



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission  
From: David J. Gellner, AICP, Principal Planner; (801) 535-6107; [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)  
Date: January 23, 2019  
Re: Zoning Map Amendment (PLNPCM2018-00904)

## Zoning Map Amendment

**PROPERTY ADDRESS:** 1805 S. Main Street  
**PARCEL SIZE:** 0.272 acres (approx. 11,850 square feet)  
**PARCEL ID:** 16-18-303-004-000  
**MASTER PLAN:** Central Community Master Plan (2005)  
**ZONING DISTRICT:** BP – Business Park

**REQUEST:** Alliance House, Inc. is requesting that the City amend the zoning map for their property located at 1805 S. Main Street. The property is zoned BP – Business Park and contains an old motel building that is currently being used for multi-family housing, specifically for individuals with mental illness who are the clients of Alliance House. The applicant is requesting to change the zoning map designation of the property from BP (Business Park) to CC (Corridor Commercial) in order to replace the existing building with a new and larger multi-family apartment building. The current BP zoning does not allow multi-family or residential uses so the existing housing/motel has been operating as a non-conforming use. In order to construct a new building on the property the zoning must be changed to a designation that allows multi-family housing. No specific site development proposal has been submitted at this time.

The Planning Commission's role in this application is to provide a recommendation to the City Council, who will make the final decision on the zoning map amendment.

### RECOMMENDATIONS:

Based on the analysis and findings of fact in this staff report, planning staff finds that the zoning map amendment petition meets the standards, objectives and policy considerations of the city for a zoning map amendment and recommends that the Planning Commission forward a positive recommendation to the City Council for the requested change to the CC – Commercial Corridor zoning district.

### ATTACHMENTS:

- A. [Future Land Use Map](#)
- B. [Applicant Information](#)
- C. [Existing Conditions](#)
- D. [Analysis of Standards](#)
- E. [Public Process and Comments](#)
- F. [Department Comments](#)

## VICINITY MAP



### PROJECT DESCRIPTION:

#### Reason for Request

The property contains a motel building that is currently being used for multi-family housing. According to the applicant, the motel is in poor shape and needs major repairs in order to continue to be habitable. The applicant would like to replace the existing building with a new multi-family apartment building to serve the clients of Alliance House. As the current BP zoning does not allow multi-family or residential uses the zoning must be changed to a designation that allows multi-family housing in order to construct a new building on the property. No specific site development proposal has been submitted at this time.

The change is supported by the Future Land Use Map found in the Central Community Master Plan. The applicant's narrative explaining the rationale for the zoning map amendment request can be found in [Attachment B](#) of this report.

## Property Location Context and Existing Conditions

The property is located along Main Street in an area that is a mix of commercial and residential development. The parcel is approximately 0.272 acres (11,850 SF) in size and contains an existing building that is being used for housing as described above.



## Adjacent Land Uses and Zoning

North: Zoned CC – Corridor Commercial. Properties are primarily single-family residential uses. CC zoning continues to the north and along both sides of Main Street north of the subject property.

South and East: Zoned BP – Business Park. The larger property to the south and east is an office use complex. Further south is the OC Tanner Company campus.

West: To the west of the subject property across Main Street, the property is zoned RMF-45 – Residential Multi-Family. It has been developed as a multi-family residential apartment building.

## Development Pattern

The overall development pattern of the area is a mix of uses including office and commercial, multi-family uses, single-family residential uses and the larger OC Tanner Company office campus to the south which includes truck shipping and warehouse facilities. The predominant zoning includes BP (Business Park), RMF-45 (Multi-Family Residential) and CC (Corridor Commercial). The CC zoning district is the most common designation in the immediate vicinity of the subject property.

**Comparison of the Existing and Proposed Zoning**

A simplified table showing a comparison of the building size limits and yard requirements as well as some of the design requirements for both zones is included below. This is extracted from the more detailed requirements for each zone found in the Zoning Ordinance in Chapter 21A.26.050 – CC – Corridor Commercial and Chapter 21A.32.030 – BP – Business Park zoning districts.

