



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Sara Javoronok, Senior Planner, 801-535-7625
Date: November 13, 2019
Re: PLNPCM2018-00813

Zoning Map Amendment

PROPERTY ADDRESS: 480 E 6th Avenue
PARCEL ID: 09-31-431-014-0000
MASTER PLAN: Avenues
ZONING DISTRICT: SR-1A

REQUEST: The petitioner, Thomas G. Smith of Smith Hyatt Architects, is requesting a zoning map amendment on behalf of the property owner, Pamela Jones Bloland from Special Development Pattern Residential District (SR-1A) to Small Neighborhood Business District (SNB) for the property located at approximately 480 E 6th Avenue. The property has two attached structures, one faces 6th Avenue (480 E 6th Avenue) and the other faces G Street (287 N G Street). The rezone is to make the existing nonconforming commercial use in the structure facing 6th Avenue conforming and to allow for a commercial use in the historically residential structure that faces G Street.

RECOMMENDATION: Based on the information in this staff report, Planning staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendment.

ATTACHMENTS:

- [A. Vicinity Zoning Map](#)
- [B. Site Photographs](#)
- [C. Additional Applicant Information](#)
- [D. Existing Conditions & Development Standards](#)
- [E. Analysis of Standards](#)
- [F. Public Process & Comments](#)
- [G. Department Review Comments](#)
- [H. Historic Information](#)
- [I. Small Neighborhood Business Amendment Analysis](#)
- [J. Housing Loss Mitigation Report](#)

PROJECT DESCRIPTION:

The existing commercial use is considered legal non-conforming. The existing commercial structure was identified as a store on the 1911 Sanborn maps. The 1927 Zoning Ordinance classified the property as Residential “A”, which permitted “(t)he office of a physician, musician or other professional person...also customary incidental home occupations...” This provision was subsequently removed with the 1955 Zoning Ordinance. The other structure on the site is a small, historically residential single-family home. City survey forms note that it is one of the earlier structures in the Avenues and was constructed in the 1870s (Attachment H). It has suffered from deterioration and the applicant plans to convert it to a commercial use. It is the subject of a Historic Landmarks Commission application (PLNHLC2018-00454), which was reviewed by the Commission on November 7, 2019. It was the subject of previous work sessions and a 2016 denial of change from contributing to non-contributing with the intent to demolish the structure. The proposed zone change could help facilitate rehabilitation by providing a greater number of reuse options. The objective of this petition is to bring the non-conforming conditions into conformance with a zoning district change.



Map showing the area proposed for rezoning highlighted in yellow along with zoning in the surrounding area

Additionally, the applicant recently completed a lot line adjustment that added an additional approximately 4' x 80' strip along the southern boundary of the subject property and subtracted an approximately 3' x 50' strip on the western boundary. This adjustment brings existing noncomplying structures closer to compliance.

When the SNB district was initially created, city staff identified a number of sites across the city as appropriate for the new zoning district based on a set of specific criteria (use, size, surrounding context, etc.). While each of these ‘candidate’ sites were identified through that process, the actual rezoning of each site was left to each individual property owner. This property was included in that analysis, and in making this request, the applicant is seeking to exercise that discretion. Please see the analysis table and specific property sheet in [Attachment I](#) for more information.

KEY ISSUES:

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

Issue 1: Compatibility with adopted planning documents

The proposed rezoning is subject to the goals and recommendations of several of the city’s adopted planning documents: *Plan Salt Lake*, *Avenues Master Plan*, and the *Small Neighborhood Business Study*.

Plan Salt Lake

Consistent with *Plan Salt Lake*, the proposal would provide services within the neighborhood and bring into compliance the existing non-conforming situation. It is consistent with the Neighborhoods Guiding Principle encouraging, “Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.” Within the Neighborhoods Chapter itself, it is consistent with initiative #3 to “Create a safe and convenient place for people to carry out their daily lives.” The supporting text states, “It is important that these resources are located within neighborhoods, close to residents and accessible by walking, bicycling, and public transit.” The proposed zoning amendment would create a conforming commercial use that provides services important for people to carry out their daily lives.

The proposed amendment is consistent with two initiatives in the Preservation Chapter:

1. Preserve and enhance neighborhood and district character.
3. Retain areas and structures of historic and architectural value.

The Plan text supports this by stating that “Salt Lake City offers tools geared towards stabilizing and preserving neighborhood and community character and identity,” which is consistent with the proposal. It would create a conforming situation and enable expansion of a commercial use to the historically residential portion of the site. The Plan further states, “We understand and respect that change is part of history and that places evolve. As a City, we will continue to balance preservation and character conservation with growth and redevelopment, prioritizing preservation while allowing flexibility and change where appropriate.” While the site historically incorporated both residential and commercial uses, the proposed expansion of the commercial use will preserve the character of the neighborhood by retaining the structures, which have historic and architectural value.

Initiative #3 in the Economy Chapter, “Support the growth of small businesses, entrepreneurship and neighborhood business nodes,” is also applicable to this proposal. The proposed zoning amendment, while small in scale, would support the growth of small businesses and entrepreneurship in the city. The subject property is not a neighborhood business node, but would remedy a nonconforming situation and is located near an existing, legal commercial block.

Avenues Master Plan

The Avenues Master Plan, adopted in 1987, has several recommendations and strategies in the Land Use section in that are applicable to this application. It states that there is not an immediate need for additional business property in the Avenues and discourages additional businesses that require the demolition of residential structures. The need for business property in the Avenues may have changed over the past 30 years, and additional property may be viable for these uses. Furthermore,

consistent with the plan, the proposed rezone would not result in the demolition of a residential structure, rather the unoccupied structure would be rehabilitated and converted to commercial use. The subject of this application is a single property with two attached structures, one historically commercial, and the other historically residential. The proposal would create a conforming situation with respect to the historically commercial structure, and would allow for the conversion of the historically residential structure to a commercial structure. This would provide for additional opportunities for its use, and may allow for a more cost effective rehabilitation since the structure requires significant rehabilitation and has been the subject of Historic Landmark Commission discussion and reviews.

Issue 2 - Rezone to Commercial Use

Planning staff has received some input expressing concern about the types of commercial uses that would be permitted if the property was rezoned and also concerns with the loss of the residential unit. The SNB study took a comprehensive look at small businesses located within neighborhoods, identified nonconforming uses, and provided recommendations for appropriate zoning in these primarily residential areas. It recommended amending the zoning of this property to SNB (Attachment I). While there are concerns with the expansion of the existing commercial use, SNB allows for a limited range of uses and restricts business hours to 7 a.m.-10 p.m. The differences between the permitted and conditional uses in each zone are listed in [Attachment D](#).

The rehabilitation of the historically residential structure will result in the loss of a single-family unit addressed at 287 N G Street. If there is to be a loss of a housing unit, Chapter 18.97 of the City Code requires the property owner to complete the Mitigation of Residential Housing Loss Process. No mitigation fee will be required since the replacement cost of the unit exceeds the market value of the single-family dwelling. This is detailed in the attached Housing Loss Mitigation Report, as required per Chapter 18.97 of the City Code ([Attachment J](#)).

Issue 3 - Parking Demand

Residents also expressed concerns with parking, particularly since some area houses do not have off-street parking. The existing business on site is a salon, which is an appointment-based service that often has rapid turnover in parking use, rather than occupying parking spots for long durations. Additionally, given that salons generally operate during regular business hours, the use may require parking at a different time than the surrounding residences, potentially allowing the uses to share on-street parking spots. The additional square footage in the historically residential structure for a similar retail service use would require two additional parking spaces, which can be accommodated with on street parking, consistent with 21A.44.040.B.6. As any future commercial use in the structure would be considered by the ordinance to be a significant change of use, the applicant would be required to provide evidence that the off street parking requirements have been met prior to the issuance of a business license.

DISCUSSION:

The proposed zoning map amendment from SR-1A to SNB will create a conforming situation with regards to the existing commercial use. Additionally, the historically residential portion of the site would be able to have a commercial use, which could allow for a more cost effective rehabilitation of the structure. The Avenues Master Plan Future Land Use Map does not identify this parcel as commercial, but the SNB project recommends rezoning it to SNB. The proposal does not create a new business use in the neighborhood, rather it expands the existing non-conforming use on the site. The existing SR-1A zoning limits the use of the commercial space on site and the proposed SNB would allow additional space and bring the existing commercial use into compliance.

