff has analyzed the existing master planning documents that are specific to the community as well as some that are focused city wide.

Northwest Community Master Plan and Future Land Use Map

The Northwest Community Master Plan was adopted in 1980 and was updated in 1992. The update focused mainly on specific areas of concern in the community such as the airport and the state office complex along North Temple Street. As these documents have not been recently adopted or updated, changes in the community and in city policies since that time should be taken into consideration.

During the 1995 Zoning Code Update that established the zoning districts seen today throughout the city, the existing zoning map generally became the Northwest Community Future Land Use Map. In the master plan low, medium and high densities are defined. Low density is defined as 2 to 8 units per acre, medium as 10 to 20 units per acre and high density as over 20 units per acre. The master plan states that since major density changes are not anticipated, the land use map generally reflects present land use, densities and zoning.

There has been significant growth across the city since 1980 but in this portion of the Fairpark Community it has generally remained as low density residential. When discussing residential land uses the master plan states that the city should, “encourage families to establish in the Northwest Community to stabilize the community population.” As the community no longer has large tracts of developable property, infill development is generally the only tool available to accomplish that goal. The plan acknowledges that but it recommends that future land use arrangement should be encouraged that minimizes land use conflicts.

The Northwest Community Master Plan Update, discusses higher density housing in the community. It states that there is a concern about increases in density and that additional density should minimize the impact on the existing single family character of the community. The development as proposed with single family detached dwellings should have minimal impact on the existing character of the neighborhood but other permitted uses in medium density residential neighborhoods such as attached housing may have a significant larger impact. The

designation of medium density residential would imply that an area may be appropriate for a variety of housing types ranging from single family development on small lots, townhomes (called single family attached dwellings) and smaller apartments or condos. Throughout the Northwest Master Plan, the preservation of single-family neighborhoods is emphasized.

The development pattern of single-family detached dwellings is the largest land use in the Northwest Community and that is reflected in the master plan as well. Those areas that were labeled as medium density or high density were generally only used for existing developments with higher density located along Redwood Road in existing apartment complexes. The master plan raises concerns about those higher density developments and expresses reservations about further expansion of them.

Comprehensive Housing Policy

The City's Comprehensive Housing Policy was updated in 2013. The adopted Comprehensive Housing Policy contains policies that support the proposed development and others that do not. The following policies may support the proposed amendments:

- Promote a diverse and balanced community by ensuring that a wide range of housing types and choices exist for all income levels, age groups, and types of households.
- Develop new housing opportunities throughout the City.
- Ensure that affordable housing is available in all neighborhoods and not concentrated in a few areas of the city.
- Support reinvestment in existing urban and inner suburban areas.

These following policies may support the development as proposed. However, if the proposal were approved without some sort of limitation on the type of housing that could be built, but the policies may not support the proposal:ed amendments as the applicants would not be required to develop the property as they have proposed if the amendments are approved:

- Respect the character and charm of predominantly residential districts, including those with historic character and qualities, while also providing opportunities for the provision of local goods and services easily accessed by neighborhoods
- Encourage single-family infill housing, in single-family neighborhoods, to attract middle income families where appropriate.
- Ensure better compatibility with existing neighborhoods for new infill development.

Summary

Although new development and infill development is encouraged in all of the master planning documents that were reviewed, it is clear that the overarching theme from the documents is that these types of developments should be located and built in a manner that is compatible with the surrounding neighborhoods and their development type and scale.

The proposed development of single family detached dwellings on small lots would not be seen as incompatible, but the proposed development is only an idea of what may occur on the property. If the proposed

amendments are approved there would be no obligation by the applicant to construct a development as has been proposed unless there are some limitations on the approval. Any use that is listed as permitted in the approved zoning district could be approved.

Staff finds that the SR-3 zoning district is not compatible with surrounding neighborhoods as it allows for duplexes, single-family attached dwellings and single-family detached dwellings on lots as small as 2,000 square feet.

Zoning Map Amendment

As stated earlier, the property is located in the R-1/7000 Single Family Residential District. The only type of residential development allowed in the zone is single family detached dwellings on lots that are at least 7,000 square feet in size.

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 applicants have requested these amendments as the Northwest Community Master Plan does not currently support the proposal to rezone the property.

The requested change to the SR-3 zoning district does increase the density allowance. The zoning district allows for single-family dwellings to be built on lots that are 2,000 square feet and would allow for a more intense development that may consist of duplexes and single-family attached dwellings. Infill development is seen as beneficial in adopted planning documents but it should only occur when it is compatible to the existing neighborhood development pattern.

The city's housing plan advocates for infill development and for growing the city's population in general. It encourages single family infill projects where property lies in an existing single family residential neighborhood. The development as proposed would meet that standard and be similar in scale to the existing neighborhood but there could be differences that may be viewed as significant. Building lots could be as small as 2,000 square feet which is a 5,000 square foot reduction from the current requirement of 7,000 square feet. It also allows 60% of the lot to be covered with buildings rather than 40%, a reduced rear yard setback of 15 feet rather than 25 feet and the required off street parking for the proposed zone is 1 car rather than 2.

The rezone of the property would allow for uses other than single-family dwellings, despite that the even though the proposed development hasn't proposed other uses includes only single family, detached dwellings. The SR-3 zoning district is an increase in density that does not generally meet the policies of the master planning documents for this community as it could allow for a development at a scale and use that would not be consistent with the existing single-family development pattern as was discussed earlier in this report.

Finding: Staff finds that if the Planning Commission recommends to the City Council that the proposed amendment to the Northwest Community Master Plan as discussed earlier in this report is appropriate, then the proposed zoning map amendment meets this factor.

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

Analysis: The property in question is currently located in the R-1/7000 Single Family Residential District and its purpose statement states:

“The purpose of the R-1/7,000 single-family residential district is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”

In order to compare the purpose statements of the current zoning designation with the proposed zoning designation the purpose statement for the SR-3 Special Development Pattern Residential District is below:

“The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.”

The SR-3 zoning district has typically been applied to inner court type of developments that occurred in the interior areas of the large blocks in the Central Community that were designated in the original pioneer era plats. The map below highlights all of the SR-3 zoned properties in the city. It is clear that the majority of SR-3 zoned properties are located in the historic neighborhoods of the city because of the development pattern located there.



The SR-3 zoning district has not generally been used as a development tool to increase density. The exceptions being two neighborhoods developed in the last 20 years. One in Glendale and another in the Guadalupe neighborhood wedged between 600 West and Interstate 15. In the case of the Guadalupe neighborhood it appears that this zoning designation was utilized as the property was very long and narrow and development may not have been able to occur without the ability to create lots less than 5,000 square feet in size, which is the smallest lot size in the single family zoning districts. The majority of the properties in the Glendale neighborhood developed under the SR-3 zoning standards are labeled as Medium/High Density Residential. This neighborhood was developed under the SR-3 zoning standards but did not develop lots as small as is proposed with the amendments currently in question. The average lot size is approximately 3,000 square feet. There are no SR-3 zoned properties in the Northwest Community.

