



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Casey Stewart –Senior Planner
(801) 535-6260 or casey.stewart@slcgov.com

Date: February 7, 2019 (for Feb 13 hearing)

RE: PLNPCM2017-00590 – Zoning Text Amendment (FB-UN2) = **REVISED**

ZONING TEXT AMENDMENT

PROPERTY ADDRESSES (and parcel ID):

231 West 900 South (1512258001)	909 S Washington St. (1512258004)	922 South 200 West (1512258016)
221 West 900 South (1512258003)	915 S Washington St. (1512258005)	
	919 S Washington St. (1512258006)	
	927 S Washington St. (1512258007)	

MASTER PLAN: Central Community Plan; Downtown Master Plan
ZONING DISTRICT: FB-UN2 Form Based Urban Neighborhood

REQUEST: The applicant, James Alfandre, has revised his original proposal to amend the zoning ordinance to increase the allowed building height from 4 stories (max of 50 feet) up to 5 stories (max of 65 feet) for multiple properties in the FB-UN2 zoning district. The additional height is in anticipation of a new mixed-use project for the site. As the initial request neared a decision by the City Council the applicant requested to amend the petition by adding additional properties. In response to the amended request, the council decided to remand the expanded request back to the Planning Commission for review and a recommendation. The prior request heard by the Planning Commission specified one property and has now increased to include seven (7) properties, which would later be consolidated into two large parcels, one for each building proposed.

RECOMMENDATION: Staff recommends that the Planning Commission forward a negative recommendation to the City Council for the proposed amendment to the Salt Lake City Zoning Ordinance, specifically the FB-UN2 zoning district building height allowances, for the seven (7) properties listed as part of the expanded request.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Applicant Letter](#)
- C. [Photographs](#)
- D. [Proposed Project Drawings](#)
- E. [Public Process and Comments](#)

PROJECT DESCRIPTION

The applicant wants to amend the text of the FB-UN2 zoning district (Form Based Urban Neighborhood District) to increase the allowed building height for the multiple subject properties, with the goal of combining the various parcels into two larger parcels for a new mixed use development (2 buildings, on either side of the alley). The proposed site encompasses 8 current parcels with an alley roughly bisecting the project down the middle, running north-south. The site is on the south side of 900 South and would extend from 200 West Street to Washington

Street (a distance of approximately 320 feet), minus a single parcel along that frontage that is not owned or under contract by the applicant; and extend southward into the block approximately 230-240 feet.

The current allowed building height for all but one of the parcels is 4 stories with a maximum of 50 feet. The single exception is the parcel on 900 South and 200 West (906 South 200 West) at the southwest corner of the intersection, which is a corner parcel and already permits 5 stories of height, up to 65 feet. The amendment would include the other seven (7) parcels in a category of properties within the FB-UN2 zoning district that are allowed taller buildings of 5 stories with a maximum of 65 feet.

The taller height was established for buildings that would be located at key street intersections within the area zoned FB-UN2 to incentivize development and activity at these corners and keep a distinction between the mid-block areas (lower buildings) and the key street corners (higher buildings), creating nodes of activity.

The applicant submitted a petition to amend Chapter 21A.27, which is entitled Form Based Districts, of the Zoning Title (see Attachment B – Letter from Applicant). Specifically, the applicant proposes the following language (see underlined text):

Table 21A.27.050E2
FB-UN2 Building Form Standards

Building Regulation		Building Form				
Building height and Placement:		Cottage Development ¹	Row House	Multi-Family Residential	Mixed Use	Storefront
H	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, <u>southeast corner Washington Street at 900 South</u> , and 300 West at 800 or 900 South. All heights measured from established grade			

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. Building height on corner parcels
- Issue 2. Revised requests and public comments
- Issue 3. Noncompliance with applicable master plan policies

Issue 1 Building Height

The FB-UN ordinance identifies areas for shorter buildings (up to 30 feet tall in the FB-UN1 District), and areas for taller buildings (up to 50 feet tall in the FB-UN2 District). However, certain corners within the FB-UN2 District are allowed an additional story and 15 feet of building height (see above table).

When the Planning Commission voted on December 12, 2012, to recommend adoption of the Form Based Urban Neighborhood District ordinance, only intersections located at 300 West Street and 800 or 900 South, and West Temple at 800 or 900 South were eligible for additional building height. However, based largely on public comment (from property owners) the City Council voted to include additional corner parcels located at the intersections of 200 West and 700, 800 or 900 South. At the time, no one proposed or discussed additional building height for the intersection at 900 South and Washington Street.

Regarding building height, the Urban Design Element of the Salt Lake City Master Plan, which was published in 1990, provides the following policy:

“Preserve and improve the visual form of the city through an appropriate building height profile and color scheme.”

“The historic urban form of Salt Lake City's Commercial Core relies on taller buildings—historically approximately 14 stories—at the corners of 10-acre blocks with lower buildings around them. Building heights should diminish away from the Core (page 11, italics added for emphasis).”

The subject site is not considered a corner of the historic “10-acre block” (referencing the Urban Design Element) in this area and allowing the tallest FB-UN building height would run counter to the visual form the FB-UN zoning districts and Urban Design Element are trying to achieve; where taller buildings are at the prominent intersection corners and shorter buildings are between those prominent corners. The applicant's proposal would contribute toward a “corridor” of 5-story buildings and would occupy the full northern third of the block, extending into the historically residential areas more than intended by the current ordinance.