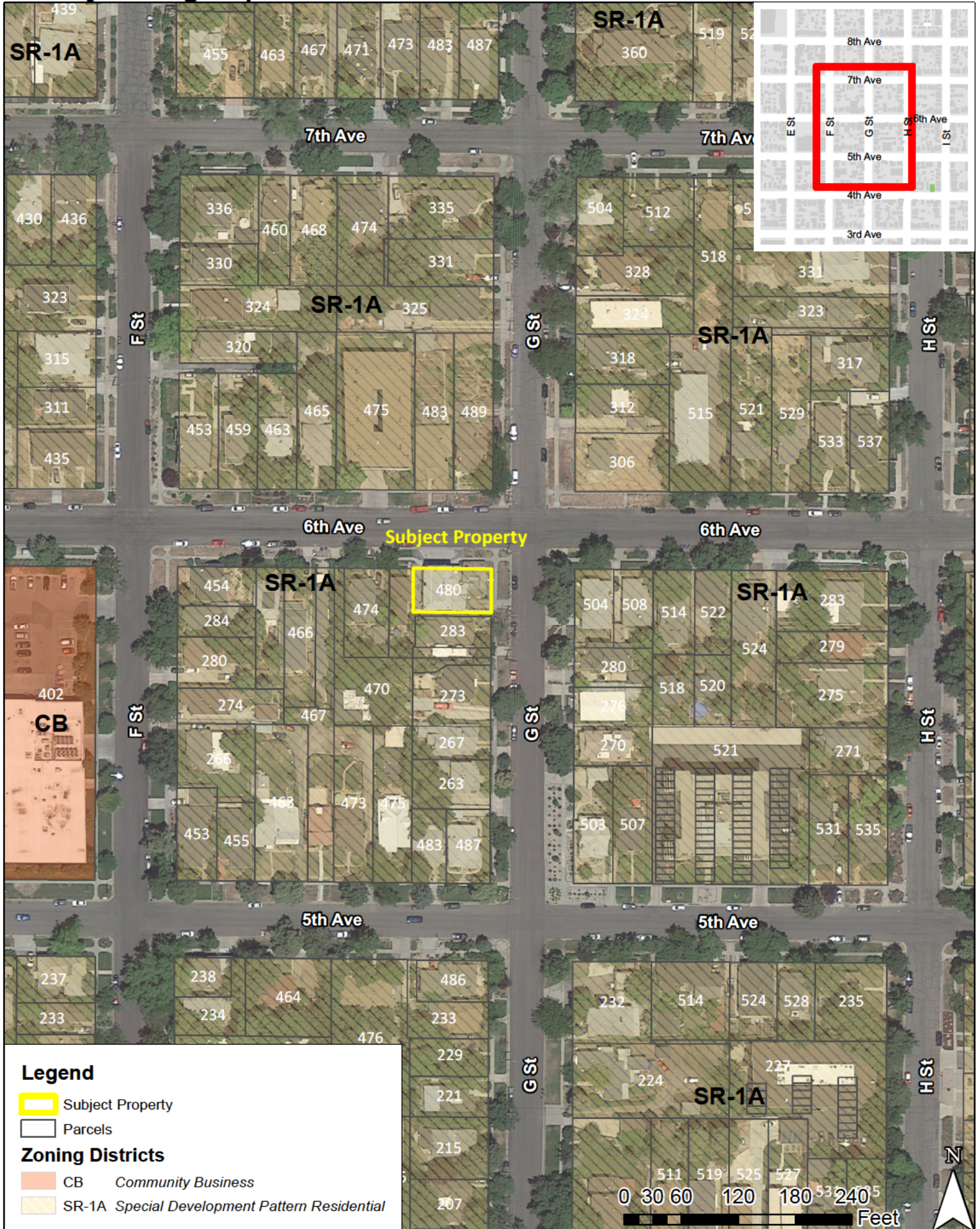
Public comments regarding the proposal were mixed. There was support for rehabilitation of the existing residential structure. However, there were concerns about a commercial use and additional traffic generated. There were also concerns about the loss of the housing unit given the need for housing in the community.

NEXT STEPS:

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If ultimately approved, the applicant may proceed with the submission of plans for a use that is permitted in the SNB zoning district for the historically residential portion of the site. The historically commercial portion of the site will become a conforming use. If ultimately denied, the applicant would still be eligible to continue the existing non-conforming use on the site, but would be limited in the expansion of that use elsewhere on the subject property.

ATTACHMENT A: VICINITY MAPS

Vicinity Zoning Map



ATTACHMENT B: SITE PHOTOGRAPHS



View of the subject property from 6th Avenue



View of the subject property from G Street



View of the property to the east and across G Street



View of the adjacent property to the west



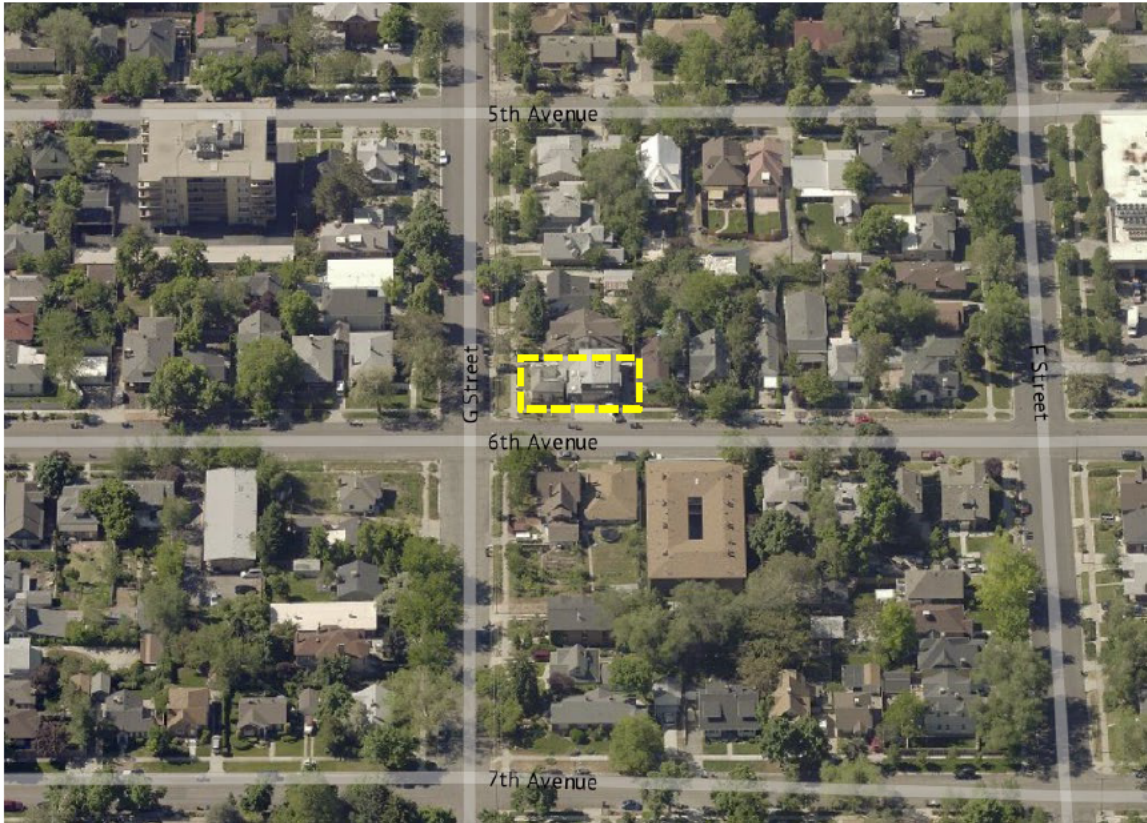
View of the property to the north and across 6th Avenue



View of the property to the south



View of the property to the northeast



Birds eye view – subject property outlined in yellow

**ATTACHMENT C: ADDITIONAL APPLICANT
INFORMATION**



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By: <i>CHRIS EARL</i>	Date Received: <i>10/3/2018</i>	Project #: <i>DLN PCM 2018-00813</i>
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Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
480 6TH AVE - SALT LAKE CITY

Name of Applicant: THOMAS G. SMITH	Phone: (801)298 5777
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Address of Applicant:
845 S. MAIN STREET - BOUNTIFUL

E-mail of Applicant: tom@smithhyatt.com	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
PAMELLA JONES BLOLAND

E-mail of Property Owner: pamellajones@msn.com	Phone: (801)867 2101
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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 **\$1,011** plus **\$121** per acre in excess of one acre,
- Text amendments will be charged **\$100** for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

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

Signature of Owner or Agent: <i>[Signature]</i>	Date: October 3rd 2018
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SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed.
- Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

PROJECT INFORMATION:

Address: 480 6th Avenue - Salt Lake City
Parcel ID: 09314310140000
Name of property owner : Pamella Jones Bloland
Architect: Smith Hyatt Architects
Point of contact: Rodrigo Schmeil
Contact number: (801) 298-5777

PROJECT DESCRIPTION:

The purpose of this amendment is to rezone the property located at approximately 480 6th Avenue, from a non conforming SR1-A Special Development Pattern Residential (SR-1A) to Small Neighborhood Business (SNB). The owner is requesting the rezone in order to make the parcel zoning uniform.

The property is located in the heart of the avenues, and it is a small lot, with 2 building attached to each other. The west building is zoned as non-conforming SR-1A, and the small historical cottage house on the is zoned as residential, the proposal is to rezone the entire parcel to a small neighborhood business.

The main reason why the owner doesn't think that the present zone is appropriate for the area, is the fact that the cottage house is attached (they share a wall) to the commercial building, and it is too small for a residence, and with the lot being so small, there is no room to expand the residence.

One other big reason why this change is being requested, is since the cottage house is a historical building, and its conditions right now being so bad, the cost to restore the small building is extremely high that it makes more sense financially to convert into a small business.

ATTACHMENT D: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY

Surrounding properties:

All of the surrounding properties are zoned SR-1A.

The adjacent properties include a duplex and there are also multifamily units in close proximity. There is a Smith's grocery store and other commercial businesses, which are zoned Community Business (CB), located approximately one block to the west.

CURRENT SR-1A ZONING STANDARDS (21A.24.080)

The subject property is currently zoned Special Development Pattern Residential District (SR-1A). The following table provides the general yard and bulk requirements for development within the zoning district.

Minimum Lot Area and Lot Width:

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet per dwelling unit	25 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

SR-1A, Special Development Pattern Residential District					
Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards	Height	Building Coverage
Average of block face excluding smallest and largest, min. 20'	10'	25% of lot depth, not less than 15' and need not exceed 30'	4' and 10'	Pitched roof: 23' Flat roof 16'	40%

PROPOSED SNB ZONING STANDARDS (21A.26.025)

The proposed zoning district is Small Neighborhood Business (SNB). The following table provides the general yard and bulk requirements for development within the zoning district.

Land Use	Minimum Lot Area	Minimum Lot Width
Dwelling unit, located above first floor retail or office uses	Included in principal use	Included in principal use
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Retail goods establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Retail service establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Single-family detached dwellings	5,000 square feet	50 feet
Two-family dwellings	8,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.030 of this title	5,000 square feet	50 feet

SNB, Small Neighborhood Business				
Front and Corner Yards	Rear Yard	Interior Side Yards	Height	Building Coverage
Equal to the required yards of the abutting zoning district along the block face	Equal to the required yards of the abutting zoning district along the block face	Equal to the required yards of the abutting zoning district along the block face	25' but not to exceed the maximum height of any abutting residential zoning district along the block face	N/A

Differences between the two zones:

The land use table below does not list all of the allowed uses in the two zoning districts rather it identifies only the differences in the permitted and conditional uses in the two zoning districts. The residential/mixed use zone allows for a greater range of commercial uses.