The SR-3 zoning district has been designated as a medium density zoning district which does not meet the standards stated in the Northwest Community Future Land Use Map. with regard to this neighborhood as it allows for types of residential development that are not permitted. The purpose statement of the zoning district is clear with its emphasis on compatibility as it states in its purpose, “*compatible development patterns and to preserve the existing character of the neighborhood.*” Utilizing the SR-3 zoning district would allow the applicants to construct a neighborhood that is not compatible with the existing character of the neighborhood.

Because of the size of the parcel, development could occur on the lot without amending the master plan or the zoning map. A Planned Development on a parcel that is approximately 400 feet to the west along 500 North has been approved recently utilizing the existing R-1/7000 zoning district and its density

limitations. That parcel is similar in size at 1.17 acres which is only .10 acres larger than the property in question.

Below is a table that compares the development regulations in the Salt Lake City Zoning Ordinance for the existing zoning district and the proposed zoning district:

	R-1/7000 Zoning Ordinance Requirements	SR-3 Zoning Ordinance Requirements
Lot Area	7,000 square feet	1,500 square feet single-family attached; 2,000 square feet single-family detached; 3,000 square feet for two-family dwellings
Lot Width	50 feet	22 feet for single-family attached, 30 feet for single-family detached, 44 feet for two-family dwellings
Building Height	Maximum 28 feet	Maximum 28 feet
Yard Requirements	Front = 20 feet or street average Interior Sides = 10 feet and 6 feet Corner Side = 20 feet Rear = 25 feet	Front = block face average or 10 feet Corner Side = 10 feet Interior Side = 4 feet Rear= 20% of lot depth, not less than 15 feet, need not exceed 30 feet
Building Coverage	40% of lot area	60% of lot area
Parking	2 spaces per unit.	1 space per unit

Finding: Staff finds that the proposed amendment would not further the specific purpose statements of the zoning ordinance with regard to the R-1/7000 zoning district as the purpose statement does not advocate for residential development on smaller lots or that is not single-family detached.

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

Analysis: The standards of the zoning ordinance provide existing property owners, and potential or future property owners, and tenants a basic understanding of what type of land uses and what types of development may occur in the area.

This neighborhood is an established neighborhood with a generally consistent history of a low density residential area. With the proposed amendments, applicants are seeking changes that would increase the allowable density on the property from 6 units to 23. Because portions of the lot would be required to construct streets, the maximum density of 23 units could not be obtained. The amendments would also allow for alternative residential uses such as duplexes and single-family attached dwellings that are currently not allowed.

The development pattern of the adjacent neighborhood to the south is one of large, narrow lots with single-family dwellings. Allowing significantly higher density could have a negative impact on those residents as there would be increased traffic, noise, etc. when comparing to what could be currently developed on the property. Because the proposed development includes only 12 lots any increase in traffic would be minimal and the Transportation Division indicated that the existing road network can accommodate the increase.

The most significant impact to adjacent properties is related to the scale of a development that could be constructed on the property which would mainly affect those properties located to the south along 500 North. Development would be allowed on lots as small as 2,000 square feet with setbacks that are less than what is currently allowed. The proposed amendment would allow development to occur much closer to existing homes, which changes the expectations of adjacent properties in regards to what could occur. These expectations, including how far away from their homes, what is adjacent to their side and rear yards, could negatively be impacted due to the proposal.

There is a small area that is located in the R-2 zoning district just to the north of the property in question. Duplexes have been developed on that parcel. Staff does not think that the R-2 parcels would be significantly harmed as the proposed amendments would be similar in their development potential though at a higher density.

Finding: Staff finds that there would be adverse impacts to some of the adjacent properties due to the allowed increase in density and the ability to construct buildings on a scale that does not fit within the development pattern of the existing neighborhood.

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: 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 or master plan amendment. There are issues that the applicant will need to address prior to the issue of any building permits that may relate to the upgrade of existing service lines and/or infrastructure on site. All necessary fire, police and emergency services are within a reasonable distance.

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

Commission Options

If the Planning Commission chooses to recommend approval of the proposed amendments to the Northwest Community Master Plan and the Salt Lake City Zoning Map, the proposal would proceed in the approval process to the City Council for a final decision. If the Planning Commission chooses to not recommend approval, the applicant could still choose to proceed to the City Council for a final decision as the City Council is not required to follow the recommendation of the commission. In accordance with 21A.50.060 of the Salt Lake City Zoning Ordinance, after the final decision of the City Council, no application for a zoning map amendment will be considered by the City Council or the Planning Commission on this specific property for one year.

