



Memorandum

Planning Division
Community & Neighborhood Department

To: Planning Commission

From: Lex Traughber, Senior Planner

Date: November 9, 2016

Re: PLNPCM2016-00031 – Trolley Square Ventures Zoning Map Amendment

Action Requested

Planning Staff requests that the Planning Commission hold a public hearing regarding the above referenced matter, take public testimony, and uphold the decision that was made on March 9, 2016, to forward a recommendation for approval of the requested map amendment on to the City Council for a decision.

Motion

Based on the analysis and findings listed in the staff report dated March 9, 2016, and all the testimony from the public and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)

With the exception of the property located at 603 S 600 E (Parcel #16-06-481-001) which shall remain zoned as RMF-30 (Low Density Multi-Family Residential District).

Background Information

On March 9, 2016, Planning Staff presented a report to the Planning Commission regarding the above referenced zoning map amendment. The Planning Commission heard the item, took public comment, and voted by a margin of 4-1 to forward a recommendation for approval on to the City Council for final decision.

The staff report (Attachment A) from the March 9, 2016, Planning Commission hearing, as well as the minutes (Attachment B) are attached for review. In addition, public correspondence that was received after the publication of the March 9, 2016, Planning Commission staff report is included (Attachment C).

Subsequently, a citizen request for an advisory opinion from the State's Ombudsman's Office was filed stating that the City had failed to follow its own notice requirements with respect to "recognized community organizations." The Ombudsman's opinion was that the city did fail to follow its own requirements by holding a hearing within the 45 day response period that recognized organizations have to consider proposals.

Because of this opinion, City Staff along with the applicant decided to start the public process over. Pertinent recognized organizations, in this case the Central City Neighborhood Council, the East Central Community Council, and the Trolley Business District, were sent notice of the map amendment request via email on August 25, 2016. The 45 day response period has therefore elapsed and hence the hearing before the Planning Commission. The notification correspondence is included for review – Attachment D. An Open House was also conducted on September 15, 2106. The sign-in-sheet and written correspondence received at the Open House are attached for review as well; please refer to Attachment E.

Attachments:

A – Planning Commission Staff Report – March 9, 2016

B – Planning Commission Meeting Minutes – March 9, 2016

C – Additional Correspondence Received After Publication of PC Staff Report

D – Notification to Recognized Organizations – August 25, 2016

E – Open House Sign-in-Sheet and Public Comment – September 15, 2016

Attachment A
Planning Commission Staff Report – March 9, 2016



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Lex Traughber, Senior Planner
(801) 535-6184
lex.traughber@slcgov.com

Date: March 9, 2016

Re: PLNPCM2016-00031 – Trolley Square Ventures Zoning Map Amendment

Zoning Map Amendment

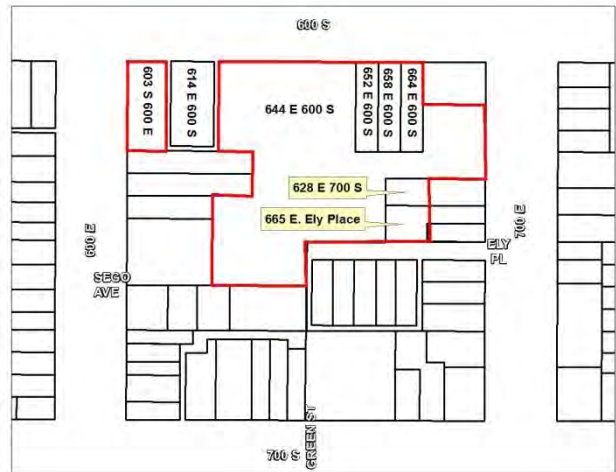
PROPERTY ADDRESSES AND ZONING DISTRICTS:

- 603 S 600 E (Parcel #16-06-481-001) zoned RMF-30 (Low Density Multi-Family Residential District)
- 644 E 600 S (Parcel #16-06-481-019) zoned RMF-45 (Mod/High Density Multi-Family Residential District)
- 652 E 600 S (Parcel #16-05-353-001) zoned RMF-45 (Mod/High Density Multi-Family Residential District)
- 658 E 600 S (Parcel #16-05-353-002) zoned RMF-45 (Mod/High Density Multi-Family Residential District)
- 664 E 600 S (Parcel #16-05-353-003) zoned RMF-45 (Mod/High Density Multi-Family Residential District)
- 628 S 700 E (Parcel #16-05-353-016) zoned RMF-30 (Low Density Multi-Family Residential District)
- 665 E. Ely Place (Parcel #16-05-353-014) zoned SR-3 (Special Development Pattern Residential District)

- All properties are also in the H – Historic Preservation Overlay District.



Vicinity Map



Address Map

MASTER PLAN: Central Community Plan – Medium and Low Residential/Mixed-Use

REQUEST: A request by Douglas White, representing the property owner, Trolley Square Ventures, LLC, to amend the zoning map for the above referenced seven properties. The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District), RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). Please see the attached vicinity map

(Exhibit A). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. At present, there is no specific development proposed that is associated with this map amendment request.

For this type of application the Planning Commission is required to hold a public hearing and forward a recommendation to the City Council.

RECOMMENDATION: Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the rezone of the following properties to FB-UN2:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)

Further, Planning Staff recommends that the Planning Commission forward a recommendation to the City Council that the property located at 603 S 600 E (Parcel #16-06-481-001) remain zoned as RMF-30 (Low Density Multi-Family Residential District).

MOTION: Based on the analysis and findings listed in the staff report, and the testimony and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)

With the exception of the property located at 603 S 600 E (Parcel #16-06-481-001) which shall remain zoned as RMF-30 (Low Density Multi-Family Residential District).

ATTACHMENTS:

- A.** Vicinity Map
- B.** Master Plan & Zoning Discussion
- C.** Applicant Information
- D.** Analysis of Standards
- E.** Public Process and Comments
- F.** City Department/Division Comments
- G.** Motions

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input, and department review comments.

Issue 1: The redevelopment of the subject property is a multi-step and complex project. The rezone of the property is only the first step in the overall redevelopment.

The rezone request is the first of a series of applications that would need to be filed for City consideration. The subject properties are located in the Central City Local Historic District and as such are subject to the standards of the H – Historic Preservation Overlay Zone. Any new construction on the subject property would require the approval of the Historic Landmark Commission. The applicant has also indicated to City Staff that they would like to demolish and/or relocate four contributing structures on the subject property which would require the approval of the Historic Landmark Commission. Subdivision approvals may need to be pursued to adjust/consolidate property boundaries. Planned Development approval is also certainly in the realm of possibilities depending on the design of new construction.

In short, Planning Staff asserts that it is in the best interest of the City that the subject property be redeveloped in whole or in part as noted by Planning Staff. The rezone request is only the first step in a multi-step series of necessary approvals from the City.

Issue 2: The subject property is currently zoned as RMF-30, RMF-45, and SR-3. These zones will not accommodate the type of development desired by the property owner or as envisioned in the Central Community Master Plan.

The subject property is currently zoned as a mix of single and multifamily zoning districts. None of these current zoning districts allow for mixed-use or commercial development. The applicant has submitted a request for the property be rezoned so that it could be developed as a mixed-use project to include residential and commercial uses. The property owner has indicated that it would be desirable to develop a boutique hotel on the property as well. The FB-UN2 zone allows for such use. Planning Staff supports the redevelopment of the property as a mixed-use development, and notes that the FB-UN2 zone can accommodate all of the uses that the property owner has in mind. Further, the redevelopment of this particular and surrounding properties is a specific goal that is outlined in the Central Community Master Plan. A detailed discussion of the Master Plan is attached (Exhibit B).

Issue 3: Why the FB-UN2 Zone and why would it be appropriate?

The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following:

1. Options for housing types;
2. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
3. Transportation options;
4. Access to employment opportunities within walking distance or close to mass transit;
5. Appropriately scaled buildings that respect the existing character of the neighborhood;
6. Safe, accessible, and interconnected networks for people to move around in; and
7. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

Future development of the subject property has the potential to meet all of these criteria, and therefore could create a desirable urban neighborhood and a positive amenity for the greater area. A thoughtfully designed mixed-use development of residential and commercial uses can provide options for housing types, options for shopping, dining, employment opportunities, and fulfilling daily needs within walking distance to mass transit. Future development will need to be appropriately scaled to respect the character of the existing neighborhood. This would be specifically addressed by the Historic Landmark Commission through approvals for new construction. Future development could also certainly contribute to the area by providing safe, accessible, and interconnected urban networks for people.

The FB-UN zones are located in areas of the City that are close to mass transit and more specifically to Trax stations. Planning Staff notes that the Trolley Square Trax Station is located within close proximity, 2 blocks to the north of the subject property on 400 South. The proximity of the Trax station is a primary reason that the FB-UN2 zone is appropriate as proposed.

The significant difference between the FB-UN2 zone and the current zoning designations is primarily a matter of required setbacks. The FB-UN2 Zone essentially has no required front/corner, interior side or rear yard setbacks for multifamily or mixed-use development. The RMF-45 zone, which constitutes the majority of the subject property, requires a front yard setback of up to 25 feet, a corner side yard setback of 20 feet, an interior yard setback of 8 feet, and a maximum rear yard of 30 feet. Given the size and configuration of the subject property, these setback requirements could prove difficult to apply. In some areas of the subject property, such as along 600 South, a minimal or no setback may be appropriate. In areas where the subject property abuts single or other multifamily development, a setback would be necessary. While the FB-UN2 zone does allow for total flexibility in terms of setbacks, it is essential to note that once again, new construction will be reviewed by the Historic Landmark Commission. The HLC has the ability to modify and or/require additional setbacks to meet historic district compatibility standards.

In terms of building height, it is interesting to note the building height limits allowed under the current zoning district; the maximum building height in the RMF-30 is 30 feet, the maximum allowed in the RMF-45 is 45, feet and the maximum allowed in the SR-3 is 28 feet. The FB-UN2 Zone allows for building height up to 50 feet. Noting that the majority of the subject property is zoned RMF-45, the difference in the maximum building height allowed currently and the maximum building height in the proposed zone is 5 feet. In addition, under the standards for Planned Development, an applicant can request an additional 5 feet in the RMF zones, which would potentially put the building height at 50 feet for the RMF-45 zone. Again, The HLC has the ability to modify building height to meet historic district compatibility standards.

There are certainly other zoning designations besides the FB-UN2 zone that may accommodate future development given the mix of uses. Several of the commercial zones (CB – Community Business, CC – Commercial Corridor, or GC – General Commercial) or the MU – Mixed Use zone may be appropriate, but with each of these zones there are considerations of setbacks and building heights similar to those that are associated with the current zones on the subject property.

To summarize, the FB-UN2 zone is appropriate at this location because there is the potential to realize all of the criteria specifically envisioned for creating an attractive urban neighborhood. It allows for the mix of uses desired by the property owner, allows for future development flexibility, promotes create solutions in design, and most importantly is located within close proximity to mass transit. The request for a rezone to FB-UN2 is also consistent with Central Community Master Plan policy.

Issue 4: All of the properties proposed for rezoning are subject to the standards of the H – Historic Preservation Overlay Zone.

It is essential to note that the property under discussion is located in the Central City Historic District and is therefore subject to the development standards of the H – Historic Preservation Overlay District. These standards are designed to realize future development that is compatible with the surrounding neighborhood and sensitive to the preservation of historic neighborhood resources. These standards take precedence over the base zone. This is important when considering future development because the H – Historic Preservation Overlay District outlines standards for new development that requires compatibility with surrounding structures and streetscapes. Of particular importance is building height. While the proposed FB-UN2 zone allows for structure up to 50 feet in height, the application of the H – Historic Preservation Overlay District may in fact limit building height in order to achieve compatibility with surrounding structure and streetscapes.

While the subject property fronts on 600 South and is adjacent to the Trolley Square shopping complex, it is also adjacent to less intense residential development existing on 700 East and Ely Place. The mass and scale of surrounding development varies widely. Future development of the subject property will need to be sensitive to

this surrounding mass and scale, and will need to be particularly sensitive in terms of building height and setbacks.

Future development on the subject site will fall under the purview of the Historic Landmark Commission. Development standards for new construction will certainly be applicable once the owner/applicant has specific development plans. Standards for the relocation of contributing structure and/or demolition of contributing structures may also come into play in future site development.

Issue 5: Parking

The majority of the property in questions is currently utilized as a parking lot. The purpose of this lot is to serve **the Trolley Square shopping complex**. **It is Planning Staff's understanding** that that a portion of this parking is allocated to certain tenants at Trolley Square and will need to be maintained to fulfill obligations. Planning Staff notes that off-site parking is a use that is allowed in the FB-UN2 zone if there is a principle building located on the same property. In other words, if the subject property is redeveloped, parking located on this property can be used to serve the Trolley Square shopping complex.

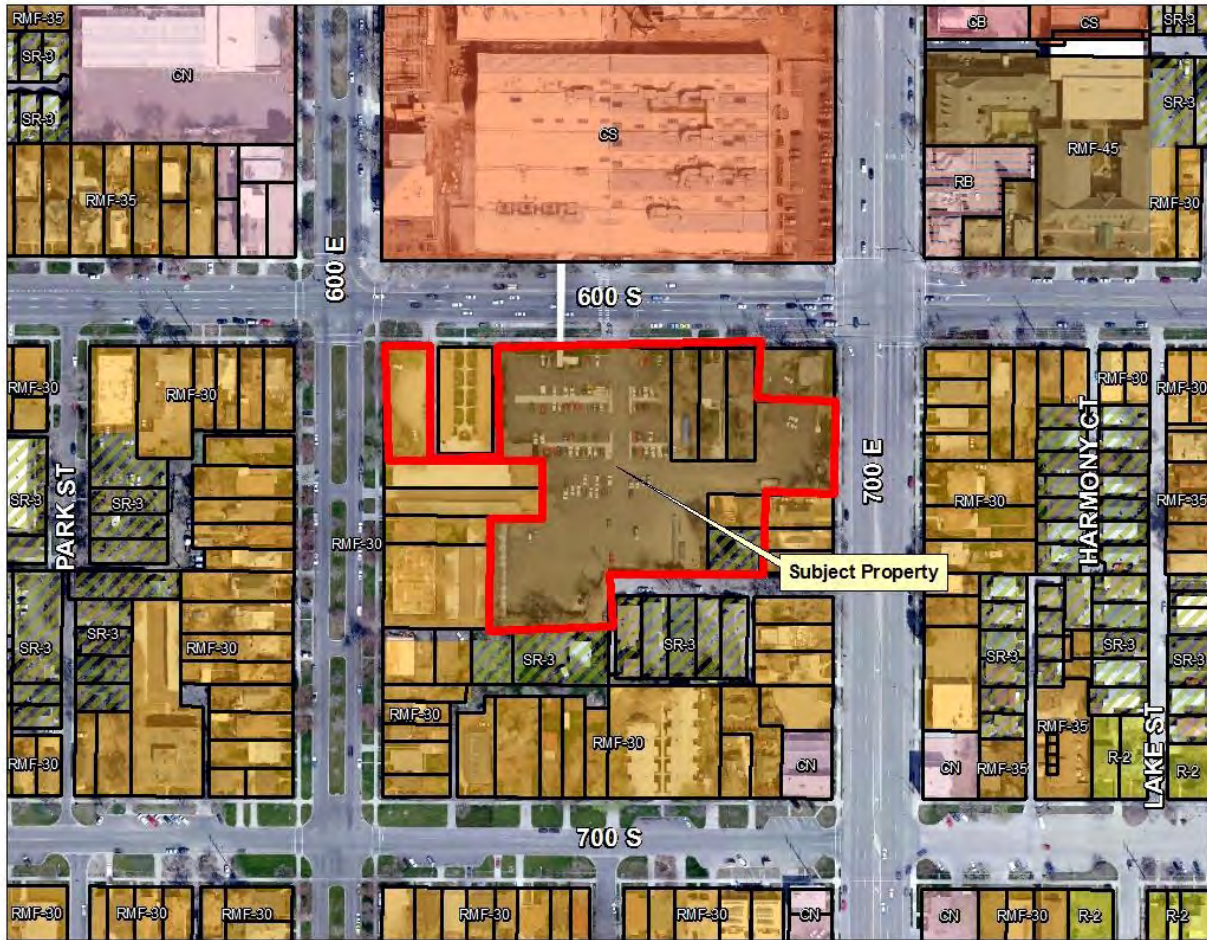
Issue 6: The applicant has requested to rezone seven parcels of property to the FB-UN2 zoning designation. Planning staff supports this request with the exception of the parcel located at 603 S 600 E (Parcel #16-06-481-001).

By way of history, when the Planning Division held discussions regarding the development of the Trolley properties with the applicant, the property located at 614 E 600 S was identified by the applicant as a parcel to be included in their overall development plan. Now that this property is not part of **the applicant's** overall vision, the property at 603 S 600 E (located on the corner of 600 E and 600 S) is not contiguous to the larger development parcel, is an outlier to the larger development, and therefore the consideration of a rezone for this parcel has changed. Because the streetscape along 600 S will be interrupted by the motel/apartment building, the 603 S 600 E property is on its own and should be redeveloped in a manner that is compatible with adjacent land uses and adjacent building scale and mass. A rezone of this property to the FB-UN2 could result in a development that is incompatible with adjacent property, not only in terms of mass and scale but also in terms of land use. **It is Planning Staff's opinion that the** FB-UN2 zone is not appropriate for the property located at 603 S 600 E. This property should be zoned for multifamily or single family development, consistent with the existing development along 600 East to the south of 600 South.

NEXT STEPS:

With a recommendation of approval or denial of the proposed amendment zoning for this property, the proposal will be sent to the City Council for a final decision.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: MASTER PLAN & ZONING DISCUSSION

Adopted Master Plans and City Policies

Central Community Master Plan Policy

The Central Community Master Plan identifies the subject property as part of the Trolley Station Area for its proximity to TRAX.

The Trolley Station is defined as an Urban Neighborhood Station Area. Urban Neighborhoods are places that have an established development pattern that contain a mix of uses and can support an increase in residential density and supporting commercial activities. New development generally occurs as infill, occurring on undeveloped or underutilized properties. A compact development pattern is desired in order to focus new growth at the station and respect the existing scale and intensity of the surrounding neighborhood. The highest residential density and intensity of commercial land use occurs closest to the transit station and are scaled down the further one moves from the station.

The station area is comprised of core and transition areas. The purpose of creating the different areas is to recognize the scale and nature of existing development patterns and identify the appropriate locations for growth. The general concept is that bigger buildings with the most dwelling units and a higher intensity level of commercial space should be located closest to the station in the core. The transition area reduces the scale, mass and intensity of new development as it moves away from the core area.

Trolley Station is a unique Transit Station Area because it is located within the Central City Historic District. The Central City Historic District is centered on the 600 East landscaped medians, which are a character defining feature of the historic district. The policy of the Trolley Station Area is to prohibit further dissection of the 600 East medians for vehicular traffic and to maintain the historical 15 foot landscaped setback of building along 600 East.

Trolley Station Area Goal:

Identify zoning solutions for the block faces across from Trolley Square on 600 East and 600 South. The focus should be to encourage development on vacant parcels, increase residential density and promote the preservation and adaptive reuse of contributing structures. The surface parking lot south of Trolley Square should be rezoned to allow Trolley Square to building a parking structure, retain the historic structures fronting on 600 South and build housing.

Staff Analysis: Planning staff was asked to recommend zones that may accommodate the redevelopment of the Trolley Square property. Due to the mix of uses proposed by the applicant; commercial, residential, and a boutique hotel component, as well as the proximity to the Trolley Square Trax station, the FB-UB2 Zone was identified as a potential zone for the owner/developer. This zone was also identified as it allows flexibility for future development. Because the Central Community Master Plan specifically outlines the above referenced **goal for the subject property, Planning Staff supports, in part, the rezone of the applicant's property in order to realize future mixed-use development.** Again, Planning Staff does not support the rezone of the 603 S 600 E property due to the isolated nature of this parcel and the surrounding residential development along 600 East. Otherwise, the zoning map amendment request is consistent with Trolley Station area goals as outlined in this plan.

Zoning Ordinance

The Salt Lake City Zoning Ordinance Standards and Purpose Statements include the following language that relates to this request.

21A.27.050: FB-UN1 AND FB-UN2 Form Based Urban Neighborhood District

Purpose Statement: The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following:

1. Options for housing types;
2. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
3. Transportation options;
4. Access to employment opportunities within walking distance or close to mass transit;
5. Appropriately scaled buildings that respect the existing character of the neighborhood;
6. Safe, accessible, and interconnected networks for people to move around in; and
7. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

Staff Analysis: As previously discussed in “Key Issues” number 3 above, although there is no specific development proposed at this time, a mixed-use (residential & commercial) development at the subject location could potentially fulfill all of the criteria noted in the purpose statement for the FB-UN2 zone. A request for a rezone for the properties proposed, not including 603 S 600 E, is therefore appropriate as it meets the proposed zoning purpose statement.

21A.34.020 H- Historic Preservation Overlay District

Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural or cultural significance;
2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic and environmental sustainability.

Staff Analysis:

The purpose of the Historic Preservation Overlay District (21A.34.020A.2.) is to allow the development and redevelopment of historic properties with the caveat that any new development would need to be compatible with the existing development. An underlying goal of these provisions is to allow property owners to derive positive economic benefit and enjoyment from their property while balancing these actions and desires with protecting structures and sites that contribute to the unique cultural and historic fabric of the City. This purpose statement was intended to provide a balance between protection and development. While the H-Historic Preservation Overlay District is not directly applicable to the proposed property rezone, it will be critical as any future development plans move forward. Planning Staff wanted to note the importance of the Overlay at this time to put all interested parties on notice that the standards associated with the Overlay will play a significant role in the future development of the subject property.

ATTACHMENT C: APPLICANT INFORMATION



Zoning Amendment

RECEIVED
JAN 20 2016
BY: _____

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By: <i>L. Parisi</i>	Date Received: <i>1/13/2016</i>	Project #: <i>PLN/PCM 2016-00031</i>
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Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
See Exhibits 1: A, B, C, D, E, F, and G. *644 E. 600 S.*

Name of Applicant: Trolley Square Ventures, LLC	Phone: 801-321-7725
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Address of Applicant:
630 East South Temple Street, Salt Lake City, Utah 84102

E-mail of Applicant: dfwatty@gmail.com	Cell/Fax: 801-819-3606
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner: dfwatty@gmail.com	Phone: 801-819-3606
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➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- ➔ Filing fee of \$971. Plus additional fee for mailed public notices.
- ➔ Zoning amendments will be charged \$121 per acre in excess of one acre.
- ➔ Text amendments will be charged \$100 for newspaper notice.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: Trolley Square Ventures, LLC Larry Shelton, Manager <i>[Signature]</i>	Date: <i>1/12/2016</i>
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ZONING AMENDMENT INDEX

EXHIBIT 1: Property Information

- A 16-06-481-019
- B 16-06-481-001
- C 16-05-353-001
- D 16-05-353-002
- E 16-05-353-003
- F 16-05-353-016
- G 16-05-353-014

EXHIBIT 2: The Purpose of the Requested Amendment

- A Central Community Master Plan

EXHIBIT 3: Property Map (Parcel Numbers, Zone Classification, Size)

EXHIBIT 4: FB-UN2, 21A.27.050, Salt Lake City Ordinance

EXHIBIT 5: Proposed Use of Rezoned Property

EXHIBIT 6: Concept Plans

EXHIBIT 7: Schematic Site Plan for Uses Statistical Summary for Uses

EXHIBIT 8: Why Present Zone is Not Appropriate for Area

- EXHIBIT 1: A Street Address: 644 East 600 South, Salt Lake City, Utah
Parcel Number: 16-06-481-019
- B Street Address: 601 South 600 East, Salt Lake City, Utah
Parcel Number: 16-06-481-001 AKA 603 S 600 E
- C Parcel Number: 652 East 600 South, Salt Lake City, Utah
Street Address: 16-05-353-001
- D Street Address: 658 East 600 South, Salt Lake City, Utah
Parcel Number: 16-05-353-002
- E Street Address: 664 East 600 South, Salt Lake City, Utah
Parcel Number: 16-05-353-003
- F Street Address: 622 South 700 East, Salt Lake City, Utah
Parcel Number: 16-05-353-016 AKA 628 S 700 E
- G Street Address: 632 East 700 South, Salt Lake City, Utah
Parcel Number: 16-05-353-014 Salt Lake City, Utah
AKA 665 E Elm Pl

THE PURPOSE OF THE REQUESTED AMENDMENT

Applicant requests the 3.75 acres set forth in Exhibit 3 be zoned FB-UN2, Form Based Urban Neighborhood, 21A.27.050 Salt Lake City Ordinances. A copy of that zoning ordinance is set forth in Exhibit 4.

The purpose of the proposed amendment to the zoning map is to facilitate the development of the 3.75 acres directly South of the iconic Trolley Square which is located between 600 East and 700 East and 500 South and 600 South in Salt Lake City. See Exhibit 3. Of the existing acreage, 2.78 acres is comprised of older surface parking and is vastly under utilized given the existing commercial and residential community developments already established in the adjoining neighborhoods. Salt Lake City planning officials recognized this reality several years ago when they rezoned the parking lot property RMF-45 property. As a result, today, use of the area for a parking lot exists only as a legal nonconforming use.