Differences in Permitted and Conditional Uses by District	SR-1	SNB
Adaptive reuse of a landmark site	C ⁸	
Art gallery		P
Bed and breakfast		p ¹⁴
Community garden	C	P
Daycare center, child	C ²²	
Dwelling, accessory unit	P	
Dwelling, assisted living facility (limited capacity)	C	
Dwelling, single-family (attached)		P
Dwelling, multifamily		P
Eleemosynary facility	C	
House museum in landmark sites (see subsection 21A.24.010S of this title)		C
Library		C
Mixed use development		p ¹³
Museum		P
Office		p ¹⁵
Office, single practitioner medical, dental, and health		P
Offices and reception centers in landmark sites (see subsection 21A.24.010S of this title)		C
Park	P	
Parking, park and ride lot shared with existing use	P	
Recreation (indoor)		P
Retail goods establishment		P
Plant and garden shop with outdoor retail sales area		P
With drive-through facility		
Retail service establishment		P
Furniture repair shop		
With drive-through facility		
Studio, art		P
Temporary use of closed schools and churches	C ²³	
Urban farm	P	
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)		C

Qualifying provisions for specific land uses:

13. Residential units may be located above or below first floor retail/office (SNB).
14. In the SNB Zoning District, bed and breakfast use is only allowed in a landmark site (SNB).
15. Medical and dental offices are not allowed in the SNB Zoning District, except for single practitioner medical, dental and health offices (SNB).
22. Subject to section [21A.36.130](#) of this title (SR-1).
23. Subject to section [21A.36.170](#) of this title (SR-1).

ATTACHMENT E: ANALYSIS OF STANDARDS

ZONING MAP 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
<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>Complies</p>	<p>As discussed in Issue 1, the proposed zoning amendment is consistent with Plan Salt Lake and the Avenues Master Plan since there is an existing commercial use. The proposed expansion could allow for a more cost effective rehabilitation of the historically residential structure. The SNB Zoning Study identifies this as a parcel where there was a commercial use integrated a neighborhood residential district. As part of this process, the parcel was identified as a candidate for the SNB zoning district (Attachment I).</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies</p>	<p>The proposal fits the purpose statement of the SNB zoning district. The zone is intended to provide for small commercial uses adjacent to residential land uses and preserve and enhance existing commercial structures by allowing a variety of uses while placing strict regulations on new construction, additions, and operations.</p> <p>Section 21A.02.030 of the Salt Lake City Code provides the purpose and intent of the overall Zoning Ordinance stating that it is to, “promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act...and other relevant statutes.” Additionally, it is to address the following:</p> <ul style="list-style-type: none"> A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures;

		<p>G. Foster the city's industrial, business and residential development; and H. Protect the environment.</p> <p>The proposed zoning map amendment from SR-1A to SNB is consistent with these purposes. It will create a conforming situation with the existing commercial use and allow for expansion of this type of use to the historically residential structure on the property.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Complies</p>	<p>The proposed map amendment will continue the existing non-conforming use and allow for the expansion of this use into the historically residential structure on the site. The expansion was reviewed by the Historic Landmarks Commission. Additionally, the parking requirements for a use similar to the existing use can be met using on street parking. The proposed rezoning would have a negligible impact on the neighborhood.</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>The zone is consistent with any other applicable overlays.</p>	<p>The site is located within the Avenues Local and National Register Historic Districts. The National Register district is generally an honorary designation and provides opportunities for tax credits. The local historic district requires that proposed changes to the property comply with the Historic Preservation Overlay District and the related Historic Preservation Design Guidelines. The Historic Landmarks Commission reviewed the plan for a rehabilitation and addition to the historically residential structure on November 7, 2019.</p> <p>The site is located within the Groundwater Source Protection Overlay District. This is a broad overlay that covers nearly half of the City and imposes additional regulations on development related to protecting the drinking water supply. New development would be required to comply with any of its provisions and the proposed underlying SNB zoning does not create any unusual conditions that would be inconsistent with the regulations of that overlay.</p>

<p>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.</p>	<p>City services can be provided to the site.</p>	<p>The subject property is already developed and there are existing public facilities and services.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for development on these properties as long as normal development requirements are met.</p>
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ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings and other public input opportunities related to the proposed project:

Notice of Application to Recognized Community Organization:

A notice of application was sent to the Greater Avenues Community Council on November 1, 2018. The neighborhood council was given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment. Staff and the applicant attended a Community Council meeting on December 5, 2018. Questions and discussion centered on the loss of the residential unit, potential uses, and parking.

Notice of the application was sent to property owners within 300' of the subject property on November 14, 2018.

Open House:

An open house was not required.

Notice of the public hearing for the proposal included:

Public hearing notice posted on October 31, 2019.

Public notice posted on City and State website and Planning Division list serve on November 1, 2019.

Public hearing notice sent to property owners within 300' on November 1, 2019.

Public Input:

Email comments were received from Judee Shoup and Jason Perkins and are attached.

From: [jason_perkins](#)
To: [Javoronok, Sara](#)
Subject: 287 G Street and 480 6th Avenue Rezoning Concerns
Date: Thursday, December 6, 2018 11:29:35 AM

To whom it may concern,

Regarding the plans to remodel the historic house on the corner of 6th Avenue and G Street.

I am the owner of the Duplex at 283 G street next door to the property in question. I have some of concerns with the plan for the property and how it will impact the neighborhood.

1 Drainage:

My property is separated by a 3 foot easement owned by the property to the west of the corner property. I am concerned that increasing the size of the structure will continue to have a negative impact on drainage onto my property. About 2 years ago the owner of the corner property paved the 3 foot easement we share, without getting proper permits, and disrupted my easement by expanding the stairwell against my wishes. This resulted in a dangerous situation, where as before there was proper drainage and the 3 foot strip was dirt, it is now all concrete. A tenant at 283 G street fell and broke is leg, both his tibia and fibula last winter, on the icy conditions where the concrete does not meet up with the concrete on my side. The pavement also caused flooding in my basement. The concrete curb that was added as a solution to the flooding further increases trip hazards. Increasing the size of the structure would further impact the drainage situation and create more of a hazard. Rather when the garage is rebuilt a 1 foot setback is in order.

2 Encroachment and setbacks:

I feel the setback restriction of 1 foot from the property line is reasonable, and should not be waved for a rebuilt section of the building, or any addition to the building, if allowed. The area is congested already. The employees who work in this building are trespassing on my property, smoking and leaning against my building on a regular basis. They have left tools and building materials in my yard. I feel the limits that are there are there for a good reason and see no reason to make exemptions in this case.

3 Commercial use of rare Historic House:

This has been a house on the historic registry in the Avenues for many years. It should remain a residential house in this historic neighborhood where so many of our historic landmarks are lost. We have enough commercial property in the area. It serves the neighborhood more to keep this house a home rather than convert it to commercial use. This would further encroach on my quiet duplex. People standing in front of this building are only a few feet from my front door, and there is already a problem with secondhand smoke from this property in my yard, and coming in from the swamp cooler when people smoke next to it. This corner has no parking or space for more residential business, It should remain a residential home, as it has been for over 100 years.

Sincerely,

Jason Perkins

From: [REDACTED]
To: rodrigo@smithhyatt.com
Cc: [Javoronok, Sara](#); [Greater Avenues CC Chair](#); [Leith, Carl](#)
Subject: Re: PLNHLC2018-00454 and PLNHLC2018-00880 AND PLNPCM2018-00813
Date: Monday, December 17, 2018 12:32:19 PM

Hello Rodrigo,

Thank you for taking the time to listen and talk with me today. Here is the email that I told you I would send in regard to our concerns about the proposed re-zoning of the subject property.

To recap our conversation:

We are concerned about the proposed re-zoning, as along 6th Avenue and F Street there is already a huge commercial/business development where the Smith's food store is located. It seems that the surrounding residential area would be adversely affected with more commercial/business usage. Simply the fact that there could be additional commercial/business usage rather than residential is a concern to us as well as the added traffic/parking that could result. And yes, we realize that a residence does involve having several parking spaces, but in our opinion regular residential parking is quite a bit different than continually alternating customer parking for a business use. It has not been made completely clear as to exactly what type of business use is requested for this site, but you had mentioned the hours of operation ceasing at 7:00 p.m. However, in the email below the hours of operation are said to cease at 10:00 pm. This is quite a bit more time in the evening. Also, even if the current owner desires to expand the nail salon, perhaps if this owner sells the establishment at some future time (and if the re-zoning then permits another business) the next business may not be quite as mild of an enterprise and may be less desirable.

We would like to see the residential character of the neighborhood preserved rather than for the neighborhood to shift to commercial/business use. In the year 1979 my husband and I married. We bought our first home at the corner of H Street and 5th Avenue in early 1980. Our family members who lived in Pennsylvania thought we were crazy for buying it, as it looked as if the kindest act for that house at the time would have been to let it meet its demise with a wrecking ball (broken windows, caved in roof, no furnace, a coal stove). Yet, that little home of only 330 square feet larger (at the time) than the edifice on the subject property, was protected from demolition due to the Avenues area rules and we bought that house knowing and realizing this. We lived in that house for eight years and renovated it from top to bottom and when we sold it in 1988 it had three times the value and it was with great pleasure that I read the listing agent's description of it as being "immaculate" - and indeed it was. There are many houses in the Avenues that look like the kindest fate they could meet would be at the hands of a wrecking ball. But if all were allowed to be demolished there would be no more Avenues.

Our concerns and opposition are primarily to any allowance for a change in zoning from residential to commercial/business use of the corner property.

We will appreciate being notified of any dates and/or times of when there may be further meetings regarding this proposal for rezoning. And please feel free to reach out to me if I may answer any questions or be of any assistance in this matter.