Potential Motions

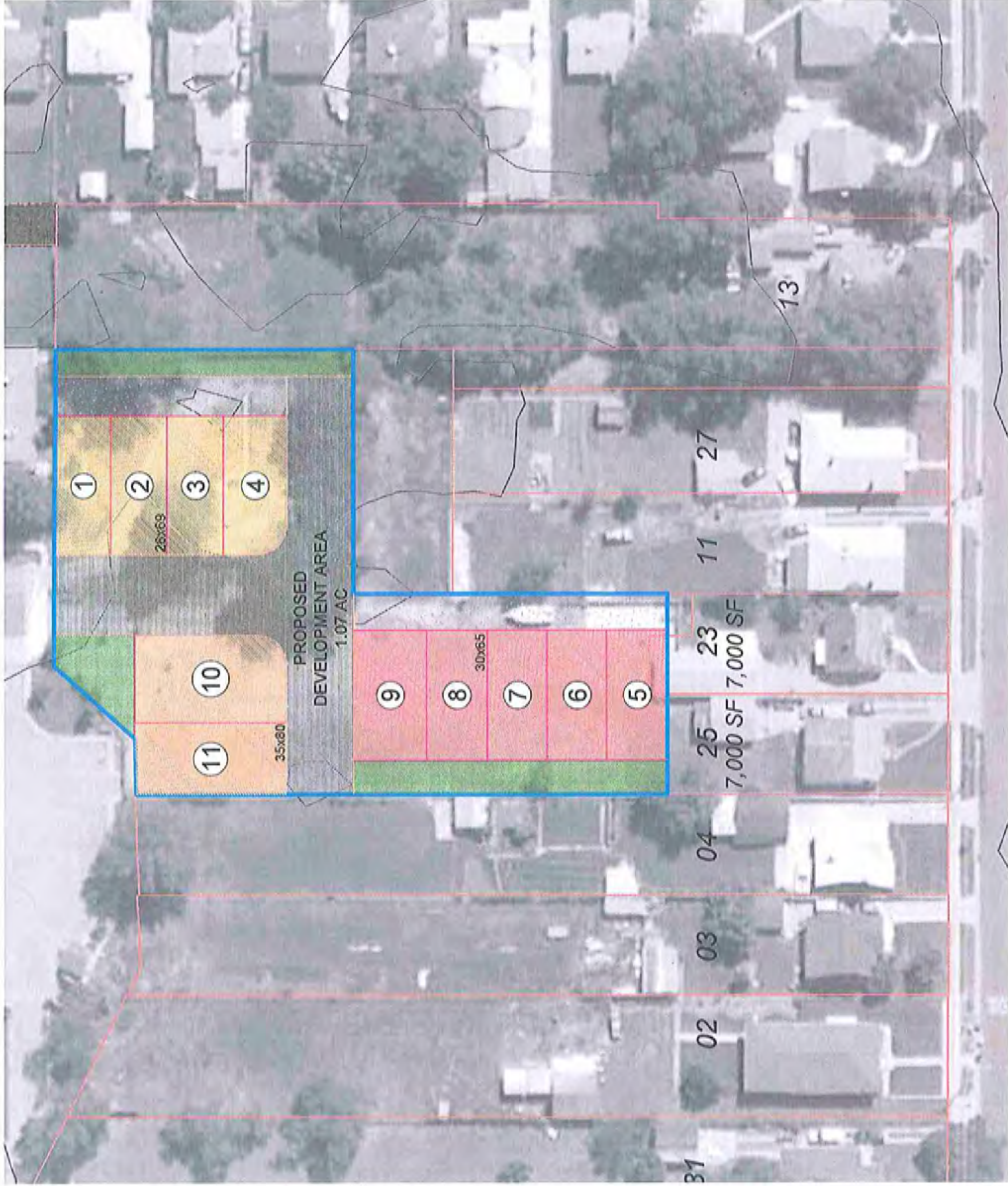
Consistent with Staff Recommendation: Based on the findings listed in the staff report, testimony and plans presented, I move that the Planning Commission transmit a negative recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the R-1/7000 Single Family Residential zoning district to the SR-3 Special Development Patter Residential zoning district and not to amend the Northwest Community Future Land Use Map from Low Density Residential to Medium Density Residential on properties located at approximately 552 North 1500 West.

Not 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 positive recommendation to the City Council relating to this request to amend the Salt Lake City Zoning Map from the R-1/7000 Single Family Residential zoning district to the SR-3 Special Development Patter Residential zoning district and to amend the Northwest Community Future Land Use Map from Low Density Residential to Medium Density Residential on properties located at approximately 552 North 1500 West.

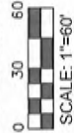
The Planning Commission shall make findings on the Zoning Map Amendment standards as listed below:

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:
Proposed Site Plan**



(AERIAL SCALE APPROXIMATE)

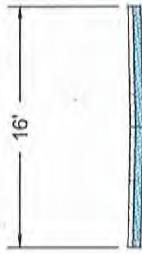


COTTAGES AT RIVERSIDE SITE PLAN

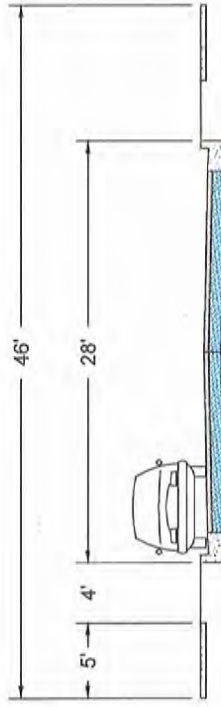


PROJECT: 1202
DRAWN: KDC
DATE: 9/11/13
SHEET: 1 of 1

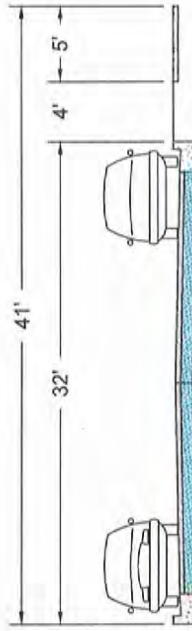
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ALLEY



**PRIVATE STREET
W/ 1-SIDE PARKING**



**PRIVATE STREET
W/ 2-SIDE PARKING**

COTTAGES AT RIVERSIDE



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PROJECT: 1202
DRAWN: KDC
DATE: 9/11/13
SHEET: 1 of 1

**Attachment B
Photographs**





Attachment C
Department Comments



PLNPCM2013-00057 & PLNPCM2012-00697
Clift Infill Map Amendments
Division Comments
4 March 2013

Planning Division
Community & Economic Development Department

Police Review
No comments

Public Utilities—Justin Stoker (801)483-6786
No comments

Zoning Review—Larry Butcher(801)535-7968
No comments

Building—Kenneth Anderson (801)535-6624
No comments

Transportation Review—Barry Walsh (801)535-6630
Past review for PLNPCM2012-00697 and PLNPCM2013-00056 for proposed change from low density to medium and the proposal from R-1/7000 to SR-3 are the same impact issue for transportation, and presents no undue impact to the existing dead end 1500 West local roadway function.

Engineering Review- Scott Weiler (801)535-6159
No objection to the proposed master plan amendment. When a site plan is provided, an engineering review will be required.

Fire Review
No comments

**Attachment D
Public Comments**

SALT LAKE CITY PLANNING DIVISION
OPEN HOUSE

February 21, 2013 at 4:30 p.m. to 6:00 p.m.

Salt Lake City & County Building
451 S State Street, 1st Floor Hall
SALT LAKE CITY, UTAH 84111

**HAVE YOUR
VOICE HEARD**

Your input is important to us and can help shape the decisions related to these projects.

**GET YOUR
QUESTIONS ANSWERED**

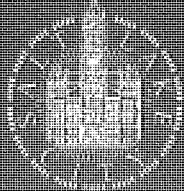
This is an opportunity for you to learn about proposed development projects as well as new regulations and planning policies that the Planning Division and other City Departments are working on.

**CAN'T MAKE IT
TO THE OPEN HOUSE?**

If you have questions about any of the items on the agenda but can't make it to the Open House, feel free to contact our staff anytime.