The city's previous experience in regulating building heights that “...*diminish away from the Core...*” comes from the D-1 Downtown Zoning District, which has special controls for block corners. Those controls specify allowances for additional height, along with other controls, for buildings located within 165 feet measured horizontally from the block corner. The intent is to focus “...*a higher level of development intensity at street intersections.*” The noted intersections granted additional height in the FB-UN zoning districts in the Central Ninth area are spaced similarly to the block corners of the D-1 zoning district downtown.

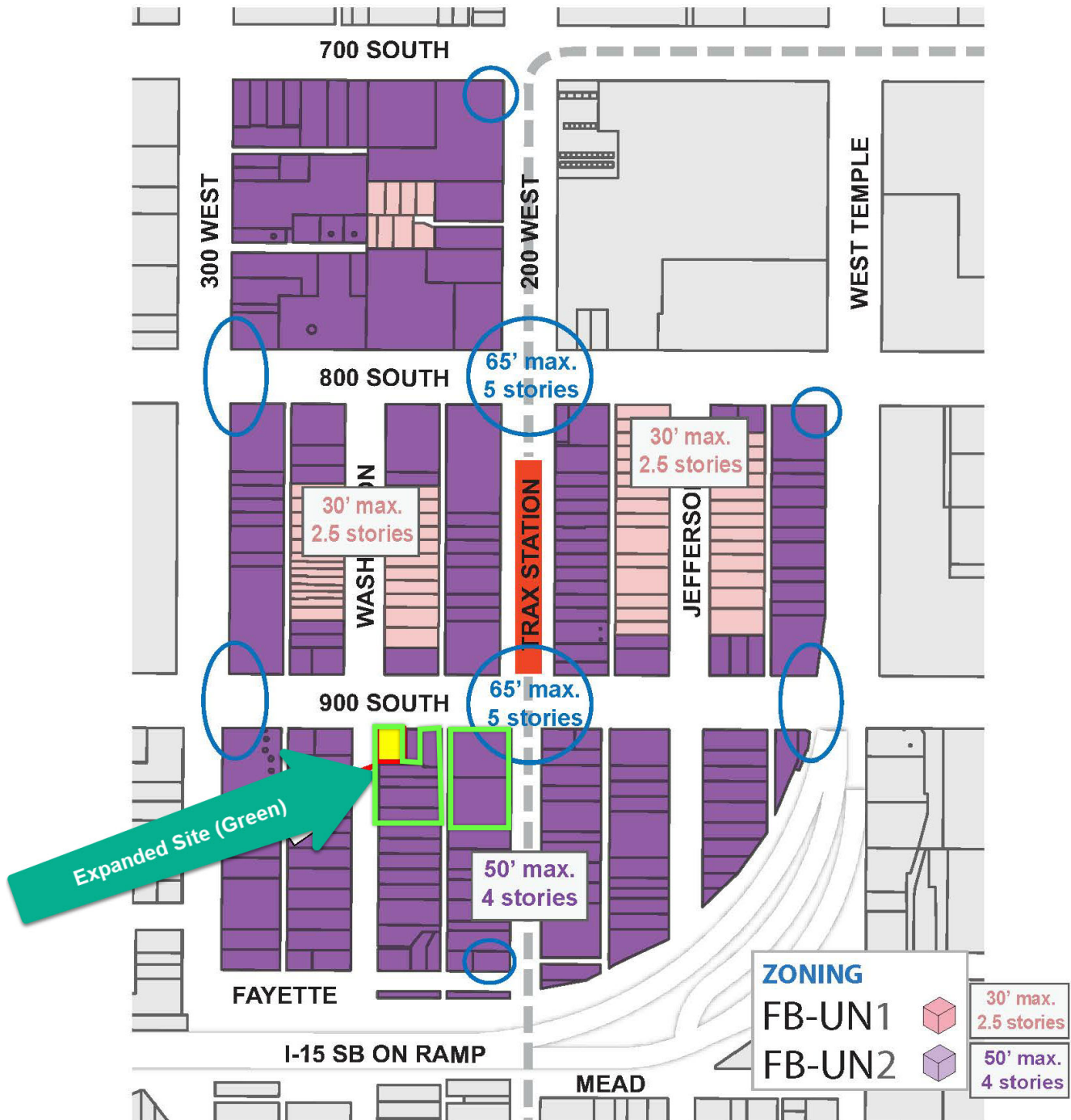
That previous experience may or may not be directly applicable to this proposal, but it does raise some background and questions?

- How big can a “corner” parcel get before it exceeds the intent for building height allowance and thus “development density at street intersections” that appears to be part of the reason for the additional corner building height in the Central Ninth area?
- Given past experience with 165 feet from the block corner, would a similar restriction for building height be desired with this revised and expanded petition if it were approved? Would this restriction apply to all other designated corner parcels in the FB-UN districts?
- Is there still a desire to focus development density at intersections, or should the 5-story building height simply be offered to all properties in the FB-UN2 zoning district?

The applicant now wants to create two large corner parcels by consolidating smaller existing parcels. The question arises with these new, larger corner parcels as to what portion of them is allowed the additional story of building height. Would the entire new, large corner parcel on 200 West now be eligible for the additional story of height, or would it be limited to what was the original corner parcel that existed when the FB-UN ordinances were adopted in 2014? What about the new large corner parcel on Washington Street, should it be included in the intersections that are allowed an additional story of height (as proposed by the applicant's text amendment)? The two parcels would be bisected by an existing alley and would extend between 230 and 240 feet southward into the block.

These two “corners” have differing height regulations currently but the applicant wants the same height to apply to the entire area of his proposed development. The Washington Street corner is not considered a prominent corner within the district, as depicted in the following image of building heights of the FB-UN zoning districts, as ultimately adopted by the City Council originally in 2014.