Best regards,

Judee Shoup
[REDACTED]

On Nov 27, 2018, at 11:55 AM, Javoronok, Sara <Sara.Javoronok@slcgov.com> wrote:

Judee,

Thank you for your email. I will include it with the public comments for the project. In regards to your questions, the petitioner hasn't identified a specific use for the property. The existing use that faces 6th Avenue may remain and there would be the opportunity for a commercial use in the historically residential structure that faces G Street. The existing historically residential structure is small, approximately 670 square feet, so the additional commercial area is relatively small. The petitioner has not provided information about the specific use, but the Small Neighborhood Business (SNB) zone is relatively limited. It does not allow restaurants or coffee shops, but does allow retail goods and retail services, so a nail salon would be a permitted use. Additionally, the hours of operation in this zone are restricted to be open no earlier than 7 am and no later than 10 pm. Additionally, I understand your concerns regarding parking, especially with the landlocked parcels. The applicant would be required to meet the parking requirements in the Zoning Ordinance, which, for example, for retail goods is 2 spaces per 1,000 square feet of usable sales floor area.

Please let me know if you have any other questions. You're also welcome to talk to the applicant's representative, Rodrigo Schmeil of Smith Hyatt Architects. He can be reached at 801-298-5777 or rodrigo@smithhyatt.com. Also, the Greater Avenues Community Council has scheduled a short presentation/Q&A period for this project at their next meeting on December 5th at 7 pm at the Sweet Library. The applicant will be there to discuss the proposal and I'll also be there to answer any general questions. You could also contact Brian Berkelbach, the Community Council Chair at gaccchair@slc-avenues.org for more information.

Thanks.

Sara

SARA JAVORONOK, AICP
Senior Planner

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

sara.javoronok@slcgov.com

TEL 801-535-7625

<https://www.slc.gov>

<https://www.slc.gov/planning/>

From: Judee Shoup [REDACTED]
Sent: Tuesday, November 27, 2018 8:07 AM
To: Javoronok, Sara <Sara.Javoronok@slcgov.com>
Cc: Leith, Carl <Carl.Leith@slcgov.com>
Subject: Fwd: PLNHLC2018-00454 and PLNHLC2018-00880 AND PLNPCM2018-00813

Hello Sara,

We have some questions regarding the proposed re-zoning regarding the above subject petitions. Yesterday I wrote to Mr. Leith and as you can see he has redirected me to his colleague. Upon reviewing other mail that we had received I realized that you should have been the correct person to whom we should have addressed our email. Therefore I am sending forward to you our original email as well as the response of Mr. Leith.

In summary: we have concerns about the proposed rezoning of the subject property. Our concerns are general in regard to having a commercial property closer to our property as well as to the possible increase in vehicle traffic and parking due to commercial activity. We want to know exactly what type of commercial activity is desired by the petitioner (a restaurant, coffee shop, nail salon, or otherwise.....)?

Regarding the parking: the property that we own is at 522 E. Sixth Avenue. Our home does not have off street parking. The house next to ours (514) does not have off street parking either as the driveway for it is a right of way for two land locked properties (518 and 520), neither of which have off street parking. Therefore, from G Street to H Street along 6th Avenue and on the south side of the street (as well as sometimes the north side) it is necessary to have space to park the vehicles associated with these four properties. If there is a commercial use on the nearby corner we are concerned about a possible excessive need for parking spaces by the commercial use and thus preventing the homeowners along this area to have parking available to them.

Also, there is the Smith's complex which is just a block farther to the west which seems to be the largest commercial (retail) use anywhere in the Avenues. This complex would seemingly be more than enough commercial use in the area of 6th Avenue and the G-H Street area.

These are some of our thoughts regarding this "notification of project in your

neighborhood.” On the map on the back of the notice where you had the vicinity zoning map you will see our property at 522 and next to it is 514 (which has the right of way where the driveway is and which does not technically allow for parking in the driveway) and behind these two lots are 518 and 520, both of which have no parking other than the street (as are landlocked).

I will appreciate your reply.

Thank you,
Judee Shoup
[REDACTED]

Begin forwarded message:

From: "Leith, Carl" <Carl.Leith@slcgov.com>
Subject: RE: PLNHLC2018-00454 and PLNHLC2018-00880
Date: November 26, 2018 at 6:23:10 PM CST
To: Judee Shoup [REDACTED]

Good Afternoon Judee,

Thank you for your inquiry regarding proposals for the cottage at 287 G Street, and apologies I missed your call earlier. Your interest is I believe in the likely future use of the property with reference to parking. An email reply here, since it is now encroaching into the evening and I did not wish to disturb you with a phone call.

The two applications I am reviewing at the moment deal solely with the physical changes to the site and buildings and will be reviewed by the Historic Landmark Commission at their meeting on December 6th, 2018. There is also a separate rezoning application (PLNPCM2018-00813) which is being reviewed by a colleague here in the office. This deals with a proposed change in zoning to accommodate a commercial use, since the present SR-1A zoning would not allow that much additional commercial use. This will be reviewed by the Planning Commission and will I believe require City Council approval. I will ask the person dealing with the application to contact you regarding the details and status of that application.

Thanks again.

Carl

CARL O. LEITH MRTPI IHBC
Senior Historic Preservation Planner

PLANNING DIVISION
COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Email: Carl.Leith@slcgov.com

TEL 801-535-7758

FAX 801-535-6174

WWW.SLC.GOV/PLANNING

-----Original Message-----

From: Judee Shoup [REDACTED]

Sent: Monday, November 26, 2018 12:55 PM

To: Leith, Carl <Carl.Leith@slcgov.com>

Subject: PLNHLC2018-00454 and PLNHLC2018-00880

Hello Mr. Leith,

My husband and I own a home near to the subject property.

The notice says that the cottage would be rehabilitated and extended as a commercial unit.

Can you please tell us what type of commercial use is anticipated?

Will there be parking issues, etc.?

Thank you,
Judee Shoup

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Fire Code – Kenney Christensen:

Fire would have NO objections to the proposed Zoning Map Amendment request (PLNPCM2018-00813) for 480 E 6th Ave. with the following items noted.

- 2015 IFC 102.3 Change of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.
- Fire access roads; and means of fire department access for both apparatus; and fire personnel shall be by an “approved” means, in accordance with the State adopted code set, or by an approved Alternative Means and Methods (AM&M), accepted by the State adopted code set as an alternative; and/or by both the building and fire officials approved means. Compliance with the information in this review does not guarantee compliance with the International Fire and Building Codes; and it does not guarantee the issuance of any building permit, or the approval of any AM&M application.

Zoning Review – Greg Mikolash:

It appears that the proposed zoning map amendment request is appropriate given the existing nonconforming land use. This proposal will bring the existing property into a more conforming situation. Building Services sees no zoning related issues with this request at this time.

Building Code – Todd Christopher:

No building code issues with the proposed zoning change.

Engineering – Scott Weiler:

No objections.

Public Utilities – Jason Draper

No public utilities issues with the proposed zone change.

Transportation

No comments provided.

Police

No comments provided.

ATTACHMENT H: HISTORIC INFORMATION

Researcher: Kathryn L. MacKay/Jessie Embry
Date: July 1979/January 1979

Site No. _____

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION 1

Street Address: 287 G Street, Salt Lake City Plat D Bl. 77 Lot 4
Name of Structure: T. R. S.
Present Owner: UTM:
Owner Address: Tax #:

AGE/CONDITION/USE 2

Original Owner: Samuel Sadler Construction Date: ca. 1870 Demolition Date:

Original Use: single family

Present Use:

Occupants:

- | | | |
|---|---------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input type="checkbox"/> Commercial | | |

Building Condition:

Integrity:

- | | | |
|--|--------------------------------|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations |

STATUS 3

Preliminary Evaluation:

Final Register Status:

- | | | |
|--|--|---|
| <input type="checkbox"/> Significant | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Contributory | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Not Contributory | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |
| <input type="checkbox"/> Intrusion | | |

DOCUMENTATION 4

Photography:

Date of Slides: May 1979

Date of Photographs:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | |
|--|--|---|
| <input type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input type="checkbox"/> Plat Map | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake County records.

Salt Lake City directory, 1869-.

"Samuel S. Sadler," Deseret News, October 14, 1920, p. 2.

Architect/Builder:

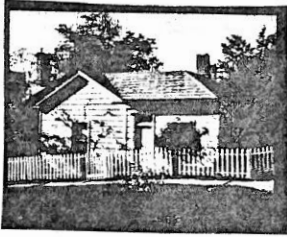
Building Materials: frame

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one-story cottage, probably added to over the years. Possibly at one time it consisted of two gable-roofed wings forming an "L". Today there is a gabled front bay and a north truncated hip roofed section that may incorporate the rear let of the "L", indicated by the strange placement of chimneys. Windows are double-hung. There is a panelled front door with a transom above. Walls are of ship-lap wood siding.



Statement of Historical Significance:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

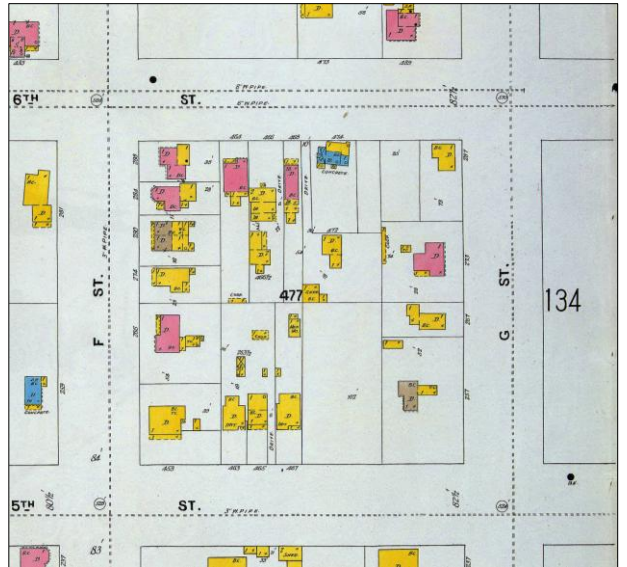
The materials and massing of this house contribute to the architectural character of the Avenues. Its present form may result from a late 19th century remodelling of an earlier and simpler vernacular house. It is one of the oldest houses in the Avenues.