In addition to the parking lot area some additional properties must be utilized to provide proper access, sufficient square footage, compatible architectural design, density and height of the necessary buildings. The structures on these properties will need to be demolished or relocated. See Exhibits 1: C, D, E, and G. Two of the four structures are very dilapidated, have not been lived in for decades and cannot be salvaged. See Exhibits 1: C and G. Exhibit 1:F is a vacant lot.

Over the past several years a number of Utah's most experienced community leaders and top real estate developers have been consulted to determine the best use of this property. All are unanimous in their separate and joint insights that the current zones of RMF-45, SR-3 and RMF-30 are inadequate planning tools given the current potential of the 3.75 acres of property.

THE PROPOSED USE OF THE REZONED PROPERTY

It is proposed that the 3.75 acres of property owned by Applicant be rezoned into an FB-UN2 zone. See 21A.27.050, Salt Lake City Ordinance.

The proposed new use of the property would showcase approximately two hundred and ninety five (295) multifamily apartments in five (5) to six (6) buildings complimented by several townhouses, retail space, and an inside parking terrace including underground parking and a boutique hotel comprised of approximately one hundred (100) rooms. Special attention to the architectural design is imperative. It is proposed that the development design incorporate and compliment some of the classic architectural components attributed to Richard K.A. Kleeting (1858-1943) but not replicate the vintage Trolley Square character and feel. See Exhibit 6 which represents some of the initial concept drawings.

This now dilapidated 3.75 acres stands to benefit greatly from new higher density multifamily housing only one block from a TRACKS station on 400 South, and a boutique hotel to serve tourists and guests wanting to lodge away from traditional downtown. The development would also provide needed housing for the University of Utah and support the growing neighborhood businesses between Trolley Square and Sugarhouse and the Salt Lake City community at large.

The specific locations of the proposed uses of the property are set forth in the Schematic Site Plan and Statistical Summary attached hereto as Exhibit 7.

WHY THE PRESENT ZONE IS NOT APPROPRIATE FOR THE AREA

The 3.75 acres, subject to this zoning request, contains three different zoning classifications. They are zones RMF-45, RMF-30 and SR-3. See Exhibit 3.

1. None of these zones permit multifamily apartment buildings in excess of sixty (60) feet.
2. None of these zones permit retail establishments and retail sales.
3. None of these zones permit a hotel.
4. None of these zones allow its residents access to employment opportunities.
5. None of these zones provide shopping, dining, and fulfilling daily needs within walking distances.

The proposed zone, FB-UN2, 21A.27.050, Salt Lake City Ordinances allows all of these uses and building concepts and more. See Exhibit 4.

Applicant believes that given the opportunity to develop his property within the guidelines of FB-UN2 that it will “increase the desirability of the neighborhood as a place to live, work, play and invest through higher quality form and design.”

ATTACHMENT D: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS - Standards for General Amendments

21A.50.050: A decision to amend the text of this title or the Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. In making a decision to amend the Zoning Map, the City Council should consider the following:

Factor	Finding	Rationale
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;	Complies if the property located at 603 S 600 E remains in the RMF-30 Zone.	The proposal appears to comply with the applicable goals, objectives and policies stated in various planning documents as noted previously.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies if the property located at 603 S 600 E remains in the RMF-30 Zone.	<p>Purpose Statement: The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following:</p> <ol style="list-style-type: none"> 1. Options for housing types; 2. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit; 3. Transportation options; 4. Access to employment opportunities within walking distance or close to mass transit; 5. Appropriately scaled buildings that respect the existing character of the neighborhood; 6. Safe, accessible, and interconnected networks for people to move around in; and 7. Increased desirability as a place to work, live, play, and invest through higher quality form and design. <p>The proposed map amendment, with the exception of the 603 S 600 E property, appears to further the specific purpose statements of the zoning ordinance relating to the FBUN2 Zone as future development will/could fulfill all of these criteria.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies if the property located at 603 S 600 E remains in the RMF-30 Zone, and future development	Future physical development on the subject site will fall under the purview of the Historic Landmark Commission. Development standards for new construction, relocation of contributing structures, demolition of contributing structures may all come into play in future site development. These standards are designed to realize future

	is approved by the HLC	development that is compatible with the surrounding neighborhood and sensitive to the preservation of historic neighborhood resources. It is Planning Staff's opinion that the proposed zoning map amendment could have a positive impact on adjacent properties with thoughtful future development with an emphasis on historically appropriate and compatible design.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Complies	The subject property is in the H – Historic Preservation Overlay District. One of the purposes of this District is to encourage new development, redevelopment, and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks & recreational facilities, police & fire protection, schools, stormwater systems, water supplies, and wastewater and refuse collection.	Complies	Adequate facilities exist to serve the existing property according to comments received from the various Department/Division comments received.

ATTACHMENT E: PUBLIC PROCESS AND COMMENTS

Meeting and Notices:

- An Open House held on 2/18/16.
- Mailed notice of the Planning Commission public hearing of was sent on 2/25/16.
- Public notice posted on City and State websites and Planning Division list serve on 2/25/16.
- Public hearing notice was posted on the subject property on 2/26/16.

Zoning map amendments require that both the Planning Commission and the City Council hold public hearings prior to a decision being made.

Public Input:

Planning Staff received written comments from the public which are included here for review. A phone log was also kept and is included.

Traughber, Lex

From: Makayla [makayla@idcutah.com]
Sent: Thursday, March 03, 2016 12:20 PM
To: Traughber, Lex
Subject: Case No. PLNPCM2015-00031

Dear Mr. Traughber,

I am writing to express my support in favor of case number PLNPCM2015-00031 which would rezone the south parking lot of Trolley Square for a housing and retail space. As a tenant of Trolley Square, I believe the refurbishment would greatly increase traffic to the mall while providing convenient housing near the TRAX station and Liberty Park for families. My understanding is that the new development will keep with the character of Trolley Square, further establishing it as a staple of Salt Lake City's history. I strongly support this case and hope to see it realized in the near future. Thank you for your time and consideration of this rezoning request.

Makayla Stowell

Director of Sales and Marketing

Innovative Design Concepts

801-884-9501 Cell

makayla@idcutah.com

Traughber, Lex

From: roberto hernandez [robertocarloshernandez001@gmail.com]
Sent: Wednesday, February 24, 2016 3:28 PM
To: Traughber, Lex
Subject: 630s/700e/84102

To: The Planning Division Community & Economic Development Department.

-Hi Lex just wanted to email you with my best hops for the re-zoning in the trolley square area and hope to have part in the prosperity on a historical part of it, if needed act as a middle man for my parents to sale only if it means a relocation and/or steady job for me and my siblings, is not all about the money but a great friendship, even if my mother does not want to sale at this moment, she is a reasonable woman as well as a business woman; there is always a mutual understanding that can be agreed upon between people of logic. Our best wishes for you plans on hands. Let me know if you need my help in anything be more than glad too.

-Thank you for considering or opinion: -Family Hernandez- & -Roberto C Hernandez-

Traughber, Lex

From: cindy cromer [3cinslc@live.com]
Sent: Sunday, February 21, 2016 8:22 PM
To: Traughber, Lex
Cc: Oktay, Michaela; Leith, Carl; Salazar, Nate; Tarbet, Nick; Stockstill, Libby; Kitchen, Derek; Penfold, Stan
Subject: initial comments on Trolley Square's zoning request

Lex-Thanks for having a handout available at the open house last week for this complex request from Trolley Square Ventures. It has been a useful reference. I am going to provide some initial remarks, ones which I am confident will remain unchanged after I study the FB-UN2 zoning classification.

1. Corner of 600 E and 600 S (currently vacant) The request to rezone this property, long owned by Wally Wright, is completely inappropriate based on the master plan, the historic overlay, and the options available to the current owners. No one has brought forward a proposal to develop this parcel since the Landmarks Commission acquired the authority to reduce setback requirements. In the last several years, we have seen new infill projects in the Capitol Hill, Avenues, and University Historic Districts where the parcel size or shape had previously created obstacles to development. Now that developers can seek reductions through the Landmarks Commission, those parcels are developing. So far the infill has been for single family residences but there is no reason that the reductions could not apply to multiple unit zones. Additionally, I believe that the redevelopment of this parcel could benefit from a density bonus. The petition for such bonuses should be filed within weeks. In short, the most appropriate zone at the corner of 600 E and 600 S is the current one. The corner parcel is not contiguous to the larger property owned by Trolley Square. I urge you to recommend denial of the request as it applies to this parcel.

2. The heights of structures on this entire block are overwhelmingly 1 to 1 1/2 stories. There is one 2-story building on the 600 S frontage. Most of the structures on 700 E are 1 to 1 1/2 stories. There are several 2-story structures facing 700 S, 1 2-story home on Ely Place, and some 2-story structures on 600 E including 2 apartment complexes. I can certainly provide an exact inventory if that would be more convincing. (It would be interesting to generate the average height per unit of residential or office space on the block.)

Overwhelmingly, the entire block has a very low profile.

- a. Because of the frontage on 700 E, a State highway, the owners could consider a CB zone if they are adamant about lodging. The CB zone has had some changes recently. I would need to make sure that the Landmarks Commission could allow some additional height above 30 feet.
- b. The Central City Historic District has long suffered from zoning classifications which were inconsistent with the preservation and protection of its historic resources. Note that I wrote "preservation and protection." It is not reasonable to consider heights in excess of 35 feet next to the Jan Jo Apartments at 614 E 600 S. This issue of the incompatibility between existing zoning and historic preservation was discussed during the drafting of the Preservation Plan as a problem that the City needed to deal with. Certainly, the City should not consider compounding the existing District-wide problem by supporting Trolley's request.
- c. I object strongly to the path that this petition will follow. Regardless of what the Planning Commission recommends and the City Council decides on zoning, the decisions about what this property will look like will be made by the Landmarks Commission...or by a judge in Third District Court. Leaving Landmarks out of all of the conversations about the potential height on this block is only going to create the situation described in (b), an incompatibility between base zoning and preservation/protection of historic resources. I will continue to argue that the Landmarks Commission is set up to be the "fall guy," when other participants in the process say, "Well, Landmarks can deal with whatever happens."

d. There has never, ever been any discussion of the FB-UN2 zone being applied in one of the City's historic districts. Not ever in a public forum, maybe a conversation occurred at the Commission's dinner, off the public record. No one, however, who follows preservation closely in the City would reasonably expect the zone to be applied within an historic district.

e. Finally (for the moment), I want to express my disappointment in developers' desire to further commercialize the block south of Trolley Square. There is a high demand for residences within Central City. Small houses on interior block streets are selling quickly for amounts of money no one would have considered possible a few years ago. There are other places in the City appropriate for lodging; Central City needs more residents.

Please forward these remarks to the petitioner. I have copied staff members in the Administration and City Council, as shown. I also anticipate sending the comments to residents in the immediate neighborhood and the Central City Neighborhood Council.

Sincerely, Cindy Cromer

Mr. Lex Traughber (via e-mail at lex.traughber@slcgov.com)
Senior Planner
Salt Lake City Corporation

Re: Case Number PLNPCM2015-00031

Hi Lex,

Thank you for speaking with me during the February 18, 2016, planning open house. I appreciated your overview of the proposed zoning map amendment for the following seven properties: 644 East 600 South – Parcel #16-06-481-019, 603 South 600 East – Parcel #16-06-481-001, 652 East 600 South – Parcel #16-05-353-001, 658 East 600 South – Parcel #16-05-353-002, 664 East 600 South – Parcel #16-05-353-003, 628 South 700 East – Parcel #16-05-353-016, and 665 East Ely Place – Parcel #16-05-353-014 (collectively the “subject parcels”). I especially appreciated your general insights regarding form-based zoning and the stated purpose and intent of such zoning.

My family and I live very close to the subject parcels in a contributing historic Victorian home built in 1891 located at 543 East 600 South. As we discussed, like many residents in area, we were attracted to the unique combination of a historic neighborhood with great walkability to neighborhood-oriented businesses (e.g., Salt Lake Bagel Project, Beltex Meats) as well as larger community destinations (e.g., Trolley Square, Liberty Park, etc.). The subject parcels, and especially the corner lot, are prominent on our street, and are clearly visible from the front of our home.

In view of the proximity of the subject parcels to our home and the impact it will have to the immediate neighborhood and the Central City Historic District as a whole, I am very interested in ensuring that any zoning amendment for the subject parcels is compatible and complementary with the area. After carefully considering the relevant ordinance relating to FB-UN2 Form Based Urban Neighborhood District zoning reflected in Chapter 21A.27, however, **I firmly believe that the FB-UN2 zone is inappropriate for the subject parcels, and therefore oppose the proposed zoning map amendment.** My specific concerns relating to the proposed zoning map amendment are detailed below.

600 South is a Critical Interface in the Central City Historic District

The Central City Historic District is perhaps the most threatened local historic district in Salt Lake City in terms of demolition of contributing historic resources and historically insensitive new development. Much of the historic integrity of the District has been significantly degraded in the more commercial areas surrounding 400 South and 500 South, the exceptions being the original Trolley Square buildings and only a handful of contributing single and multifamily residential structures and office buildings on the south side of 500 South between 500 East and 600 East.

600 South is a critical interface between the less intact areas of the Historic District and the largely intact residential areas extending towards Liberty Park. Many of the structures fronting 600 South within the District are contributing single family homes. Three of the subject parcels - 652

East 600 South, 658 East 600 South, and 664 South - include historic contributing single family homes, the contributory status of which were specifically discussed and considered during Historic Landmark Commission hearings¹ relating to the recently adopted Central City Historic District Reconnaissance Level Survey (“RLS”) Update. Bordering the subject parcels are also two important historic contributing structures: the Spanish Colonial Revival apartment court at 614 East 600 South - designed by architect A.O. Treganza of the prominent Ware & Treganza architectural firm – and the George T. Spokes House located at 680 East 600 South – designed by David C. Dart and designated as historically “significant” in the Central City RLS.

600 South is also an important interface between larger community-oriented commercial destinations (e.g., Trolley Square, Smiths, Trader Joes, etc.) and more neighborhood and pedestrian-oriented businesses (e.g., Arts of the World Gallery, Salt Lake Bagel Project, Beltex Meats, etc.). Indeed, to my knowledge, all commercial businesses in the Central City Historic District south of 600 South are relatively small in scale, are very neighborhood and pedestrian oriented, and are located in single-story structures, many of which are historically contributing.

In view of the importance of this 600 South interface and the prominence of the subject parcels along the block face, I believe zoning amendments that are not compatible with the current development pattern in terms of both scale and permitted uses should be avoided. Such incompatibility will not only detrimentally impact the immediate area, but also the greater historic neighborhood extending towards Liberty Park through erosion of this critical interface.

The Proposed Zoning Map Amendment Appears to Significantly Increase Permitted Height and Significantly Decrease Required Setbacks

The subject parcels are currently zoned RMF-30, RMF-45 and SR-3. The RMF-30 zone appears to allow for maximum permitted building heights of 30’, minimum front yard setback requirements of 20’, minimum corner side yard setback requirements of 10’, interior side yard setback requirements ranging from 4’-10’ depending on configuration, and no more than a maximum building coverage of 50% of the lot area. The RMF-45 zone appears to allow for maximum permitted building heights of 45’ feet, minimum front yard setback requirements of 20% of lot depth not needing to exceed 25’, minimum corner side yard requirements ranging from 10’ to 20’, interior side yard requirements ranging from 4’-10’, and no more than a maximum building coverage of 60% of the lot area.

Based on my understanding of the Building Form Standards for FB-UN2, the zone allows for increased building height and significantly reduced setbacks over the current RMF-30, RMF-45

¹ During the adoption process for the Central City RLS Update, objections were raised by various owners of these homes in a Historic Landmark Commission hearing conducted on September 5, 2013, relating to their contributory status as initially identified by the consultant who prepared the survey. The Planning Staff and the Commission invited the owners of these homes to submit evidence relating to why they should be not be designated as contributing, but the owners failed to do so as indicated by Planning Staff during the November 7, 2013, meeting of Historic Landmark Commission. The Central City RLS Update was thus adopted, correctly indicating the contributory status of these homes as recommended by Planning Staff and the survey consultant.

and SR-3 zones. For example, FB-UN2 appears to allow for development up to 4 stories with a maximum height of 50'. Furthermore, the FB-UN2 zone appears to have no minimum front and corner yard setback requirements, interior side yard setback requirements, rear yard setback requirements, or maximum building coverage requirements. While the FB-UN2 zone delineates setback requirements and upper-level step back requirements when adjacent properties are zoned FB-UN1, the text of the Building Form Standards for B-UN2 appears to be entirely silent regarding setbacks and step backs when adjacent properties are not zoned FB-UN1, as is the case with the subject parcels.

In my opinion, a 5' increase over RMF-45 and a 20' increase over RMF-30 in permitted maximum building height, as well as significantly reduced, if not outright eliminated, setback requirements, support a conclusion that the proposed zoning amendment to FB-UN2 would represent a significant up-zone of the subject parcels from their current base zoning. Such an up-zone would allow for entirely incompatible development in terms of relative height, setbacks, and/or scale and massing. For example, reduced setbacks aside, a 50' structure would likely be the tallest structure in the Central City historic district south of 600 South. The incompatibility of such an up-zone is especially true for the subject parcels currently zoned RMF-30, including the presently empty lot at the prominent corner of 600 South and 600 East. I believe such an up-zone is not appropriate for the subject parcels, the immediate area, and the greater neighborhood.

The Proposed Zoning Map Amendment Allows for Permitted Uses That Are Not Compatible with the Immediate Area and the Greater Neighborhood

As a form-based zone, FB-UN2 explicitly “emphasize[s] the form, scale, placement, and orientation of buildings” over specific permitted uses. *See Chapter 21A.27.010(B)*. As such, the FB-UN2 zone appears to allow for a wide range of intensive permitted uses including, for example, boarding houses and hotels.

These specific uses, and other permitted uses allowed in the FB-UN2 zone, are relatively intensive and atypical of the immediate area and the neighborhood as it extends south towards Liberty Park. Indeed, as mentioned above, the vast majority if not all of the commercial businesses in the Central City Historic District south of 600 South are relatively small in scale and are very neighborhood and pedestrian/bicycle-oriented. Certain permitted uses allowed in the FB-UN2 zone, including boarding houses and hotels, would stand in contrast to these more neighborhood-oriented businesses. For example, I do not generally believe that a hotel can be reasonably characterized as a neighborhood-oriented business, as I am personally unaware of anyone who has walked or bicycled from their residence to stay in a hotel.

As an arterial, 600 South has a relatively high volume of vehicle traffic, yet there remains significant bicycle and pedestrian traffic along and across 600 South due to the unique nature of the surrounding neighborhood. In fact, 600 East is a designated bicycle boulevard with reduced speed limits and unique bicycle friendly amenities. I believe that some of the permitted uses under FB-UN2 would likely significantly increase the amount of vehicular traffic in the area and would

contribute to the degradation of the current bicycle and pedestrian-friendly character of this part of the Historic District.

The Proposed Zoning Map Amendment Allows for Development That Could Detrimentially Impact Existing Parking Issues in the Immediate Neighborhood

Parking requirements associated with the FB-UN2 zone also give rise to significant concern. For example, it appears that there are no minimum parking requirements for the FB-UN2 zone. As noted above, however, certain permitted uses in the FB-UN2 zone would likely significantly increase the amount of vehicle traffic in the area. Street parking in the immediate neighborhood is already very limited, due in large part to existing larger regional commercial destinations that attract primarily vehicular traffic (e.g., Trolley Square). In fact, some of the subject parcels are currently developed as surface parking for Trolley Square and are regularly filled with vehicles.

A zoning amendment to FB-UN2, allowing for more intensive permitted uses that are not necessarily neighborhood or pedestrian-oriented, would open the door for potential development that could significantly exacerbate existing parking issues in the area. This is especially true if the zoning amendment would allow for: (1) the elimination of existing parking inventory servicing a large regional community retail center such as Trolley Square, and (2) the development of businesses that would attract additional vehicle traffic to the area such as a hotel without any required parking. While the current owner of the subject parcels may fully intend to incorporate parking into any development regardless of what is permitted by the FB-UN2 zone in view of their common ownership of Trolley Square, zoning amendments will run with the subject parcels regardless of whether they are commonly owned with Trolley. If ownership of the parcels is divided from Trolley Square at some point in the future, the subject parcels could conceivably be developed without consideration of impact to parking for Trolley Square patrons. For at least these reasons, I strongly believe that proposed zoning map amendment is incompatible with the immediate area and could potentially lead to future development that would result in significant street parking shortages for area residents.

The Proposed Zoning Map Amendment is Incompatible with the Applicable Community Preservation Plans

Chapter 21A.27.050(D) sets forth the “Specific Intent” of the regulations pertaining to the FB-UN2 zone, stating that “[t]he design related standards are intended to ... implement applicable master plans.” The Salt Lake City Community Preservation Plan adopted on October 23, 2012, articulates specific policies and actions that “will help preserve those areas of the City that are uniquely historic and tell the story of the City’s historic past through spaces and structures, while also providing tools to stabilize neighborhoods and areas within the City that are connected by community character more than a specific historic uniqueness.” *See Preservation Plan at I-2.* The various policies and actions included in the Preservation Plan call for base zoning to be consistent with the preservation of historic structures in a district. For example, Policy 3.3g of the Preservation Plan states:

“Ensure that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed. “

Moreover, Action 1 associated with Policy 3.3g, entitled “Assess Underlying Zoning” provides:

“Assess underlying zoning to determine whether the zoning is consistent with preservation or conservation objectives for an area, and pursue zoning amendments to eliminate the conflicts with those long-term preservation or conservation objectives.”

In view of the significant increases in height, scale, massing, and intensity of use that would be allowed by rezoning the subject parcels to FB-UN2, I believe that the proposed zoning amendment is inconsistent with the preservation objectives of the Central City Historic District. Therefore, the proposed zoning amendment to FB-UN2 would be contrary to the both the articulated policies and actions set forth in the 2012 Salt Lake City Community Preservation Plan and the “Specific Intent” of the FB-UN2 zone. This is especially true in view of contributing historic structures being currently located on and adjacent to the subject parcels as well as throughout the immediate neighborhood. Rather than “eliminate[ing] conflicts with ... long-term preservation or conservation objectives,” as encouraged by the adopted Preservation Plan, the proposed change in base zoning would increase such conflicts.

The Proposed Zoning Map Amendment is Incompatible with Existing Structures Located on the Subject Parcels

As noted above, three of the subject parcels - 652 East 600 South, 658 East 600 South, and 664 South – currently include historic contributing single family detached homes. Under the FB-UN2 zone, it appears that single family detached homes are only permitted “[i]f part of a cottage development.” Based on my understanding of the Building Form Standards for cottage developments under the FB-UN2 zone, it does not appear that the existing historic contributing single family homes would qualify under the applicable standards. Accordingly, I believe the proposed zoning amendment would inappropriately render the existing historic contributing structures as non-conforming. As noted above, such a circumstance would be entirely contrary to policies and actions articulated in the 2012 Salt Lake City Community Preservation Plan as well as the “Specific Intent” of the FB-UN2 zone.

The Proposed Zoning Map Amendment is Incompatible with Historically Important Contributing Structures Bordering the Subject Parcels

Immediately bordering the subject parcels on the 600 South block face are two important historic contributing structures: the A.O. Treganza Spanish Colonial Revival apartment court at 614 East 600 South and the George T. Spokes House located at 680 East 600 South.

The Spanish Colonial Revival apartment court was designed by early 19th-century intermountain architect A.O. Treganza of the Ware & Treganza architectural firm. The Ware & Treganza firm designed a number of prominent civic buildings, churches, and homes, many of which are listed on the U.S. National Register of Historic Places. A.O. Treganza was also a noted ornithologist discovering the sub-species *ardea herodias treganzai* on Antelope Island, commonly known as the "Treganza blue heron."

The George T. Spokes House located at 680 East 600 South was designed by another prominent early 19th century architect - David C. Dart. Of note, the Spokes House was recently designated as not only contributing in the Central City RLS Update, but also historically "significant."

A variety of other contributory historic homes and structures are located on the immediate block of the subject parcels as well as in the general area. As detailed previously, 600 South represents a critical interface between the less intact areas of the Historic District surrounding 400 South and 500 South and the largely intact residential areas extending towards Liberty Park.

The significant increases in height, scale, massing, and intensity of use that would be allowed by rezoning the subject parcels to FB-UN2 would be inconsistent with the preservation objectives of the immediate area and the Central City Historic District. Indeed, Policy 3.3g of the Preservation Plan encourages "[e]nsur[ing] that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed," and not just a specific parcel or property. *Emphasis added.* This is especially true with respect to the historically important, single-story A.O. Treganza apartment court, which would be bordered on both sides by what I believe to be an entirely incompatible and inconsistent base zone allowing for significantly increased scale relative to this diminutive historic structure.

The Proposed Zoning Map Amendment Would Create an Undesirable Mismatch Between Base Zoning and Historic Overlay Zoning

Mismatch between base zoning and the H historic preservation overlay zoning has the potential to create significant challenges when projects are presented to the Historic Landmark Commission ("HLC") as part of the design review process for obtaining a Certificate of Appropriateness. The HLC has the ability to regulate height, scale, and massing of proposed designs in accordance with applicable historic design guidelines. In my observations, however, the HLC has faced significant challenges when presented with designs that have height, scale, and massing allowed by the underlying base zoning but that are over scaled relative to proximate historic structures.