The subject property is zoned BP – Business Park. The purpose of the BP zoning district follows:

*The purpose of the BP business park district is to provide an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the city in a campus-like setting. This district is appropriate in areas of the city where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, existing developed areas.*

The applicant has requested that the property be changed to the CC – Corridor Commercial zoning district. The purpose of the CC zoning district follows:

*The purpose of the CC corridor commercial district is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.*

	<b>Business Park (BP) – Existing Zoning</b>	<b>Corridor Commercial (CC) – Proposed Zoning</b>
<b>Maximum Building Height</b>	The maximum building height permitted in the BP district is sixty feet (60'). <u>Note:</u> This property is also located in the South State Street Corridor overlay (SSSC) which would allow buildings of up to 90-feet in height to be built on the property.	The maximum building height shall not exceed 30 feet. Buildings over 30 feet may be allowed through the Conditional Building and Site Design Review (CBSDR) process. The maximum additional height allowed is 15-feet.
<b>General Yard Requirements</b>	Front and Corner Side: 30 feet Interior Side: 8 feet Rear: 8 feet <u>Note:</u> The South State Street Corridor overlay (SSSC) requires a maximum front yard setback of 25-feet for at least 35% of the building façade.	Front and Corner Side: 15 feet Interior Side: none required Rear: 10 feet <u>Note:</u> The South State Street Corridor overlay (SSSC) exempts structures in the CC zone from the minimum front yard setback requirements.
<b>Typical Uses Allowed</b>	Office uses, light manufacturing, warehouse and distribution operations. All types of housing and dwelling units are prohibited.	A variety of housing including multi-family, residential and supportive housing. Business and retail uses and services. A variety of automotive and automotive repair uses.

The main differences in allowed uses and building design between the existing BP and proposed CC zoning districts are:

- The BP zoning district prohibits all types of housing and residential uses. It supports more intense uses including larger office complexes and warehousing operations.
- The CC zone generally allows for a variety of housing types as well as business and retail uses.
- Taller buildings (90 feet by right) are allowed in the BP zone within the SSSC Overlay District compared to 30 feet by right in the CC zone.
- Additional height (up to 45 feet) in the CC zone is only allowed through the Design Review process.

#### **KEY CONSIDERATIONS:**

The key considerations associated with this proposal are:

1. Neighborhood and City-Wide Master Plan Considerations
2. Change in Zoning and Compatibility with Adjacent Properties
3. Consideration of Alternate Zoning Districts

Key considerations are discussed further in the following paragraphs and were identified through the analysis of the project ([Attachment D](#)) and department review comments ([Attachment F](#)).

#### **Consideration 1: Neighborhood and City-Wide Master Plan Considerations**

The subject area is discussed in the Central Community Master Plan (CCMP - 2005). More specifically, it is located within the People's Freeway Neighborhood planning area. The associated future land use map in the Central Community Master Plan designates the property as "Community Commercial". The petitioner is requesting to amend the land use map so that the property is zoned CC – Corridor Commercial. The definition of "Corridor Commercial" recognizes the appropriateness of this zoning along major streets, the need to promote compatibility with adjacent neighborhoods and the mix of uses which including a residential component. The Community Commercial destination in the Master Plan also calls for the integration of moderately sized commercial areas with adjacent residential neighborhoods and recognizes this zoning as appropriate along arterials.

The Residential Land Use goals portion of the Master Plan speak to the following:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure that new development is compatible with existing neighborhoods in terms of scale, character, and density.

Prior to 1995, the property was zoned C-3 which was denoted for "general business activity". In 1995, as part of the revision process to zoning maps city-wide, the property designation was changed to Business Park. This 1995 effort was either an attempt to make the zoning match the existing development pattern in the City or to help guide future changes as properties were re-developed. The property has been zoned BP since that time.

The proposed change is in compliance with the Master Plan and future vision for the area. Moreover, the proposed change is to a zoning district that allows for less intense development than would be currently allowed under the existing zoning and would allow residential uses on the property.

#### **Plan Salt Lake Elements and Considerations**

Plan Salt Lake (December 2015) outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, that is how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Guiding Principles outlined in Plan Salt Lake that would relate to the proposed change include the following:

- *Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*
- *Growing responsibly while providing people with choices about where they live, how they live, and how they get around.*
- *Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*

The proposed zoning map amendment and overall project is aligned with the vision and guiding principles contained in Plan Salt Lake and are supported by the policies and strategies in that document as cited above.