Samuel S. Sadler (-1920) came to Utah from England in 1865. He is first listed at this location in the 1874 city directory. According to his obituaries he was a gardner and a lover of roses. His funeral was at his neighbor's house, Albert M. Olson, who lived at 283 G Street. He lived in this house for over fifty years.

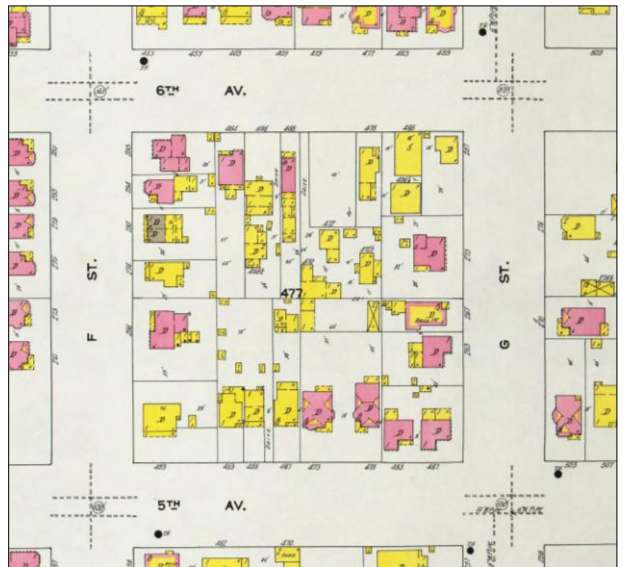
Olson bought this house in 1919 from Sadler. Olson also owned the store at 480 6th Avenue. He maintained this house as rental.

SANBORN

1898



1911



1949



**ATTACHMENT I: SMALL NEIGHBORHOOD BUSINESS
AMENDMENT ANALYSIS**



Zoning	Number of Businesses
NONCONFORMING	
RMF-75	1
RMF-35	12
SR-1A	8
Subtotal	21 (62%)
CONFORMING	
CB	1
CN	12
Subtotal	13 (38%)
TOTAL BUSINESSES	34

AVENUES

The Avenues district of Salt Lake City was surveyed for existing small neighborhood businesses. This survey identified 34 of these businesses. Of these 34 businesses, 22 have been identified as non-conforming with their current zoning. These non-conforming businesses are zoned residential, as opposed to commercial zoning. Twelve of these businesses have been zoned RMF-35, seven are zoned SR-1A, and one has been zoned RMF-75. Though RMF-75 allows for some commercial uses, the identified parcel's use is not one of these allowed uses. RMF-35 is a multi-family zoning type with very few commercial uses allowed and none of the identified parcels are conforming. SR-1A zoning allows even fewer uses than these other residential districts and again businesses with this zoning are not conforming.

Avenues Master Plan

The Avenues Master Plan specifically addresses non-conforming uses, and standards for providing additional business zoning. The Master Plan explains that “the City should not grant variances to rebuild structures containing nonconforming uses. Once the structure has deteriorated, as defined in the nonconforming use ordinance, or is lost because of fire or other act of god, the property should revert to a use conforming to present zoning.”

Text within the Master Plan explains that there is no immediate need to zone for additional business in the Avenues, as “some Business “B-3” properties are occupied by residential uses. Other than the properties fronting on South Temple, policies for which have already been discussed, zoning of “B-3” properties occupied by residential uses should be changed to residential, consistent with surrounding residential zoning.

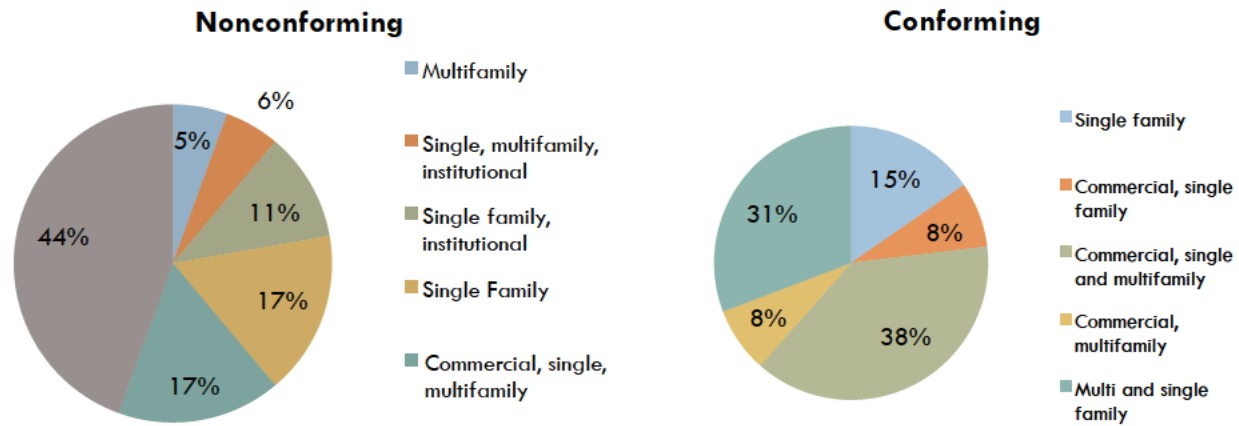
Additional retail services may eventually be needed in the Avenues. However, locational decisions for changing zoning to accommodate a new retail service should not be made until Avenues residents express the need for additional retail shopping. At that point, the following criteria should be considered in evaluating possible locations.

- The need for proposed business must be documented through obvious community support.
- Property owners must show the need for the business with regard to the city-wide perspective.
- The property must be located on a street that can handle the additional traffic.
- The site must be large enough to provide adequate open space and parking (including required landscaped buffers) without overcrowding the lot.
- Business projects must be of a scale and density that will not negatively impact neighboring residential properties.
- The proposal should not involve the demolition of residential structures.
- The proposal must be accompanied by a market analysis indicating a need and market area.



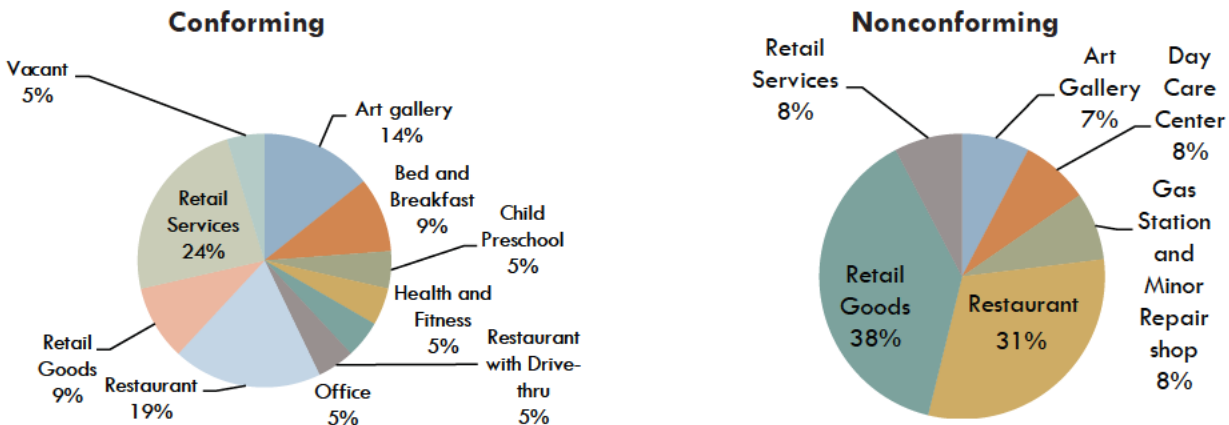
Surrounding Land Uses

The 13 businesses that were identified as conforming are located in the CN and CB zoning districts. These zoning designations are mostly placed around high activity streets and often have abutting residential zoning. In the specific case of these properties, all the conforming parcels are surrounded by residential zoning and land uses. The non-conforming parcels are in the same situation, surrounded by residential uses and some institutional uses. However, the conforming parcels are mostly surrounded by multi-family residential, whereas the non-conforming parcels are located mainly next to single family residential zoning and land use.



Current Land Uses

Most of the businesses would be allowed in CB and CN zoning areas. Unlike the conforming businesses, restaurants make up just 18% of nonconforming businesses. Retail goods and services take up 33% of nonconforming businesses, compared to 46% among conforming properties.



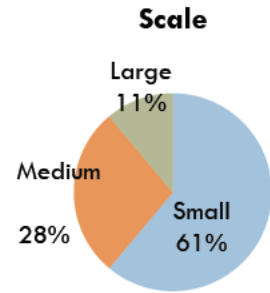
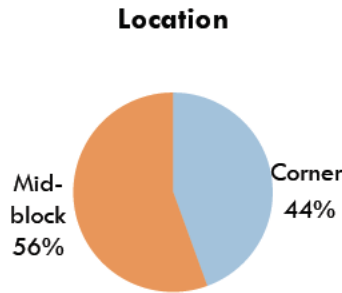
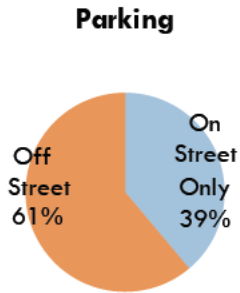


Land Use Analysis

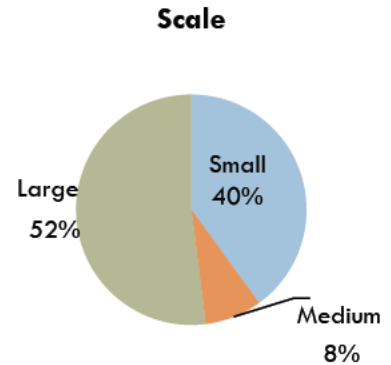
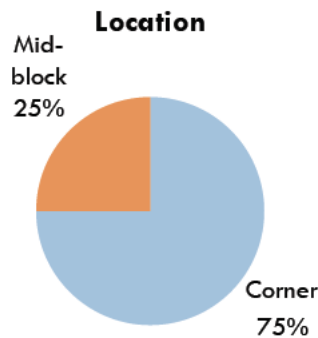
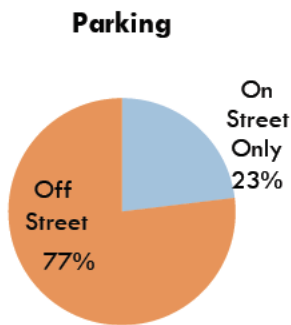
Additional Statistics

As can be seen in the following charts, more than half of the nonconforming parcels have some off street parking. About 40% lack any off street parking and rely on street parking. As for scale, about 60% of the unique parcels are relatively small lots at less than 5,000 square feet. About 30% are medium scale, between 5,000 and 16,500 square feet, while only two parcels exceed 16,500 square feet.