In the instant case, if a block face pattern study were conducted for the block of the subject parcels, it would likely result in an average block face height not more than 30', potentially less given that the majority of the historic structures on the block face are single story. This estimated average block face height is 20' less than the 50' permitted height under FB-UN2. Accordingly, a development proposal built to the maximum permitted height allowed by the FB-UN2 zone would

be wildly inappropriate and incompatible with the surrounding area and the proximate historic structures. The HLC commission would thus be burdened with the challenge of denying design proposals that may be compatible with the underlying base zone but are entirely incompatible with the historic overlay zoning.

A good recent example illustrating the potential issues caused by base zoning mismatch with historic overlay zoning and the challenges it can present to the HLC and developers is the proposed Hardison apartments located on South Temple (PLNHLC2016-00029). The HLC conducted three hearings relating to various designs for this proposed development, all of which were generally allowed by the underlying base zoning or required relatively minor conditional approvals but ran into issues relating to their compatibility with historic design guidelines. While certain design considerations raised by the HLC were addressed in subsequent proposals by the developer (e.g., fenestration, articulation, etc.), the overall mass, scale, and minimal setbacks remained generally unchanged, and ultimately resulted in the denial of the project.

Such a process is unduly burdensome on the HLC, and can be extremely frustrating and expensive to developers attempting to balance more subjective design considerations articulated in the historic design guidelines with maximizing what is afforded by the underlying base zone of a property. Moreover, these issues can be almost entirely avoided if base zoning is well matched to historic preservation considerations. The issues created between base zoning and historic overlay zoning mismatch are a likely reason why Policy 3.3g encouraging “[e]nsur[ing] that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed” and associated actions were included in the adopted 2012 Community Preservation Plan.

The FB-UN2 Zone Does Not Appear to be Well Suited for Situations Where Adjacent Properties are Not Zoned According to Form-Based Standards

Based on my review of zoning maps in Salt Lake City and my understanding of FB-UN2 zone, it does not appear that the FB-UN2 zone is well suited for situations where adjacent properties are not zoned according to form-based standards. Indeed, after reviewing the zoning maps, I do not see an instance where FB-UN2 has been applied to a parcel without the entire block also being zoned according to form-based standards. In fact, the only area that appears to be currently zoned according to the form-based standards are five entire blocks located at or around 900 South and 200 West.

The text of Chapter 21A.27 detailing the FB-UN2 zone also supports a conclusion that the FB-UN2 is not intended to be applied in isolation as would be the case with the proposed zoning amendment of the subject parcels. Indeed, while the FB-UN2 zone delineates setback requirements and upper-level step back requirements when adjacent properties are zoned FB-UN1, the text of the Building Form Standards for FB-UN2 is entirely silent regarding setback and step back requirements when adjacent properties are not zoned FB-UN1, as would be the case with the subject parcels. As setback and step back requirements in FB-UN2 are defined in relation to other form-based zones, it

would appear that the FB-UN2 zone is specifically intended to be used in instances where adjacent parcels are also zoned according to form based standard, which is clearly not the case with the subject parcels.

Final Thoughts and Considerations

I welcome and encourage new development in the area, especially when such development is neighborhood oriented and mixed use in nature and eliminates street-facing surface parking lots in the Historic District. That said, I strongly believe that any new development and zoning map amendments should be carefully scrutinized to determine appropriateness and compatibility with the surrounding neighborhood, especially when increases in permitted height, scale, and intensity of use are under consideration. **After carefully considering the subject properties and the FB-UN2 zone, I am firm in my conclusion that the FB-UN2 zone is not appropriate for these parcels, and therefore oppose the proposed zoning map amendment.**

I do not object to zoning for the subject parcels that is mixed use in nature, and believe that certain types of mixed-use zoning would be very appropriate for the area and should be encouraged. In fact, I recently supported a zoning amendment for a nearby property on 600 South to the recently adopted RMU-35 mixed-use zone. After learning about the RMU-35 zone in connection with this zoning map amendment, I believe it would be far more appropriate for the subject parcels in view of its greater compatibility with the neighborhood and the preservation goals of the area.

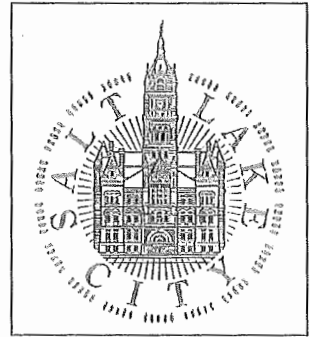
Thank you once again for your time and efforts on behalf of the residents and the historic resources of Salt Lake City. I sincerely appreciate your careful consideration of these comments.

Best regards,

Jack Davis
543 East 600 South
Salt Lake City, Utah 84102

OPEN HOUSE PUBLIC COMMENT FORM

February 18, 2016



Planning and Zoning Division
Department of Community and
Economic Development

Petition PLNPCM2015-00031, Trolley Square Ventures Zoning Map Amendment

A request by Douglas White, representing the property owner, Trolley Square Ventures, LLC, to amend the zoning map for seven properties as follows:

644 E 600 S (Parcel #16-06-481-019), 603 S 600 E (Parcel #16-06-481-001), 652 E 600 S (Parcel #16-05-353-001), 658 E 600 S (Parcel #16-05-353-002), 664 E 600 S (Parcel #16-05-353-003), 628 S 700 E (Parcel #16-05-353-016), 665 E. Ely Place (Parcel #16-05-353-014)

The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District), RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. The properties are located within City Council District 4 represented by Derek Kitchen.

Name: Wendy Mendenhall

Address: 636 Sedg Avenue

Zip Code: 84102

Phone: 801.403.5679 E-mail: arts201@aol.com

Comments: I am interested in rezoning my parcels.

Please provide your contact information so we can send notification 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 lex.traughber@slcgov.com or via mail at the following address: Lex Traughber, Salt Lake City Planning Division, 451 S. State Street, P.O. Box 145480, Salt Lake City, UT 84114-5480.

ATTACHMENT F: CITY DEPT/DIVISION COMMENTS

MEMO

Date: February 25, 2016
To: Salt Lake City Planning Commission
From: Salt Lake City Economic Development
Re: Economic Development Comments to Trolley Square Ventures, LLC request to amend the zoning map.

Salt Lake City Economic Development is in general support of the re-zone that Trolley Ventures has proposed. There is a compelling need to better utilize the surface parking lot and the vacant lot around Trolley Square in order to increase residential and visitor population to the area, while preserving its historic nature. This re-zone is a major step forward to accomplishing that.

We have reviewed the re-zone amendment and initial plans for the area, as well as read the results of the open house for the re-zone request, and spoken with the owner of Trolley Square/Ventures sites. Taking into consideration the plans and feedback from these sources, the proposed hotel, residences, and retail should increase day-time and night-time populations in a positive fashion, which in turn will greatly enhance existing commercial enterprises at Trolley Square, as well as additional ground-level commercial areas at the Ventures site. Mixed use, such as the proposed housing, retail, and live-work spaces have proven to be an economically beneficial concept in addressing these kinds of needs in urban design environments. Furthermore, tourist spending—via a potential hotel to the area, is often considered the purist form of economic development revenue—as exemplified by the economic boost from conventions and major events, because travelers spend money on all locally-based commercial services with very limited demand on resources such as education and law enforcement.

Trolley Square is a historic and iconic area and this rezone request with its mixed use approach to development has the potential to re-establish the area as a premier destination in Salt Lake City. Additionally, the location of this project within close proximity to mass-transit enhances these symbiotic purposes.

We have full confidence that the owners, residents, staff, Planning Commission and Council, and the Historic Landmarks Commission will carefully balance out the needs for economic development in the area with historic preservation.



Work Flow History Report

644 E 600 S

PLNPCM2016-00031

Date	Task/Inspection	Status/Result	Action By	Comments
1/21/2016	Staff Assignment	Assigned	Traughber, Lex	Assigned to Lex Traughber on 1.21.2016
1/21/2016	Staff Assignment	In Progress	Traughber, Lex	
1/22/2016	Engineering Review	Complete	Traughber, Lex	I have no objection to the proposed zone change. Thanks, SCOTT WEILER, P.E.
1/22/2016	Fire Code Review	Complete	Itchon, Edward	
1/22/2016	Planning Dept Review	In Progress	Traughber, Lex	
1/22/2016	Staff Assignment	Routed	Traughber, Lex	
2/10/2016	Public Utility Review	Complete	Draper, Jason	Lex, Sorry I am a couple of days late on this one. Public utilities is not opposed to the zone change. The proposed use of the site may require some offsite utility improvements including water, sewer, storm drain and street lighting. All improvements will be reviewed by public utilities through the building permit process. Thanks, Jason Draper
2/17/2016	Zoning Review	Complete	Mikolash, Gregory	Building Services at no rezone related issues at this time.
2/23/2016	Community Open House	Complete	Traughber, Lex	
2/23/2016	Planning Dept Review	Complete	Traughber, Lex	
2/23/2016	Staff Review and Report	In Progress	Traughber, Lex	
2/26/2016	Building Review	Complete	Traughber, Lex	No comments received. LT
2/26/2016	Police Review	Complete	Traughber, Lex	No comments received. LT
2/26/2016	Staff Review and Report	Draft	Traughber, Lex	
2/26/2016	Transporation Review	Complete	Traughber, Lex	No comments received. LT

ATTACHMENT G: MOTIONS

Recommended Motion:

Based on the analysis and findings listed in the staff report, and the testimony and plans presented, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)

With the exception of the property located at the corner of 603 S 600 E (Parcel #16-06-481-001) which shall remain as RMF-30 (Low Density Multi-Family Residential District).

Not Consistent with Staff Recommendation:

Based on the analysis and findings listed in the staff report, and the testimony and plans presented, I move that the Planning Commission transmit a negative recommendation to the City Council for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

603 S 600 E (Parcel #16-06-481-001)
644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)

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 B
Planning Commission Meeting Minutes – March 9, 2016

- The Planned Development process was unusual for this type of proposal but the other options may take longer.
- If they would or would not support the approval of the petition.
- Zone should not be changed for one petition and one lot.

The Commission and Applicants discussed the following

- The reason for the garage placement.
- How moving the home back ten feet would affect the design and proposal.
- The plan for the trees on the property.

MOTION [7:06:21 PM](#)

Commissioner Gallegos stated regarding, PLNSUB2015-00965 Merrill Residence Planned Development, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Planning Commission approve the requested Merrill Residence Planned Development, based on the testimony regarding Standard A - the concerns were addressed. The proposal met the requirement for building materials, the stabilization of the construction and would be adding to the character of the area. The proposal was compatible with the surrounding structures and area. Commissioner Ruttinger seconded the motion. Commissioners Gallegos, Hoskins, Bachman and Ruttinger voted "aye". Commissioners Lyon and Fife voted "nay". The motion passed 4-2.

MOTION [7:10:27 PM](#)

Commissioner Gallegos stated regarding, PLNPCM2016-00004 Merrill Special Exception for Building Height, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Planning Commission approve the requested Merrill Residence Special Exception for height as there were varying building heights in the surrounding neighborhood, the proposed height was lower than the existing home, and the lot was not level therefore, it created some complexities with the height. Commissioner Ruttinger seconded the motion. Commissioners Gallegos, Hoskins, Bachman and Ruttinger voted "aye". Commissioners Lyon and Fife voted "nay". The motion passed 4-2.

[7:12:17 PM](#)

Commissioners Lyon recused himself from the meeting.

[7:12:21 PM](#)

Trolley Square Ventures Zoning Map Amendment - A request by Douglas White, representing the property owner Trolley Square Ventures, LLC, to amend the zoning map for the following seven properties: 644 E 600 S (Parcel #16-06-481-019), 603 S 600 E (Parcel #16-06-481-001), 652 E 600 S (Parcel #16-05-353-001), 658 E 600 S (Parcel #16-05-353-002), 664 E 600 S (Parcel #16-05-353-003), 628 S 700 E (Parcel #16-05-353-016), 665 E. Ely Place (Parcel #16-05-353-014). The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District),

RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. The properties are located within City Council District 4 represented by Derek Kitchen. (Staff Contact: Lex Traugher, (801) 535-6184 or lex.traugher@slcgov.com) Case Number PLNPCM2015-00031

Mr. Lex Traugher, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission forward a positive recommendation to the City Council regarding the petition as presented.

The Commission and Staff discussed the following:

- If the proposal would be reviewed by the Historic Landmark Commission and the process for review.
- The use of the FBUN 2 zone in a Historic District.
- If there would be conflicts with the H overlay and the proposed zoning.
- The Planning Commission's role in the process of approving items on the site.
- If the FBUN 2 could be used without being next to FBUN 1 zone.
- If there was a requirement to make the entire block one zone.

Mr. Khosrow Semnani, property owner, reviewed the background of Trolley Square and his vision for the site. He reviewed the history of Trolley Square and the challenges with the site and current zoning.

The Commission and Applicant reviewed the following:

- A great opportunity for an active hub to be created.
- Great opportunity to make the area walkable.
- The public outreach conducted for the proposal.

PUBLIC HEARING [7:45:57 PM](#)

Vice Chairperson Paredes opened the Public Hearing.

Mr. Michael Iverson, Central City Community Council, stated the Community Council had not been able to review the proposal and therefore; they could not support the petition either way. He stated there was a total lack of communication for the proposal from the City Planner or the Applicant. Mr. Iverson stated the community needed the opportunity to understand the proposal and how it would affect the area. Mr. Iverson stated he would hesitate to call the Master Plan a Master Plan as it was amended continuously. He asked the Commission to table the petition to allow for further community outreach.

Chairperson Paredes read cards from the following individuals:

- Ms. Karen Bradakis – I am against changing the zoning so they can build a high rise apartment or condominium south of Trolley Square. I prefer keeping the zoning as is.
- Ms. Lynn Schwarz- I oppose.
- Mr. Bradley DeHerrera- Mixed use zoning is beneficial and good however; FB-UN 2 does not seem to represent the mixed uses that the neighborhood seeks. The current proposed redevelopment is poorly designed and not supporting of the community at stake. The neighborhood in this Trolley area has not been asked for their opinions. There are alternatives propositions that could liven the block south of Trolley Square.
- Mr. Christian Laedlke – That vacant lot is under used and an eyesore. It would do well to be open for mixed residential (commercial) zoning.
- Ms. Melisa Martinez- While I'm in favor of the mixed use and higher density in downtown Salt Lake City neighborhoods. I also think they have a great potential of changing the character of such neighborhood in a negative way. The housing complexes we have seen go up in the Trolley Square area so far have been cookie cutter in similar structures, creating a sense of separation from the existing neighborhood instead of what many of us current residents would like to see, which is integration and an added sense of community. I honestly don't know what the solution is but in order to avoid this continued gentrifications and housing projects that will eventually push current residents out of the neighborhood because they won't be able to afford it. We need more conversations, neighborhood involvement and collaboration in making these decisions that affect existing residents many of whom are not present today and are not involved in these processes and decisions, many are low income.

The following individuals spoke to the petition: Mr. Stuart Clason, Mr. Brent Uberty, Ms. Becky Brown, Mr. Warren Lloyd, Mr. James Miska, Mr. Jack Davis, Mr. Joe Scovel, Ms. Cindy Cromer, Mr. Alan Ragsdale, Ms. Mandy McKenna, Mr. Nickolas Rupp, Mr. Dallin Johnson, Ms. Leslie Trubetzky, Mr. William Nevins, Mr. James Webster, Ms. Collette Gillian, Mr. Scott Howell.

The following comments were made:

- The area needed improvement and it was important to help the process move in the right direction.
- Would love to see the surface level parking lot changed into something more.
- In favor of form based code.
- Excited to see the property developed in a positive way.

- In favor of the proposed rezone.
- Would help improve the area and rid it of the blight.
- Area was an urban neighborhood where apartment buildings belonged.
- Would not affect the diversity of the area in a negative way.
- Changing the zoning to allow development would help the neighborhood.
- Table the petition and reconsider changing the zoning.
- The preservation plan did apply to the area and should be considered.
- Something needed to be done to improve the historic nature of the area.
- Should consider other options than rezoning to the FBUN zone.
- Rezone would dilute the type of businesses in the area as local business owners could not afford rents in these developments.
- Did not strengthen the area or neighborhood.
- This part of town did not need more commercial entities.
- The new zoning should complement the surrounding zoning.
- Zoning was incompatible with current City Master Plans.
- The proposed zone did not match the height, scale, setbacks, parking requirements and intensity of uses that were incompatible with the area.
- The proposal would render the existing historic structures as non-conforming.
- Proposal should be considered an amendment to the master plan and had not been properly noticed to the public as such.
- Proposed zone would create a mismatch with H Overlay Zoning and the base zoning, which was discouraged under the preservation plan.
- Businesses in the area want the rezone and support the petition.
- Most of the homes in the area are rentals and renters did not want to comment on the proposal.
- The site had been addressed in detail in the current plans because everyone had been anticipating the redevelopment of the surface parking lot for years.
- The FBUN 2 zone did not comply with Master Plan.
- The Planning Division had made a conceptual error in claiming the Historic Landmark Commission could deal with any issues associate with the application of an inappropriate zone.
- Historic Preservation was under siege in the city.
- The Planning Commission was the body to help regulate zoning in the city.
- Created a walkable and urban neighborhood for the area.
- The proposal would give the property the opportunity to have the best value and quality for the Community, Residents and Local Businesses.
- Disagreed with Staff on the interpretation and direction given to the Planning Commission both academically and functionally.
- Disappointed with the applicant on the lack of engagement with the public.
- The Staff Report ignored the Community Preservation Plan, the Livable Communities Project and the most recent Central City Historic District Reconnaissance Level Survey.
- Salt Lake City had a habit of rezoning historic structures with the assumption that the Historic Landmark Commission would take care of the structures later in the

process which was an academic fail and directly contrary to the adopted planning documents.

- RMU-45 zoning would be a better fit for the area.
- Historic Landmark Commission should not carry the sole burden of protecting the historic properties in the area.
- Something needed to be done in the area but the proposal would not bring economic benefits.
- Consider the economic effects of the proposal before approving something that could be a detriment to the area.
- Changes have been made to the neighborhood that the residences were not notified of.
- The historic buildings in the area are the patina of the city and should be protected.
- How would rezoning maintain the community esthetic.
- Did the Property Owner buy the property with the intent to change the area or work with what existed.
- New mega developments are a detriment to the area.
- Proposal was premature and more information was needed.
- Need to wait for the development proposal in order to know if the zoning was necessary.
- Notices were sent to residences and people were notified of the meetings.
- Can't move forward with development unless the zoning was changed.
- A lot of the comments given were hearsay and not factual.
- Rezone would allow for development of affordable housing that was necessary in the area.
- The project would bring tax money back to the city.

The Commission and Mr. Lloyd discussed what zoning would be beneficial for the area. Mr. Lloyd stated the FBUN zone was untried and more research was needed.

The Commission asked Ms Cromer what her view as to what the big differences were between FNUB 2 and RMF-45.

Ms. Cromer stated she thought the property should be zoned RMU-45, as it would be consistent with the Master Plan and future land use map.

The Commission stated the current zoning was RMF-45. They discussed the history of the zoning on the property.

Ms. Cromer stated the RMF-45 and the RMU-45 were consistent with the Master Plan in terms of intensity of use. She stated the city had different zoning tools and all should be considered before one was chosen.

The Commission and Mr. Rupp discussed how the rezone would affect the historic properties in the proposal.

Mr. Rupp stated it was the first step in approving the demolition of the properties and he would not support rezoning that did not support the historic district and the Historic Landmark Commission in retaining the historic structures. He stated the proposed zoning would make the structure completely non-conforming.

The Commission and Mr. Johnson discussed how changing the zoning to form based zoning caused the development of a luxury apartment units.

Mr. Johnson stated with introducing the proposal Planning was allowing for an increase in mixed use housing and the Commission was providing an incentive to provide high end condos/apartments and different hotels. He stated by allowing these the rent ceiling would be increased.

The Commission asked Mr. Johnson about the supply out pacing the demand.

Mr. Johnson stated currently Salt Lake City was seeing unprecedented development in terms of luxury apartments but there were not a lot of vacancies and lower income housing was not being constructed.

The Commission asked Mr. Wally Wright if he wished to speak on the issue. He stated he did not wish to speak.

Vice Chairperson Paredes closed the Public Hearing.

Mr. Semnani stated they did not have a proposal to show the public regarding the future development of the property. He stated they would work with the community to make the design fit with the area and highly encouraged the community to give their input on the future development. Mr. Semnani reviewed the businesses housed in Trolley Square, the Community Outreach for the proposal, the affordable housing that would be part of the development and that they would keep in mind the historical nature and economic viability of the development.

Mr. Doug White, attorney, stated the decision to rezone was not haphazard it had been in the works for three years. He stated it was impossible for the developer to ask everyone what should be in the zone as everyone would have their own opinion. Mr. White stated research had been gathered on what to do with the site and there was a great need for apartments in Salt Lake City. He asked the public not to make a judgment on a project that had not been presented. Mr. White stated the lots were all ready non-conforming and the City had recognized that eventually the lots would be changed. He stated the proposed zone would make it possible to have a development in the area that was reasonable and sensitive to the historical zone and the neighborhood

The Commission and Staff discussed the following:

- The outreach to the Community Councils and why presentations were not given at those Councils.

- Why the proposed zoning was chosen.
- The Trolley Square area goal, listed in the Staff Report, and if the language was taken from the Master Plan.
- The difference in density and height in the various zones.

MOTION [8:53:57 PM](#)

Commissioner Gallegos stated regarding, PLNPCM2016-00031, Trolley Square Ventures Zoning Map Amendment, based on the analysis and findings listed in the Staff Report, and the testimony and plans presented, he moved that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

- 644 E 600 S (Parcel #16-06-481-019)
- 652 E 600 S (Parcel #16-05-353-001)
- 658 E 600 S (Parcel #16-05-353-002)
- 664 E 600 S (Parcel #16-05-353-003)
- 628 S 700 E (Parcel #16-05-353-016)
- 665 E. Ely Place (Parcel #16-05-353-014)

With the exception of the property located at 603 S 600 E (Parcel #16-06-481-001) which shall remain zoned as RMF-30 (Low Density Multi-Family Residential District). Commissioner Bachman seconded the motion.

The Commission and Staff discussed the following:

- The difference in the current zoning and the proposed zoning.
- The setbacks for the proposal.

Commissioners Gallegos, Bachman, Hoskins and Ruttinger voted “aye”. Commissioner Fife voted “nay”. The motion passed 4-1

[9:01:31 PM](#)

The Commission took a short break.

[9:07:49 PM](#)

Master Plan and Zoning Map Amendment at approximately 1964 S 900 E – A request by Cottonwood Residential to amend the master plan and zoning map designation of eight properties near the intersection of Ramona Avenue and 900 E. The intent of the proposal is to consolidate the parcels into one and then construct a multi-family residential development. The applicant proposes to rezone the subject properties from RMF-35 (Moderate Density Multi-family Residential) to R-MU-45 (Residential/Mixed Use) to allow for structures up to 45’ tall and allow more apartments. The subject properties are currently residential uses ranging from a single family home to multi-family buildings. The Planning Commission may

Attachment C
Additional Correspondence Received After Publication of PC Staff Report

Salt Lake City Planning Commission

Re: Case Number PLNPCM2016-00031 Trolley Square Ventures Zoning Map Amendment

Dear Planning Commissioners,

I write to submit comments in opposition to the proposed rezone of seven parcels (the “subject parcels”) near Trolley Square in the Central City Historic District. My family and I live close to the subject parcels in a contributing historic residence on 600 South, and I am therefore very interested in ensuring that any zoning amendment for the subject parcels is compatible and complementary with the area.

This particular application for rezone presents a very unique opportunity for the Planning Commission and Salt Lake City - namely the rezoning of parcels that are specifically identified in an applicable community master plan as potentially benefiting from improved and intelligent zoning solutions. In view of the importance of this particular rezone, extreme care should be taken to ensure that any zoning is reflective of and not contrary to the purposes, goals, objectives and policies of the City as stated in its various adopted master plans, specifically the Central Community Master Plan and the Salt Lake City Community Preservation Plan.

Unfortunately, the Staff Report for this rezone application is either silent or fails to adequately address many considerations raised by applicable adopted master plans. The Staff Report thus recommends a proposed zoning map amendment that is wildly incompatible with the purposes, goals, objectives and policies developed and adopted by the City following significant community outreach and input in connection with the master planning process.

As community master plans are official ordinance adopted by the City Council as the end result of an extensive community outreach process, I strongly believe that adopted master plans should be a primary guide in determining the appropriateness of proposed zoning map amendments. Indeed, the first consideration in Salt Lake City Ordinance relating to general zoning map amendments articulates that proposed amendments should be compatible with the “purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.” *Salt Lake Ordinance 21A.50.050*.

I have several concerns relating to the incompatibility of this proposed zoning map amendment with applicable community master plans. These concerns are detailed below. I encourage you to carefully consider these comments, prepared specifically in view of the Staff Report, as well as my previous comments to Planning Staff included in the Staff Report which address a number of other issues relating to the proposed amendment.