ON THE AGENDA

- **Proposed Ordinance for Non-Residential and Multi-Family Recycling** - Please contact Debbie Lyons, Recycling Program Manager, at 801-535-7795 or debbie.lyons@slcgov.com
- **Amendment to the Planned Development Chapter of the Zoning Code to Encourage Affordable Housing** - The amendment would allow developments that include affordable housing to exceed density limitations of underlying zoning districts. Staff contact is Elizabeth Buehler at 801-535-6313 or elizabeth.buehler@slcgov.com
- **Amendment to the Northwest Community Master Plan** - The amendment proposes to change the low density residential to medium density residential at 552 North 1500 West. Staff contact is John Anderson at 801-535-7214 or john.anderson@slcgov.com
- **Adoption of an Ordinance** - To allow the Community and Economic Development Department Director or the Planning Division Director the authority to administratively modify zoning requirements up to 10 percent when specific criteria have been met. Staff contact is Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com
- **Proposed Modifications to the Nonconforming Use and Noncomplying Structures Regulations** - The amendments are to incorporate language related to and consistent with other sections of the Zoning Ordinance, to clarify the existing regulations, and to ensure consistency with State Law. Staff Contact is Everett Joyce at 801-535-7930 or everett.joyce@slcgov.com



Salt Lake City Planning Division
451 S. State Street Room 406
PO Box 145480
Salt Lake City, UT 84111
801-535-7700

SALT LAKE CITY PLANNING COMMISSION

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:

**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500 WEST
OPEN HOUSE
MEETING ROLL 21 FEBRUARY 2013**

<p>NAME: <u>Deserae Rittmiller</u></p> <p>PRINT NAME: <u>1536 W. 500N.</u></p> <p>ADDRESS: <u>SLC, Ut 84116</u></p> <p>ZIP CODE: _____</p> <p>PETITION # OR SUBJECT: _____</p>	<p>NAME: <u>Shauna Peck</u></p> <p>PRINT NAME: <u>Shauna Peck</u></p> <p>ADDRESS: <u>1530 W 500N</u></p> <p>ZIP CODE: <u>84116</u></p> <p>PETITION # OR SUBJECT: _____</p>
<p>NAME: <u>Carol Anderson</u></p> <p>PRINT NAME: <u>Carol Anderson</u></p> <p>ADDRESS: <u>1899 Wasatch Bl.</u></p> <p>ZIP CODE: <u>SLC Ut 84118</u></p> <p>PETITION # OR SUBJECT: _____</p>	<p>NAME: <u>David Peck</u></p> <p>PRINT NAME: _____</p> <p>ADDRESS: <u>1530 W 500N,</u></p> <p>ZIP CODE: <u>84116</u></p> <p>PETITION # OR SUBJECT: _____</p>
<p>NAME: <u>Ronald Andersen</u></p> <p>PRINT NAME: <u>1553 W 500 N</u></p> <p>ADDRESS: <u>SLC, UT 84116</u></p> <p>ZIP CODE: _____</p> <p>PETITION # OR SUBJECT: _____</p>	<p>NAME: <u>Michael Pieper</u></p> <p>PRINT NAME: _____</p> <p>ADDRESS: <u>1458 W 500 N</u></p> <p>ZIP CODE: <u>84116</u></p> <p>PETITION # OR SUBJECT: _____</p>
<p>NAME: <u>Gary Hicks</u></p> <p>PRINT NAME: <u>1560 W. 500 No.</u></p> <p>ADDRESS: _____</p> <p>ZIP CODE: <u>84116</u></p> <p>PETITION # OR SUBJECT: _____</p>	<p>NAME: <u>Ken Jenkins</u></p> <p>PRINT NAME: <u>1559 W 500 N</u></p> <p>ADDRESS: <u>SLC, UT 84116</u></p> <p>ZIP CODE: _____</p> <p>PETITION # OR SUBJECT: _____</p>

SALT LAKE CITY PLANNING COMMISSION

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:

PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500

WEST

OPEN HOUSE

MEETING ROLL 21 FEBRUARY 2013

<p>NAME: <u>Theresa Fall</u></p> <p>PRINT NAME: <u>521 N 1200 W</u></p> <p>ADDRESS: <u>84116</u></p> <p>ZIP CODE: _____</p> <p>PETITION # OR SUBJECT: _____</p>	<p>NAME: <u>Colleen K.</u></p> <p>PRINT NAME: <u>glennw50@yahoo.com</u></p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>PETITION # OR SUBJECT: _____</p>
<p>NAME: <u>Ann Pineda</u></p> <p>PRINT NAME: <u>304 N. 1100 W.</u></p> <p>ADDRESS: <u>84116</u></p> <p>ZIP CODE: <u>zapoluto@xmission.com</u></p> <p>PETITION # OR SUBJECT: _____</p>	<p>NAME: _____</p> <p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>PETITION # OR SUBJECT: _____</p>
<p>NAME: <u>Steven K. Johnson</u></p> <p>PRINT NAME: <u>861 W 300 W.</u></p> <p>ADDRESS: <u>84116</u></p> <p>ZIP CODE: <u>philogroch@yahoo.com</u></p> <p>PETITION # OR SUBJECT: _____</p>	<p>NAME: _____</p> <p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>PETITION # OR SUBJECT: _____</p>
<p>NAME: _____</p> <p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>PETITION # OR SUBJECT: _____</p>	<p>NAME: _____</p> <p>PRINT NAME: _____</p> <p>ADDRESS: _____</p> <p>ZIP CODE: _____</p> <p>PETITION # OR SUBJECT: _____</p>

Fairpark Community Council Notes
28 February 2013

- There may be issues with no guest parking provided, insufficient off street parking.
- There is a demand for this type of housing especially with young professionals. This project would be successful.
- There are already similarly sized lots in the city—not a huge change.
- There are plenty of access points for the development.
- Infill development is a positive thing.
- People don't need to leave the neighborhood if there is development like this.
- Neighbors and property owners involved do not want this kind of development next to them.
- Will add too much traffic into the area.
- There is not sufficient access.
- This is too much density.
- Questions about the existing walkway to the elementary school.
- A rezone of the property doesn't guarantee what the final product will be.
- A rezone has a huge impact on the neighborhood.
- Lots less than 5,000 square feet is too small.
- There is a concern that a rezone doesn't guarantee any real commitment. The project could be sold to another developer.
- The project shown by the developer may not be the development constructed.
- There are already duplexes in the neighborhood.

April 25, 2013

John Anderson, Principal Planner
Planning Division
Community and Economic Development
Salt Lake City Corporation

Re: Clifts Infill, application to amend Master Plan and Zoning Map
Petition PLNPCM2012-00697

Dear Mr. Anderson

On Thursday, March 28, 2013, the Fairpark Community Council, at its regular monthly meeting, discussed the application to amend the Northwest Master Plan and Zoning Map to change the zoning designation of properties located in the proximity of 552 North 1500 West from R-1/7000 Single Family Residential to SR-3 Special Development Pattern Residential.

Notice of this item of discussion was included in a front page article in the Council's monthly newsletter, the Gazette, and mailed to all residents within the Community's boundaries on Friday, March 22, 2013, with delivery to most households on Saturday and Monday.

Approximately 30 Fairpark Community residents attended the meeting. At the discussion's conclusion, the Council voted, by raise of hands, 27 to 3 to express opposition to request for Amendment of the Master Plan and Zoning Map.