SEE NEXT PAGE FOR FB-UN BUILDING HEIGHT MAP



Corners circled in blue above correspond with building heights specified in Table 21A.27.050E2, which permits 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, and 300 West at 800 or 900 South. All heights are measured from established grade.

Issue 2 Revised Request and Public Comments (see [Attachment E](#) – Public Comments)

With the original request initially including multiple properties in a corridor along 900 South (Nov. 2017), public comments provided by attendees of the open house for that proposal were predominantly opposed to the increased building height at a 10/1 ratio, and were predominantly from nearby property owners.

The applicant revised that original request to consist of one corner property at 231 W 900 South (yellow parcel on previous map image). The public comments after that garnered more support from a few neighbors, but overall the public sentiment was generally opposed still, per the public comments, verbal and written, provided at the Planning Commission hearing on August 8, 2018. The Planning Commission voted for a negative recommendation to City Council.

In the process and time leading up to the City Council public hearing at the end of 2018, the applicant expanded the request to include the seven additional parcels (listed on page 1 of this report and outlined in green in the previous map image). The applicant presented that expanded proposal at a gathering for the Central Ninth Community Council in November 2018, per that community council's request, and the general sentiment was supportive of the project (see [Attachment E for copy of email](#) from community council chair about this meeting). The Central Ninth Community Council is a newly-formed council as of June 2018. The larger Ball Park Community Council, from which the Central Ninth Community Council formed, initially considered the original petition. They were both contacted and informed of this second public hearing with the Planning Commission and given the invitation to comment on the expanded proposal; no comments were received prior to this report being published.

Issue 3 Master Plan Compliance

Although the petition is a text amendment, it has a singular effect on specific and identified properties located along 200 West, 900 South, and Washington Street. The subject properties are identified as "Central Business District Support" by the Central Community Master Plan and is within the "Central Ninth District" of the Downtown Plan, adopted May 2016.

The land use policy directions for this area, Central Ninth, are contained in the Downtown Plan.

"Central Ninth defines the downtown principle of providing housing choice. Pleasant, quiet streets and affordable urban living characterize the Central Ninth neighborhood. Older single-family homes clustered on half-size blocks provide gracious living opportunities in an intimate setting. They are mixed with low and mid-rise housing with higher densities along main streets, commercial corridors, and around the 900 South TRAX station. Transit-oriented development is exemplified in Central Ninth and made easy using a form-based code that emphasizes building orientation, scale and design over land use." (page 124)

Specified "Initiatives" for the Central Ninth area that affect this requested amendment:

- *"Preserve the scale and low density residential character of interior streets: Montrose, Washington and Jefferson Streets north of 900 South."* (page 125)
- *"Enhance the small neighborhood business node at the 900 South 200 West intersection."* (page 125)

The subject site is located south of 900 South, so it's not specifically within the focus area of the first initiative above. However, the initiative does indicate a preference toward retaining smaller scale buildings for the smaller, interior streets of the district. The second initiative refers to enhancing the business node at 900 south and 200 West, which is the main intersection east of the subject site. By allowing taller buildings at the subject corner, the node at 200 West would not be enhanced, but rather mimicked, thereby contributing to a "corridor" effect along 900 South rather than the preferred "node" effect.

The proposed amendment is not consistent with applicable master plan policies (as stated above). The currently -allowed building heights are sufficient for these properties, as readily indicated by the relatively recent creation of the FB-UN zoning districts. Building height was a prominent topic of discussion at that time (2014) and to change it without giving time for the original heights to settle in would be premature. Planning staff deems this proposal to be too soon after the original FB-UN ordinance to properly assess the adequacy of the original ordinance.

DISCUSSION:

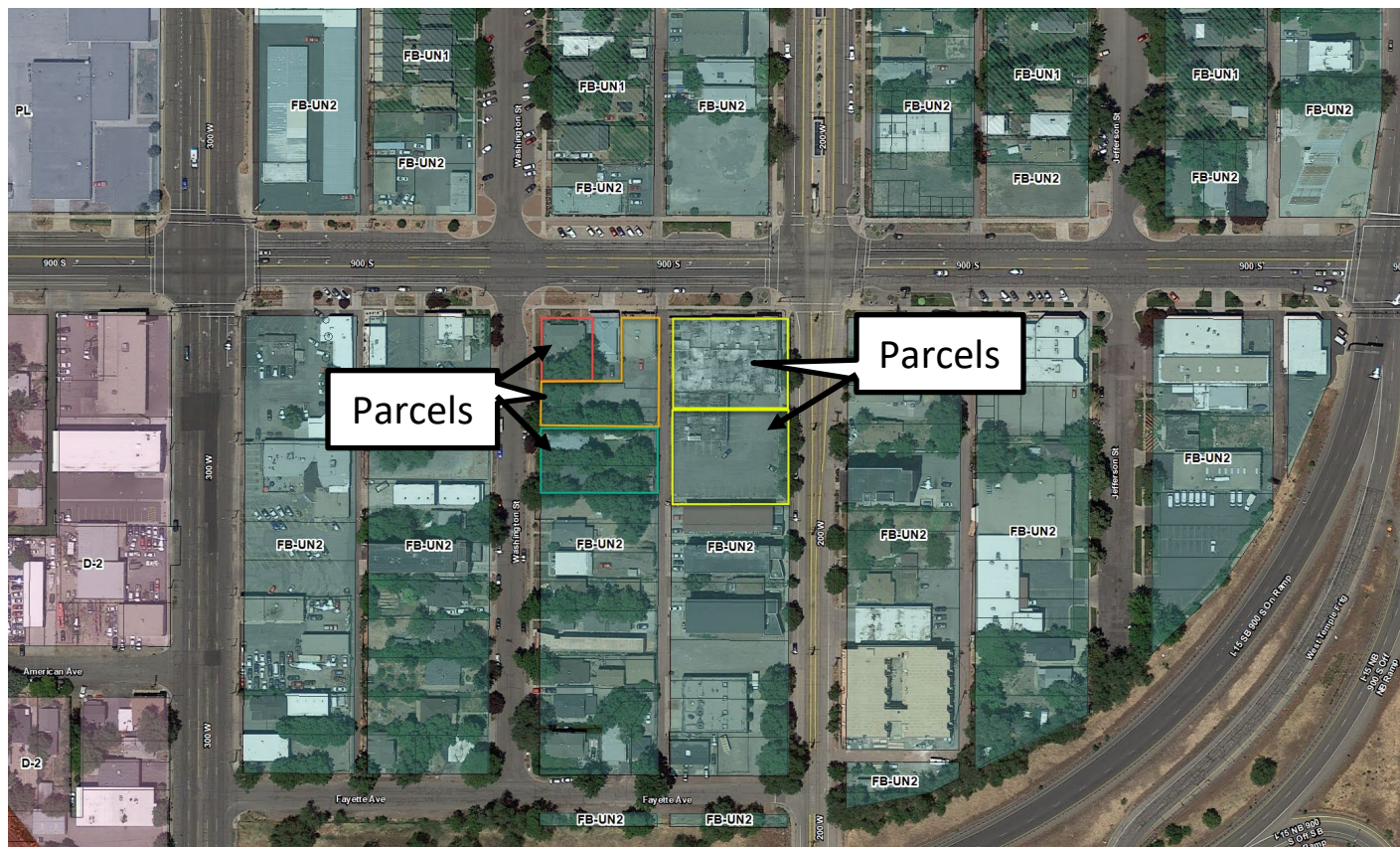
As per Section 21A.50.050 a decision to amend the text of the Zoning title by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision concerning a proposed text amendment, the Planning Commission and City Council should consider the following:

Factor	Finding	Rationale
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;	Not generally consistent with adopted plans. City goals could still be achieved with current allowed building heights, additional height on this large land area is not necessary to achieve these goals.	Proposal would further the city's goals and policies by increasing density and housing stock but do so at the expense of the neighborhood character potentially, and be contrary to the urban design vision for this area that promotes denser development at designated key intersections.
Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Does not further purpose of FB-UN district.	The proposal counters one of the key purposes of the FB-UN zoning districts because it conflicts with the intent to appropriately scale buildings that respect the existing character of the neighborhood. Allowing additional building height on this much land area nullifies the character of the neighborhood that has many single family and other lower height buildings.
Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Not applicable	No overlay zoning districts exist for the subject property impacted by the proposed zoning amendment.
The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Not consistent with the design goals of FB-UN2 district.	The proposed amendment is not consistent with the purposes of the FB-UN district due to its disregard of the preferred building height form and intersection nodes.
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.	Existing public facilities and services are anticipated to be adequate in their capacity to serve future development on the property affected by the proposed amendment.	No specific development design or proposal was provided with the application; however, the property is currently developed with adequate facilities. Upgrading facilities may be required for any new, more intense development.

NEXT STEPS:

The Planning Commission's recommendation will be transmitted to the City Council to conduct a public hearing and make a decision to approve, modify, or deny the proposal. If the City Council grants a form of approval of the petition, the applicant will be required to obtain all necessary permits for the project. If denied the property may yet be developed under existing building and zoning regulations, which allows a maximum of 4 stories up to 50 feet of building height on the seven parcels in question, and 5 stories up to 65 feet for the corner parcel at 906 West 200 South (as it exists today, before consolidation).

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: APPLICANT LETTER



November 26, 2018

City Council Office
ATTN: Nick Tarbet
City and County Building Room 304
P.O. Box 145476
Salt Lake City, UT 84114

Addendum to Urban Alfandre's text amendment for additional height on the southeast corner of S Washington St and 900 S.

Councilmembers,

Urban Alfandre would like to clarify that the intent of our request for additional height for the southeast corner of S Washington St and 900 S includes the following parcels (see map below):