The Proposed Rezone Is Incompatible with the Central Community Master Plan

The proposed zoning map amendment is inconsistent with many of the stated purposes, goals, objectives and policies of the City stated through its various adopted master planning documents, including the Central Community Master Plan (“CCMP”) as amended by Salt Lake City Ordinance No. 66 in 2012. Indeed, rather than supporting the adopted purposes, goals, objectives, and policies of the CCMP, the proposed zoning map amendment, if approved, would serve to frustrate the many of its stated purposes, goals, objectives, and policies of the CCMP.

As noted above, the subject parcels are **specifically identified** in the CCMP as potentially benefiting from improved and intelligent zoning solutions. As part of the stated “Trolley Station Area Goals,” the CCMP encourages:

“12. Identify[ing] zoning solutions for the block faces across from Trolley Square on 600 East and 600 South. The focus should be to encourage development on vacant parcels, increase residential density **and promote the preservation and adaptive reuse of contributing structures**. The surface parking lot south of Trolley Square should be rezoned to allow Trolley Square to build a parking structure, **retain the historic structures fronting on 600 South** and build housing.”

See Salt Lake City Ordinance No. 66 of 2012 Amending the CCMP, emphasis added.

The height, scale, setbacks, and intense uses permitted by the proposed FB-UN2 zone would be incompatible with the existing contributing historic structures located on some of the subject parcels, and would thus clearly not “promote the preservation and adaptive reuse of contributing structures” nor encourage “retain[ing] the historic structures fronting on 600 South.” **Indeed, the FB-UN2 zone would render the existing contributing historic structures as non-conforming under the base zone**, which does not allow for detached single family homes unless part of a “cottage development.” In fact, rather than promoting the “preservation and adaptive reuse of [the] contributing structures,” the proposed zoning map amendment to FB-UN2 would likely significantly increase the potential for their eventual demolition, as it may artificially create a potential “economic hardship” by inflating the value of the underlying land relative to the contributing historic structures.

Other relevant goals provided in the CCMP relating to the “Trolley Station Area” include:

“2. The properties fronting 400 South should be the focus of the station area and development should focus on creating an urban neighborhood in scale and purpose, and is not intended to supplant or compete with the much higher density central business district. **Regional scale development beyond the existing Trolley Square commercial development is not encouraged.**”

“11. Further multi-modal solutions to change the way 600 South is utilized between 500 East and 700 East. Possible solutions include adding middle of the

street parking, midblock crosswalks, medians, or removing a lane of traffic in each direction to add bike lanes, larger park strips or angled parking.”

“15. Encourage development that is **compatible with the historic development pattern in the Central City Historic District** where appropriate”

See Salt Lake City Ordinance No. 66 of 2012 Amending the CCMP, emphasis added.

Once again, the height, scale, setbacks, and intense uses permitted by the proposed FB-UN2 zone would be entirely incompatible with the existing and historic development patterns of the Central City Historic District, and thus clearly would be contrary to these stated goals of the CCMP.

Other purposes, goals, objectives, and policies articulated in the CCMP that would be frustrated by approval the of proposed zoning map amendment to FB-UN2 include:

- “Maintain and improve the Central Community’s historic fabric.” *See “Guiding Principles” at page 1.*
- “Preserve historic structures and residential neighborhoods.” *See “Goals of this master plan” at page 3.*
- “Discourage demolition or loss of housing and the deterioration in the condition of housing units.” *See Residential Issues within the Central City Neighborhood at page 5.*
- “The community does not support the demolition of lower-density residences in order to build multi-family structures. Residents prefer to protect the existing residential character and prevent construction of multiple family dwellings in low-density neighborhoods, especially those exceeding 14 dwelling units per acre.” *See “Community input on Residential land uses” at page 9.*
- **“Preserve and protect existing single- and multi-family residential dwellings within the Central Community through codes, regulations, and design review.”** *See Policy RLU-2.0 at page 10.*
- **“Preventing zoning changes for commercial land use encroachment into residential neighborhoods.** Commercial land use encroachment occurs when new businesses are established on formerly residential properties and when existing neighborhood businesses appropriate contiguous residential properties. **Both types of expanding commercial development often cause the demolition of residential structures for commercial land use. This has a severe impact on the character, livability, and stability of the existing residential neighborhood.”** *See “Community input on Commercial land uses” at page 100, emphasis added.*
- “Ensure commercial land uses are compatible with neighboring properties.” *See Policy CLU-4.0 at page 11.*

- “Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations.” *See Policy CLU 4.2 at page 11.*
- “Ensure that new development in areas where non-residential and residential land uses are mixed, preserves viable residential structures that contribute to the neighborhood fabric and character.” *See Policy CLU-4.6 at page 12.*
- **“Most of the demolitions in Central City have occurred as a result of low intensity development on land that is zoned for high-density residential development or automobile-oriented commercial development... Both the zoning of properties within historic districts and the economic hardship ordinance need to be evaluated to encourage adaptive reuse rather than demolition of structures.”** *See Demolitions in Historic Districts in the Central City Community at page 17, emphasis added.*
- “The goal for the Central City Historic District is stated in Design Guidelines for Residential Historic Districts in Salt Lake City, Central City Historic District, July 1, 1996, p. 174. “The most significant feature of this district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street.” *See Historic Preservation Goals at page 18, emphasis added.*
- “Central Community gives high priority to the preservation of historic structures and development patterns.” *See Policy HP-1.0 at page 18.*
- **“Ensure that zoning is conducive to preservation of significant and contributing structures or properties.”** *See Policy HP-1.2 at page 18, emphasis added.*
- “Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks.” *See Policy HP-1.4 at page 18.*

The CCMP is adopted ordinance that reflects the final product of an extensive public outreach process soliciting input from residents of the Central Community and Salt Lake City. Accordingly, its stated purposes, goals, objectives, and policies, including those identified above, should not be ignored by approving an incompatible zone such as FB-UN2 for the subject parcels.

The Proposed Rezone Is Incompatible with the Salt Lake Community Preservation Plan

The Salt Lake City Community Preservation Plan adopted in 2012 (“SLCCPP”), articulates specific policies and actions that “will help preserve those areas of the City that are uniquely historic and tell the story of the City’s historic past through spaces and structures, while also providing tools to stabilize neighborhoods and areas within the City that are connected by community character more than a specific historic uniqueness.” See SLCCPP at I-2. **The**

various policies and actions included in the Preservation Plan call for base zoning to be support of the preservation of historic structures in a district. For example, Policy 3.3g of the SLCCPP states:

“Ensure that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed.”

Moreover, Action 1 associated with Policy 3.3g, entitled “Assess Underlying Zoning” provides:

“Assess underlying zoning to determine whether the zoning is consistent with preservation or conservation objectives for an area, **and pursue zoning amendments to eliminate the conflicts with those long-term preservation or conservation objectives.**”

See SLCCPP Policy 3.3g, Action 1, emphasis added

In view of the significant increases in height, scale, massing, and intensity of use that would be allowed by rezoning the subject parcels to FB-UN2, the proposed zoning amendment is inconsistent with the “long-term preservation or conservation objectives” of the Central City Historic District and the preservation objectives articulated in the CCMP as amended in 2012 by the City Council. **This is especially true in view of the contributing historic structures currently located on the subject parcels, as the proposed zoning amendment to FB-UN2 would significantly increase the potential for their eventual demolition, a stated intent of the developer as reflected in both their application materials and comments to Planning Staff detailed in the Staff Report.** Indeed, rather than “eliminate[ing] conflicts with ... long-term preservation or conservation objectives,” as encouraged by the adopted SLCCPP, the proposed zone amended to FB-UN2 would increase such conflicts.

The Analysis of the Standards for Zoning Map Amendments Included in the Staff Report Does Not Adequately Consider the Incompatibility of the Proposed Amendment with Adopted Master Plans

The Staff Report fails to adequately address the incompatibility of the proposed zoning map amendment with relevant adopted master plans. While the Staff Report does briefly discuss certain prescriptions in the CCMP relating to the Trolley Station Area, it nevertheless fails to consider in sufficient detail or provide sufficient analysis relating to articulated goals that specifically pertain to the subject parcels. Indeed, the stated “Trolley Station Area Goals” of the CCMP encourages that “[t]he surface parking lot south of Trolley Square ... be rezoned to allow Trolley Square to ... retain the historic structures fronting on 600 South,” but the Staff Report fails to address how the proposed rezone to FB-UN2, which would render the existing historic structures on 600 as non-conforming, furthers their preservation. The Staff Report also fails to discuss or analyze many of the other purposes, goals, objectives, and policies articulated in the CCMP identified above, particularly those relating to ensuring that base zoning is conducive to the preservation of contributing structures and complimentary to existing development patterns.

The Staff Report is also entirely silent regarding the compatibility of the proposed zoning amendment with the recently adopted SLCCPP. Indeed, this recently adopted applicable master plan specifically discourages base zoning that is incompatible with historic preservation goals. Failure to consider the compatibility with the SLCCPP renders the Staff Report’s analysis of compatibility of the proposed zoning map amendment with applicable master plans incomplete.

Salt Lake Ordinance 21A.50.050, articulating the “Standards for General Amendments” to the zoning map, specifically articulates several factors that should be considered in connection with any proposed zoning map amendment. **A complete analysis of a majority of these factors that specifically considers the various applicable adopted community master plans and associated ordinances is appended to these comments.**

General Concerns Regarding Mismatch Between the Proposed FB-UN2 Zone and the H Historic Overlay Zone

I reiterate my comments submitted to Planning Staff that are included in the Staff Report regarding to the significant challenges introduced to the historic design review process when base zoning and the H historic preservation overlay zoning are mismatched. The Historic Landmark Commission (“HLC”) has the ability to regulate height, scale, and massing of proposed designs in accordance with applicable historic design guidelines. In my observations, however, the HLC has faced significant challenges when presented with designs that have height, scale, and massing allowed by the underlying base zoning, but that are over scaled relative to proximate historic structures.

Base zoning mismatch with the historic overlay zoning creates a historic design review process that is unduly burdensome on the HLC, and that can be extremely frustrating and expensive to developers attempting to balance more subjective design considerations articulated in the historic design guidelines with maximizing what is afforded by the underlying base zone of a property. **These issues can almost entirely be avoided, however, when base zoning is well matched to historic preservation considerations.** The issues created between base zoning and historic overlay zoning mismatch are a likely reason why Policy 3.3g encouraging “[e]nsur[ing] that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed” and associated actions were included in the SLCCPP adopted by City Council.

A Better Path Forward

I welcome and encourage new development in the area, especially when such development is responsive to the purposes, goals, objectives, and policies stated in applicable adopted master plans. The subject parcels are located at an important interface between the less intact areas of the Central City Historic District and the largely intact residential areas extending toward Liberty Park. The importance of ensuring improved and intelligent zoning solutions for the subject parcels is specifically recognized in the CCMP, which encourages “promot[ing] the

preservation and adaptive reuse of [the] contributing structures” and “retain[ing] the historic structures fronting on 600 South in connection with zoning decision. The proposed rezone to FB-UN2 for the subject parcels, however, would not be supportive of the purposes, goals, objectives, and policies in both the CCMP and the SLCCPP, and would create a high likelihood of introducing significant planning conflicts in connection with any future development, including any Planned Development or Historic Certificate of Appropriateness approvals.

Many of the subject parcels are currently non-conforming and underutilized. While the FB-UN2 zone is not appropriate for the subject parcels, other zones are available in Salt Lake City Ordinance that would facilitate many of the developers stated objectives, outside demolition of contributing structures, and would be responsive to the specific prescriptions in the CCMP. For example, the recently adopted RMU-35 and RMU-45 would be very appropriate for many of the subject parcels. Indeed, the stated intent of the RMU-35 zone is to “provide a buffer for lower intensity residential uses and nearby collector, arterial streets, and higher intensity land uses. *Salt Lake City Ordinance 21A.24.164*. Similarly, the stated intent of the RMU-45 zone is to “provide areas within the city for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses” and to “promote appropriately scaled development that is pedestrian oriented.” *Salt Lake City Ordinance 21A.24.168*. I strongly believe these zones are responsive and compatible with the purposes, goals, objectives, and policies articulated in applicable adopted master plans.

Thank you for you time and efforts on behalf of the residents of Salt Lake City and its historic resources. I sincerely appreciate your careful consideration of these comments, my prior comments included in the Staff Report, and the appended Analysis of Standards for Zoning Map Amendments.

Best regards,

Jack Davis

543 East 600 South
Salt Lake City, Utah 84102

Analysis of Standards for Zoning Map Amendments

Salt Lake Ordinance 21A.50.050, articulating the “Standards for General Amendments” to the zoning map, specifically states that, in making a decision to amend the zoning map, the City Council should consider several specific factors. The proposed zoning map amendment of the subject parcels to FB-UN2, however, fails to comply with the majority of these factors. An analysis of the relevant factors at issue is provided below:

<u>Factor:</u>	<u>Analysis & Rationale</u>
<p>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.</p>	<p><i>The proposed amendment <u>fails</u> to comply with this factor.</i></p> <p>As detailed in my preceding comments, the proposed zoning map amendment is inconsistent with many of the purposes, goals, objectives and policies of the city as stated through its various adopted master planning documents, including the Central Community Master Plan and the Salt Lake City Community Preservation Plan. Indeed, rather than support the adopted purposes, goals, objectives, and policies of the city, the proposed zoning map amendment, if approved, would serve to <u>frustrate</u> many of the purposes, goals, objectives, and policies articulated in multiple adopted master plan documents.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p><i>The proposed amendment <u>fails</u> to comply with this factor.</i></p> <p>The purpose statement of the FB-UN form based zoning ordinance specifically articulates a desire for zoning that supports appropriately scaled buildings that respect the existing character of the neighborhood. Indeed, Salt Lake City Ordinance Section 21A.27.050: FB-UN1 and FB-UN2 Form Based Urban Neighborhood District provides:</p> <p style="padding-left: 40px;">“A. Purpose Statement: The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following ...</p> <p style="padding-left: 80px;">5. <u>Appropriately scaled buildings that respect the existing character of the neighborhood.</u>”</p> <p style="padding-left: 40px;"><i>Emphasis added.</i></p> <p>Moreover, the “Design Related Standards” articulated in the connection with the “Specific Intent of [the] Regulations” pertaining to the form based zoning standards provide that:</p> <p style="padding-left: 40px;">“Design Related Standards: The design related standards are intended to ...</p>

Analysis of Standards for Zoning Map Amendments

	<p>a. <u>Implement applicable master plans...</u></p> <p>g. Provide areas for appropriate land uses that encourage use of public transit <u>and are compatible with the neighborhood...</u></p> <p>i. Rehabilitate and reuse existing residential structures in the FB-UN1 zone when possible to efficiently use infrastructure and natural resources, and <u>preserve neighborhood character.</u>”</p> <p><i>Salt Lake Ordinance Section 21A.27.050.D, emphasis added.</i></p> <p>As detailed in my preceding comments and my comments to Planning Staff included in the Staff Report, the proposed zoning map amendment to FB-UN2 would allow for development of a scale and intensity that is wildly inappropriate for the existing character of the neighborhood and stands in stark contrast with existing development patterns in the Central City Historic District. Moreover, the proposed zoning map amendment to FB-UN2 fails to “implement applicable master plans,” would allow development that is not “compatible with the neighborhood,” and would not “preserve neighborhood character,” directly contrary to the specific intent articulated in connection with the “Design Related Standards” of the FB-UN2 zone.</p> <p>For at least these reasons, the proposed zoning map amendment does <u>not</u> further specific purpose statements included in the relevant zoning ordinance for FB-UN2.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties.</p>	<p><i>The proposed amendment <u>fails</u> to comply with this factor.</i></p> <p>As detailed in my comments to Planning Staff included in the Staff Report, the proposed map amendment to FB-UN2 would allow for development that is incompatible and entirely out of scale relative to existing adjacent single story properties. Indeed, the FB-UN2 allows for new development heights of up to 50’ with zero setbacks when adjacent properties are not zoned FB-UN1, as is the case with the subject parcels. Reduced setbacks aside, a 50’ structure would likely be the tallest structure in the Central City historic district south of 600 South. This would allow for entirely incompatible development in terms of relative height, setbacks, and/or scale and massing,</p>

Analysis of Standards for Zoning Map Amendments

	<p>especially in view of the diminutive contributing single story apartment court located adjacent to the subject parcels.</p> <p>For at least these reasons, the proposed zoning map amendment will profoundly and determinately affect adjacent properties.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.</p>	<p><i>The proposed amendment <u>fails</u> to comply with this factor.</i></p> <p>The purpose statement of the H Historic Preservation Overlay Zone focuses on compatibility of new development with existing development in historic districts:</p> <p>“Purpose Statement: In order to contribute to the welfare, prosperity and education of the people of Salt Lake City, the purpose of the H historic preservation overlay district is to...</p> <ol style="list-style-type: none"> 2. Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks; 3. Abate the destruction and demolition of historic structures; 4. Implement adopted plans of the city related to historic preservation...” <p>As detailed in my preceding comments and my comments to Planning Staff included in the Staff Report, the proposed zoning map amendment to FB-UN2 would allow for development of a scale and intensity that is inappropriate for the existing character of the Central City Historic District and that contrasts with historic development patterns. The proposed zone would not “[a]bate the distribution and demolition of historic structures,” but instead would render existing contributing structures as non-conforming and would likely significantly increase the potential for their eventual demolition, a stated intent of the current developer. Finally, a rezone to FB-UN2 would not implement adopted plans of the city related to historic preservation, but instead would create an undesirable zoning mismatch between the base zone and the H Historic Preservation Overlay zone of the subject parcels, a specific concern identified in the SLCCPP.</p>

Analysis of Standards for Zoning Map Amendments

	<p>For at least these reasons, the proposed zoning map amendment is <u>not</u> consistent with the specific purpose statements and provisions included in the relevant zoning ordinance for the H Historic Preservation Overlay Zone.</p>
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March 6, 2016

To: Lex Traugber, Senior Planner, SLC Planning and Zoning Department

Dear Mr. Traugber,

My name is Wendy Mendenhall and I own properties at 636 Sege Avenue and two other properties directly south of there at 621 East 700 South and 645 East 700 South.

I am extremely interested in the plans for rezoning of the area around Trolley Square. I have been involved in that area for many years as a tenant, a shopper, a lover of beautiful architecture and history and most recently a land owner. I am excited about the revitalization of Trolley Square and the areas surrounding it. Trolley Square is a beautiful historic gem and deserves its rebirth and beautification.

I am wholeheartedly in agreement with the rezoning of that entire area. I overwhelmingly support the change of zoning to FB-NU2 which I feel would bring that entire area back into the minds, heart and center of Salt Lake City, for generations to come.

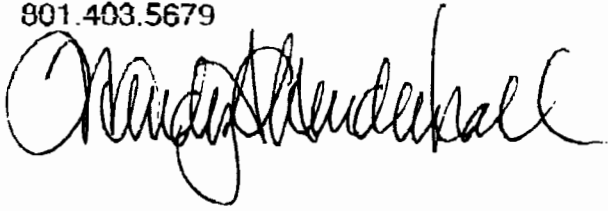
Even as a child, I watched Trolley Square's renovations through the years under the direction of Wally Wright. I loved Trolley Square as a teenager. It's many choices of shops and kiosks kept me engaged for hours with friends and family. It was a destination and maintained its dignity as a vital and important historic place in Salt Lake City. When it was purchased years ago by the different developers, I saw its "light" begin to dim and with the shootings - Trolley's "light" nearly went out. As it sat waiting for that next "someone" who could recognize its natural beauty, importance and power to this city, Trolley Square maintained its presence. As it waited for its next chapters to be written, it invited those with the imagination, commitment and courage to continue its history. With this rezoning, Trolley Square and its surrounding areas will be an example and testament to the wisdom of its citizens and city government. Through the innovative thinking and planning called for with this rezoning, Trolley Square and Salt Lake City can greatly influence the beauty and maturity of this culture by weaving together what Trolley Square was and what it can be for future generations to come.

I feel the magic of Trolley Square being brought back to life. With its recent purchase, I have renewed excitement in Trolley Square and the surrounding areas as I've watched the care given to it. I have watched the commitment being given to Trolley's details: The water tower revival, the replacement of the cement reliefs and the new shops being open, to name a few. I have watched with excitement and relief of the care given to Trolley Square. It is evident its new owners respect Trolley Square, its history and will be mindful as they write the next chapters for this historic landmark.

Trolley Square has it's own flair and personality and with this new zoning, the possibilities for rebirth, renewal and revitalization are very exciting.

If you have any questions about my support for this, please feel free to contact me.

Wendy Mendenthal,
801.403.5679

A handwritten signature in black ink, appearing to read "Wendy Mendenthal". The signature is written in a cursive, flowing style with a large initial "W" and a long, sweeping tail.

From: [Coffey, Cheri](#)
To: [Traughber, Lex](#)
Cc: [Oktay, Michaela](#); [Shepard, Nora](#); [Norris, Nick](#); [Moeller, Michelle](#); [Paterson, Joel](#)
Subject: RE: Trolley Square re-zoning for the south parking lot
Date: Tuesday, March 08, 2016 12:33:50 PM

This should also be included in the drop box and posted.

From: Traughber, Lex
Sent: Tuesday, March 08, 2016 9:57 AM
To: Paterson, Joel
Cc: Coffey, Cheri; Oktay, Michaela; Shepard, Nora; Norris, Nick
Subject: RE: Trolley Square re-zoning for the south parking lot

I phoned him.

From: Paterson, Joel
Sent: Tuesday, March 08, 2016 8:17 AM
To: Traughber, Lex
Cc: Coffey, Cheri; Oktay, Michaela; Shepard, Nora; Norris, Nick
Subject: FW: Trolley Square re-zoning for the south parking lot

Lex,

The e-mail below was sent to the Planning Division's zoning e-mail address. Just wanted to make sure you received it.

Thanks,

JOEL PATERSON, AICP
Zoning Administrator

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6141
FAX 801-535-6174

www.SLCGOV.COM

From: Lon Clayton [<mailto:longreer@gmail.com>]
Sent: Monday, March 07, 2016 5:20 PM
To: Zoning
Subject: Fwd: Trolley Square re-zoning for the south parking lot

Attention Lex Traughber

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

From: Lon Clayton <longreer@gmail.com>
Date: Mon, Mar 7, 2016 at 5:17 PM
Subject: Trolley Square re-zoning for the south parking lot
To: lextraughber@slcgov.com
Cc: Lee Pettit <leepettit101@gmail.com>, Mike Clayton <mikegclayton@gmail.com>

Sir,

I'm Lon Clayton, managing partner for Clayton Properties, the owner of the Western Garden Center parcel at 550 South 600 East. I am concerned about parking.

Does the proposed use including apartments, townhouses, retail space, and inside parking increase the current amount of parking sufficient to provide for the extra night-time demand? Does the proposal rely on any leased parking from surrounding commercial neighbors, or is it fully self contained on Trolley Square Property?

New commercial space from the last Trolley Square expansion on its west side reduced the parking available from 3 levels to 2 levels, a double whammy of increased commercial use and reduced area parking, especially at night. I understand there is additional parking on the northeast side of Trolley Square, but that doesn't help with the traffic and parking congestion on 600 East Street.

Where do we see the proposed plan, especially parking, or do those details come after the zoning approval? What are the parking minimum and maximum requirements for both Trolley Square as it exists, and Trolley Square after the proposed new development?

I don't want our area to become a giant parking lot, but neither do I want the neighbors, both business and residential, to be burdened with excessive street parking and traffic congestion at night when Trolley Square is the busiest and residents will also park at their new apartments and town homes.

Unrelated comment: I find the comparatively new traffic light at 600 South and 600 East very helpful, both for traffic control and for safety.

Best,

Lon Clayton
Principal, Clayton Properties I, LLC
cell [801-792-3123](tel:801-792-3123)

To Members of the Salt Lake City Planning Commission
From Cindy Cromer
3/7/16
Re Trolley Square Ventures

I can support a *different* change in zoning which would promote redevelopment of the parking lot, consistent with the goals stated in the adopted plans: the Central Community Master Plan (2005), the Preservation Plan (2012), and the Livable Communities project (2012). I support the retention of the current zoning at the corner of 600 E and 600 S. I do not support the other findings that the Planning Division has made. I am adamantly opposed to this process which excludes the Landmarks Commission until the 11th hour. I do not believe that the proposal has been properly noticed. I believe that there are other possibilities for zoning which would accomplish the goals of redevelopment, historic preservation, mixed use, and increased housing. Those alternatives have not been considered and they would be consistent with the master plans.

I The FB-UN2 zone may suit the developer's needs but it is inappropriate for the following reasons;

A. Its specific use in an historic district has never been discussed in any public forum. There is a single paragraph in the Preservation Plan (2012) about form based zoning. It is a very general description of the type of zoning.

B. Its use more than 2 blocks from a TRAX station has never been considered. Its only application is immediately adjacent to the TRAX station (within 1 block) at 200 W, 700 S to I-15. The proposed site is not even in the Transit Station Area (See map in Appendix C, Livable Communities project, 2012).

C. The FB-UN2 as adopted in the ordinance is only used in conjunction with FB-UN1. There is no requirement for setbacks to protect adjacent low density properties located in other zones such as the ones on this block.