The reasons for opposition to the request to amend included, but were not limited to, the following:

1. For over 30 years, residents of the City's Northwest area, which encompasses the Fairpark Community, and City leaders have sought to protect the character of low density, single family residential neighborhoods from the incursion of business and commercial activities and higher density residential developments. This intent is reflected in the texts and maps of both the 1980 and 1995 versions of the Northwest Master Plan and the current Northwest Zoning Map. Approval of the request to amend the Master Plan and Zoning Map to allow a small-lot, higher density development in the interior of a block whose neighborhood is defined by older homes, a number of which are on especially large lots, would be contrary to more than three decades of community planning.
2. City Ordinance 21A.24.100 (A), the Purpose Statement concerning SR-3 districts, states that "Uses are intended to be compatible with the existing scale,

density and intensity of the neighborhood.” The proposed project fails to meet this standard.

3. The City’s longstanding commitment to protect the character of neighborhoods was confirmed in the recent **Community Preservation Plan**, adopted by the City in October 2012. This Planning Document stated, referring to the City’s **Community Housing Plan**, that the City should “Respect the character and charm of predominantly residential districts, including those with historic character and qualities...” and “Require architectural designs that are contextually compatible with the surrounding structures and overall fabric of the neighborhood” and, finally, the City should “Ensure better compatibility with existing neighborhoods for new infill development.” Amending the Master Plan and Zoning Map to allow higher density housing, as reflected in the design of the proposed project, fails to meet the standards of these Planning Documents.

4. It appears that the proposed development will control the only two existing access points into the block’s interior: 1500 West and a narrow ally a few hundred feet east of 1500 West. As a result, properties to the west of the proposed project, whose owners have refused to be part of the project, will be “landlocked” and potentially hostage to the applicant in terms of future development. Creating an alternative access to these properties will require the demolition of a home and, possibly, other buildings on a lot that fronts 500 North to construct a private street – a prospect that diminishes the potential value of low-density development on these properties. As a result, expansion of the proposed project may be the most viable option for the future development of these properties. Approval of the applicant’s current request possibly foreordains that the remaining inner block properties will have to be rezoned to higher density housing to be developed at all.

5. The loss of the existing characteristics of neighborhood will exact a financial toll on properties that abut the proposed project, with second-story windows looming over well-established backyards. The design of the proposed project is especially troublesome because of the lack of any buffer strip to protect adjoining residential yards from visual and noise intrusions.

6. And, finally, designating 1500 West, off of 600 North, as the primary access to interior block development will increase the risk faced by the 600 students of the Backman Elementary School. Vehicle speeds and volume at the point where 600 North curves into becoming 700 North already creates a dangerous situation for students crossing the street. The intersection at 600 North and 1500 West also serves as the only access for cars picking up students in the School’s parking lot that runs parallel to 1500 West. Residents and visitor entering and leaving an interior-block housing development will only increase the risks faced by elementary-aged students.

It is likely that the interior of this block will be developed at some time. But such development should reflect the historical characteristics, including residential density, of the existing neighborhood, not harming the quality of life of current residents and the potential value of their properties.

Sincerely,

A handwritten signature in cursive script, appearing to read "Steven K. Johnson". The signature is written in black ink and is positioned above the printed name.

Steven K. Johnson

Chair

Fairpark Community Council

Fairpark Community Council
Clift Infill Master Plan and Zoning Map Amendments
24 October 2013

- Concerns about fire access
- The nearby Macland Subdivision was developed under current zoning, why not develop this in a similar manner.
- Concerns about compatibility.
- The lots are too small.
- As proposed it would destroy the character of the neighborhood.
- Would prefer larger homes on larger lots.
- Sometimes large lots become space for open storage and junk.
- Will the landscaping be sustainable? Have areas for gardening?
- These homes may become rentals, may increase crime and overburden already full schools.
- Does not think that it will increase crime and that it would be an improvement. The earlier community council vote was not unanimous. Would appreciate the high quality development as proposed.
- The existing properties in the neighborhood are unique due to size.
- Elderly people would be able to stay in their homes with a new neighborhood.
- Development will hurt the quality of life.
- Use the master plan and zoning that is currently in place.
- Raised concerns about access to adjacent properties.
- Changing the zoning on this property may make it easier for other properties nearby to change as well.
- How could this be phased?
- Once the zoning change anything can be built that fits the zoning requirements.
- Traffic will be too busy.

Anderson, John

From: Christina Stanley [christinacounts@gmail.com]
Sent: Thursday, February 07, 2013 4:26 PM
To: Anderson, John
Subject: Re: Proposed Master Plan and Zoning Map Amendments

Thank you for your response. I am glad that apartment buildings are not the plan (as well as businesses) because of its proximity to the elementary school. I have heard that agricultural zoning might become more lenient in the city, so hearing that large plots will be subdivided makes me wonder if there are alternate uses that would enhance the community.

Where single-family units are the plan, I at least hope the developers would use home designs that blend with the area. Otherwise, I don't see any concerns. The meeting won't be a high priority for me in all honesty, but I do appreciate this kind of update.

Thanks so much,

Christina

On Wed, Feb 6, 2013 at 3:28 PM, Anderson, John <John.Anderson@slcgov.com> wrote:

Christina,

The proposal actually involves multiple property owners. The property owners mostly live along 500 North and are proposing these changes only to the rear portions of their lots. The potential developers do not currently own the property. The property owners are aware of the proposed master plan and zoning map amendments and have agreed to be involved.

From discussions with the potential developers, they are seeking to build single-family residential dwellings. Currently, that would be allowed but the minimum lot size is 7,000 square feet. They are seeking a zoning change that would allow development on smaller lots. The applicants will be available for questions at the Planning Division Open House on 21 February 2013. They have also indicated that they may have a proposed site plan/layout available as well.

If you cannot come to the open house I would be happy to take any comments that you have through email. City staff have not yet prepared a recommendation to the Planning Commission as public comment is essential to determining a recommendation.

Please let me know if you have any further questions or comments.

JOHN ANDERSON

Principal Planner

PLANNING DIVISION

COMMUNITY *and* ECONOMIC DEVELOPMENT

SALT LAKE CITY CORPORATION

TEL [801-535-7214](tel:801-535-7214)

FAX [801-535-6174](tel:801-535-6174)

WWW.SLCGOV.COM

From: Christina Stanley [<mailto:christinacounts@gmail.com>]
Sent: Wednesday, February 06, 2013 3:11 PM
To: Anderson, John; Rose Park CC Chair
Subject: Re: Proposed Master Plan and Zoning Map Amendments

Hi John,

Who owns the land currently and what kind of housing specifically is being proposed?

Thanks,

Christina Stanley
Rose Park resident

On Wed, Feb 6, 2013 at 3:01 PM, Brad Bartholomew <bbart76@gmail.com> wrote:

This might be of interest to some.