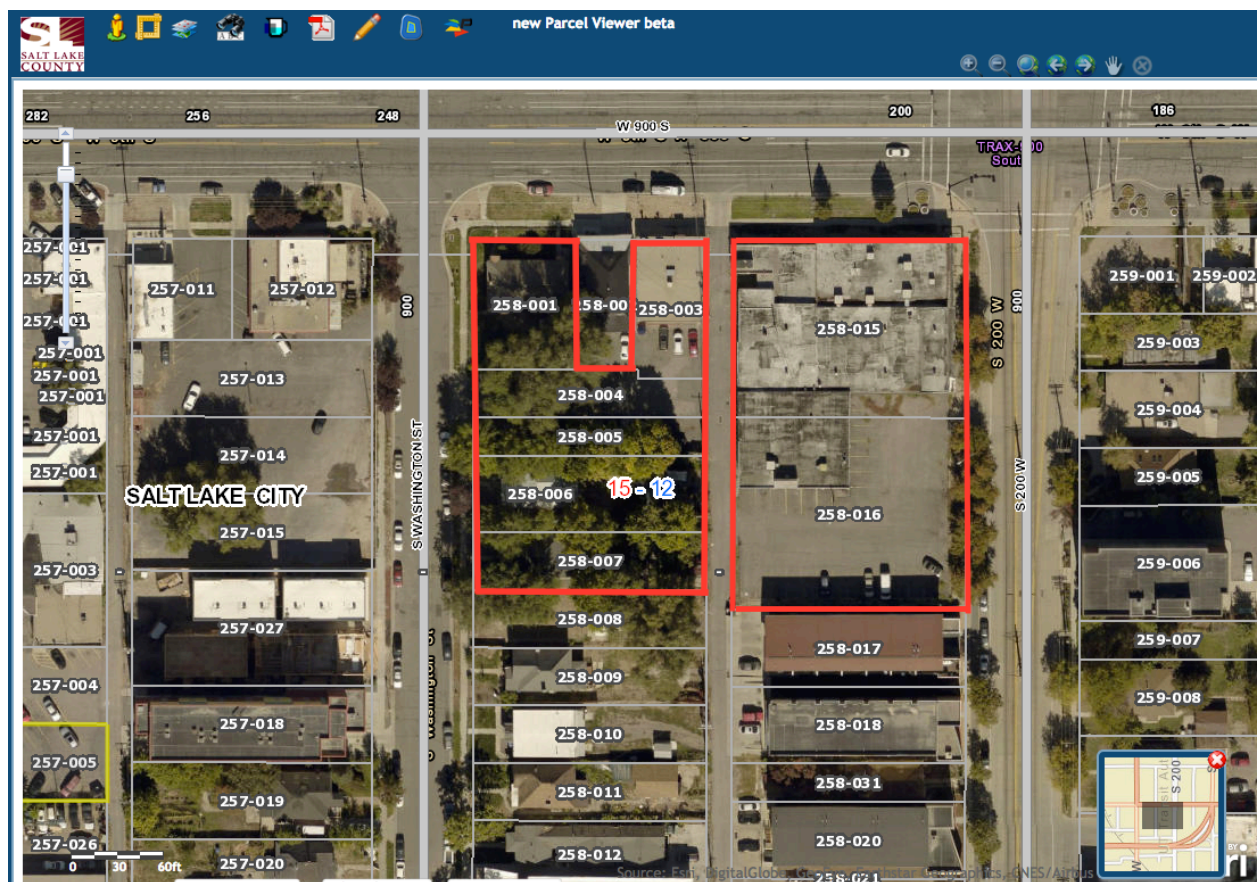
- 231 W 900 S (Tax ID:15122580010000)
- 221 W 900 S (Tax ID:15122580030000)
- 909 S Washington St (Tax ID:15122580040000)
- 915 S Washington St (Tax ID:15122580050000)
- 919 S Washington St (Tax ID:15122580060000)
- 927 S Washington St (Tax ID:15122580070000)

The project also includes the property located at 906 S 200 W (Tax ID:15122580150000 & 15122580160000) (see map below), which corner is included in the five story height exemption in the FBUN-2 zone.

Sincerely,

James Alfandre

James Alfandre
Founding Principal
Urban Alfandre, LLC
825 N 300 W #N141
Salt Lake City, UT 84103



ATTACHMENT C: PHOTOGRAPHS / IMAGES



906 S 200 W



Google Earth

Image Landsat / Copernicus

© 2018 Google

100 ft



Google Earth

© 2018 Google

100 ft

ATTACHMENT D: PROPOSED PROJECT DRAWINGS



KTGY Architecture + Planning
820 16th St. Suite 500
Denver, CO 80202
303.825.6400
ktgy.com



825 N. 300 W. N141 Salt Lake City, UT 84103

CHUCKLES HENRIES MULTI-FAMILY
SALT LAKE CITY, UT #20180068

NOVEMBER 21, 2018

SYDNEY CORNER RENDERING



KTGY Architecture + Planning
820 16th St. Suite 500
Denver, CO 80202
303.825.6400
ktgy.com



825 N. 300 W. N141 Salt Lake City, UT 84103

CHUCKLES HENRIES MULTI-FAMILY

SALT LAKE CITY, UT #20180068

NOVEMBER 21, 2018

SLATE CORNER RENDERING





KTGY Architecture + Planning
820 16th St. Suite 500
Denver, CO 80202
303.825.6400
ktgy.com



CHUCKLES HENRIES MULTI-FAMILY
SALT LAKE CITY, UT #20180068
NOVEMBER 21, 2018

ALLEY RENDERING



KTGY Architecture + Planning
820 16th St. Suite 500
Denver, CO 80202
303.825.6400
ktgy.com



urban living. vibrant neighborhoods.
825 N. 300 W. N141 Salt Lake City, UT 84103

CHUCKLES HENRIES MULTI-FAMILY

SALT LAKE CITY, UT #20180068

NOVEMBER 21, 2018

SYDNEY EAST ELEVATION



KTGY Architecture + Planning
820 16th St. Suite 500
Denver, CO 80202
303.825.6400
ktgy.com



urban living. vibrant neighborhoods.
825 N. 300 W. N141 Salt Lake City, UT 84103

CHUCKLES HENRIES MULTI-FAMILY
SALT LAKE CITY, UT #20180068

NOVEMBER 21, 2018

SYDNEY WEST ELEVATION



KTGY Architecture + Planning
820 16th St. Suite 500
Denver, CO 80202
303.825.6400
ktgy.com



825 N. 300 W. N141 Salt Lake City, UT 84103

CHUCKLES HENRIES MULTI-FAMILY

SALT LAKE CITY, UT #20180068

NOVEMBER 21, 2018

SLATE WEST ELEVATION

ATTACHMENT E: PUBLIC PROCESS AND COMMENTS

Meetings & Public Notice

The following is a list of public input opportunities, related to the revised project, since the City Council remanded the petition to the Planning Commission for a recommendation.

January 9, 2019: Email of revised proposal sent to Ballpark Community Council and Central Ninth Community Council.