D. Its application is not consistent with the Preservation Plan (2012) or with numerous statements regarding preservation in the Central Community Master Plan (2005). See Appendices A and B.

E. It is not part of a comprehensive review of zoning in the area south of 600 South. The proposal amounts to spot zoning to accommodate a developer's specific proposal. The City has never used FB-UN for a portion of a block, only for entire blocks.

F. It "dumps" the management of mass, scale, and setbacks on the Landmarks Commission, contrary to common sense, clear statements in 2 master plans, and recent experience.

II There are **alternatives for zoning** which would allow the proposed uses when combined with a Planned Development process (Planning Commission) and the authority the Landmarks Commission has to modify required setbacks and height.

A. The CB zone was amended to allow lodging when the property is on a State highway. Trolley Square Ventures owns the 700 E frontage, a State Highway. While the height allowed in the CB zone is modest, the Landmarks Commission has the authority to grant additional height in historic districts. The CB zone anticipates use next to residential areas. I raised the possibility of the CB zone in my comments dated 2/21/16 but the Planning Division did not address this option in the staff report.

B. The RMU-45 zone would allow a mix of housing and neighborhood uses. It would be consistent with the future land use map in the Central Community Master Plan (2012).

C. The property abutting Ely Place should remain SR-3. Restoring housing on the north side of Ely Place would be one way to buffer the existing residences which have benefited from recent reinvestment.

III Deficiencies in the analysis by the Planning Division include:

A. Failure to even reference the Preservation Plan (2012) or the updated Reconnaissance Level Survey regarding contributory status of buildings (2013)

B. Failure to characterize accurately the distinction between core and transition areas in the Livable Communities project (2012). This proposal is NOT in either; it is outside the TSA. (See map in Appendix C.)

C. Failure to address the need for setbacks next to existing low density residential uses on 700 E, 600 S,

and Ely Place

D. Failure to acknowledge the substantial reinvestment which has occurred on Ely Place

E. Failure to reference the chapter in the Central Community Master Plan on historic preservation and the problems associated with zoning incompatible with preservation (Central Community Master Plan and the Preservation Plan summarized in Appendices A and B)

F. Failure to advertise the petition as an amendment to the Central Community Master Plan

The Future Land Use Map calls for low medium and medium density residential (10-30 units/acre) and medium density residential/mixed use (10/50 units/acre). The potential density and intensity under the FB-UN2 zone represents a change in the master plan. The Planning Division has only advertised a change in zoning, not a master plan amendment. The next item on the agenda is for a master plan amendment and zoning change (PLNPCM2015-00956 & -00957). If that proposal represents a change in the Sugar House Master Plan, then this proposal is most certainly a change in the Central Community Master Plan (see Future Land Use Map and Appendix A).

G. Failure to acknowledge that the applicant has already appealed a decision of the Landmarks Commission and is likely to do so again. The FB-UN2 zone will lead the applicant to expect far more development potential than is compatible with the existing conditions and the available plans.

H. Failure to circulate materials submitted by the applicant which were clearly intended for public review because they were subsequently published in the newspaper (This omission was finally addressed on 3/7.) The rationale for withholding these documents might be considered a lack of transparency. The applicant provided them and expected them to be circulated. The public and members of the Commission should be able to view all of the information that the Planning Division considered. The Division was "kicking the can down the road," insisting that the Landmarks Commission could deal with discrepancies between the zoning and the existing historic district, contrary to statements in the Central Community Master Plan and the Preservation Plan.

I. The responsibility for public engagement is a shared one, but if you compare the outreach documented for the 900 E/Ramona petition with the outreach for this proposal, the difference is clear. The chair of the Central City Neighborhood Council could have attended the open house on 2/18 and requested a presentation. That presentation could not have occurred, however, until 3/2 and by that time the Planning Division had approved the staff report. Issues such as the option of using a CB zone raised in my memo 2/21 were never addressed.

Rebuttal to Attachment D in the staff report: Analysis of Standards for General Amendments (to zoning)

1. Compliance with master plans

DOES NOT COMPLY with the Preservation Plan (2012), with the overlay district (1991), with the Reconnaissance Level survey (2013), or with portions of the Livable Communities plan (2012) and the Central Community Master Plan (2005) See Appendix A regarding documentation omitted from the Central Community Plan, Appendix B regarding relevant text from the Preservation Plan, and Appendix C regarding the Livable Communities project.

2. Purpose statement of zoning ordinance

CANNOT ACCOMPLISH #5 of the FB-UN2 zone (appropriately scaled buildings) because it is not proposed in conjunction with FB-UN1. **DOES NOT ACCOMPLISH** the purpose of the overlay district because multiple contributing structures are threatened.

3. Effect on adjacent properties

NEGATIVE EFFECT due to "dumping" the burden of regulating intense zoning on a low to medium density block onto Historic Landmarks, due to the lack of setbacks in the FB-UN2, due to potential demolitions, due to inappropriate heights

4. Consistent with overlay zoning districts

FAILS because the Preservation Plan specifically states that zoning should not be more intense than conservation of historic resources permits. This applicant has already challenged a decision by the Landmarks Commission (2014). There is every indication that this applicant will resist the decision by the Landmark Commission.

5. Adequacy of public facilities

PROBABLY COMPLIES with the exception of bus service and water/sewer/stormwater.

Alternative motions:

FOR DENIAL

Based on the written comments and comments at the hearing and on the portion of the staff report dealing with 603 S 600 E, I move that the Commission recommend denial of Petition PLNPC2016-000031. This recommendation is based on the lack of compliance with applicable master plans, including the Central Community Master Plan as amended in 2012 by the Livable Communities project and the Salt Lake City Preservation Plan; the incompatibility with the purpose statement of the FB-UN2 zone with the applicable H overlay zoning district; and the probable negative impacts to adjacent low density residential properties. The Planning Commission transmits a negative recommendation to the City Council for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)
and 603 S 600 E (Parcel #16-06-481-001).

FOR TABLING

Based on the lack of public notice for an amendment to the adopted community master plan, less than optimal engagement with the surrounding community, the lack of input relating to associated preservation issues from the Historic Landmarks Commission, the failure to consider any zoning alternatives other than the one proposed by the applicant, and the incomplete analysis of applicable master plans in the staff report, I move that the Planning Commission table the petition for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)
and 603 S 600 E (Parcel #16-06-481-001)

for a continued hearing at a future date.

from Cromer (3/7/16)

APPENDIX A (bold lettering added; page numbers are from the printed version)

from the Central Community Master Plan (2005), Issues within the Central City Neighborhood p.5

Residential

-Encourage the expansion of the housing stock in ways that are **compatible with the historic character of the neighborhood.**

-**Discourage demolition** or loss of housing and the deterioration in the condition of housing units. Provide more three and four bedroom housing units and public recreational amenities, especially for children.

-Ensure that land-use policies reflect **a respect for the eclectic architectural character** so that this area does not remain as just an interim zone between Downtown and more desirable neighborhoods to the east and north.

-**Ensure that historic preservation is the priority in this area.**

-**Place special emphasis on buffers, transition zones. or insulation to minimize negative impacts from incompatible uses.**

.....

Commercial

.....

Minimize the negative impacts associated with Trolley Square, especially parking and congestion.

from Demolitions in Historic Districts in the Central City Community p. 17

Most of the demolitions in Central City have occurred as a result of **low intensity development on land that is zoned for high-density residential development or automobile-oriented commercial development.** Both the zoning of properties within historic districts and the economic hardship ordinance need to be evaluated to encourage adaptive reuse rather than demolition of structures.

from Historic Preservation Goals, p. 18

The most significant feature of this district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street. Because the overall street character is the greatest concern, more flexibility in other areas, particularly renovation details should be allowed.

from Historic Preservation Policies, p. 18

Policy and regulations

Policy HP-I.O Central Community gives **high priority to the preservation of historic structures and development patterns.**

-Coordinate transit oriented development corridors with **historic preservation requirements.**

-Ensure that zoning is conducive to **preservation of significant and contributing structures or properties.**

-Improve and expand preservation measures to **protect historic development patterns** such as subdivision lot layout, street patterns, neighborhood landscape features and streetscapes.

- Encourage new development, redevelopment and the subdivision of lots in historic districts that is **compatible with the character of existing development of historic districts or individual landmarks.**

from Cromer (3/7/16)

Appendix B

from the Preservation Plan (2012) (bold type added)

//-6 • Future Land Use Maps: The master plans each include a future land use map, which is intended to direct changes in use and intensity over time. These maps therefore have a huge influence on the City's ability to preserve historic structures and sites. These maps are a blueprint to property owners and development entities as to what development potential to expect for their property in the future. **Future land use maps that accurately reflect and convey the presence of historic resources in the land use patterns they establish are critical to the long-term viability of historic resources.**

Policy 2.1b: Ensure consistency between the Community Preservation Plan and all other adopted City plans.

Policy 2.1c: The various city-wide planning policy documents should include policies to address historic preservation and community character preservation as an important City endeavor.

2.1c1 Update Master Plans to ensure consistency of policies and objectives of the Community Preservation Plan
✓ (Timing: Ongoing)
City Staff (Responsible Parties)

Policy 2.2a: At all levels of City government, make decisions relating to historic resources and preservation activities that are in accordance with the Community Preservation Plan.

2.2a.1 Work with City Departments to provide education and ensure city funded projects meet policies of the Community Preservation Plan
✓ (Timing: Ongoing)
City Staff (Responsible Parties)

Policy 3.3g: Ensure that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed.

3.3.g.1 Assess Underlying Zoning in historic and conservation districts to eliminate conflicts.
✓ (Timing 1-5 years)
City Officials, HLC, City Staff (Responsible Parties)

from Cromer (3/7/16)

Appendix C

from the Livable Communities project (2012), an amendment to the Central Community Plan

Trolley Station Area

The Trolley Station is defined as an Urban Neighborhood Station Area. Urban Neighborhoods are places that have an established development pattern that contain a mix of uses and can support an increase in residential density and supporting commercial activities. New development generally occurs as infill, occurring on undeveloped or underutilized properties. Redevelopment of surface parking lots that front on 400 South is a priority. A compact development pattern is desired in order to **focus new growth at the station and respect the existing scale and intensity of the surrounding neighborhood. The highest residential density and intensity of commercial land use occur closest to the transit station and are scaled down the further one moves from the station.**

The station area comprises of **core and transition areas**. The purpose of creating the different areas is to recognize the scale and nature of existing development patterns and identify the appropriate locations for growth. The general concept is that bigger buildings with the most dwelling units and a higher intensity level of commercial space should be located closest to the station in the core. **The transition area reduces the scale, mass and intensity of new development as it moves away from the core area.**

12. Identify zoning solutions for the block faces across from Trolley Square on 600 East and 600 South. The focus should be to encourage development on vacant parcels, increase residential density and promote the preservation and adaptive reuse of contributing structures. The surface parking lot south of Trolley Square should be rezoned to allow Trolley Square to building a parking structure, retain the historic structures fronting on 600 South and build housing.

15. Encourage development that is compatible with the historic development pattern in the Central City Historic District where appropriate.



(The map shows that the proposal is NOT in either the core or transition areas which stop at 500 S. The specific area of the proposal was discussed during the public process for Livable Communities and changes to the zoning did not occur.)

(bold lettering added)



March 8, 2016

TO: Salt Lake City Planning Commission via Lex Traugber, Salt Lake City Planning Division
FROM: Kirk Huffaker, Executive Director

RE: Trolley Square Ventures Proposal for a zoning map amendment (PLNPCM2016-00031)

On behalf of the Board of Trustees of Utah Heritage Foundation, I express our strong opposition to the rezoning application by Trolley Square Ventures. We believe there is not sufficient evidence to grant the rezoning request and that the rezoning does not afford for a neighborhood-focused solution that includes the historic resources.

In addition, we believe there are inconsistencies with existing master plans that have not sufficiently been addressed in the evaluation of the application. In my discussions with Trolley Square Ventures, I have stressed that we would be looking for a preservation-minded solution for the existing historic structures. To that end, we are disappointed that this application appears to propose a path without those solutions.

While we are extremely supportive of the idea of redeveloping the vacant ground and parking lot, the solution needs to both achieve the developer's goals for a viable project and achieve a context-sensitive solution that will be best for the neighborhood in the long term.

We strongly encourage the Planning Commission to ask strong questions regarding the proposal and decline the application.

From: [Traughber, Lex](#)
To: [Moeller, Michelle](#)
Subject: FW: Proposed Trolley Square Expansion
Date: Wednesday, March 09, 2016 11:12:04 AM

M, Please distribute to the PC. Thx!

From: Peter Goss [mailto:goss@arch.utah.edu]
Sent: Wednesday, March 09, 2016 11:06 AM
To: Traughber, Lex
Subject: Proposed Trolley Square Expansion

Hello,

As an architectural historian I am appalled at the attempt to reproduce a late 19th century Utah fair building to conceal a 21st century commercial and residential function adjacent to the National Register Historic site, Trolley Square. I believe the scale and location of this project is inappropriate and will severely impact the low rise residential neighborhood it borders. I hope this evening's planning commission meeting will examine this project in great detail for I suspect the project does not conform to the city's Preservation Plan and the Central Community Master Plan.

Peter L. Goss, Ph. D.
Professor Emeritus of Architectural History
College of Architecture + Planning

From: [Traughber, Lex](#)
To: [Moeller, Michelle](#)
Subject: FW: Cromer comments
Date: Wednesday, March 09, 2016 11:46:59 AM

Michelle, Please distribute to the members of the PC. Thx!

From: Douglas White [mailto:dfwatty@gmail.com]
Sent: Tuesday, March 08, 2016 5:37 PM
To: Traughber, Lex
Subject: Cromer comments

Mr. Traughber

I have carefully read and considered Ms. Cromer's comments. I have also reviewed the FB-NU2 Zoning Ordinance, again. Permit me to make a few observations.

Although this is the first time, if this is correct, the FB-NU2 has been applied in a Historical zone we need to remember that the FB-NU2 zone has only come to the forefront in 2012. Meaning, this is a relatively new zone for Salt Lake City as a whole. Secondly, there is nothing in The FB-NU2 zone ordinance that states that it *cannot* be applied in any particular zone, especially in a historic zone. As such, I believe it is very premature to judge that the zone is simply "incompatible" with the base Masterplan as she states. We may very find that this new approach is completely in harmony with all aspects of the intent and purpose of the historical overlay.

There is no request for any zoning that would be remotely related to transit oriented businesses or zoning.

In reference to the four old houses. All of these houses are already currently in a legal nonconforming zones. One of the houses, 665 E, Ely Street can not even be seen from any street, and the house at 664 E. 600 South is unlikely to be contributing. Even so, the status of these properties is not before the Planning and Zone board. Preservation of these structures has been considered by the owner for more than two years.

As to the other conclusions reached by Ms. Cormer's they are her opinions which she has rightfully expressed.

Thank you for your consideration to this matters.

Respectfully,

Douglas F. White
Attorney at Law

SK Hart Management, LC
630 East South Temple Street
Salt Lake City, Utah 84102

Telephone: 801-321-7725
Mobile : 801-819-3606
Fax : 801-321-7730

Traughber, Lex

From: Chair, East Central Community Council <ECChair@live.com>
Sent: Tuesday, April 5, 2016 10:35 PM
To: Traughber, Lex
Cc: Doug White; East Central Executive Board; East Central Community; Shepard, Nora
Subject: Trolley rezone application and ECC meeting on April 14th

Dear All,

This note is to clarify that the East Central Community Council has already taken a formal position in support of the Planning Staff recommendations for rezone of the Trolley Ventures property on 600 South excluding the property on the corner of 600 South & 600 East which we recommend stay its current zone.

While Trolley/SK Hart is on the ECC agenda for the April 14th quarterly general membership meeting, the purpose is NOT to talk about the rezone application but instead to talk about Historic Trolley Square itself and have a sneak peek of the exciting new Trolley Museum.

Further discussions, ideas and creative suggestions regarding the future development of the 600 South property, relocation of historic structures, materials, design, mitigations, etc. are being led by the ECC Community Development/Land Use Committee.

ECC members interested in participating in this ongoing process are most welcome and encouraged to participate by writing to ecchair@live.com for more information.

with warm regards, Esther

Esther Hunter
Chair, East Central Community Council
606 Trolley Square, SLC, Utah 84102

Home of Porchfest Salt Lake

www.facebook.com/PorchfestSaltLake
www.facebook.com/EastCentralCommunityCouncil
on the web at www.eastcentralcc.org

Traughber, Lex

From: Chair, East Central Community Council <ECChair@live.com>
Sent: Friday, March 18, 2016 4:11 PM
To: Shepard, Nora
Cc: Traughber, Lex; Oktay, Michaela; East Central Community; East Central Executive Board
Subject: Re: Trolley Ventures Rezone Application

Thank you very much Nora and Lex for this inquiry and generous offer.

East Central does not need a visit from Planning Staff or Trolley Ventures to attend either the ECC general or board meeting at this point in the process.

East Central received the Open House notice for the Trolley Ventures rezone in early February and we organized a Community Development Land Use Subcommittee, posted the Open House information to our web page, Facebook page, the District 4 Facebook page, contacted one of our City Council Reps Derek and distributed the information to our Google Group email system. (The email system represents those households that have enrolled to date or 4217 businesses and households).

East Centrals informal position regarding the rezone remains in line with the Planning Staff report presented to the Planning Commission that the rezone be approved for all lots except the lot located at the corner of 600 East and 600 South.

The ECC CDLU sub-committee is meeting regularly with Trolley Ventures to discuss the remaining but future phases of the project (after rezone) including historic design, the Central City Historic District, Historic guidelines such as mass/scale, ideas to mitigate all community concerns related to impacts, affordable housing, ideas to help protect the integrity of Trolley Square and the contributing homes located on this site, etc.

We are doing this while at the same time carefully considering and thinking win win so that the project can be viable and built.

We believe Trolley to be one of the great jewels in our city. We look forward to and are honored by our continued involvement as active team members of this important project and strongly support/appreciate the tremendous investments being made in Trolley Square to revitalize and restore this important piece of Salt Lake's long standing history.

Esther
In behalf of East Central Community Council

Esther Hunter
Chair, East Central Community Council
606 Trolley Square, SLC, Utah 84102

Home of Porchfest Salt Lake
www.facebook.com/PorchfestSaltLake
www.facebook.com/EastCentralCommunityCouncil
on the web at www.eastcentralcc.org

From: Shepard, Nora
Sent: Wednesday, March 16, 2016 11:52 AM
To: East Central CC Chair ; Esther Hunter
Cc: Traughber, Lex ; Oktay, Michaela
Subject: Trolley Ventures Rezone Application

Hello! I wanted to reach out to your Community Council to find out if you would like us to attend your next Community Council meeting to discuss the Trolley Ventures Rezone Application. At their last meeting the

Planning Commission forwarded a positive recommendation to the City Council on the rezone requested by Trolley Venture to rezone various parcels. It was quite controversial and the meeting was well attended by those in favor and opposed to the change in zoning. The Planning Commission recommendation is by no means a final action. Here is some information about the where the process goes from here:

Planning Commission made a Recommendation Only

In this case, the Planning Commission meeting was well attended with written and verbal input from both those supporting and opposing the rezone. The RECOMMENDATION the Planning Commission made to the City Council was to support the rezone after they considered the public input.

The City Council will have to conduct its own public hearing. As part of the public hearing with the City Council a notice will be sent to all property owners within 300 feet, and all others who have made comments and for which we have contact information. The City Council will have to make the FINAL DECISION on the request for rezone.

Public Outreach prior to City Council consideration

Because there is significant neighborhood interest in this rezone request, the Planning Division staff will contact the Community Council Chairs and will be happy to attend the Community Council meetings to discuss the process, and the rezone proposal prior to the City Council public hearing.

Other opportunities for input

If the rezone is approved, there will be many other opportunities for the public to be involved. THE REZONE IS THE FIRST STEP AND IS NOT APPROVING A SPECIFIC PROJECT. They may be requesting demolition or relocation of historic structures, which requires early notification of the applicable community councils and involves consideration and action by the Historic Landmark Commission. The specific design of a building would require review by the Historic Landmark Commission. In both these cases, notification would occur and public hearings would be held.

It is also possible that the Planning Commission may have to review the project, depending on what is being proposed. If that is the case, another public noticing and hearing would be required. Depending on the process, this may also require early notification of the applicable community councils.

Please let me know if you would like us to attend your next meeting to discuss this application. I also welcome the opportunity to sit down with the chair to discuss public engagement and notification in general. We are always looking for better ways to get the word out and engage the neighborhood.

I look forward to hearing from you.

Nora Shepard

Nora Shepard, AICP
Planning Director

PLANNING DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

Dear Neighbor,

If you have not noticed, our neighborhood is becoming slowly dominated by large, ugly structures that look tastelessly like they were designed by someone with little imagination, and probably no concern for local residents. (Maybe they grew up at the mall.)

I'm talking about these condo buildings, generally 3 or 4 stories tall, that could be out of a mail-order catalog. Seen them? They are everywhere (there are already 8 within 2 blocks from the Smith's Marketplace, that have been built in the last few years, many are not even supporting *half-occupancy*), and they are a **PROBLEM** for all of us.



Why are they a problem? Primarily, it's because they are expensive. Please flip over to read more when you're ready. But first let me get to...

The POINT: 7 different properties near the corner of 600 South and 700 East, near Trolley Square, are currently under zoning laws that *keep the area suitable* for the people who *already live* in this neighborhood to afford. The vested interests of "Trolley Square Ventures" are trying to push a change in those zoning laws through City Council soon, that would make it ok for them to expand their commercial interests in a cancerous manner throughout *our* neighborhood. They are trying to *change the law in place*, so it works in their favor, and build mixed-use, residential and commercial development, (i.e. more of the same wasteful and tactless building practices we see in this area. Isn't Trolley Square big enough?

We can STOP them: at a *City Council Planning Meeting*, where your voice can be heard by folks that make those decisions, members of the City Council that represent this neighborhood..

When and where?

Wednesday, March 9th, 5:30 pm

@ Room 326 of the City County Building (451 S. State St.)

If you value diversity and justice, your presence is important.

Why are these condos a problem for all of us?

Well, here's the primary reason:

They are **expensive**. Expensive and wasteful to build, yes, but there's more. Expensive means that only people who already *have* enough money can afford to live in these places. Expensive means high rent and high property value. And higher property value means that *other properties around the area, around OUR neighborhood, become more expensive* to live in (even if you own your place), more expensive to maintain, and more expensive, overall, for other people to rent, because land-owners can, then, justify raising the rent.

There are people who *already live* in this neighborhood who *may not be able to afford* to be displaced by rising rent costs. When rising property values make it impossible for poorer peoples/families to pay for their living costs, it pushes people, families and all, out of the area that they call HOME (to where? is anyone's guess).

In effect, the result is truly the definition of this word: GENTRIFICATION.

I do not wish for ANY of my neighbors to be displaced by such factors. Not all people come from the same socio-economic background, especially not a background of privilege. This is something I've come to know about my neighbors. Some people are born with "a step ahead" in this world (for example if, when you were growing up, your parents had enough money to provide everything you needed, or if you were granted access to good education early on, etc.), and some, are simply not cut from that cloth. This means that some folks work hard all their lives, like many of us do, but they still may not enjoy the fruits of their labor in the same way that others get to.

I take pride in our neighborhood's diversity, and I hope you do too. There are many places in this city where development is happening, but I believe that it is OK for *our neighborhood* to remain a supportive environment, full of authenticity and character, for all of us residents, including those that simply *can't* attain an "american dream" life, one that is ever increasingly getting further and further away.

Please, if this resonates with you, help to tell your Council members to NOT CHANGE the laws; help to stop gentrification; consider attending and/or speaking *your* mind, at the upcoming meeting, March 9th, 5:30 pm at the City County Building.

Sincerely,
Your neighbor, James



Contact me if you like, info@saltlakebicycletours.com

Traughber, Lex

From: John Davis [johnphilipdavis@gmail.com]
Sent: Sunday, March 06, 2016 7:08 PM
To: Traughber, Lex
Cc: Shepard, Nora; Coffey, Cheri; Norris, Nick; Oktay, Michaela; Dansie, Doug
Subject: Comments for Planning Commission PLNPCM2016-00031 - TSV Zoning Map Amendment
Attachments: Comments to Planning Commission Re PLNPCM2016-00031 - TSV Zoning Map Amendment.pdf

Hi Lex,

Thank you for speaking with me last week regarding the Staff Report for the Trolley Square Ventures Zoning Map Amendment.

As we discussed, I am disappointed in the recommendations included in the Staff Report for a variety of reasons. My primary concerns relate to the incompatibility of the proposed FB-UN2 zone with the adopted Central Community Master Plan, as amended in 2012 as part of the Livable Communities project, as well as the Salt Lake Community Preservation Plan, which is notably not addressed in the Staff Report. I am also concerned about the significant preservation issues created when base zoning is not well matched to historic overlay zoning, a circumstance that the Preservation Plan specifically states should be avoided.

I have prepared and attach comments detailing my various concerns that I would like you to circulate to Planning Commission members for their consideration prior to this Wednesday's meeting. Please confirm both your receipt of the attached comments and that they will be circulated to the Planning Commission members with sufficient time before the meeting to review.