Brad Bartholomew
bbart76@gmail.com

----- Forwarded message -----

From: Anderson, John <John.Anderson@slcgov.com>
Date: Tue, Feb 5, 2013 at 12:04 PM

Subject: Proposed Master Plan and Zoning Map Amendments

To: Rose Park CC Chair <bbart76@gmail.com>, Jordan Meadows CC Chair <myral@networldmail.com>, Fairpark CC Chair <john_go_st@netzero.net>

Good morning, I'm writing this email to inform you of a proposed project located within the boundaries of the Fairpark Community Council but located near the border with the Jordan Meadows and Rose Park Community Councils as well. Because of the location of the proposal, we will place this project on a Planning Division Open House Agenda rather than visit each community council meeting separately. The meeting will be held on Thursday, 21 February 2013 on the 1st floor of the City & County Building from 4:30PM to 6:00PM.

This project is a Master Plan Amendment and a Zoning Map Amendment. The applicants are requesting to amend the master plan from low density residential to medium density residential and the zoning map from R-1/7000 Single Family Residential District to SR-3 Special Development Pattern Residential. The project is proposed at approximately 552 North 1500 West. I have included a map of the approximate boundaries which includes approximately 2.5 acres. The map can be found below this message.

Please feel free to share this information with others in your respective community councils. I will also be mailing a notice to all property owners within 300 feet of the proposed project. ***Staff does not yet have a recommendation.*** We are holding this open house to receive community feedback prior to making any staff recommendations.

If you have any questions for me please feel free to contact me via email or phone.

Anderson, John

From: Chris Isbell [cisbell@supplementalhealthcare.com]
Sent: Thursday, March 28, 2013 2:12 PM
To: Anderson, John
Subject: Clift Properties In-Fill

Dear Mr. Anderson,



As a member of the Fairpark Community, I am very against the proposed lot size variance being considered for the Clift property in fill at the end of 1500 West. I don't mind building in the area, but I am against reducing the current lot size down from 7000 sq ft to 2000 sq ft. It is just too much of a variance. A 2000 sq ft lot is not big enough for a respectable single family dwelling. It leaves no room for children to play or for families to grow a garden, much less even a tree. The larger lot size is much more in line with the rest of the Fairpark and Rose Park neighborhoods. I believe the proposed lot size only allows the developer to cram as many houses in that small area as possible. I don't believe these small homes on the extremely small lots will retain their property value over time and will eventually bring down property values of surrounding homes and the neighborhood in general.

Thank you for your consideration of not allowing the lot size variance.

Chris Isbell
534 N. Colorado
84116

Chris Isbell
Field Payroll Manager
Supplemental Health Care

When quality, service and performance matter, health care professionals turn to Supplemental Health Care first.

Phone: 
Fax: 
cisbell@supplementalhealthcare.com
<http://www.supplementalhealthcare.com>
<http://www.patientcareforum.com>

1640 W. Redstone Center Dr. Suite 200
Park City, UT 84098

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Anderson, John

From: zapoluto@xmission.com
Sent: Tuesday, March 12, 2013 8:51 PM
To: Anderson, John
Subject: Fairpark zoning question

Hi John,

I am opposing changes in the Master Plan and the zoning here in the Fairpark area. In spite of our diversity, our community has the integrity of a relatively shared lifestyle, influenced greatly by our similarly-sized lots with similarly-sized homes.

People have come here looking for the styles and more sturdy building of older homes to restore or renovate them. Others will continue to find them here if incongruous developments are not allowed to isolate these homes from each other, leaving them scattered around in a context of this new housing that is densely-packed and built for a much different lifestyle.

My neighbors and I want to see our area regarded as a neighborhood of growing value to the city, while remaining a place for people who work with their hands and who need some usable outdoor space of their own. Whether we are tradespeople or skilled craftsmen who need workshops, or beekeepers, or urban farmers with chickens and gardens, most of us use our space productively in ways celebrated each year here at the State Fairpark.

No new development can recreate what we already have here and what many of us have been working to preserve and enhance. More people who need this kind of home-based working space will discover our neighborhood if we can protect it long enough. Please help us maintain the long-term value of this zoning.

Ann Pineda
304 North 1100 West
SLC, UT 84116

Anderson, John

From: Maria Garciaz [maria@nwsaltlake.org]
Sent: Thursday, March 21, 2013 4:17 PM
To: Anderson, John
Subject: RE: NeighborWorks Salt Lake comments on 1500 West In-Fill Development near Backman Elementary

Yes, thank you.

Maria Garciaz

Maria Garciaz | Executive Director | NeighborWorks Salt Lake
[REDACTED] office | 622 West 500 North | Salt Lake City, UT 84116
Visit us on the web: <http://www.nwsaltlake.org>



From: Anderson, John [mailto:John.Anderson@slcgov.com]
Sent: Thursday, March 21, 2013 4:07 PM
To: Maria Garciaz
Subject: Potential SPAM:RE: NeighborWorks Salt Lake comments on 1500 West In-Fill Development near Backman Elementary

Maria,

I want to thank you for your comments about the proposed project. I will certainly add your comments to those already received and I will share them with the Planning Commission and the City Council prior to any future public hearing. If you would like I could also add you on my email list for the project to alert you of any changes. Please let me know if you that is something you would like.

JOHN ANDERSON
Principal Planner

PLANNING DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7214
FAX 801-535-6174

WWW.SLCGOV.COM

From: Maria Garciaz [mailto:maria@nwsaltlake.org]
Sent: Thursday, March 21, 2013 3:40 PM
To: Anderson, John
Subject: NeighborWorks Salt Lake comments on 1500 West In-Fill Development near Backman Elementary

Hi John,

I met with City Block group regarding their potential development near Backman Elementary. We reviewed their plans and opportunities to work together to increase the net affordable housing in SLC's Westside. I reviewed their development with NeighborWorks SL board of director's and they support the development as an opportunity to increase net housing for the area and revitalize this vacant land. In addition, NWSL can partner with them for 1st and 2nd mortgage financing along with homebuyer education for potential homebuyers.

Please accept this email in support of their request for rezone for the infill subdivision on 500 N and 1500 W. The application is for an amendment to the Master Plan from low density single-family to medium-density single-family AND an amendment to the zoning map from SR 1-7000 (single-family, 7,000 sq. ft. lot minimum) to SR-3 (interior block subdivision).

Please call if you have any questions. Thank you.