Notice of the Planning Commission public hearing for the proposal include:

- Notices mailed on January 31, 2019
- Properties posted on January 31, 2019
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on January 31, 2019

COMMENTS

No comments received in response to this Planning Commission hearing (Feb. 13, 2019).

See email that follows for comments from the Central 9th community council gathering in November 2018.

See attached comments related to 1st Planning Commission hearing back on August 8, 2018.

From: <mcgordon@xmission.com>

Date: Tue, Nov 20, 2018 at 12:09 PM

Subject: C9CC Urban Alfandre Community Feedback

To: <Nick.Tarbet@slcgov.com>

Cc: <james@urbanalfandre.com>

Hello Nick-

We held the Coffee Klatch regarding Urban Alfandre's proposed zoning height amendment on Saturday, November 17, 2018. There were approximately 20 attendees. Based on the comment cards completed by the attendees, 11 were in favor, 6 were neutral or unopposed and 2 were opposed to the height amendment.

Based on this response, the Central 9th Community Council is pleased to support the granting of the zoning height amendment requested by Urban Alfandre. We do want to reiterate that our enthusiastic approval of Urban Alfandre's zoning amendment is specific to the Urban Alfandre project, and should not be interpreted as support for similar amendments that may be requested in the future.

We look forward to Urban Alfandre's contribution to this exciting and rapidly growing neighborhood.

Regards,

Mary Gordon
Chair, Central 9th Community Council

**COMMENTS related to 1st Planning Commission
hearing on August 8, 2018**

From: Glenn Call
To: [Stewart, Casey](#)
Subject: Urban Alfandre FB-UN@ Zoning District Building Height Amendment
Date: Sunday, August 5, 2018 12:14:55 PM

Dear Mr. Stewart,

I will be out of town on August 8 when the public hearing on the zoning change for 231 West 900 South will be held. I want you know that I am very strongly against any zoning changes. Our neighborhood has already had a couple of four and five story buildings creep in. They do not fit into the neighborhood, they don't do anything to improve the neighborhood or our property values. One, two and three story buildings are much more appropriate, they make the area more inviting, appealing and don't overcrowd or overshadow the existing homes and buildings.

Also, it's very important that any new structures have adequate off-the-road parking for any businesses or residences. Of course there is a Trax stop in our neighborhood but the majority of people still own cars and use them to come and go throughout the valley.

Sincerely, Glenn Call

859 South Washington Street
Salt Lake City

From: Paul Johnson
To: [Stewart, Casey](#); [Zoning](#)
Subject: Urban Alfandre FB-UN2 Zoning District Building Height Amendment
Date: Tuesday, July 31, 2018 11:17:48 AM

I and my neighbors are opposed to this amendment. This is the second attempt by Alfandre (a former neighborhood advocate) to have the rules changed for his property. We oppose it for the same reason we opposed his prior request which tried to make similar yet worse changes.

This request is understandably based upon his owning land which would be effected by this change. The Central 9th has dozens of projects currently being built many of which are not yet complete. We need to see these existing projects completed to really understand how the existing FB-UN2 zoning is currently working out. As all parties involved are aware FB-UN2 is still fairly new to the neighborhood and we really should take a few years to be certain the current zoning is adequately working before making any further changes. Even with only a small percentage of new projects already completed we're seeing dramatic traffic and parking changes on the streets and alleyways of the Central 9th. The neighborhood needs to catch it's breath before deciding if even bigger structures should be accommodated. This is a quality of life issue for the Central 9th and this change is not appropriate at this time. Let's leave the zoning alone for a few years and see how it's working out. The existing zoning on the land in question is more than adequate for development.

Please forward my opposition to all appropriate parties.

Thank you,
Paul Johnson
858 S. Washington Street, SLC

From: Boudreaux, Madelyn (GE Healthcare)
To: [Stewart, Casey](#)
Subject: PLNPCM2017-00590
Date: Wednesday, August 1, 2018 1:14:50 PM

I am a resident and home owner in the Central 9th area. I understand that we are again being asked to comment on a request by James Alfandre to increase the height allowances in our area to 5 stories or 65 feet. We were asked to comment on this just last December.

I continue to oppose the proposal of designating more parcels to be allowed to go up to 65 feet.

While I am excited about the changes in my neighborhood, I'd like to see a few years pass with the current development under the FB-UN2 zoning regulations to see how they affect the neighborhood. I think that Granary (which already has a lot of taller and larger warehouses) would be a better district for higher buildings, while Central 9th – with the many single family homes still occupied – would begin to feel crowded and unbalanced with these bigger structures at this time.

Thank you,
Madelyn Boudreaux
843 South 300 West
Salt Lake City, UT
84101

From: Paul Lohrenz
To: [Stewart, Casey](#)
Subject: PLNPCM2017-00590
Date: Wednesday, August 1, 2018 4:30:06 PM

I am a resident and home owner in the Central 9th area. I understand that we are again being asked to comment on a request by James Alfandre to increase the height allowances in our area to 5 stories or 65 feet. We were asked to comment on this just last December.

I continue to oppose the proposal of designating more parcels to be allowed to go up to 65 feet.

While I am excited about the changes in my neighborhood, I'd like to see a few years pass with the current development under the FB-UN2 zoning regulations to see how they affect the neighborhood. I think that Granary (which already has a lot of taller and larger warehouses) would be a better district for higher buildings, while Central 9th – with the many single family homes still occupied – would begin to feel crowded and unbalanced with these bigger structures at this time.