Thank you for your efforts on behalf of the residents of the city. Should any questions arise, please do not hesitate to contact me.

Thanks,

Jack Davis

Traughber, Lex

From: Paterson, Joel
Sent: Tuesday, March 08, 2016 8:17 AM
To: Traughber, Lex
Cc: Coffey, Cheri; Oktay, Michaela; Shepard, Nora; Norris, Nick
Subject: FW: Trolley Square re-zoning for the south parking lot

Lex,

The e-mail below was sent to the Planning Division's zoning e-mail address. Just wanted to make sure you received it.

Thanks,

JOEL PATERSON, AICP
Zoning Administrator

PLANNING DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6141
FAX 801-535-6174

WWW.SLCGOV.COM

From: Lon Clayton [<mailto:longreer@gmail.com>]
Sent: Monday, March 07, 2016 5:20 PM
To: Zoning
Subject: Fwd: Trolley Square re-zoning for the south parking lot

Attention Lex Traughber

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

From: Lon Clayton <longreer@gmail.com>
Date: Mon, Mar 7, 2016 at 5:17 PM
Subject: Trolley Square re-zoning for the south parking lot
To: lextraughber@slcgov.com
Cc: Lee Pettit <leepettit101@gmail.com>, Mike Clayton <mikegclayton@gmail.com>

Sir,

I'm Lon Clayton, managing partner for Clayton Properties, the owner of the Western Garden Center parcel at 550 South 600 East. I am concerned about parking.

Does the proposed use including apartments, townhouses, retail space, and inside parking increase the current amount of parking sufficient to provide for the extra night-time demand? Does the proposal rely on any leased parking from surrounding commercial neighbors, or is it fully self contained on Trolley Square Property?

New commercial space from the last Trolley Square expansion on its west side reduced the parking available from 3 levels to 2 levels, a double whammy of increased commercial use and reduced area parking, especially at night. I understand there is additional parking on the northeast side of Trolley Square, but that doesn't help with the traffic and parking congestion on 600 East Street.

Where do we see the proposed plan, especially parking, or do those details come after the zoning approval? What are the parking minimum and maximum requirements for both Trolley Square as it exists, and Trolley Square after the proposed new development?

I don't want our area to become a giant parking lot, but neither do I want the neighbors, both business and residential, to be burdened with excessive street parking and traffic congestion at night when Trolley Square is the busiest and residents will also park at their new apartments and town homes.

Unrelated comment: I find the comparatively new traffic light at 600 South and 600 East very helpful, both for traffic control and for safety.

Best,

Lon Clayton
Principal, Clayton Properties I, LLC
cell 801-792-3123

March 6, 2016

To: Lex Traughber, Senior Planner, SLC Planning and Zoning Department

Dear Mr. Traughber,

My name is Wendy Mendenhall and I own properties at 636 Segoe Avenue and two other properties directly south of there at 621 East 700 South and 645 East 700 South.

I am extremely interested in the plans for rezoning of the area around Trolley Square. I have been involved in that area for many years as a tenant, a shopper, a lover of beautiful architecture and history and most recently a land owner. I am excited about the revitalization of Trolley Square and the areas surrounding it. Trolley Square is a beautiful historic gem and deserves its rebirth and beautification.

I am wholeheartedly in agreement with the rezoning of that entire area. I overwhelmingly support the change of zoning to FB-NU2 which I feel would bring that entire area back into the minds, heart and center of Salt Lake City, for generations to come.

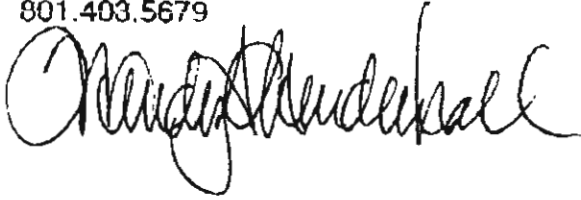
Even as a child, I watched Trolley Square's renovations through the years under the direction of Wally Wright. I loved Trolley Square as a teenager. It's many choices of shops and kiosks kept me engaged for hours with friends and family. It was a destination and maintained its dignity as a vital and important historic place in Salt Lake City. When it was purchased years ago by the different developers, I saw its "light" begin to dim and with the shootings - Trolley's "light" nearly went out. As it sat waiting for that next "someone" who could recognize its natural beauty, importance and power to this city, Trolley Square maintained its presence. As it waited for its next chapters to be written, it invited those with the imagination, commitment and courage to continue its history. With this rezoning, Trolley Square and its surrounding areas will be an example and testament to the wisdom of its citizens and city government. Through the innovative thinking and planning called for with this rezoning, Trolley Square and Salt Lake City can greatly influence the beauty and maturity of this culture by weaving together what Trolley Square was and what it can be for future generations to come.

I feel the magic of Trolley Square being brought back to life. With its recent purchase, I have renewed excitement in Trolley Square and the surrounding areas as I've watched the care given to it. I have watched the commitment being given to Trolley's details: The water tower revival, the replacement of the cement reliefs and the new shops being open, to name a few. I have watched with excitement and relief of the care given to Trolley Square. It is evident its new owners respect Trolley Square, its history and will be mindful as they write the next chapters for this historic landmark.

Trolley Square has it's own flair and personality and with this new zoning, the possibilities for rebirth, renewal and revitalization are very exciting.

If you have any questions about my support for this, please feel free to contact me.

Wendy Mendenhall,
801.403.5679

A handwritten signature in black ink that reads "Wendy Mendenhall". The signature is written in a cursive style with a large initial "W" and a long, sweeping tail.

To Members of the Salt Lake City Planning Commission
From Cindy Cromer
3/7/16
Re Trolley Square Ventures

I can support a *different* change in zoning which would promote redevelopment of the parking lot, consistent with the goals stated in the adopted plans: the Central Community Master Plan (2005), the Preservation Plan (2012), and the Livable Communities project (2012). I support the retention of the current zoning at the corner of 600 E and 600 S. I do not support the other findings that the Planning Division has made. I am adamantly opposed to this process which excludes the Landmarks Commission until the 11th hour. I do not believe that the proposal has been properly noticed. I believe that there are other possibilities for zoning which would accomplish the goals of redevelopment, historic preservation, mixed use, and increased housing. Those alternatives have not been considered and they would be consistent with the master plans.

I The FB-UN2 zone may suit the developer's needs but it is inappropriate for the following reasons;

A. Its specific use in an historic district has never been discussed in any public forum. There is a single paragraph in the Preservation Plan (2012) about form based zoning. It is a very general description of the type of zoning.

B. Its use more than 2 blocks from a TRAX station has never been considered. Its only application is immediately adjacent to the TRAX station (within 1 block) at 200 W, 700 S to I-15. The proposed site is not even in the Transit Station Area (See map in Appendix C, Livable Communities project, 2012).

C. The FB-UN2 as adopted in the ordinance is only used in conjunction with FB-UN1. There is no requirement for setbacks to protect adjacent low density properties located in other zones such as the ones on this block.

D. Its application is not consistent with the Preservation Plan (2012) or with numerous statements regarding preservation in the Central Community Master Plan (2005). See Appendices A and B.

E. It is not part of a comprehensive review of zoning in the area south of 600 South. The proposal amounts to spot zoning to accommodate a developer's specific proposal. The City has never used FB-UN for a portion of a block, only for entire blocks.

F. It "dumps" the management of mass, scale, and setbacks on the Landmarks Commission, contrary to common sense, clear statements in 2 master plans, and recent experience.

II There are **alternatives for zoning** which would allow the proposed uses when combined with a Planned Development process (Planning Commission) and the authority the Landmarks Commission has to modify required setbacks and height.

A. The CB zone was amended to allow lodging when the property is on a State highway. Trolley Square Ventures owns the 700 E frontage, a State Highway. While the height allowed in the CB zone is modest, the Landmarks Commission has the authority to grant additional height in historic districts. The CB zone anticipates use next to residential areas. I raised the possibility of the CB zone in my comments dated 2/21/16 but the Planning Division did not address this option in the staff report.

B. The RMU-45 zone would allow a mix of housing and neighborhood uses. It would be consistent with the future land use map in the Central Community Master Plan (2012).

C. The property abutting Ely Place should remain SR-3. Restoring housing on the north side of Ely Place would be one way to buffer the existing residences which have benefited from recent reinvestment.

III Deficiencies in the analysis by the Planning Division include:

A. Failure to even reference the Preservation Plan (2012) or the updated Reconnaissance Level Survey regarding contributory status of buildings (2013)

B. Failure to characterize accurately the distinction between core and transition areas in the Livable Communities project (2012). This proposal is NOT in either; it is outside the TSA. (See map in Appendix C.)

C. Failure to address the need for setbacks next to existing low density residential uses on 700 E, 600 S,

and Ely Place

D. Failure to acknowledge the substantial reinvestment which has occurred on Ely Place

E. Failure to reference the chapter in the Central Community Master Plan on historic preservation and the problems associated with zoning incompatible with preservation (Central Community Master Plan and the Preservation Plan summarized in Appendices A and B)

F. Failure to advertise the petition as an amendment to the Central Community Master Plan

The Future Land Use Map calls for low medium and medium density residential (10-30 units/acre) and medium density residential/mixed use (10/50 units/acre). The potential density and intensity under the FB-UN2 zone represents a change in the master plan. The Planning Division has only advertised a change in zoning, not a master plan amendment. The next item on the agenda is for a master plan amendment and zoning change (PLNPCM2015-00956 & -00957). If that proposal represents a change in the Sugar House Master Plan, then this proposal is most certainly a change in the Central Community Master Plan (see Future Land Use Map and Appendix A).

G. Failure to acknowledge that the applicant has already appealed a decision of the Landmarks Commission and is likely to do so again. The FB-UN2 zone will lead the applicant to expect far more development potential than is compatible with the existing conditions and the available plans.

H. Failure to circulate materials submitted by the applicant which were clearly intended for public review because they were subsequently published in the newspaper (This omission was finally addressed on 3/7.) The rationale for withholding these documents might be considered a lack of transparency. The applicant provided them and expected them to be circulated. The public and members of the Commission should be able to view all of the information that the Planning Division considered. The Division was "kicking the can down the road," insisting that the Landmarks Commission could deal with discrepancies between the zoning and the existing historic district, contrary to statements in the Central Community Master Plan and the Preservation Plan.

I. The responsibility for public engagement is a shared one, but if you compare the outreach documented for the 900 E/Ramona petition with the outreach for this proposal, the difference is clear. The chair of the Central City Neighborhood Council could have attended the open house on 2/18 and requested a presentation. That presentation could not have occurred, however, until 3/2 and by that time the Planning Division had approved the staff report. Issues such as the option of using a CB zone raised in my memo 2/21 were never addressed.

Rebuttal to Attachment D in the staff report: Analysis of Standards for General Amendments (to zoning)

1. **Compliance with master plans** **DOES NOT COMPLY** with the Preservation Plan (2012), with the overlay district (1991), with the Reconnaissance Level survey (2013), or with portions of the Livable Communities plan (2012) and the Central Community Master Plan (2005) See Appendix A regarding documentation omitted from the Central Community Plan, Appendix B regarding relevant text from the Preservation Plan, and Appendix C regarding the Livable Communities project.
2. **Purpose statement of zoning ordinance** **CANNOT ACCOMPLISH** #5 of the FB-UN2 zone (appropriately scaled buildings) because it is not proposed in conjunction with FB-UN1. **DOES NOT ACCOMPLISH** the purpose of the overlay district because multiple contributing structures are threatened.
3. **Effect on adjacent properties** **NEGATIVE EFFECT** due to "dumping" the burden of regulating intense zoning on a low to medium density block onto Historic Landmarks, due to the lack of setbacks in the FB-UN2, due to potential demolitions, due to inappropriate heights
4. **Consistent with overlay zoning districts** **FAILS** because the Preservation Plan specifically states that zoning should not be more intense than conservation of historic resources permits. This applicant has already challenged a decision by the Landmarks Commission (2014). There is every indication that this applicant will resist the decision by the Landmark Commission.
5. **Adequacy of public facilities** **PROBABLY COMPLIES** with the exception of bus service and water/sewer/stormwater.

Alternative motions:

FOR DENIAL

Based on the written comments and comments at the hearing and on the portion of the staff report dealing with 603 S 600 E, I move that the Commission recommend denial of Petition PLNPC2016-000031. This recommendation is based on the lack of compliance with applicable master plans, including the Central Community Master Plan as amended in 2012 by the Livable Communities project and the Salt Lake City Preservation Plan; the incompatibility with the purpose statement of the FB-UN2 zone with the applicable H overlay zoning district; and the probable negative impacts to adjacent low density residential properties. The Planning Commission transmits a negative recommendation to the City Council for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)
and 603 S 600 E (Parcel #16-06-481-001).

FOR TABLING

Based on the lack of public notice for an amendment to the adopted community master plan, less than optimal engagement with the surrounding community, the lack of input relating to associated preservation issues from the Historic Landmarks Commission, the failure to consider any zoning alternatives other than the one proposed by the applicant, and the incomplete analysis of applicable master plans in the staff report, I move that the Planning Commission table the petition for the proposed zoning map amendment to FB-UN2 (Form Based Urban Neighborhood District) for the following parcels:

644 E 600 S (Parcel #16-06-481-019)
652 E 600 S (Parcel #16-05-353-001)
658 E 600 S (Parcel #16-05-353-002)
664 E 600 S (Parcel #16-05-353-003)
628 S 700 E (Parcel #16-05-353-016)
665 E. Ely Place (Parcel #16-05-353-014)
and 603 S 600 E (Parcel #16-06-481-001)

for a continued hearing at a future date.

from Cromer (3/7/16)

APPENDIX A (bold lettering added; page numbers are from the printed version)

from the Central Community Master Plan (2005), Issues within the Central City Neighborhood p.5

Residential

-Encourage the expansion of the housing stock in ways that are **compatible with the historic character of the neighborhood.**

-**Discourage demolition** or loss of housing and the deterioration in the condition of housing units. Provide more three and four bedroom housing units and public recreational amenities, especially for children.

-Ensure that land-use policies reflect a **respect for the eclectic architectural character** so that this area does not remain as just an interim zone between Downtown and more desirable neighborhoods to the east and north.

-**Ensure that historic preservation is the priority in this area.**

-**Place special emphasis on buffers, transition zones, or insulation to minimize negative impacts from incompatible uses.**

.....

Commercial

.....

Minimize the negative impacts associated with Trolley Square, especially parking and congestion.

from Demolitions in Historic Districts in the Central City Community p. 17

Most of the demolitions in Central City have occurred as a result of **low intensity development on land that is zoned for high-density residential development or automobile-oriented commercial development.** Both the zoning of properties within historic districts and the economic hardship ordinance need to be evaluated to encourage adaptive reuse rather than demolition of structures.

from Historic Preservation Goals, p. 18

The most significant feature of this district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street. Because the overall street character is the greatest concern, more flexibility in other areas, particularly renovation details should be allowed.

from Historic Preservation Policies, p. 18

Policy and regulations

Policy HP-I.O Central Community gives **high priority to the preservation of historic structures and development patterns.**

-Coordinate transit oriented development corridors with **historic preservation requirements.**

-Ensure that zoning is conducive to **preservation of significant and contributing structures or properties.**

-Improve and expand preservation measures to **protect historic development patterns** such as subdivision lot layout, street patterns, neighborhood landscape features and streetscapes.

- Encourage new development, redevelopment and the subdivision of lots in historic districts that is **compatible with the character of existing development of historic districts or individual landmarks.**

from Cromer (3/7/16)

Appendix B

from the Preservation Plan (2012) (bold type added)

//-6 • Future Land Use Maps: The master plans each include a future land use map, which is intended to direct changes in use and intensity over time. These maps therefore have a huge influence on the City's ability to preserve historic structures and sites. These maps are a blueprint to property owners and development entities as to what development potential to expect for their property in the future. **Future land use maps that accurately reflect and convey the presence of historic resources in the land use patterns they establish are critical to the long-term viability of historic resources.**

Policy 2.1b: Ensure consistency between the Community Preservation Plan and all other adopted City plans.

Policy 2.1c: The various city-wide planning policy documents should include policies to address historic preservation and community character preservation as an important City endeavor.

2.1c1 Update Master Plans to ensure consistency of policies and objectives of the Community Preservation Plan
✓ (Timing: Ongoing)
City Staff (Responsible Parties)

Policy 2.2a: At all levels of City government, make decisions relating to historic resources and preservation activities that are in accordance with the Community Preservation Plan.

2.2a.1 Work with City Departments to provide education and ensure city funded projects meet policies of the Community Preservation Plan
✓ (Timing: Ongoing)
City Staff (Responsible Parties)

Policy 3.3g: Ensure that underlying zoning is supportive of preservation policies for the area in which historic or character preservation is proposed.

3.3.g.1 Assess Underlying Zoning in historic and conservation districts to eliminate conflicts.
✓ (Timing 1-5 years)
City Officials, HLC, City Staff (Responsible Parties)

from Cromer (3/7/16)

Appendix C

from the Livable Communities project (2012), an amendment to the Central Community Plan

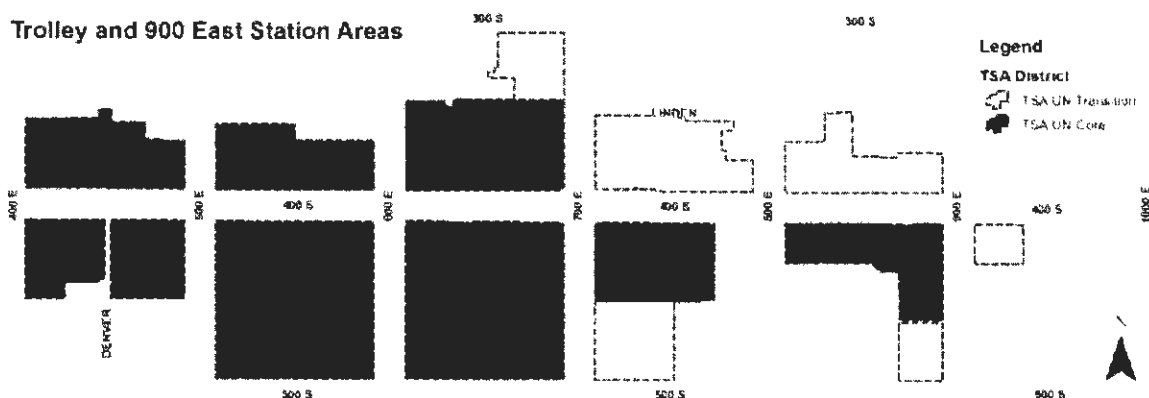
Trolley Station Area

The Trolley Station is defined as an Urban Neighborhood Station Area. Urban Neighborhoods are places that have an established development pattern that contain a mix of uses and can support an increase in residential density and supporting commercial activities. New development generally occurs as infill, occurring on undeveloped or underutilized properties. Redevelopment of surface parking lots that front on 400 South is a priority. A compact development pattern is desired in order to **focus new growth at the station and respect the existing scale and intensity of the surrounding neighborhood.** The highest residential density and intensity of commercial land use occur closest to the transit station and are scaled down the further one moves from the station.

The station area comprises of **core and transition areas.** The purpose of creating the different areas is to recognize the scale and nature of existing development patterns and identify the appropriate locations for growth. The general concept is that bigger buildings with the most dwelling units and a higher intensity level of commercial space should be located closest to the station in the core. **The transition area reduces the scale, mass and intensity of new development as it moves away from the core area.**

12. Identify zoning solutions for the block faces across from Trolley Square on 600 East and 600 South. The focus should be to encourage development on vacant parcels, increase residential density and promote the preservation and adaptive reuse of contributing structures. The surface parking lot south of Trolley Square should be rezoned to allow Trolley Square to building a parking structure, retain the historic structures fronting on 600 South and build housing.

15. Encourage development that is compatible with the historic development pattern in the Central City Historic District where appropriate.



(The map shows that the proposal is NOT in either the core or transition areas which stop at 500 S. The specific area of the proposal was discussed during the public process for Livable Communities and changes to the zoning did not occur.)

(bold lettering added)

Douglas F. White

ATTORNEY AT LAW

630 East South Temple
Salt Lake City, Utah 84102-1102

(801) 819-3606
FAX: (801) 296-1754

March 7, 2016

Lex Traugher
Senior Planner
Planning and Zoning Department
Salt Lake City, Utah

RE: Trolley Square Zoning Amendment PLNPCM2015-00031

Dear Mr. Traugher,

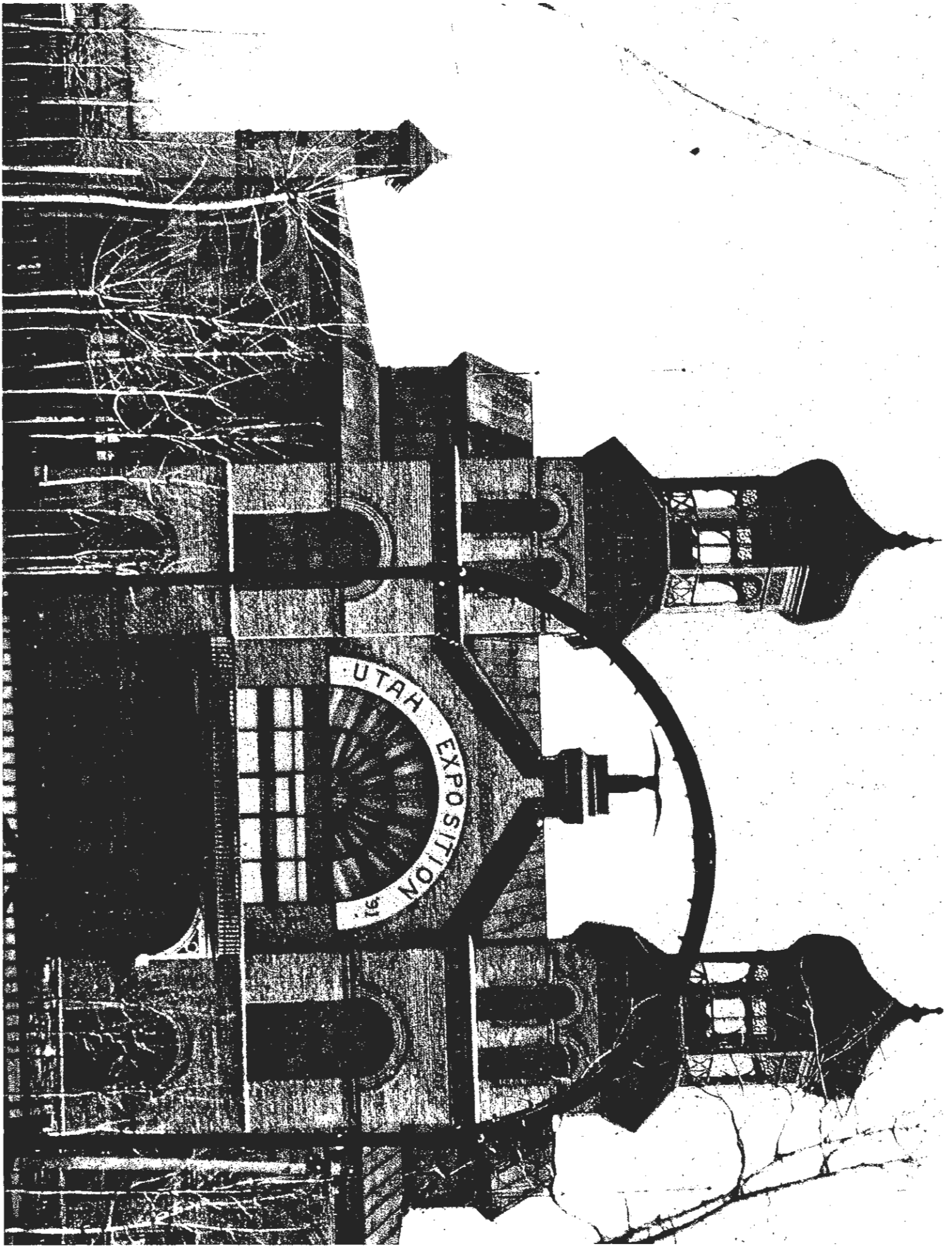
I have read with great interest the letter written by Mr. Davis who lives at 543 East 600 South. His comments are pertinent and thoughtful in relation to the requested rezone of the old Trolley parking lot and adjacent lots. As such his letter deserves a direct response from the owners (Trolley) seeking the rezone. Permit me to respond as follows.

The total area of the requested rezone consists of 3.75 acres. The corner lot Mr. Davis speaks of that he can see from his house is a vacant lot measuring .24 acres. The reason Trolley seeks to develop this lot is because it does face 600 South and 600 East and the neighborhood desperately needs "compatible" and complimentary" housing. Currently the lot is in deplorable condition. During the past two years the lot has had make shift tents built over holes in the ground to provide shelter for those persons roaming in the area. This has caused a major sanitary concern not to mention the scattered remnants of clothing, food, toiletries and just plain garbage that have been strewn about. This issue is also a safety concern for the neighborhood and Trolley. We propose to solve this problem with the rezone.