María

[REDACTED] | Executive Director | NeighborWorks Salt Lake
[REDACTED] office | 622 West 500 North | Salt Lake City, UT 84116
Visit us on the web: <http://www.nwsaltlake.org>



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Anderson, John

From: Gary Hicks [garyhicks@gmail.com]
Sent: Thursday, February 21, 2013 1:58 PM
To: Anderson, John
Subject: Amendment to Northwest Community Master Plan

John:

My name is Gary L Hicks and I live at 1560 West 500 North. At one time I thought that I would not be against people building up the street from me, but after seeing the great number of small units that they want I have decided it wouldn't be good for the neighborhood. Even though they would be small single dwellings I think that they would be much like the apartments east of the school and bring with them problems. We have enough units in our area.

I have talked with my neighbors: Paul Bouck, Luke Harkey, Kenneth Jenkins, Sara Potter, Carlos Franco, Kelly Crandall, David Peck, Elaine Holman, and Mike Pieper. They all feel liked it would changed the neighborhood too much and not for the good of those who live in the larger single dwellings. We are against the plan being changed. Keep it at low density, please.

Some of us will be at the meeting to represent the others. Yours, Gary L Hicks [REDACTED] or garyhicks@gmail.com

Anderson, John

From: Carol Anderson [carolkanderson@gmail.com]
Sent: Friday, February 08, 2013 6:59 PM
To: Anderson, John
Subject: 552 North 1500 West

Landlords in the area do not maintain healthy environments, i.e. garbage is often left out, scattered, not collected. Because the area is suitable for reduced rents, renters appear to be unemployed and engage in activities that have been reported to the police. There has been some success, but the poor and elderly that live in the area are not able to act in their behalf and those who do work are gone most of the day. Because of language difficulties, some of the renters keep a low profile and who rents and who visits, cannot be determined as turn over is constant. Low income, no resources for fixing properties, low rents, drifters, and an area already with large complexes bringing in increased populations, is it fair to keep increasing rental units in an area neglected and run over with the problems of the poor, domestic violence, and landlords that ignore good landlord rules and put people at risk. The area has often been used for the benefit of some one else; jam packed and an already compromised area with investors who could care less. I lived in the area for years, left when financially I could because of the increasing problems and risks. But I left behind those I have known for years and now an area for a quick dollar as real estate is for sale, cheap. There are no advocates for those residents who voices are not heard and live in misery and fear. Those who want a profit and never live where they promote and leave, please think of those who are the residents who struggle to keep up, ignored and pushed aside, they are the ones who have no "real neighbors" Carol Anderson

3-25-13

552 N 1500 W

No changes to the current Northwest Master Plan planning or zoning. Our residential neighborhood needs to remain as R-1/7000.

Viola F. Gonzalez 1450 W, 500 N

Max H. Alves 1450 W, 500 N

Nikolai Majstorovic 325 N, Catherine St

Robert Bennett

545 N Catherine St

Pedro Sanchez

551 N. Catherine St.

[Signature]

531 N. 1440 W.

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:

PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500 WEST

Open House

21 February 2013

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: Hal and Goldie Peacock

Address: 322 N 1100 West Lake City UT 84116

COMMENTS:

We are NOT in favor of rezoning
anywhere in the Fair Park Community for the
purpose of cramming people together with
No elbow space.
This is a Great place where children can
play in their own yards - Plant their
own Victory gardens, have a small orchards
flower gardens etc. etc. etc. Besides having
room for a workshop, and raise chickens -
We own 2 lots and enjoy having room
for our large family get together.
Please don't take that away from
the people who want it.

Sincerely
Goldie Peacock

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:

PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500 WEST

Open House

21 February 2013

**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: Adrianus Grandjean

Address: 334 N. 1100 W.

COMMENTS: I am opposing the Rezoning of the Fair Park community. I like having the same kind of housing that is already here. Lots must be big enough for single houses, not townhomes. The houses should have yards and drive ways and places for children to play. I would like to keep with the masterplan that is in place. It protects our community.

Adrianus Grandjean

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:

PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500 WEST

Open House

21 February 2013

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:

Mary Moreland

Address:

359 No 1100 West SLC.

COMMENTS:

We bought our home in 1964 here in FairPark, because ^{we like} the area. We raised four children here and we have a big yard and so do my neighbors. I like being able to do things outside without encroaching on my neighbors and they don't encroach on me. I like my space and my quiet neighborhood.

Please keep the Master Plan and zoning that protects what we have.

Mary Moreland

3-6-13

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:

PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500 WEST

Open House

21 February 2013

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:

Delitra Talbot

Delitra Talbot

Address:

310 N. 1100 W.

SLC, UT 84116

COMMENTS:

We are a family with many little children in the neighborhood of the proposed zoning changes near Backman Elementary. I take my little kids with me, walking through that area regularly during most of the year. We love the atmosphere in family-style neighborhoods. Families love yards and space for their kids to safely play outside. However the zoning changes being proposed will discourage ~~functional~~ functional families, and invite problems. ~~that we want~~ We like the way our neighborhood is now, with single-family housing. We are afraid this kind of proposed compact housing will not attract responsible families to stay for long, being replaced by high volumes of people who do not feel a connection to, or responsibility to the community, having little investment in yards, etc. There is usually a high turnover rate in such housing. Often there is a resultant greater amount of crime, decay, and less of a feeling of ambient safety. This ^{kind of problem} is what we would wish to avoid. We ask that you would keep the zoning regulations as they are. Our family's safety, and that of many others who have invested in this area for years -- even generations, is at stake. The current zoning is a protection against many aforementioned problems.

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE
CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500
WEST**

Open House

21 February 2013

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: Deserae Rittmiller

Address: 1536 West 500 North SLC, UT 84116

COMMENTS: We are already overcrowded in the school as it stands. Single family homes, are only 'single family' on the lease papers only. We already have multi-families living in 'single family' domiciles. That brings up the up-tick in crime throughout the Rose Park district. That also leads to rising Drug traffic. 80% of Salt Lake Cities drug issues are a result of illegal aliens. These same illegal aliens are the ones changing 'single family' into multi-family domiciles. As an owner of ~~one~~ these properties, I have already been finding artifacts that have come from crimes, committed in the area, in my back yard. With an increase of rental properties these crimes will also increase. We bought this property 20 years ago mainly for the privacy we have. Our opinions on that privacy have not changed.
~~we already~~

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE
CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500
WEST**

Open House

21 February 2013

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: Mike Christensen

Address: 475 N Redwood Rd Unit 50, SLC UT 84116

COMMENTS:

I live about one and a half blocks to the west of the proposed development.

I fully support the proposal to amend the master plan and the zoning map.

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500 WEST

Open House

21 February 2013

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:

Kenneth Jenkins 1559 W 500 N.
CAROL K & RONNIE E ANDERSON

Address:

1553 West 501 N.

COMMENTS:

North West Center (multi purpose) draws a large population - Residential homes, many are rentals & land lords do not follow good land local laws, & perhaps, are not even legal. We know the existing problems are not addressed because we are an older neighborhood with low income families who funds to improve property. Because investors now own property for rent only there

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
**PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE
CITY ZONING MAP ON PARCELS LOCATED AT APPROXIMATELY 552 NORTH 1500
WEST**

Open House

21 February 2013

**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: Shanna & David Peck

Address: 1530 W 500 N.