Nonconforming



Conforming





Nonconforming Properties Table

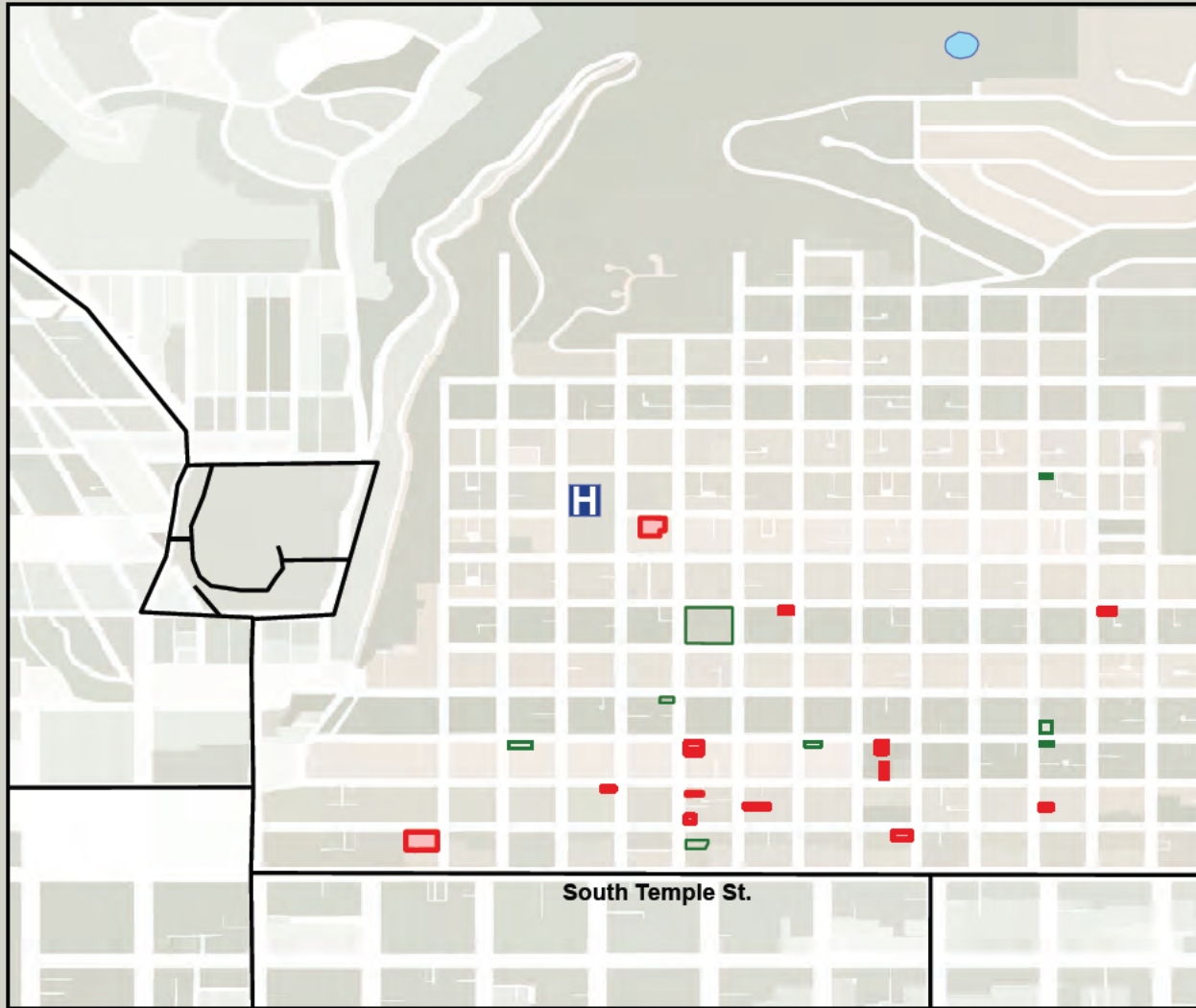
Address	Zone	Business Name	Type of Business
166/170 1st Ave	RMF-75	ABC Market/ office space	Retail Goods
943 E South Temple	SR-1A	Haxton Manor	Bed and Breakfast
752 6th	SR-1A	The Frame shop on 6th and L	Retail Goods
568 3rd Ave	SR-1A	Wayne's Barber shop, Balbinas Salon	Retail Services
1136 E 3rd Ave	SR-1A	The Kura Door	Retail Services
376 8th Ave	SR-1A	8th Ave Market	Vacant
82 N 'E' St	RMF-35	Jack Mormon Coffee	Restaurant
569 2nd Ave	SR-1A	Cabelo Salon	Retail Services
68 K st	RMF-35	Avenues Yoga Studio	Health and Fitness
564 3rd Ave	SR-1A	Good Day Bakery	Restaurant
70 N 'F' St	RMF-35	The Washboard	Retail Services
480 6th Ave	SR-1A	Imaj	Retail Services
401 E 1st ave	RMF-35	Java Joes	Restaurant
39 N I St	RMF-35	Café on 1st	Restaurant
410 3rd	RMF-35	Avenues Preschool	Child Daycare
132 N 'E' St	RMF-35	Wexler Company	Art Gallery
89 D St	RMF-35	Indian Market and Grill	Restaurant
140 B St	RMF-35	Ellerbeck Bed and Breakfast	Bed and Breakfast



Small Neighborhood Business Amendment

Property Map

Small Neighborhood Business



Avenues



Small Neighborhood Business Amendment

**Parcels
Conforming**

 No

 Yes

Map Amendment

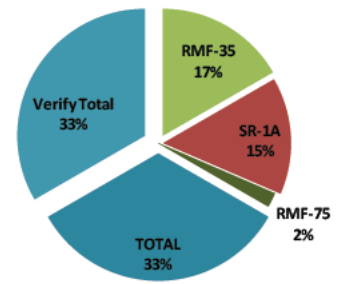


0 0.125 0.25 0.5 0.75 1 Miles

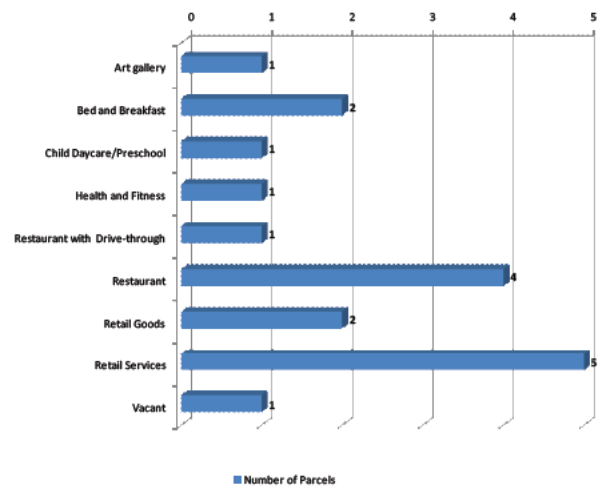


Information on Nonconforming Parcels

Zoning



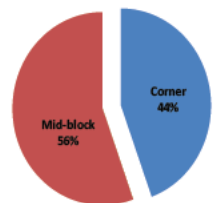
Land Uses



Parking



Location





Neighborhood Small Business Ammendment

Imaj Design

480 6th Ave, Salt Lake City

Planning District: Avenues

Master Plan Designation:
Low Density Residential

Zone: SR-1A

Parcel Size: 0.09 acre

Proper Owner:
Mayo, Vandora;TR

Owner Address:
2006. Stony Oak CT.
Santa Rosa, CA95403

Adjacent Zoning: SR-1A

Adjacent Land Use: Residential
Multi-family and Single Family

Nonconforming? Yes

On Site Parking? Yes



Comments:

Nonconforming use in the SR-1A Zone. Located on a corner between a single family home and a multi family home. Parking on site, currently being used as a 'Salon'.

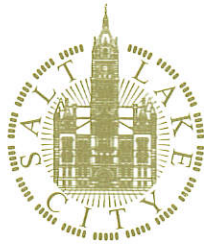
If the use is abandoned, zoning will only allow residential development.

Recommendations:

Because of the properties historic commercial use as a mixed use property staff recommends amending the zoning for this property to the Small Neighborhood Business (SNB) zoning.

ATTACHMENT J: HOUSING LOSS MITIGATION REPORT

JACQUELINE M. BISKUPSKI
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

**To: Mike Reberg, Director
Community and Neighborhoods**

**From: Nick Norris, AICP
Planning Director**

Date: December 20, 2018

Re: Housing Loss Mitigation Report – 287 N G Street / 480 E 6th Avenue

The applicant, Thomas Smith, is proposing a zoning map amendment for the property located at 287 N G Street (also addressed as 480 E 6th Avenue) from Special Development Pattern Residential (SR-1A) to Small Neighborhood Business (SNB). The proposed map amendment would allow for the renovation and re-use of the residential structure on this site as a commercial use. City Code section 18.97.020 requires that any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan is approved by the City.