600 South is a Critical Interface in the Central City Historic District

Trolley also believes that 600 South is a critical interface with the historic district. Trolley also believes that South Temple, 400 South, 500 South, 700 South and all the other South entrances into the historic district are equally important. Virtually all of these streets have had or will have developments on them, especially in fill in lots, that compliment the neighborhood and all developed within the guidelines and policies of the Historical Landmark Commission.

Mr. Davis states that he believes the area has been "significantly degraded" by the commercial development in the area with the exception of the "original Trolley Square buildings." On a historic note the Trolley Square buildings he see today are not the original buildings. The Trolley Square buildings have been modified, rebuilt, and added onto many times and each time in a complimentary manner to the neighborhood. In fact, the Trolley Square buildings were not the original buildings on the lot. The original building was built in 1881 and became the first Utah State Fair and was designed by Richard Kleeting. (See the enclosed photos.) Trolley does not intend to replicate the classic Trolley Square design but hopes to draw some architectural inspiration from the Kleeting era.





In response to the structures on 600 South:

1. The house at 664 East was actually not built there but was “moved” on the lot many years old. Our experts state that upon closer examination the house is very unlikely to be determined to be a contributing structure.

2. The house at 658 East should be preserved.

3. The house at 652 East is totally dilapidated and unsafe. The foundation has crumbled and trees are growing through the roof. It is unlikely it can be saved and the potential cost to restore will likely qualify for the “hardship” exception.

4. The Spokes house at 680 East. This house is not owned by Trolley and is not involved with the rezone. The owner of the house has contacted Trolley and is highly in favor of the rezone. He has sent a letter to planning and zoning supporting the project.

5. The Jan Jo apartments at 614 East. The owners of this building contacted Trolley several months ago. They wanted to get rid of the building and wanted Trolley to purchase it. It will take hundreds of thousands of dollars to bring it up to living standards, which will never pay for itself with the rents that can be charged. It currently has electrical problems and flooding problems. As a historical note the Jan Jo apartments is not the original Treganza design or style. (See pages 4 and 5 and photos.) This property is not part of the requested rezone.

It should be noted that the property where the houses 1,2, and 3 are located has already been rezoned from single family to RMF-45 making all of these house legal but nonconforming to the current zone.

The proposed FB-NU2 zone amendment does not significantly increase height nor decrease setbacks.

The current permitted height of a building on the subject property is 45’ and 35’. The Master Plan of the area would probably permit several types of residential and commercial zones in this same range. FB-NU2 was chosen because it allows for mixed use of the property, which is promoted and encouraged by the Master Plan, and permits the most discretionary use by Trolley and the Historical Landmark Commission. The same applies to the set back requirements. Having said this, there are several buildings within two blocks of this area that are more than 65’ high. In particular the BLM building just a block away is approximately 80’ in height. The Wholefoods store at Trolley is 45’ feet high and the landmark Trolley Tower is 125’ high.

The proposed FB-NU2 zone allows for permitted uses that are compatible with the immediate area and greater neighborhood.

The requested rezone does allow for a wider range of permitted uses. This is supported and encouraged by the Master Plan.

“...target at-grade parking lots for mixed use development projects.”
(See page 5 Issues with Central City Neighborhoods, Central Community Master Plan)

Not to say that a hotel will be built, but if it is, there will be little if any difference in the impact on the area between 100 units of multifamily use (which is already permitted in the current RMF-45 zone) and a 100 unit hotel use in the FB-NU2 zone. In fact, some experts report that there would be *less traffic and less impact* on the neighborhood with a boutique hotel than comparable multifamily residences. In any case, the walkability to businesses or use of bicycles in the neighborhood would in no way be affected unless it is enhanced. It is well known that neighborhood businesses are not able to keep their doors open, with only neighborhood walk in customers. It should also be considered that Trolley Square already has many amenities such as restaurants, a grocery store, fitness spa, bookstore, clothing stores, coffee shop and more already in place to service both the neighborhood walk in customer and those people living and visiting the proposed development just across the street. There is no downside here.

The proposed zone amendment will help solve the existing parking issues in the area.

If the truth be known, Trolley Square already has ample parking. The issue has been to get the vehicles to the parking areas. The proposed development area (old parking lot) has 288 parking stalls for Trolley Square's use. These stalls would be preserved. No parking will be lost. It is proposed that along with outside parking that an inside parking structure be built, some of it underground and out of site, to accommodate whatever use is made of the old parking lot area. This part of the development will benefit the entire neighborhood.

The proposed zone change will be compatible with the community preservation plans.

Trolley recognizes the importance and guidelines of the Salt Lake City Community Preservation Plan. Trolley applauds and supports these efforts. Trolley's past and future investments and developments are contingent on these aspirations. Even so these plans must also be read and interpreted along with the Central Community Master Plan and the individual zoning ordinances authorized by the Salt Lake City zoning agencies.

As such, the developments in and of the historic districts are not strictly preservation orientated. This is in particular is recognized by the Salt Lake Community Preservation Plan when it states:

“ Economic development and preservation are more often than not mutually supportive interests. Economic development in Salt Lake City can be supported by preservation through additional housing and commercial activity in historic structures, the integration of neighborhood commercial uses in historic neighborhoods...”

In the past these properties have been intentionally neglected, mismanaged and blighted. Development of the proposed area would significantly stabilize the neighborhood. The property at this present moment cannot be said to be “compatible and complimentary” to the surrounding neighborhoods. Development of the old asphalt parking area, which comprises 2.78 acres of the 3.75 proposed rezone, is of particular importance. This parking lot is not even consistent with the current zone of RMF-45. The old parking lot is currently a nonconforming use in the historic district. The rezone would change this.

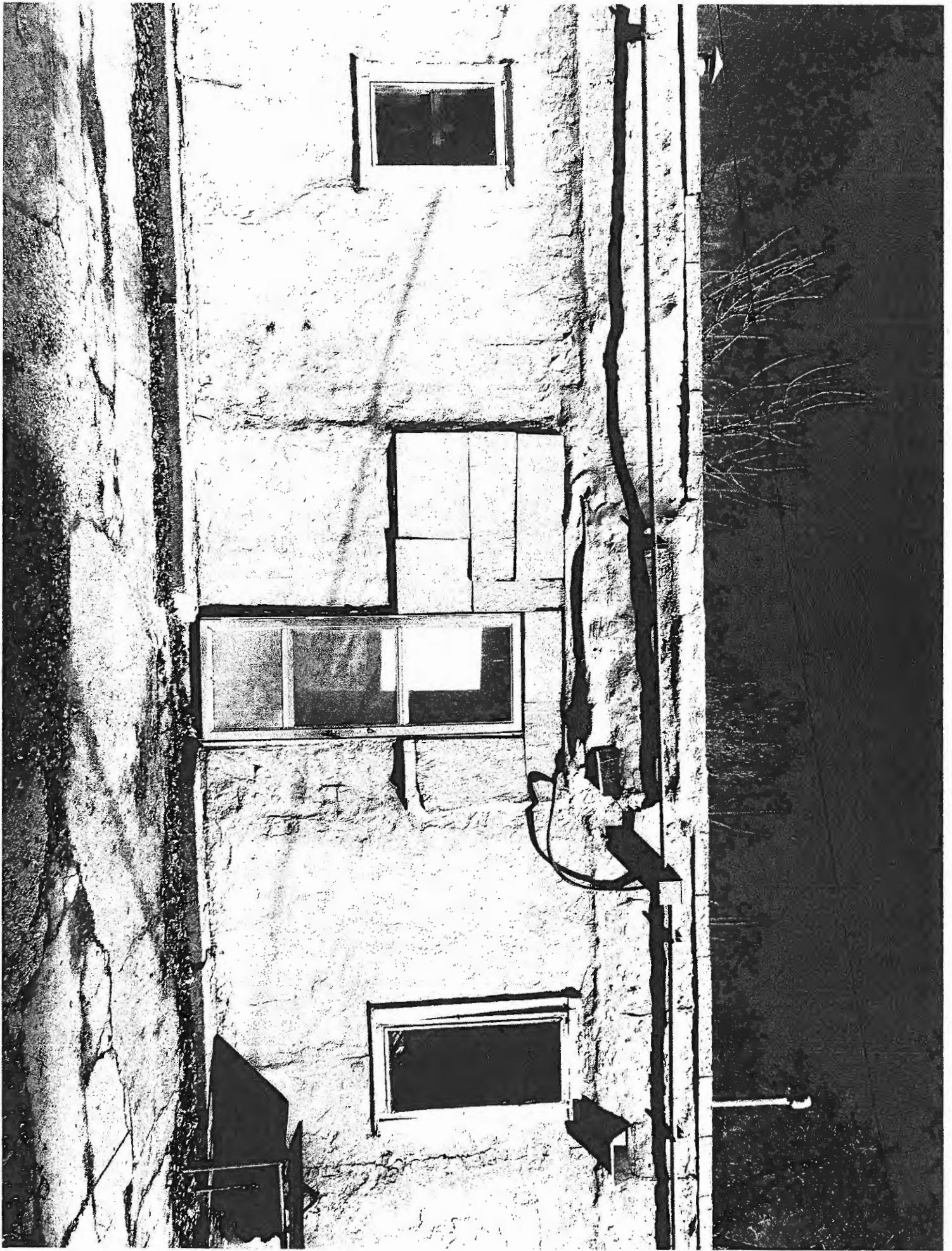
The proposed zone change is compatible with historic contributing structures bordering the subject property.

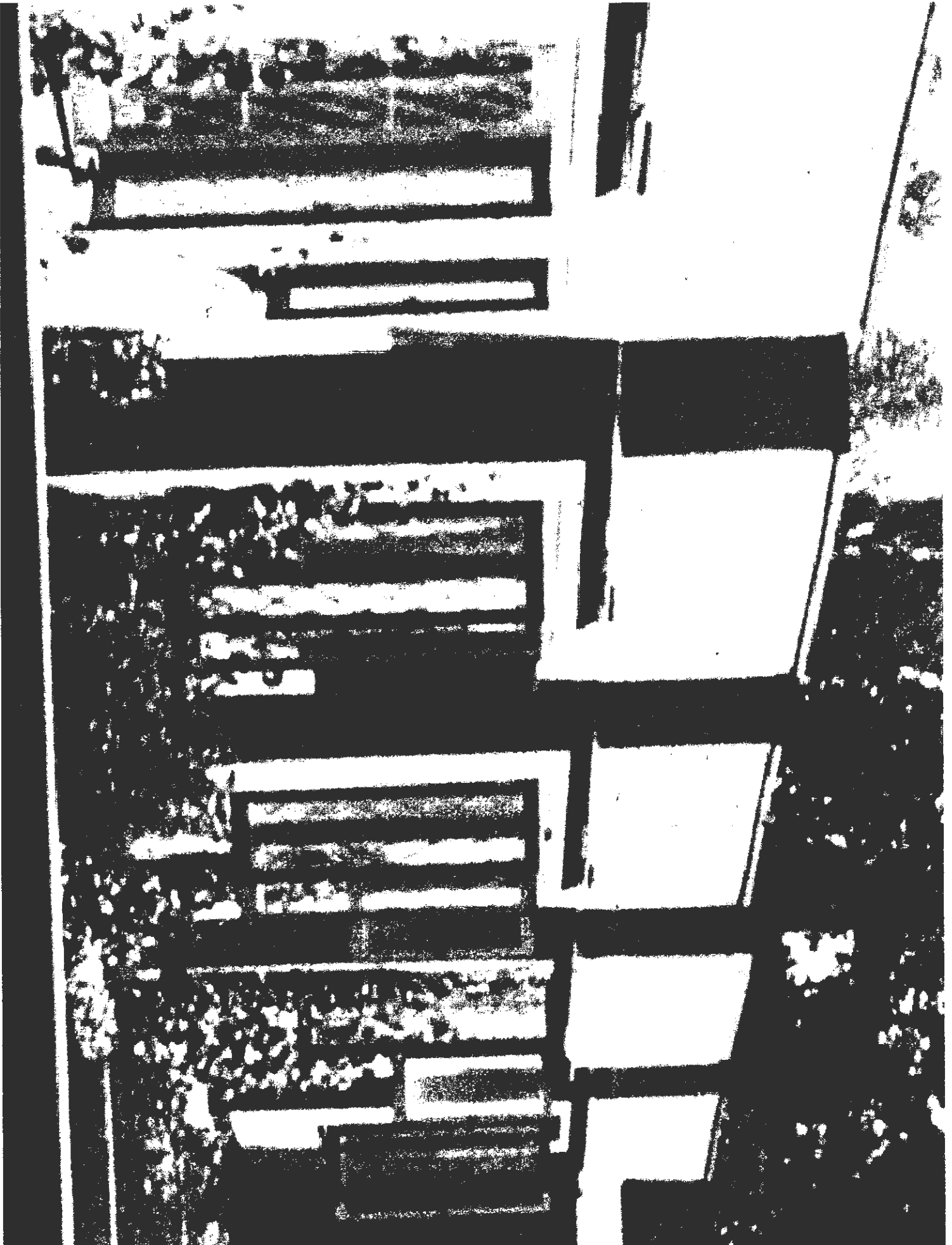
Mr. Davis makes much of A. O. Treganza’s legacy in what is now called the Jan Jo Apartments at 614 East 600 South. It is Treganza’s “influence” that makes the structure historic, he implies. The facts are that little to nothing of Treganza’s design remains. Treganza’s firm created many buildings, some of which are historically important and architectural gems that show his vision and skill.

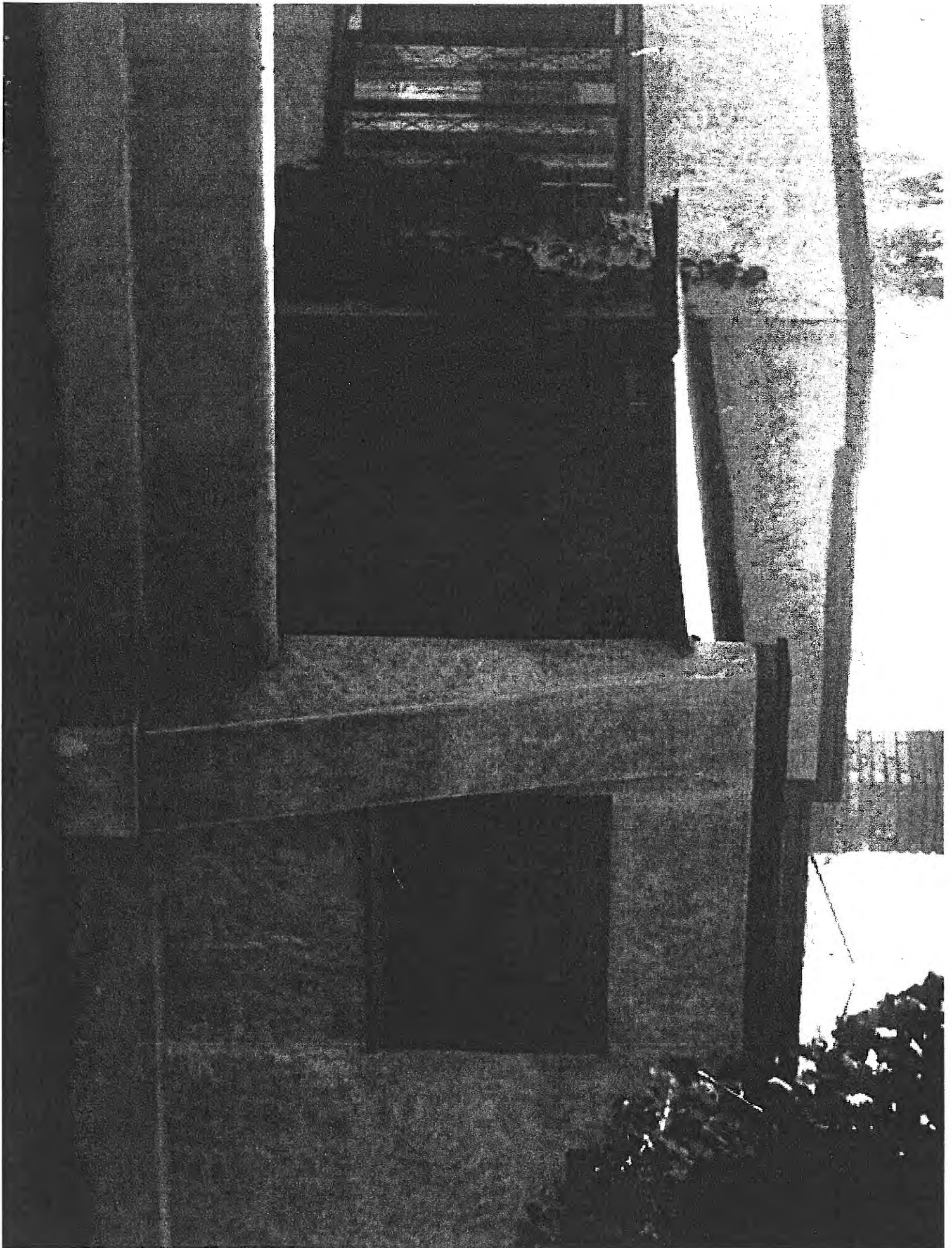
Describing the Jan Jo apartments as “Spanish Colonial Revival” is inaccurate and suggests that he is not really familiar with the structure. While it is true that the building, as originally designed by Treganza, was Spanish Colonial Revival, it is obviously no longer the case. The property to the right *is* the Spanish Colonial Revival style and has no resemblance to the Jan Jo apartments. This structure was built on the corner just West of the Jan Jo in the early 1900’s but no longer exists today.

When they were built, the apartments were called El Caserio or Caserio Court. It was a sister building to the mission-style apartment terrace on the corner (destroyed by fire years ago). That corner building had Spanish fort towers and a roofline that mimicked the curves of the trolley barns across the street [see photo]. Virtually all aspects of Treganza’s original design for Caserio Court are now gone.





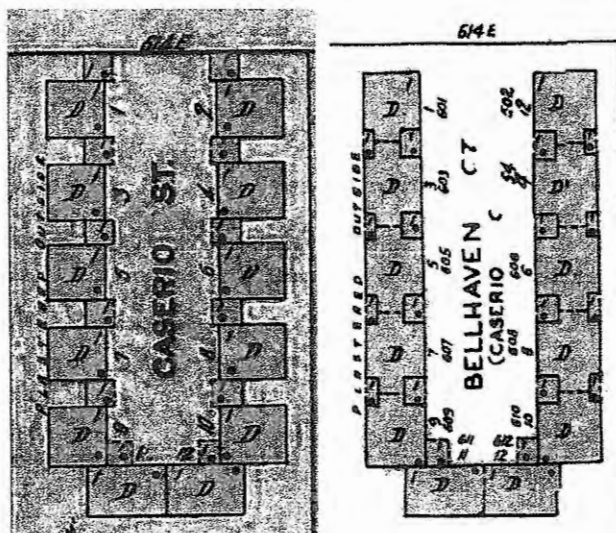




The original design, as can be seen clearly in the Sanborn Fire Insurance Map of 1911 below (sheet 289) and in photographs, featured individual apartments only loosely connected by covered porches [see photo below]. They were designed without bedrooms and featured a roll-away bed that hid inside a desk. Later remodeling extensively expanded the apartments and connected them.

The thick mission-style walls that framed the front of the complex are gone. The apartments' covered porches were either removed or changed. The roofline is completely different with new protuberances.

But the changes go beyond the merely structural. The apartments were completely remodeled into a different style to intentionally eliminate the Spanish Colonial elements. The theme was no longer the original Spanish "Caserio," but a more New England "Bellhaven." Treganza's design totally disappeared under globs of thick plaster. The only things that remain from Treganza's vision are some of the structural elements hidden under layers of plaster and, maybe, the sidewalk down the middle of the court. Nothing remains today of Treganza that can be seen with the natural eye let alone appreciated by an affectionario. The building Treganza designed was—from a design, style, and structural standpoint destroyed decades ago. (See photos)



The proposed zone change would create a desirable match and the historic overlay zone.

Mr. Davis categorically dismisses the idea that Form Based Zones can be compatible with the historic overlay zone. This simply is not true. The Salt Lake City Council approved of the Form Based Zones in 2012. This approval did not exclude the Form Based Zones from being implemented in a historic overlay district.

“The HLC has the ability to regulate height, scale, and massing of proposed designs in accordance with applicable historic design guidelines.” As such, the process of obtaining a Certificate of Appropriateness, can be burdensome and expensive on all interested parties but it can also be a necessary and meaningful exercise of personal property rights providing housing, employment opportunities, and a tax base all in the best interest of the general public. Without this process it becomes even more expensive to leave blighted property without a remedy.

The FB-NU2 zone is well suited where adjacent properties are not zoned according to Form based standards.

The Form Based Zones were meant to be used in any Master Plan Zone where the criteria of the “Purpose Statement” in 21A.27.050 is met. Those criteria are as follows:

1. Options for housing types;
2. Options in terms of shopping, dining, and fulfilling daily needs with walking distance or conveniently located near mass transit;
3. Transportation options;
4. Access to employment opportunities within walking distance or close to mass transit;
5. Appropriately scaled buildings that respect the existing character of the neighborhood;
6. Safe, accessible, and interconnected networks for people to move around in; and
7. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

The letter of objection states that the “FB-NU2 zone is not intended to be applied in isolation.” The above qualities or requirements are not in dispute and could be applied in almost any zone in Salt Lake City. Nor would any Form Based Zone ever be used in any zone if it had to be located next to another Form Based Zone.

Conclusion:

The comments of Mr. Davis in objecting to the requested zone change are well taken. They will continue to be considered as this development moves forward. Nevertheless, over 350 notices were sent out concerning this request for rezone and only two objections have been filed.

Trolley is a responsible business citizen of Salt Lake City. It will work with the planning and zoning department, the Historic Landmark Commission, the business community, neighbors and any other interested person to insure that its proposed development will benefit all of the stakeholders in our great Salt Lake City.

Respectfully,


Douglas F. White

TROLLEY SQUARE ZONING AMENDMENT

It has been proposed to the Salt Lake City Planning and Zoning Department that the 3.75 acres (south parking lot and some adjacent lots) be rezoned to FB-NU2. The rezone does not require a Master Plan change.

The current concept plans would showcase multifamily apartments, townhouses, retail space, and an inside parking terrace among other possibilities of the FB-NU2 zone. It is proposed that the development design incorporate and compliment some of the classic architectural components attributed to Richard K.A. Kleeting (1858-1943) keeping and enhancing the vintage Trolley Square character and feel.

This now dilapidated 3.75 acres stands to benefit greatly from new higher density multifamily housing only two blocks from a TRACKS station on 400 South and create within walking distance employment opportunities.

WE SUPPORT THE ZONING AMENDMENT

NAME	ADDRESS/BUSINESS	PHONE
1. <u>Natch</u>	<u>skinnered thin</u>	
2. <u>Jared Hayes</u>	<u>27</u>	<u>801.979.2323</u>
3. <u>Veruca Taylor</u>	<u>7 5155700/Tucci's</u>	<u>801.200.5099</u>
4. <u>w/c</u>	<u>24 hour Fitness</u>	<u>1-800-432-6348</u>
5. <u>Sarah Shipley</u>	<u>Inside Out</u>	<u>801-204-4442</u>
6. <u>Lina Young</u>	<u>Ex-wifes Place</u>	<u>801-532-1954</u>
7. <u>Kathrina Esplin</u>	<u>Ruby River Steakhouse</u>	<u>801-359-3355</u>
8. <u>JIM MERRELL</u>	<u>Hills Gas H</u>	<u>801-364-4582</u>
9. <u>[Signature]</u>	<u>Lit2as Pizza</u>	<u>801-359-5353</u>
10. <u>[Signature]</u>	<u>Shell</u>	<u>801-328-2671</u>
11. <u>Shane Atkin</u>	<u>Modern Display</u>	<u>801 355 7427</u>
12. <u>Gavin McDougall</u>	<u>Big daddy Pizza</u>	<u>801 746-7499</u>
13. <u>Caitie Carlson</u>	<u>Coffee Connection</u>	<u>801 717 0686</u>
14. <u>Western Garden</u>	<u>w/c</u>	

TROLLEY SQUARE ZONING AMENDMENT

It has been proposed to the Salt Lake City Planning and Zoning Department that the 3.75 acres (south parking lot and adjacent lots) be rezoned. **This rezone request is supported by the Master Plan of the area.** The rezone would allow a new development focused on new multifamily apartments and light commercial uses (mixed use).

The current concept plans would showcase multifamily apartments, townhouses, retail space, and an inside parking terrace among other possibilities of the FB-NU2 zone. It is proposed that the development design incorporate and compliment some of the classic architectural components attributed to Richard K.A. Kleeting (1858-1943) keeping and enhancing the vintage Trolley Square character and feel.

This now dilapidated 3.75 acres stands to benefit greatly from new higher density multifamily housing only two blocks from a TRACKS station on 400 South and create within walking distance employment opportunities.