### **Growing SLC: A five-year housing plan 2018-2022**

Growing SLC (City Housing Plan) adopted in 2018 includes a number of goals and policies that are related to the requested zoning map change. One of the overall and over-arching goals of the Housing Plan is to Increase Housing Options. The requested change is being made in order to provide improved and additional housing for individuals with mental illness who are clients of Alliance House. Another goal of the Housing Plan is to provide for Equitable and Fair Housing and opportunities for all citizens in the City. The type of housing that Alliance House provides meets these overall goal of the plan by providing additional housing options and opportunities for vulnerable citizens.

The Plan notes that “While the unique needs of our vulnerable populations such as those with disabilities, refugees or people experiencing homelessness are not specifically addressed, this plan creates a flexible framework that can address the needs of these groups as they too search for affordable housing options.

The Salt Lake City Comprehensive Housing Policy adopted in 2016 is intended to help achieve the following:

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

The proposed zoning map amendment and overall project is aligned with the vision and guiding principles contained in Growing SLC and are supported by the policies and strategies in that document as cited above.

### **Consideration 2: Change in Zoning and Compatibility with Adjacent Properties**

The subject property fronts on Main Street, a major north/south corridor that passes through the Central City community. Properties in the vicinity of the subject parcel are zoned a mix of BP (Business Park), RMF-45 (Multi-Family Residential) and CC (Corridor Commercial), with some R-1/5000 away from the major corridors. The CC zoning district is the most common designation in the immediate vicinity. The overall development pattern of the area includes a mix of uses including office and commercial, multi-family uses, single-family residential uses and a larger office campus to the south which includes truck shipping and warehouse facilities.

The requested CC zoning allows for a variety of housing types including multi-family development, uses that are prohibited in the existing BP zone. In terms of building height, the BP zoning and the SSSC Overlay District would allow buildings that are 90-feet in height by right versus the 30 feet of height that is allowed in the CC zone by right. However, an additional 15-feet of height may be approved in the CC zone through the Conditional Building and Site Design Review process which includes design review standards.

To the immediate north of the property, there are numerous single-family dwellings along Coatsville Avenue and Main Street all of which are zoned CC – Corridor Commercial. It is important to note that the current zoning on many of these properties allows for more intense uses than the low density largely residential development pattern that currently exists. In addition, these properties are not located within a historic district so they could be re-developed in the future for commercial or multi-family uses by right under their current zoning designation.

Given the location of the property and surrounding zoning, it is staff's opinion that the change in zoning from BP to CC along this corridor would be appropriate and desirable in the context of the area and would not lead to changes that are out of character or incompatible with the potential and existing development in the area. Having a residential use in this location would create a transition between the existing single family dwelling and more intense BP development and uses on the OC Tanner property.

### **Consideration 3: Consideration of Alternate Zoning Districts**

Planning Staff considered and analyzed different zoning districts for the property in lieu of a change to the requested CC zoning district and also considered the following:

- The main driver for this change is the applicant's desire to build a new multi-family residential building on the property, a use that is prohibited by the current BP zoning.
- Surrounding zoning and the abutting zoning on the north side of the property is CC. The Master Plan calls for Community Commercial uses and future development in this area which is in line with the requested CC zoning amendment.
- The requested zoning allows for less intense uses and a less intense scale of development than the current zoning.

Given the proximity of RMF-45 (Residential Multi-family zoning on the opposite side of Main Street, staff did analyze this zone as an alternative in lieu of the requested CC zoning designation. The RMF-45 zoning district would not allow commercial uses and would not comply with the Master Plan for the property. While the applicant has not stated any intent to develop commercial uses in the area, a change to the RMF-45 would preclude this scenario if the property were to be sold and re-developed for a different use. In addition, the applicant specifically requested the CC zoning so that this property would have the same zoning as other parcels that they own in the vicinity which are zoned CC. As there is no RMF-45 zoning on the east side of Main Street, changing to that designation would create a "small island" between the existing BP and CC zoning.

For these reasons and the issues identified in the Key Considerations and Analysis of Standards sections of this report, a change to an alternate zoning district in lieu of the applicant's original request for the CC zoning district is not being recommended by staff.