The proposed renovation of the property is being considered as part of two petitions: PLNHLC2018-00454 for renovations and additions to the residential cottage which is located within the Avenues Historic District and PLNPCM2018-00813 to change the zoning designation as noted above. Planning Commission will consider the zoning map amendment during a public hearing on January 9, 2019 and will forward a recommendation to the City Council. The proposed renovation and re-use of this site allowed by the proposed zoning map amendment will result in the net loss of one dwelling unit. Under Section 18.97 of the City Code, a Mitigation of Residential Housing Loss Report is required to be forwarded from the Director of the Community and Neighborhoods Department to the City Council.

The Planning Division has reviewed the request and prepared the attached Mitigation of Residential Housing Loss Report for your review and signature. If the report is satisfactory, please return the report to Sara Javoronok, Senior Planner, and the report will be forwarded to the Planning Commission as part of the zoning map amendment petition.

If you have any questions about this report, please contact Joel Paterson, Zoning Administrator at (801) 535-6141 or joel.paterson@slcgov.com.

Thank you,

Mitigation of Residential Housing Loss Report
Property Located at:
287 N G Street

Background

The applicant, Thomas Smith, of Smith Hyatt Architects, has submitted a Mitigation of Residential Housing Loss applications on behalf of the property owner, Pamela Jones Boland, for property located at 287 N G Street (commercial portion of the property addressed as 480 E 6th Avenue). The property is currently zoned SR-1A and is the subject of a Zoning Map Amendment application to rezone to SNB.

The purpose of the submitted zoning map amendment and this housing mitigation application is to create a conforming situation for the historically commercial and residential structures on this lot. The two structures are physically attached to each other. The rezoning of the property to SNB will establish a conforming use in the existing commercial portion and allow for a more cost effective rehabilitation of the historically residential portion. This will result in the loss of a residential dwelling unit. City Code section 18.97.020 requires that any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan is approved by the city.

Housing Mitigation Ordinance Requirements

In accordance with the provisions of the Housing Loss Mitigation Ordinance, the Director of Community & Neighborhoods shall prepare a report justifying the recommended method of housing mitigation.

The Housing Mitigation Ordinance requires that a housing impact statement including the following elements:

1. Identify the essential adverse impacts on the residential character of the area of the subject petition.

Discussion:

The south side of 6th Avenue between F and G Streets is residential aside from the nonconforming commercial structure on this property. The west side of G Street between 5th and 6th Avenues is also residential. The nearest commercial property is the Smith's and associated development located one block to the west that comprises an entire block. While the area is generally residential, the Sanborn maps show that there was a commercial use on a portion of the site in 1911.

2. Identify by address any dwelling units targeted for demolition, following the granting of the petition.

Discussion: The subject property at 287 N G Street is located in the Avenues Historic District and the applicant, as part of these applications, is proposing to convert the historically residential structure to a commercial use.

3. **State the current fair market value, if that unit were in a reasonable state of repair and met all applicable building, fire and health codes.**

Discussion: The Salt Lake County Assessor's Office lists the market value of the historically commercial and residential buildings on site at \$128,290.

4. **State the square footage of land zoned for residential use that would be rezoned for purposes sought by the petition, other than residential housing and appurtenant uses.**

Discussion: The Salt Lake County Assessor's Office reports that the property is approximately 3,777 square feet. The historically residential portion of the property is 523 sq. ft. of the total 2,371 sq. ft. on site, approximately 22%.

5. **Specify a mitigation plan to address the loss of residential zoned land, residential units or residential character.** The Mitigation of Residential Housing Loss Ordinance outlines three options for mitigation housing loss:

- A. Construction of replacement housing,
- B. Payment of a fee based on difference between the existing housing market value and the cost of replacement, and
- C. Payment of a flat mitigation fee if demonstrated that the costs of calculating and analyzing the various methods of mitigation are unreasonably excessive in relationship to the rough estimated costs of constitutionally permitted mitigation)

Discussion: The applicant is pursuing Housing Mitigation Option B – Fee Based on Difference between Housing Value and Replacement Cost. Under this option the applicant would pay into the City's Housing Trust Fund an amount calculated as the difference between the market value of the building, as determined by the Salt Lake County Assessor's Office, and the replacement cost of building a new dwelling unit of similar size and meeting all existing building, fire and other applicable law (excluding land value).

The Salt Lake County Assessor's Office reports the market value of 480 E 6th Avenue/287 N G Street as \$128,290. (see Attachment 2 Salt Lake County Assessor's Valuation Summaries).

The replacement cost is calculated using the Building Valuation Data published by the International Code Council (ICC). The most recent data from the ICC was published in August 2018 and indicates the construction cost per square foot for an R-3 building (One- and Two-family Dwellings) Type VB is \$120.75 per square foot of finished floor area. This rate takes into account only the costs of construction and does not include the land costs). Type VB is the typical construction type for residential buildings based on the use and occupant load of the building.

Calculation of the Difference between Housing Value and Replacement Cost:

Floor Area (SL Co Assessor)

Residential Main Floor Area	523 sq. ft.
Commercial Ground Floor area	1848 sq. ft.
Total area	2,371 sq. ft.

Residential %	$523/2,371 = .22, 22\%$
---------------	-------------------------

Building Valuation (SL Co Assessor)	\$128,290
--	------------------

Replacement Cost

Finished Floor Area Cost (\$120.75/SF)

\$ 120.75 x 523 (residential)

Total Replacement Cost

\$ 63,152.25

Mitigation Calculation

(Building Valuation – Replacement Cost)

Building Valuation

\$ 128,290.00

Residential Portion

\$ 128,290.00 x .22 = 28,223.80

Replacement Cost

\$ 63,152.25

Difference

-\$34,928.45

Mitigation fee

No Fee

Since replacement costs exceed the market value of the existing single-family dwelling, the difference is a negative number and no mitigation fee is required.

Findings:

1. The proposed demolitions would result in a net loss of one dwelling unit.
2. The proposed housing mitigation option considered was Option B – Fee Based on Difference between Housing Value and Replacement Cost. This calculation resulted in a difference that is less than zero for both properties.

Therefore, the applicant is not required to make a contribution to the City’s Housing Trust Fund.

Determination of Mitigation

Based on the findings outlined in this report, the Director of Community and Neighborhood, has determined that the applicant would not be responsible for mitigating the loss of the single dwelling unit located at 287 N G Street.

Mike Reberg, Director
Department of Community and Neighborhoods

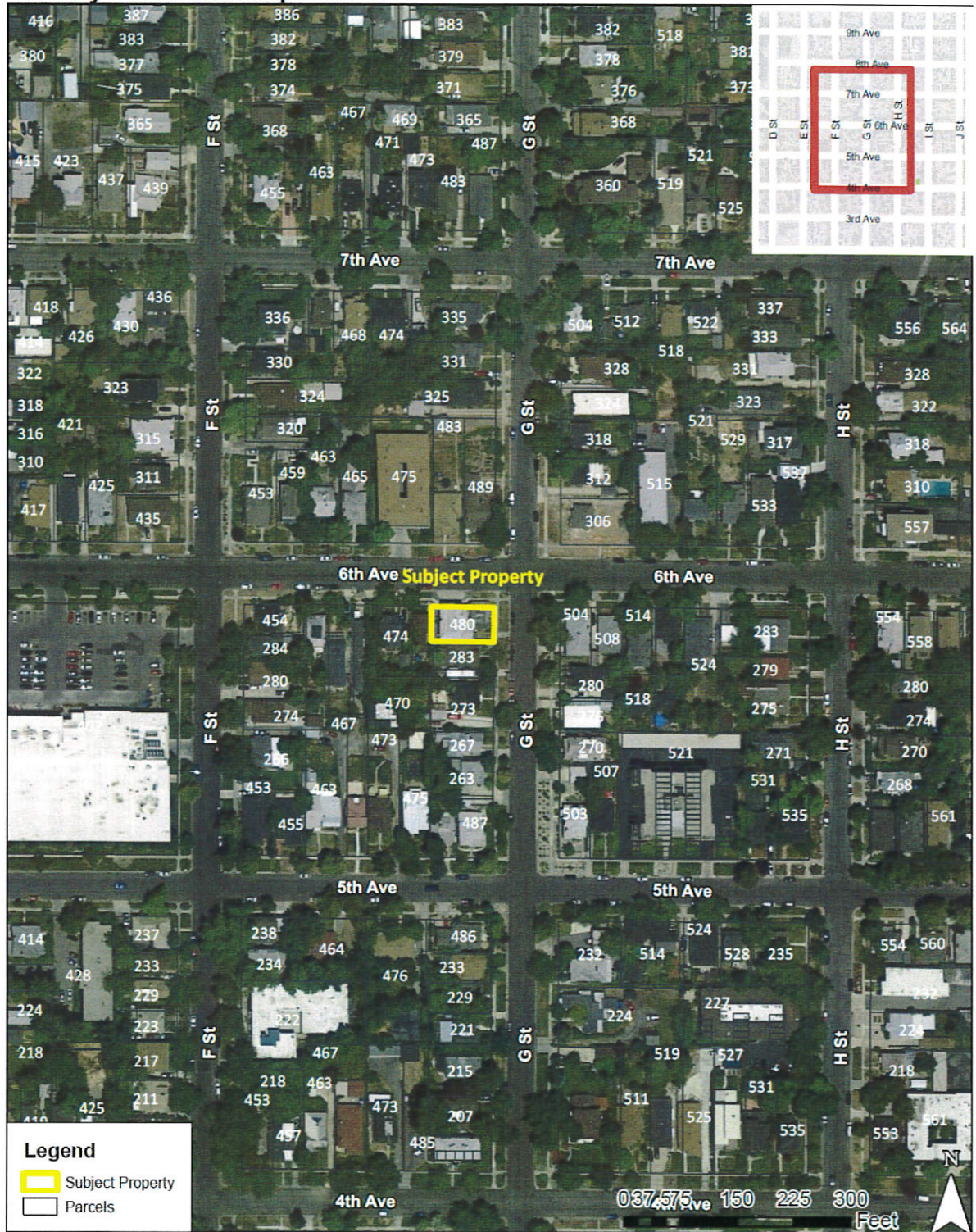
Dated: 12/20/18

Attachments

1. Vicinity Maps
2. Salt Lake County Assessor – Evaluation Summaries
3. International Code Council Building Valuation Data – August 2018
4. Mitigation of Residential Housing Loss Applications