PLEASE CONTACT SALT LAKE CITY PLANNING & ZONING

- 15. Rvc Construction w/c
- 16. Brandi mann Quick Loan 801-485-8181
- 17. ~~FB~~ Four Seasons w/c 801-232-9698
- 18. Marsha B. L Ford Smiths w/c 801-924-1400
- 19. ~~ACE HARDWARE~~ ACE HARDWARE 801 364 6567
- 20. Gia w/c Paradise Bakery 801-746-6990
- 21. Staples 801-355-9444
- 22. Sophie Binns Childs & B's 801-575-8962
- 23. Brittany Shrade Starbucks 801-359-8132
- 24. Amanda Salazar Massage Envy 801-433-5333
- 25. Elizabeth Greenhill Block Advisors 801-355-4649
- 26. w/c Natural Greens 801-364-2000
- 27. Cody Christensen T-Mobile w/c 801-531-9913
- 28. Ryan Harraban Jamba Juice 801-575-6756
- 29. Provia Juice 801-251-0831

TROLLEY SQUARE ZONING AMENDMENT

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PLEASE CONTACT SALT LAKE CITY PLANNING & ZONING

30.15		Sport Clip	801-441-4463
31.16	NICK CARRER	Tony Burgers.	801-676-9686
32.17	Irene Schaffer	Zupai's	801-388-1748
33.18		Jimmy John's	801-466-5665
34.19		Taco Bell	801-328-4499
35.20		ZAO w/c	801-864-4925
36.21		Verizon Wireless	801-359-4626
37.22		Rubios w/c	801-363-0563
38.23		Rumbis	801-530-1000
39.24	Jana Holbrook	Jana Berry	801-359-0427
40.25		Super Cut	801-359-3663
41.26		u P.S.	801-539-8351
42.27		Fried Rice Express	801-359-6666
43.28		Cyprus Credit Union	801-260-7600
44.29	Joe Romero	Sprint w/c	801-523-0900 801-888-21-4727



March 3, 2016

RE: Trolley Square Zoning Amendment

I am writing in support for the rezone request of the 3.75 acres adjacent to the south side of Trolley Square. The old Structures (houses) on 6th south have been an eyesore and a detriment to this neighborhood for so many years.

I have owned my business, Payne Anthony Jewelers, in Trolley Square for thirty-five years. I am so pleased that improvements are being made to make the center more viable and attractive to so many locals that have loved Trolley for their whole lives as well as those that are new to our area.

The mixed use will be a benefit to this area many ways. I am so pleased that it is designed to compliment the Historic nature of Trolley Square. I am looking forward to a new covered parking structure that will make it more safe, attractive, and convenient for our clients to find their way to our door.

Thank you,

A handwritten signature in black ink, appearing to read "S. Farr", written over the "Thank you," text.

Stephen L. Farr, Owner



March 3, 2016

To Whom It May Concern:

This letter is in full support of Trolley Square's rezone request made to the Salt Lake City Planning and Zoning Department to develop the 3.75 acres of dilapidated land/existing parking lot.

CorePower Yoga is very excited about and looking forward to this endeavor as we believe that it will enhance our Trolley Square community and neighborhood.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Janice Alonso", written in a cursive style.

Janice Alonso
Studio Manager



273 Trolley Square
Salt Lake City, UT 84102
Phone: 801.521.8917
Fax: 801.521.8839



March 4, 2016

Salt Lake City Planning & Zoning
Mr. Lex Traughber, Sr.Planner
451 S State St Room 406
SLC, UT 84111

Re: case #PLNPCM2015-00031

Dear Mr. Traughber:

It is my pleasure to write this letter in support of the proposed rezone of the 3.75 acres for the block south of Trolley Square. As a long term tenant of Trolley Square I have this area go through many changes, although lately progress seems to have slowed. I believe the improvements proposed, in addition to benefitting the immediate neighborhood it would serve as an improvement to the Central City area overall.

Downtown Salt Lake City and Sugarhouse have both seen the benefit of an influx of middle class residents, small and medium size businesses with the many mixed use projects completed in those neighborhoods in the past decade.

I believe if approved the proposed rezone would offer the same benefits to our neighborhood that would keep the momentum building to make Trolley Square and the surrounding area relevant again.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Murphy".

Mark Murphy
The Pub Group
Operating Partner
Desert Edge Pub & Brewery

Lex Traughber, Senior Planner
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84111

March 2, 2016

Case No. PLNPCM2015-00031

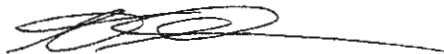
Mr. Traughber,

I am writing to show my support for the Trolley Square Zoning Amendment. Residents and businesses in the area will benefit from this development in the following ways:

- This amendment does not require a Master Plan change
- New family residents will be within proximity of Liberty Park
- This development is within walking distance to TRAX on 400 South
- It will remove the unsightly and unsafe old dilapidated housing and parking lot
- New Parking Solutions will be provided
- Property Values in the area will increase
- New Residents will be able to use the amenities already established at Trolley Square
- The Character of Trolley Square will be preserved and enhanced
- Higher Quality of Life for all

I presently do business in Trolley Square on a daily basis. I have been a Licensed Massage Therapist since 1998, and I have been dreaming of opening a Day Spa inside Trolley Square for many years. This development will complement the existing property and provide the perfect customer base for a new business like my Day Spa. Many spa patrons prefer a location that is close to home so that they can leave the spa in a relaxed state and be home in no time without the added stress of driving home. With the approval of this development I will move forward with my plans to open my Day Spa inside Trolley Square. Thank you for your time and attention in this matter. Please feel free to contact me with any questions.

Sincerely,



Travis Cottam, LMT
3368 W 4305 S
Salt Lake City, UT 84119
801-651-8959

Mandy McKenna
658 East 600 South
Salt Lake City, UT 84102

To whom it may concern,

I am writing in support of the Trolley Square Zoning Amendment. I have lived at 658 East 600 South for the past 4 years. I enjoy living in this neighborhood because it is close to my work, stores, the gym, public transportation and parks.

There are many problems with the current dilapidated 3.75 acres of land. There are mornings that I find people sleeping on my porch and nearby vacant houses. Because of this I would not choose to stay in the area much longer. The area would benefit substantially from the proposed plans. The new structures would be beautiful and safe. The tenants of the new structures would find great amenities from near buy business and could live with minimal need to drive anywhere.

I believe that home owners, residents, potential tenants, businesses and the community as a whole would only benefit from the proposed plans.

Regards,

A handwritten signature in black ink that reads "Mandy McKenna". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Mandy McKenna
Resident

March 04, 2016

THE ARTS BUILDING
680 East 600 South
Salt Lake City, Utah
84102

Lex Traughber
Senior Planner
Salt Lake City Planning
and Zoning Department
Salt Lake City, Utah

Dear Mr. Traughber
and the City Council,

My name is Stanley S. Adams and I am the owner of the corner property located at 680 East 600 South, Salt Lake City, Utah 84102. It is generally referred to as the "Stokes" home. I have owned this home for approximately 18 years and have done major and tasteful improvements to keep it a shining star on the southwest corner of 600 South and 700 East for many, many years.

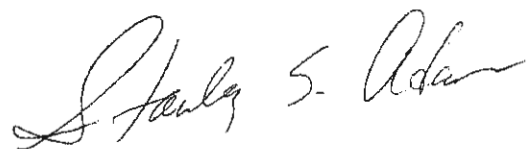
Consequently, I am extremely interested in the development and future evolution of spaces around me. I have been absolutely delighted to meet with Khosrow Semnani and Douglas White of Trolley Square and have carefully and timely reviewed their proposals for future development and their hopes for this entire area. I am overwhelmingly in support of their visions and sincerely hope the planning and zoning division and the City Council will give a green light to some progressive and greatly needed renovation of this area.

STANLEY S. ADAMS
Attorney at Law

Phone (801) 363-0177
Fax (801) 537-1409

I want you to know that I wholeheartedly support the requested planning re-zoning to FB-NU2 zoning. I am convinced that this zoning change will allow appropriate development in this area that will be in keeping with the character of my building as well as the surrounding neighborhood. This neighborhood has stagnated long enough! With the vision and desire that is seemingly present with the developers of the Trolley Square area, it is my strong feeling that we should move on with this rezoning which will allow a much needed and overdue updating of this entire area. Thank you very much.

Personal Regards,

A handwritten signature in cursive script, reading "Stanley S. Adams". The signature is written in dark ink and is positioned below the typed name "Stanley S. Adams".

*Precious
Eyebrow Designers*

Date: March 3, 2016

To:

SLC Planning and Zoning
451 S. State street, PO Box 145480, SLC, UT 84111

Re: Case No. PLNPCM2015-00031

We, Precious Eyebrow Designers, LLC, located at Trolley Square D-104 are writing this letter to extend our support to Trolley Square ventures, LLC regarding their rezoning request, case no. PLNPCM2015-00031. We believe that this initiative will directly contribute to the growth of local businesses and communities while preserving and enhancing Trolley Square's historic aspects.

Please feel free to reach out to us for any questions or concerns you might have.

Regards,

Arun Bhatta (Owner)
Precious Eyebrow Designers, LLC
(801) 691- 6554, (801) 357-9653

Mandy McKenna

From: Walter Simmons <wsimmons@thefallseventcenter.com>
Sent: Friday, March 04, 2016 3:39 PM
To: Mandy McKenna
Subject: Trolley Square Zoning Amendment

Trolley Square Management Team,

We are very excited for the growth of trolley square & new development in this community. This rezone will compliment the existing area while also adding growth to our current community. We are in support of this amendment & feel its made with us in mind, change is always a good thing.

- Thank you

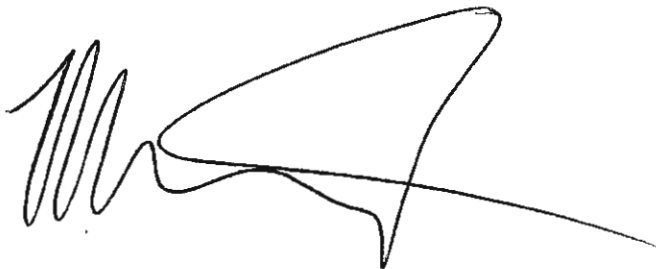
Walter Simmons
Assistant General Manager
The Falls, Trolley Square
435.890.5501
thefallseventcenter.com

LANNY BARNARD GALLERY

To whom it may concern:

We wanted to write a formal letter in support of the current rezoning concept and development of the 3.75 acres (south parking lot and adjacent lots) near Trolley Square in Salt Lake City. We are excited about the current concept plans to showcase the Multi Family apartments, townhouses and retail spaces. We feel that this development will bring such positive changes to this area and Trolley Square. Residents will be walking distance from Trax on 400 south, it will provide great parking solutions and bring new opportunities to the business already thriving in Trolley Square and the surrounding areas. We hope that moving forward you will consider the Proposal and continue to make Salt Lake City thrive and provide a higher quality of life to all its residents.

Thank You
Richard Barnard

A handwritten signature in black ink, appearing to be 'Richard Barnard', written in a cursive style. The signature starts with a series of vertical loops on the left, followed by a large, sweeping loop that extends to the right and then curves back down and left.

Untitled

To whom it may concern,

We are Coffee Connection, a small coffee shop that operates inside of Trolley Square. We would like to see the surrounding area be built into something beneficial for the residents of this community and stimulating for nearby businesses. We support the proposed Trolley Square zoning ammendment. We believe this plan to allow new developement will result in a higher quality of life for everyone in the community.

Thank You Sincerely,

Mason Yates; Coffee Connection

Management

March 4, 2016

Dear Planning and Zoning,

I am the General Manager of Williams Sonoma at Trolley Square. I am writing today in support of the development of the 3.75 acres south of Trolley. The space is currently an eye sore and would benefit enormously from the plan proposing multifamily apartments, townhouses, retail space and an inside parking terrace within the FB-NU2 zone.

The growth that Trolley Square has enjoyed over the last two years would be amplified many times with this dilapidated area finally being brought to the same level of visual appeal and vibrant retail activity. There is no down side to this transition and I know that our store we would experience more traffic and increased revenue.

Please approve case no. PLNPCM2015-00031 with haste!

Thank You,

Bobbyanne Koerner
General Manager
Williams Sonoma Trolley Square
801-359-0459



OSF • Trolley Square

189 Trolley Square • Salt Lake City • Utah • 84108
PHONE: 801-521-0424 • FAX: 801-521-0953
WEBSITE: www.saltlake@osf.com

March 3, 2016

To whom it may concern,

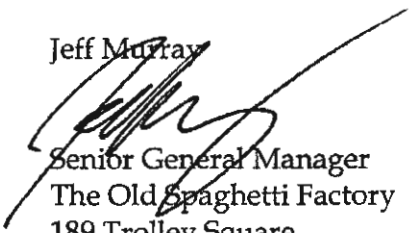
I have operated The Old Spaghetti Factory Restaurant in Trolley Square for the past 27 years and have seen many changes to the property and the area that have been both successful and unsuccessful.

I would like to express my support for the Trolley Square Zoning Amendment (case# PLNPCM 2015-00031). I believe that it will be a great way to replace an old dilapidated parking lot and building by creating a vibrant complex that will help enhance the neighborhood. It will help the area feel safer and also make it more aesthetically pleasing.

I am excited at the direction that Trolley Square is going and our business is definitely feeling the results of it and this Zoning Amendment will only help enhance our business.

Thank you for your time,

Jeff Murray


Senior General Manager
The Old Spaghetti Factory
189 Trolley Square
SLC UT 84108
Saltlake_gm@osf.com



Lex Traughber, Senior Planner
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84111

March 2, 2016

Case No. PLNPCM2015-00031

Mr. Traughber,

I am writing to show my support for the Trolley Square Zoning Amendment. Residents and businesses in the area will benefit from this development in the following ways:

- This amendment does not require a Master Plan change
- New family residents will be within proximity of Liberty Park
- This development is within walking distance to TRAX on 400 South
- It will remove the unsightly and unsafe old dilapidated housing and parking lot
- New Parking Solutions will be provided
- Property Values in the area will increase
- New Residents will be able to use the amenities already established at Trolley Square
- The Character of Trolley Square will be preserved and enhanced
- Higher Quality of Life for all

I own and operate 'the Spectacle' in Trolley Square. My business has been located inside Trolley Square for over 30 years. This development is the perfect addition to the charm and character of this historic property. Thank you for your time and attention in this matter. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Cottam', written over a white background.

John Cottam
801-359-2020

456 Trolley Square • Salt Lake City, Utah 84102
(801) 359-2020

Lex Traughber, Senior Planner
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84111

March 2, 2016

Case No. PLNPCM2015-00031

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- New Residents will be able to use the amenities already established at Trolley Square
- The Character of Trolley Square will be preserved and enhanced
- Higher Quality of Life for all

I own and operate 'The Machine Age' in Trolley Square. This development is the perfect addition to the charm and character of this historic property. Thank you for your time and attention in this matter. Please feel free to contact me with any questions.

Sincerely,



John Cottam
801-674-4283

The Machine Age · Trolley Square · Salt Lake City, UT

Lex Traugher, Senior Planner
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84111

March 2, 2016

Case No. PLNPCM2015-00031


Mr. Traugher,

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- New family residents will be within proximity of Liberty Park
- This development is within walking distance to TRAX on 400 South
- It will remove the unsightly and unsafe old dilapidated housing and parking lot
- New Parking Solutions will be provided
- Property Values in the area will increase
- New Residents will be able to use the amenities already established at Trolley Square
- The Character of Trolley Square will be preserved and enhanced
- Higher Quality of Life for all

I own and operate two businesses inside Trolley Square. My business has been located inside Trolley Square for over 30 years. This development is the perfect addition to the charm and character of this historic property. Thank you for your time and attention in this matter. Please feel free to contact me with any questions.

Sincerely,



John Cottam
1850 W 7225 S
West Jordan, UT 84084
801-518-8301



Lex Traugher, Senior Planner
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84111

March 2, 2016

Case No. PLNPCM2015-00031

Mr. Traugher,

I am writing to show my support for the Trolley Square Zoning Amendment. Residents and businesses in the area will benefit from this development in the following ways:

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- New Parking Solutions will be provided
- Property Values in the area will increase
- New Residents will be able to use the amenities already established at Trolley Square
- The Character of Trolley Square will be preserved and enhanced
- Higher Quality of Life for all

I manage 'the Spectacle' in Trolley Square. This business has been located inside Trolley Square for over 30 years. This development is the perfect addition to the charm and character of this historic property. Thank you for your time and attention in this matter. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Travis Cottam', with a long horizontal flourish extending to the right.

Travis Cottam
801-359-2020

456 Trolley Square • Salt Lake City, Utah 84102
(801) 359-2020

March 2, 2016

To Whom It May Concern;

I write in strong support of the proposed Trolley Square zoning amendment.

The plan is in keeping with the Master Plan of the area and the architectural rendering if constructed as proposed will certainly add charm and character in keeping with the historic structure of Trolley Square.

As a local small business owner and merchant currently leasing two retail spaces within the mall I am eager to see a lot more vitality and an increased and re-curring flow of local residents visiting the center.

My only concern is that the total net parking spaces be maintained or preferably increased from the 288 that currently exist.

I encourage the demolition of the three old resident structures that have no aesthetic or historic merit in favor of the proposed development by Trolley Square Ventures, LLC.

Sincerely,
Sean Bradley

Attachment D
Notification to Recognized Organizations – August 25, 2016

Traughber, Lex

From: Traughber, Lex
Sent: Thursday, August 25, 2016 1:16 PM
To: 'trolleybusinessdistrict@outlook.com'; 'chair@ccncutah.org'; East Central CC Chair
Cc: Oktay, Michaela; Coffey, Cheri; Shepard, Nora; 'dfwatty@gmail.com'; Tarbet, Nick; Reberg, Mike; Seelig, Jennifer
Subject: Petition PLNPCM2016-00031 - Trolley Square Ventures Rezone

Dear Ms. Hunter, Mr. Iverson, Mr. Farr and Mr. Hardy:

At this time, in light of a recent advisory opinion of the State Ombudsman's Office regarding notification of "Recognized Organizations" including community councils, Trolley Square Ventures, LLC, along with city staff, have decided to repeat the public process for Planning Commission consideration of the Trolley Square south rezone request.

Douglas White, representing the property owner, Trolley Square Ventures, LLC, is requesting to amend the zoning map for seven properties as follows: 644 E 600 S (Parcel #16-06-481-019), 603 S 600 E (Parcel #16-06-481-001), 652 E 600 S (Parcel #16-05-353-001), 658 E 600 S (Parcel #16-05-353-002), 664 E 600 S (Parcel #16-05-353-003), 628 S 700 E (Parcel #16-05-353-016), 665 E. Ely Place (Parcel #16-05-353-014), The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District), RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required. The following is a link to the Citizen's Access Portal from which you can access information submitted by the applicant relating to the project to facilitate your review:

<https://aca.slcgov.com/citizen/>

The applicant will also present information at your meeting should you choose to discuss the item at a meeting.

If your organization chooses to have a project presented to them, the applicant will only be required to meet with your organization once before the process moves forward. Your organization should submit its comments to me as soon as possible after the meeting, but no later than 45 days from the date of this notice, to ensure there is time to incorporate the comments into the staff report for the Planning Commission and City Council. I will also attend the meeting to answer any questions and listen to the comments made by members of your organization. Please let me know as soon as possible if and when this item will be scheduled on your community council agenda so that I in turn can inform the applicant.

Following are City adopted criteria that the Planning Commission and City Council will use to make their decisions. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from the Recognized Organization may be more general in nature and focus on issues of impacts to abutting properties and compatibility with the neighborhood. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below.

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS:

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

- A. In making its decision concerning a proposed text amendment, the city council should consider the following factors:
1. Whether a proposed text 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 text amendment furthers the specific purpose statements of the zoning ordinance;
 3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
 4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.
- B. In making a decision to amend the zoning map, the city council should consider the following:
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. (Ord. 60-09 §1, 2009)

You may submit you written comments to the Planning Division by mail at:

Salt Lake City Planning Division
451 South State Street, Room 406
P.O. Box 145480
Salt Lake City, Utah 84114-5480

or via e-mail to me at lex.traughber@slcgov.com.

If you have any questions, please call me at (801) 535-6184 or via e-mail.

Thank you.

Lex Traughber
Senior Planner

PLANNING DIVISION
SALT LAKE CITY CORPORATION

lex.traughber@slcgov.com
TEL (801) 535-6184
FAX (801) 535-6174

WWW.SLCGOV.COM

Attachment E

Open House Sign-in-Sheet and Public Comment – September 15, 2016

OPEN HOUSE PUBLIC COMMENT FORM

September 15, 2016



Planning and Zoning Division
Department of Community and
Economic Development

Petition PLNPCM2015-00031, Trolley Square Ventures Zoning Map Amendment

A request by Douglas White, representing the property owner, Trolley Square Ventures, LLC, to amend the zoning map for seven properties as follows:

644 E 600 S (Parcel #16-06-481-019), 603 S 600 E (Parcel #16-06-481-001), 652 E 600 S (Parcel #16-05-353-001), 658 E 600 S (Parcel #16-05-353-002), 664 E 600 S (Parcel #16-05-353-003), 628 S 700 E (Parcel #16-05-353-016), 665 E. Ely Place (Parcel #16-05-353-014)

The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District), RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. The properties are located within City Council District 4 represented by Derek Kitchen.

Name: JACK DAVIS

Address: 543 EAST 600 SOUTH

SALT LAKE CITY, UTAH 84102

Zip Code: 84102

Phone: 408.329.8174 E-mail: johnphilipdavis@gmail.com

Comments: I OPPOSE THE PROPOSED REZONE TO FB-UN2 FOR A VARIETY OF REASONS, MANY OF WHICH HAVE BEEN IDENTIFIED IN MY PREVIOUSLY SUBMITTED COMMENTS TO PLANNING STAFF AND THE PLANNING COMMISSION. AMONG OTHER THINGS, FB-UN2 IS NOT SUPPORTIVE OF HISTORIC OVERLAY ZONE CONSIDERATIONS AND MANY PROSCRIPTIONS IN RELEVANT MASTER PLANS INCLUDING THE PRESERVATION PLAN, PERMITS REGIONAL-SCALED COMMERCIAL DEVELOPMENT (DISCOURAGED BY THE 400 S LIVABLE COMMUNITIES PROJECT MASTER PLAN AMENDMENTS - PAGE 9), AND REQUIRES LITTLE TO NO SETBACKS AND STEP BACKS RELATIVE TO ADJOINING PARCELS.

Please provide your contact information so we can send notification 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 lex.traughber@slcgov.com or via mail at the following address: Lex Traughber, Salt Lake City Planning Division, 451 S. State Street, P.O. Box 145480, Salt Lake City, UT 84114-5480.

SEE
BACK

NOTABLY, MANY OF THE CONCERNS COULD BE ALLEVIATED THROUGH THE CURRENTLY PENDING TEXT AMENDMENTS TO THE FB-UN2 ZONE. CITY COUNCIL HAS IDENTIFIED ISSUES WITH THIS ZONE WHEN USED IN THIS EXACT TYPE OF INFILL APPLICATION, AND A SOLUTION TO ADDRESS THESE ISSUES IS CURRENTLY IN THE PIPELINE. I STRONGLY ENCOURAGE PLANNING TO CONSIDER THESE PENDING TEXT AMENDMENTS IN ANY ANALYSIS AND/OR RECOMMENDATIONS RELATING TO THIS REZONE.

Traughber, Lex

From: cindy cromer <3cinslc@live.com>
Sent: Thursday, September 15, 2016 1:48 PM
To: Shepard, Nora; Coffey, Cheri; Oktay, Michaela; Traughber, Lex
Cc: Nielson, Paul; Seelig, Jennifer; Kitchen, Derek; Penfold, Stan; Adams, Lisa; Mendenhall, Erin; Tarbet, Nick
Subject: suggestion for open house 2, Trolley Square
Attachments: SKMBT_C22016091603470.pdf

Nora et al., I have written a volume already about the proposal for the block south of Trolley Square. For months it has been clear to me that the City should have followed a process that it has used about 20 times before, that of the small area plan. We even have examples where the developer has paid for the entire small area plan (St. Joseph's Villa) or contributed a share (Smith's Food King). We have a model for how to solve problems and build consensus, but we have not considered using it. Sincerely, cindy c.

To Planning Staff, Members of the Planning Commission
From Cindy Cromer
Re Trolley Square Ventures
9/15/16

Before the current real estate freezy, I believe that this proposal would have been handled very differently. The City has used the tool of a **small area plan** frequently across the City, but most often in the Central Community.

There are 10 small area and corridor plans outside the Central Community. There are 9 in the Central Community alone; depending on how you count amendments, there are 10. These small area plans have been used by the City to address complex issues related to parking and deliveries and to compatibility, issues which come up often in historic areas of the City which developed prior to our dependence on the automobile and the increase in our population.

I believe that the City should have initiated a small area plan which addressed

- the continuing need for parking to support businesses located in the historic Trolley barns,
- the low density and almost entirely residential character of the block,
- the interior block streets with the reinvestment which has already occurred on Eli Place,
- the interface between the historic, smaller scale buildings and a proposal for infill development,
- the streetscape on 600 S which currently has a large hole in the street wall,
- the redevelopment of the southwest corner of 600 E and 600 S (currently vacant),
- the education of property owners, residents, and business owners regarding the use of a form-based code for the first time in an historic district.*

In the amount of time that we have already spent as a community on this proposal, we could have hired an outside contractor to run the public process, held hearings regarding the draft document, and built consensus. We have followed a different, more contentious path and are not further along than we would have been if we had approached this proposal, as we have so many times in the past, with a planning process which focused on the issues unique to this block.

*South Salt Lake City initiated an extensive public process regarding the use of form-based zoning along the trolley corridor.