Thank you,

Paul Lohrenz

[843 South 300 West](#)

[Salt Lake City, UT](#)

[84101](#)

OPEN HOUSE PUBLIC COMMENT FORM

December 6, 2017



Planning Division
Department of Community and
Neighborhoods

Proposed Zoning Text Amendment in FB-UN2 Form Based Urban Neighborhood District

Name: Glenn Call

Address: 859 S. Washington Street

Salt Lake City UT Zip Code 84101

Phone: [REDACTED] E-mail [REDACTED]

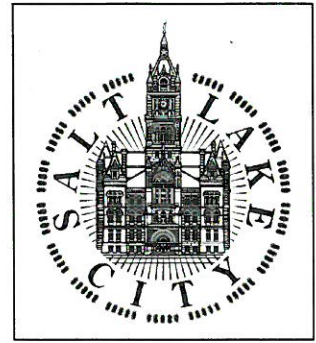
Comments: We are very much against changing the zoning to
increase building height. We've been actively trying to keep
the maximum of any building at three stories.

If taller building really are needed they should be
in the Granery district where there are no individual
houses that would be impacted.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House. You can also provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, 451 South State Street Rm 406, Salt Lake City, UT 84114-5480. Please provide your comments by **December 31, 2017.**

OPEN HOUSE PUBLIC COMMENT FORM

December 6, 2017



Planning Division
Department of Community and
Neighborhoods

Proposed Zoning Text Amendment in FB-UN2 Form Based Urban Neighborhood District

Name: Laurance Lee

Address: 825 S 200 W

Salt Lake City Zip Code 84101

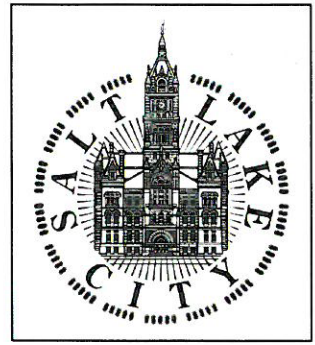
Phone: [REDACTED] E-mail [REDACTED]

Comments: ok for suggested change

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House. You can also provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, 451 South State Street Rm 406, Salt Lake City, UT 84114-5480. Please provide your comments by **December 31, 2017.**

OPEN HOUSE PUBLIC COMMENT FORM

December 6, 2017



Planning Division
Department of Community and
Neighborhoods

Proposed Zoning Text Amendment in FB-UN2 Form Based Urban Neighborhood District

Name:

SETH STRIEFEL

Address:

855 WASHINGTON

SLC, UT 84101

Zip Code

84101

Phone:

[REDACTED]

E-mail

[REDACTED]

Comments:

I THINK THE FEEDBACK PROVIDED BY
THE NEIGHBORHOOD SIX YEARS AGO REMAINS,
THAT THREE STORIES IS THE PREFERRED HEIGHT.
BOTH NEW DEVELOPMENTS AT THE CORNER OF
900 SOUTH AND 200 WEST HAVE MAINTAINED THIS
HEIGHT, AND THE PRECEDENT FOR THE AREA IS SET.
I WOULD OPPOSE THE PROPOSED CHANGE.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House. You can also provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, 451 South State Street Rm 406, Salt Lake City, UT 84114-5480. Please provide your comments by **December 31, 2017**.

OPEN HOUSE PUBLIC COMMENT FORM

December 6, 2017



Planning Division
Department of Community and
Neighborhoods

Proposed Zoning Text Amendment in FB-UN2 Form Based Urban Neighborhood District

Name: Abe & Sara Shaw

Address: 909, 915 & 925 So. Jefferson
SLC, UT

Zip Code 84101

Phone: [REDACTED] E-mail [REDACTED]

Comments: the FBUN2 works well as is. It lends
itself to a nice neighborhood feeling since there are
a fair amount of homes and existing businesses
lower in height. Adding taller buildings on the
perimeter of the blocks will draw the shorter
buildings that have a max. allowable height of
50 ft. We have 3 properties on Jefferson that
will be adversely affected by lining 200w. and 900s

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House. You can also provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, 451 South State Street Rm 406, Salt Lake City, UT 84114-5480. Please provide your comments by **December 31, 2017.**

With taller building than are currently allowed.
Please leave the zoning as is. Sarah Shaw

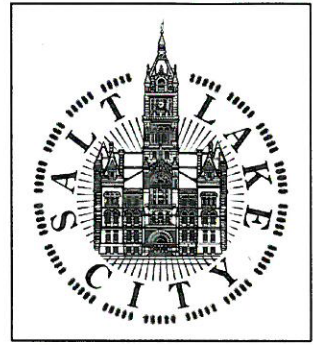
Consideration of current property owners, particularly residential owners who have made their investment intentions known by maintaining homes in this area should take precedent. SLC needs more housing. penalizing current homeowners with an established history, is not fair. This penalty will come if taller buildings are allowed as the character & quality of the neighborhood diminishes.

Abe Shaw

Note: I am a commercial property owner in FBUR 2 recognizing the need for an enhanced residential component in order for this neighborhood to be successful.

OPEN HOUSE PUBLIC COMMENT FORM

December 6, 2017



Planning Division
Department of Community and
Neighborhoods

Proposed Zoning Text Amendment in FB-UN2 Form Based Urban Neighborhood District

Name: LANCE VAN BUREN

Address: 859 Washington St
SLC UT 84101

Zip Code _____

Phone: [REDACTED] E-mail [REDACTED]

Comments: I am very Against the height adjustment.
It would directly effect my home, and leave us
in shadows.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House. You can also provide your comments via e-mail at michael.maloy@slcgov.com or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, 451 South State Street Rm 406, Salt Lake City, UT 84114-5480. Please provide your comments by **December 31, 2017**.