COMMENTS:

Totally against the rezoning.
leave it alone. No need for multi-
units or small size lots. We
bought our home because of the
land involved not to be developed.
by some one who bought houses in
area. Only wanting to build more
housing & never live in the area

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Name: Michael & Tammy Pieper

-
Address: 1458 W 500 No.

COMMENTS:

MORTGAGOR WILL NOT ALLOW
SPLIT W/O ADEQUATE COMPENSATION
NEW REF. WOULD NOT BE
ADEQUATE VALUE & DECREASE
VALUE BY PROCESS OF REGRESSION.

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
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Name: Theresa Fall

Address: 521 N 1200W

COMMENTS:

I have spoken w/ Gabe Epperson and I am not convinced that this rezoning is beneficial to our neighbor-look + feel. Many houses in our Community are historic houses on large lots - Building new houses in rezoned medium density lots ARE NOT in line with what is there. We are concerned in the ingress/regress from the development; the # of parking spaces for ^{XTRN} residential cars and guests. We do NOT want the "DAYBREAK" housing model as part of our neighborhood - houses need to face existing ~~to~~ streets. What the DAYBREAK model does is creat "mini" communities - NOT LIKE ANYTHING in our neighborhood. ^{Isolated} I moved from Sandy - Garbett infested mini-communities - to Fairpark because of the historic heritage community THAT NEEDS TO BE PRESERVED + NOT REFINED!

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Name:

Elaine Holman

Address:

1520 West 500 North

COMMENTS:

No to the proposed amendment

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Name:

DENISE BRENS

Denise Brens

Address:

533 N 1300 W SEC 84116

COMMENTS:

No on proposal

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
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Name:

ARTHUR BREMS Arthur Brems

Address:

533 North 1300 West SLCC Utah 84116

COMMENTS:

NO on proposal

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:

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Name:

Phil Gentsch

Address:

1469 W 500 NO

COMMENTS:

No to propose TO AMEND !!

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OR SEND E-MAIL TO: john.anderson@slcgov.com**

Name: Angela Aldrich

Address: 410 North 1400 West SLC UT 84116

COMMENTS: Do not change

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
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Name:

John S. Johnson

Address:

410 N 1400 W

COMMENTS:

Oppose to any change in zoning law.

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
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451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
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Name:

Ryan Harding

Address:

1493 Walnut Dr

COMMENTS:

No on rezoning

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
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451 S. STATE STREET, ROOM 406
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OR SEND E-MAIL TO: john.anderson@slcgov.com

Name:

Brent Morris

Address:

1506 Walnut Dr

COMMENTS:

NO TO RE-ZONING

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
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451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: john.anderson@slcgov.com**

Name: Pat Thompson

Address: 1459 WALNUT DR. SLC UT.

COMMENTS:

NO 2 REZONING

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
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451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: john.anderson@slcgov.com**

Name:

Charlie Andrews (Charlie Andrews)

Address:

358 N 1300 W. SLC 84116

COMMENTS:

No to NW Adment. to Master Plan.

PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
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451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: john.anderson@slcgov.com**

Name:

Veronica Valdez



-

Address:

358 N. 1300 W.; SLC UT 84116

COMMENTS:

No to NW Amendment to Master Plan


PETITION: PLNPCM2012-00697 & PLNPCM2013-00057:
PROPOSAL TO AMEND THE NORTHWEST MASTER PLAN AND THE SALT LAKE
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451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: john.anderson@slcgov.com

Name:

Daniel Brous 

Address:

438 N. 1100 W. S.L.C. UT. 84116

COMMENTS:

No on proposal

Attachment E
Additional Information



January 31, 2013

Salt Lake City Planning and Zoning
451 South State Street
Salt Lake City UT 84114

Re: Master Plan Amendment; Zone Change

To Whom It May Concern:

The following is a request for a Master Plan Amendment and Zone Change for approximately three (3) acres located at 500 North from approximately 1450 W through 1550 W.

1. Project Description

a. A Statement declaring the purpose for the amendment-

We propose to amend the Zoning Map for the subject area from R1-7000 to SR-3. The purpose for the amendment is to provide housing opportunities which reflect the demographics within the subject area. This request meets housing needs for the growing region-wide demand for smaller, single-family homes with efficient and attractive design. The amendment utilizes under-used and vacant lands, creating necessary size appropriate lots for related housing.

b. A description of the proposed use of the property being rezoned-

We are requesting an amendment to the current Zoning Map from R1-7000 to SR-3. We are proposing to build approximately 25-30 cottage-style, single-family homes on roughly 3 acres of land. Most of the homes are two-stories, with 3 bedrooms, 2 baths and an attached two-car garage. The majority of the homes are alley-fed from the rear. None of the homes have garage doors which face the street. The lots will range from approximately 2000 square feet to 2500 square feet. There are 2 points of ingress and egress for the subject area; providing excellent vehicular, emergency and pedestrian access.

c. List the reasons why the present zoning may not be appropriate for the area

The current zoning for the subject area is R1-7000. There are approximately 7 individual home sites and 8 parcels. The square footage for each parcel is approximately or exceeds 20,000 square feet. This leaves the majority of the lands in the rear of these properties un-used or under-utilized. By granting the requested amendment to the Zoning Map, under-utilized lands will provide home sites for a wide range of potential homeowners. Direct access to the adjacent elementary school, Jordan Parkway, nearby parks, airport, places of employment and worship, make this an ideal site for the application of the SR-3 zoning.

city **BLOCK**

d. Is the request amending the Zoning Map? Yes.
If so, please list the parcel numbers to be changed. *See Below*

e. Is the request amending the text of the Zoning Ordinance?
No

Thank you for your attention to this matter. We look forward to this quality development.

Sincerely,



Gabe Epperson
Project Manager

parcel #s:

0834230003
0834230004
0834230010
0834230011
0834230013
0834230023
0834230025
0834230026
0834230027
0834230028

To Whom It May Concern at Salt Lake City Planning;

My name is Edward Clift. I own property located at 1516 West 500 North in Salt Lake City, UT. It is my understanding that a Master Plan Amendment has been submitted to Salt Lake City which includes my property and several surrounding properties and that there is also a request to re-zone these properties concurrently with the Master Plan Amendment. I also understand that the re-zone request entails changing the current zoning from R-1-7000 to S-R-3.

I have already signed a form stating my support for the Master Plan Amendment. In addition, I am supportive of the re-zone request and would like to include my property.

Edward M. Clift

Sign name

Edward Clift

Print name

Dec. 28, 2012

Date