ATTACHMENT 1
VICINITY MAP

Vicinity Land Use Map



ATTACHMENT 2
SALT LAKE COUNTY ASSESSOR
EVALUATION SUMMARIES

SLCo ---> Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

Parcel 09-31-431-014-0000		Value History			
Record	Land Value	Building Value	Market Value	Tax Rate	
2018	\$ 135,490	\$ 128,290	\$ 263,780		
2017	\$ 129,090	\$ 74,480	\$ 203,570	.0141350	
2016	\$ 109,690	\$ 86,990	\$ 196,680	.0150010	
2015	\$ 103,290	\$ 80,780	\$ 184,070	.0158260	
2014	\$ 103,290	\$ 80,090	\$ 183,380	.0159540	

Parcel 09-31-431-014-0000
Owner SIXTH AVENUE PROPERTIES LLC
Address 480 E SIXTH AVE
Total Acreage 0.09
Above Ground sqft. 523
Property Type 503 - RETAIL-MIXED
Tax District 13



Land Record 09-31-431-014-0000

Record ID	1	Influence Effect		Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	COMMERCIAL	Assmt. Class	COM-SECONDRY	Lot Location	CORNER	Traffic Influence	TYPICAL
Lot Type	PRIMARY-FRNT	Lot Depth	46	Neighborhood	7580	Street type	TWO-WAY
Land Class		Acres	0.05	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag	YES	Zone	SR-1	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use		Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots					
Record ID	2	Influence Effect		Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	COMMERCIAL	Assmt. Class	COM-PRIMARY	Lot Location	CORNER	Traffic Influence	TYPICAL
Lot Type	PRIMARY-FRNT	Lot Depth	46	Neighborhood	7580	Street type	TWO-WAY
Land Class		Acres	0.04	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag	NO	Zone	SR-1	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use		Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots					

Residence Record 09-31-431-014-0000

Building Style	CB	Full Baths	1	Interior Condition	F	Main Floor Area	523
Assessment Classification	P	3/4 Baths		Exterior Condition	F	Upper Floor Area	
Exterior Wall Type	FR	Half Baths		Overall Condition	F	Finished Attic Area	
Roofing	AS	Number of Kitchens	1	Visual Appeal	P	Above Ground Area	523
Central AC	N	Finished Fire places		Maintenance	M	Basement Area	
Heating	C	Year Built	1905	Conformity	U	Finished Basement Area	
Owner Occupied	N	Effective Year Built	1986	Livability	P	Finished Basement Grade	
Number of Stories	1.0	Interior Grade	F	Primary Kitchen Quality	O	Carport Surface Area	
Total Rooms	4	Exterior Grade	F	Primary Bath Quality	O	Attached Garage S. Area	
Bedrooms	1	Overall Grade	F	Percent Complete	100	Built-in Garage S. Area	
						Basement Garage S. Area	
						Above Grade Area + Basement Area:	523

Commercial Section

Number of Occurances		Perimeter	178	Year Built	1905
Building Number		Stories	1.0	Effective Year Built	1996
Class	C	Street Height	10	Year Remodeled	2015
Depreciation Grade	A	Ground Floor Area	1848	Economic Life	
Tenant Appeal	G	Exterior Wall type	FR	Remaining Eco. Life	
Foundation	Y	% office	0	Land Building ratio	2.12
Rental Class	C				

Commercial Group

Commercial Use	750	Outside Condition	A	Lighting	A	Average Inc Unit Size	1848
Cost Grade	A	Base Floor	1	Heating/Cooling type 1	FA	Percent Heated 1	100
Inside Grade	A	Base Floor Area	1848	Heating/Cooling type 2		Percent Heated 2	
Outside Grade	A	Number of Floors	1	Partitioning		Percent Sprinklers	
Over all Condition	A	Additional Floor Area		Total Income Area	1848	Rentable Sq. Footage	
Inside Condition	A	Total Floor Area	1848	Total of Income Units	1	Number of Units	

Detached Structures 09-31-431-014-0000

Record ID	1		
Structure	GARAGE		
Description			FENCE-CHLK-6

12/3/2018

Untitled Document

Assessment Class	RES-PRIMARY	COM-PRIMARY
Units	SQUARE-FEET	LINEAL-FEET
Measure 1	20	30
Measure 2	20	1
Effective Year Built	1979	1999
Actual Year Built	1970	1990
Quality	FAIR	AVERAGE
Condition	POOR	AVERAGE
Income Flag	N	Y
Replacement Cost New	\$ 11,996	\$ 459
Replacement Cost New, Less Depreciation	\$ 3,959	\$ 101
Sound Value	\$ 0	\$ 0
Building Number	1	1

[Click here for Classic Parcel Details Page](#) [Search Again?](#)

This page shows the assessor's CAMA data, as it was, on May 22, 2018.

ATTACHMENT 3
INTERNATIONAL CODE COUNCIL
BUILDING VALUATION DATA –
AUGUST 2018

Building Valuation Data – AUGUST 2018

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2019. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$173.98/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$173.98/sq. ft x 0.0075
= \$20,878

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	244.21	236.18	230.55	221.01	207.82	201.82	214.02	189.83	182.71
A-1 Assembly, theaters, without stage	223.45	215.42	209.80	200.25	187.31	181.32	193.26	169.33	162.21
A-2 Assembly, nightclubs	190.08	184.73	180.34	172.99	163.33	158.82	166.99	147.83	142.92
A-2 Assembly, restaurants, bars, banquet halls	189.08	183.73	178.34	171.99	161.33	157.82	165.99	145.83	141.92
A-3 Assembly, churches	224.47	216.44	210.82	201.27	189.73	183.73	194.28	171.74	164.62
A-3 Assembly, general, community halls, libraries, museums	188.77	180.74	174.11	165.57	151.59	146.63	158.58	133.64	127.52
A-4 Assembly, arenas	222.45	214.42	207.80	199.25	185.31	180.32	192.26	167.33	161.21
B Business	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
E Educational	207.44	200.32	195.11	186.22	173.62	164.85	179.83	151.63	147.30
F-1 Factory and industrial, moderate hazard	115.30	109.99	103.87	99.84	89.72	85.56	95.69	73.79	69.57
F-2 Factory and industrial, low hazard	114.30	108.99	103.87	98.84	89.72	84.56	94.69	73.79	68.57
H-1 High Hazard, explosives	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	N.P.
H234 High Hazard	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	62.34
H-5 HPM	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
I-1 Institutional, supervised environment	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
I-2 Institutional, hospitals	327.69	320.57	314.72	305.80	289.87	N.P.	299.12	270.56	N.P.
I-2 Institutional, nursing homes	227.45	220.33	214.47	205.56	191.65	N.P.	198.88	172.34	N.P.
I-3 Institutional, restrained	222.66	215.54	209.69	200.77	187.11	180.16	194.09	167.80	159.71
I-4 Institutional, day care facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
M Mercantile	141.54	136.19	130.80	124.45	114.24	110.73	118.45	98.74	94.83
R-1 Residential, hotels	196.81	190.20	184.74	177.03	162.97	158.58	177.13	146.15	141.65
R-2 Residential, multiple family	165.05	158.44	152.98	145.27	132.00	127.61	145.37	115.18	110.68
R-3 Residential, one- and two-family ^d	154.04	149.85	145.98	142.32	137.11	133.50	139.93	128.29	120.75
R-4 Residential, care/assisted living facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
S-1 Storage, moderate hazard	106.85	101.54	95.43	91.40	81.50	77.33	87.25	65.57	61.34
S-2 Storage, low hazard	105.85	100.54	95.43	90.40	81.50	76.33	86.25	65.57	60.34
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.

**ATTACHMENT 4
MITIGATION OF RESIDENTIAL
HOUSING LOSS APPLICATIONS**



Mitigation of Residential Housing Loss

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Pre-demolition #:	Received By:	Date Received:	Zoning:
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Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property:
480 E 6TH AVENUE

Name of Applicant: THOMAS G. SMITH
Phone: (801) 278 5777

Address of Applicant: 845 S. MAIN STREET - BOUNTIFUL - UTAH - 84010

E-mail of Applicant: TOM@SMITHHYATT.COM & RODRIGO@SMITHHYATT.COM
Cell/Fax:

Applicant's Interest in Subject Property:
 Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
PAMELLA JONES BOLAND

E-mail of Property Owner: PAMELLAJONES@MSN.COM
Phone: (801) 867 2101

Existing Property Use: RESIDENTIAL / COMMERCIAL

Proposed Property Use: COMMERCIAL (SMALL BUSINESS)

→ 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.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person:	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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SIGNATURE

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

Signature of Owner or Agent:	Date:
	NOV. 28. 2018

SUBMITTAL REQUIREMENTS

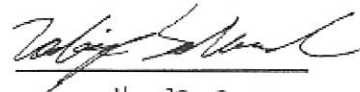
PROJECT INFORMATION:

Address: 480 6th Avenue - Salt Lake City
Parcel ID: 09314310140000
Name of property owner : Pamela Jones Bioland
Architect: Smith Hyatt Architects
Point of contact: Rodrigo Schmeil
Contact number: (801) 298-5777

PROJECT DESCRIPTION:

Located in the heart of Salt Lake City, this historical cottage house located in the avenues has been neglected for several years. The main goal of the project is to retain, restore and ensure the future of this historic cottage, updating the deteriorated property, retaining as much of the historical integrity as possible and restoring its original charm. Right now the property is listed as one of the nonconforming properties in the avenues, there is commercial and residential on the same lot. The residential part (the historical cottage house) shares a wall with the commercial part.

The proposal is to have the entire land as part of the small neighborhood business district.



11.23.2018