OPEN HOUSE
Proposed Zoning Text Amendment in FB-UN2 District
ATTENDANCE ROLL
December 6, 2017

PRINT NAME	Laurance Lee
ADDRESS	825 S 200 W
ZIP CODE	84101
EMAIL	[REDACTED]

PRINT NAME	Shawn Jacobsen
ADDRESS	818 S 800 E
ZIP CODE	84102
EMAIL	[REDACTED]

PRINT NAME	Alex Hamil
ADDRESS	848 S. Washington St.
ZIP CODE	84101
EMAIL	[REDACTED]

PRINT NAME	
ADDRESS	
ZIP CODE	
EMAIL	

PRINT NAME	
ADDRESS	
ZIP CODE	
EMAIL	

Maloy, Michael

From: Boudreaux, Madelyn (GE Healthcare) [REDACTED]
Sent: Thursday, December 07, 2017 1:29 PM
To: Maloy, Michael
Subject: FB-UN2 proposed zoning change for Central 9th

Follow Up Flag: Follow up
Flag Status: Flagged

I am a resident and home owner in the Central 9th area.

I oppose the proposal of designating more parcels to be allowed to go up to 65 feet.

While I am excited about the changes in my neighborhood, I'd like to see a few years pass with the current development under the FB-UN2 zoning regulations to see how they affect the neighborhood. I think that Granary (which already has a lot of taller and larger warehouses) would be a better district for higher buildings, while Central 9th – with the many single family homes still occupied – would begin to feel crowded and unbalanced with these bigger structures at this time.

Thank you,
Madelyn Boudreaux
843 South 300 West
Salt Lake City, UT
84101

Maloy, Michael

From: Frederick Federer [REDACTED]
Sent: Thursday, December 07, 2017 10:23 AM
To: Maloy, Michael
Subject: PLNPCM2017-00590 FBUN-2 feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michael,

Nice to see you and talk with you at the open house last night. I have owned and lived on Jefferson St for about 15 years and love watching the Central 9th neighborhood develop.

After reviewing the proposal I am against it. The map you provided actually surprised me with how many parcels in the area currently allow for buildings up to 65'. This is not as obvious when looking at the maps in the zoning documents for the area. I think there are plenty of 65' high parcels allowed right now, and after seeing how tall the Greenprint Apartments are in real life (which I assume are 50') there is no reason that the midblock FBUN-2 parcels need to be 65'.

I believe a 65' wall of buildings along the TRAX stop could create an isolating feeling on the single family home portions of Jefferson and Washington. On lots like those on the 900 South end of Jefferson Street a 65' foot high building would become a massive sunblock to the single family homes just to the north.

The residents in the area are excited to have the area become a mix of old and new single and multi-family housing types and I think this has the potential to destroy that vision. If we allow 65' height in such a large area I fear that Central 9th may become another transit oriented giant apartment hub like those built further south on the TRAX line (ie 4500 South). Development like that would absolutely destroy the diverse character of the neighborhood. It is that character that we residents greatly value and make it such a unique and interesting pocket of the city.

I would not be against 65' high buildings for a few of the proposed parcels. So why not leave it as is and let the developers ask for a variance on a parcel by parcel basis? Let's not make such a sweeping change.

Best,
Frederick Federer
817 S Jefferson St

Maloy, Michael

From: Paul Johnson [REDACTED]
Sent: Thursday, December 07, 2017 12:45 PM
To: Maloy, Michael
Subject: FB-UN2 Height Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Michael,

Please pass on my comments regarding the request by James Alfandre for a Zoning Text Amendment for the Central 9th neighborhood.

I'm opposed to this request. It would have been nice to speak to James Alfandre who made the request but he did not attend the open house while I was there. This request is understandably based upon his owning land which would be effected by this change. The Central 9th has dozens of projects currently being built but most are not yet complete. I think we need to see these existing projects completed to really understand how the existing FB-UN2 zoning is currently working out. As all parties involved are aware FB-UN2 is still fairly new to the neighborhood and we really should take a few years to be certain the current zoning is adequately working before making any further changes. Even with only a small percentage of new projects already completed we're seeing dramatic traffic and parking changes on the streets and alleyways of the Central 9th. The neighborhood needs to catch it's breath before deciding if even bigger structures should be accommodated. This is a quality of life issue for the Central 9th and this change is not appropriate at this time.

Thank you,
Paul Johnson
858 S. Washington Street, SLC

Maloy, Michael

From: mattmateus@gmail.com on behalf of Matt Mateus [REDACTED]
Sent: Thursday, December 07, 2017 12:55 PM
To: Maloy, Michael
Subject: FBUN 2 Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michael,

I was unable to attend the meeting last night, but I definitely want to provide you with our families thoughts on the proposed allowable height discussion.

Put clearly, we are opposed to increasing the heights to 65 feet for various reasons. For many years, we have had thoughtful discussions around the codes and heights in Central 9th. Time and time again, especially for those of us who have lived in this neighborhood for well over a decade, we have had a clear vision of what this neighborhood has the potential to be, a thoughtfully and intentionally designed community for a diverse demographic. We have had many discussions about the allowable heights. We discussed and agreed that 50 feet is conducive to the community that we are passionate about creating. And, to allow, or go against this restriction clearly disenfranchises the voice that we have as a community and sends a clear message about how and when our voices are heard and valued.

I think it's important to point out that we have been very supportive of the developments and specific projects in our community over the past 10 years. I have personally participated on several selection committees and provided hours of time with city and RDA representatives to help foster the building of a strong neighborhood community.

I believe that this allowance would be detrimental to our community and what we have worked to hard to create.

Thank you for your consideration.

Best,

Matt and Tamara Mateus
826 S Jefferson Street