### **DISCUSSION:**

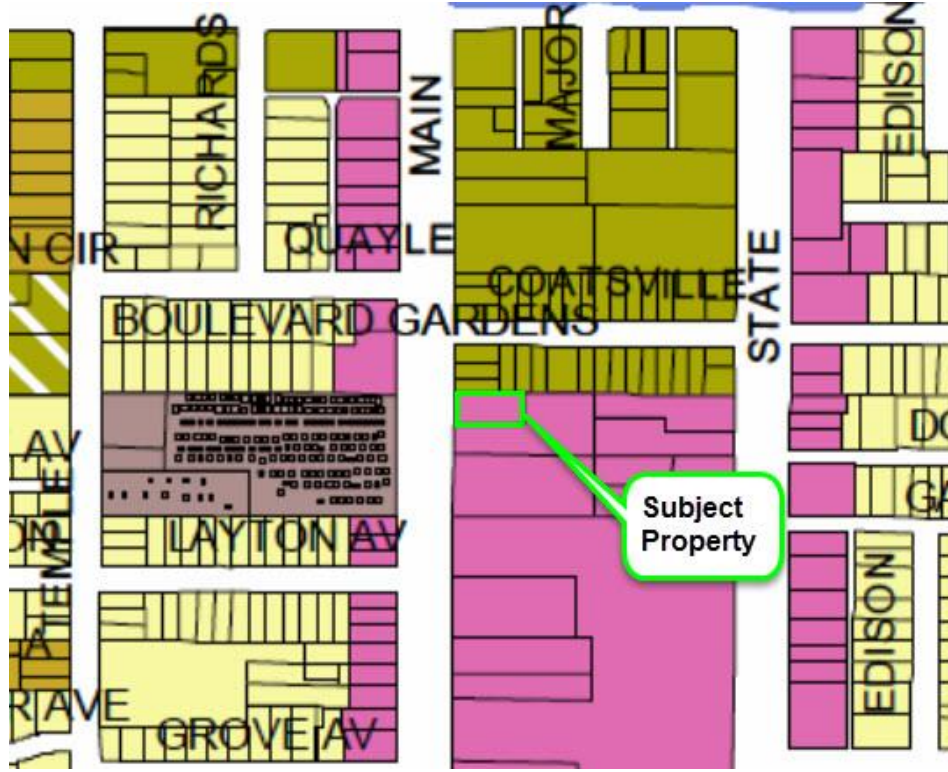
The applicant has proposed to rezone the property from the existing BP to the CC zoning designation in order to allow for residential uses on the site. The change in allowed uses is the driving factor in this request as the maximum allowable building height would actually decrease on the subject property if the rezone is approved.

It is staff's opinion that the change in zoning from BP to CC for this property would not substantially impact the character of the area or increase current potential impacts. As such, staff finds that the requested zone change is appropriate when considered in the context of the area and is recommending that the Planning Commission forward a positive recommendation to the City Council in regard to the proposal.

### **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 the multi-family project. If ultimately denied, the applicant would still be eligible to re-develop property in accordance with the regulations for the existing BP zone or could modify the existing development on the property. It must be pointed out that allowed modifications to the existing building would be very limited as the BP zoning does not allow multi-family or residential uses and the existing housing/motel is operating as a non-conforming use.

# ATTACHMENT A: Future Land Use Map in the Master Plan



## Central Community Future Land Use

\* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.; a single land use designation and map color may represent RMF-35 or SR-3 classifications)



### Map Legend

- Light Rail Stations
- Proposed Lightrail Stations
- Historic Preservation
- Light Rail
- Later Phase of Light Rail
- CBD Boundary
- - - CBD Support Boundary
- Salt Lake Community College/Future Expansion Area
- - - West Temple Gateway Plan

### Future Land Use

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) \*
- Medium Density Residential (15-30 dwelling units/acre) \*
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)

- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support
- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acre)
- Open Space
- Institutional
- Gateway Master Plan (Note: Future Land Use Shown in the Gateway Master Plan)
- Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)



## **ATTACHMENT B: Applicant Information**

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The narrative and other exhibits found on the following pages were submitted by the applicant in relation to the requested zoning change.



Rebuilding Confidence, Purpose and Community

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**Executive Director**

Paige Huff

1724 South Main Street  
Salt Lake City, Utah 84115  
Telephone (801) 486-5012  
TTY 7-1-1  
Fax (801) 466-5077  
[www.alliancehouse.org](http://www.alliancehouse.org)  
Tax I.D.: 74-2440617

**Declaration of the purpose of the amendment:**

1805 Main St. is currently zoned as Business Park, the property is being used as multi-family housing. The property was grandfathered in when the zoning was changed to Business Park. The property is old and outdated, many repairs need to be done, and the current structure is not sustainable. The tenants of the property are members of Alliance House. This is a nonprofit organization that assists individuals with mental illness to gain skills of independence through a comprehensive structured environment that fosters employment, housing, and education. There are 9 members that reside at 1805 Main St. at a subsidized rent.

For Alliance House to continue to provide low income housing to individuals at 1805 Main, we will need to rebuild the structure. Due to the zoning restrictions, this is not something that we can currently do. To complete this need, we will need the property to be rezoned as Commercial Corridor.

1805 Main is walking distance to Alliance House (1724 So. Main). The proximity of the property allows for the tenants to attend Alliance House with easy accessibility. This ensures that their attendance is consistent, which is imperative to their mental wellness. Selling the property and buying at a different location would greatly hinder our members ability to access our services.

Alliance House owns a total of three properties. 1724 So. Main is our nonprofit clubhouse, 1736 So. Main is our transitional housing structure, and then we have 1805 So. Main. The two other properties are zoned as Commercial Corridor, including 1805 So. Main in this zoning would make our zoning congruent.

1805 needs major repairs to continue to be habitable, safe and up to fire code. The Alliance House Board of Directors has deemed these costs too great for the condition of the building. We desire to demolish the building and build a two story 18-unit apartment complex. To do this we need to change the zoning. The proposed Zoning change would bring the property into compliance with the long-term zoning master plan for the city for this neighborhood and would provide for the intended use.



*Rebuilding Confidence, Purpose and Community*

**Description of the proposed use of the property being rezoned:**

Alliance House would do a capitol campaign to complete a property demolition at 1805 Main St. The nonprofit would then use the funds raised to rebuild the property to be a 9-18 unit housing structure for the individuals that participate at Alliance House. This would allow for individuals with mental illness to have sustainable and affordable housing.

**This request does not amend the master plan.**

**Board of Directors**

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# ATTACHMENT C: Existing Conditions



# ATTACHMENT D: 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><b>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;</b></p>	<p>Complies with Master Plan policy statements and Future Land Use Map</p>	<p>The Central Community Master Plan (CCMP) speaks to encouraging the creation of housing opportunities to meet social needs and to ensure that development is compatible with existing neighborhoods.</p> <p>Staff believes that based on the existing land uses, development pattern and the adopted master plan, that rezoning the parcel to CC is appropriate for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed change in zoning is consistent with the future land use map in the Master Plan.</li> <li>• The proposed zoning map amendment is aligned with the vision and guiding principles contained in Plan Salt Lake.</li> <li>• The proposed change is in compliance with the Master Plan and future vision for the area.</li> <li>• The proposed change is to a zoning district that allows for less intense development than would be currently allowed under the existing zoning and would allow residential uses on the property.</li> <li>• The property is located along a major street and the zoning change will not substantially increase current or potential impacts on the site and would not be out of character with the area.</li> </ul>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p>Complies</p>	<p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> <li>A. Lessen congestion in the streets or roads;</li> <li>B. Secure safety from fire and other dangers;</li> <li>C. Provide adequate light and air;</li> <li>D. Classify land uses and distribute land development and utilization;</li> <li>E. Protect the tax base;</li> <li>F. Secure economy in governmental expenditures;</li> <li>G. Foster the city's industrial, business and residential development; and</li> <li>H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995)</li> </ul> <p>The proposed zone change from BP to CC would support the purposes of the zoning ordinance found in Chapter 21A.02.0303: Purpose and Intent as outlined above. It would also help implement the applicable Master Plan for the area and provide needed housing for a vulnerable population, the clients of Alliance House.</p>

<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>	<p>Complies</p>	<p>The proposed CC zoning district would allow residential uses which are not currently allowed by the BP zoning. The overall scale and allowed uses in the proposed zone are less intense than the allowed uses in the existing zoning district.</p> <p>The existing single-family dwellings along Coatsville Avenue and Main Street are already zoned CC – Corridor Commercial. As such, the current zoning allows for more intense uses than the low density largely residential development pattern that currently exists. Since these properties are not located within a historic district they could be re-developed in the future for commercial or multi-family uses by right under their current zoning designation.</p> <p>Given the location context of the property, the change in zoning from BP to CC would not lead to changes that are out of character or incompatible with the potential and existing development in the area.</p>
<p><b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b></p>	<p>Complies</p>	<p>The property is located within the South State Street Corridor Overlay District (SSSC). This overlay district is intended to reinforce the historical development patterns along South State Street. It includes maximum building setback provisions, first floor glass requirements, maximum length limitations for blank walls, and parking setbacks. Properties that are zoned BP and located within the SSSC overlay can build up to a maximum height of 90 feet. Properties in the CC zone and located within the SSSC do not have to provide a minimum front yard. The intent of these provisions is to pull development closer to the street and create a pedestrian-friendly environment.</p> <p>The development pattern along Main Street is much different than that found on State Street with a wider variety of development types to include multi-family, business, residential and large scale commercial office uses. The zoning change will eliminate the 90-foot height currently allowed on the property and will also eliminate the front yard requirement if the zoning is changed to CC. Given the eclectic development pattern found on Main Street, the change and subsequent re-development of the property will be consistent with the overlay district.</p>
<p><b>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.</b></p>	<p>Complies</p>	<p>The proposed development of the subject properties was reviewed by the various city departments tasked with administering public facilities and services, and the Public Utilities Department identified some issues that are outlined in Attachment F: Department Comments that relate to the existing site utilities.</p> <p>The city has the ability to provide services to the subject property. The infrastructure may need to be upgraded at the owner’s expense in order to meet specific City requirements.</p> <p>If the rezone is approved, the proposal will need to comply with these requirements for future development or redevelopment of the site. Public Utilities and other departments will also be asked to review any specific development proposals submitted at that time.</p>

## **ATTACHMENT E: Public Process and Comments**

### **Public Notice, Meetings, Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and request for comments sent to the Chairs of the Ball Park Community Council and Liberty Wells Community Council on November 13, 2018
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on November 13, 2018 providing notice about the project and information on how to give public input on the project.
- Staff held an Open House for the project at the City/County Building to solicit comments on December 20, 2018. No comments were submitted in relation to the proposal.
- The 45-day recognized organization comment period expired on December 31, 2018
- To date, no comments were submitted by either Community Council in relation to this proposal.

#### **Notice of the public hearing for the proposal included:**

- Public hearing notice mailed on: January 10, 2019
- Public hearing notice sign posted on property: January 10, 2019
- Public notice posted on City and State websites and Planning Division list serve: January 10, 2019

#### **Public Input:**

As of the date of this staff report, planning staff has had inquiries about the proposal seeking additional information but no formal comments were submitted and no objections were raised in regard to the proposed changes.

# **ATTACHMENT F: Department Comments**

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## **CITY DEPARTMENT COMMENTS**

### **Zoning Review**

Building Services has identified no issues with proposed rezone request.

### **Engineering:**

No objections.

### **Sustainability**

No objections from Sustainability.

### **Transportation**

No comments provided.

### **Fire**

No comments provided.

### **Public Utilities**

Public Utilities does not have any issues with the proposed zoning amendment. Additional comments have been provided below to aid the applicant in moving forward with the future redevelopment of this site.

Public Utility permit, connection, survey, and inspection fees will apply. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.

All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 feet minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 feet minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 feet minimum horizontal separation and 12" vertical separation from any non-sewer utilities.

Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.

Property is served by an existing 6" water main in Main Street. There is an existing 3/4" water service supplying culinary water to the existing building. If this size is inadequate for the new building, then the existing water service will need to be terminated at the water main per SLCPU standards. The new water service will require a separate connection to the water main. Only one water service will be allowed for this property. A fire line will be permitted, if required.

Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered by the existing 6" water main, then a water main upsizing will be required at the property owner's expense. Additionally, if a new fire hydrant is required for the development, then a water main upsize will also be required. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

Property is served by an existing 12" sewer main in Main Street. There is an existing sewer lateral from the existing building. This sewer lateral was installed in 1946. Due to its age, this sewer lateral would only be allowed for reuse after passing a video inspection. If not used, the lateral will need capped and plugged at the sewer main per SLCPU standards. A minimum of one lateral is required for each building on the property. Multiple laterals will be permitted, if desired.

All site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge



across property lines or public sidewalks. Stormwater can either be fully retained on site, sheet flow to the roadway via the driveway, or piped to the public storm drain in Main Street (there is an existing storm drain box at the southwest corner of the property that would be ideal for a piped connection).

Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat stormwater runoff from uncovered parking areas.