



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Principal Planner
Amanda.Roman@slcgov.com or 385-386-2765 (Cell) / 801-535-7660 (Voicemail)

Date: October 27, 2021

Re: PLNPCM2021-00709 – Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1193 W California Avenue
PARCEL SIZE: Total of .28 acres (Approx. 12,200 square feet)
PARCEL ID: 15-14-104-001-0000
MASTER PLAN: Westside Master Plan (2014)
ZONING DISTRICT: R-1/7,000 Single-Family Residential

REQUEST: Salt Lake City has received a request from Kesaia Young, property owner, requesting that the City amend the zoning map designation for the property at 1193 W California Avenue. The proposal would rezone the property from R-1/7,000 (Single-Family Residential) to R-1/5,000 (Single-Family Residential). The rezone would allow the property to be subdivided into two lots that each meet the minimum lot area for a single-family dwelling. A specific development proposal was not submitted with the Zoning Map Amendment, but if approved, the property owner intends to redevelop the site by replacing the existing single-family home with two new single-family homes, each on their own parcel.

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 requested zoning map amendment.

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

ATTACHMENTS:

- A. [Current Zoning Map & Future Land Use Map](#)
- B. [Applicant Information](#)
- C. [Site and Vicinity Photos](#)
- D. [Analysis of Amendment Standards](#)
- E. [Public Process and Comments](#)
- F. [Department Comments](#)

PROJECT DESCRIPTION

The property owner is requesting to change the zoning map designation of the property at 1193 W California Avenue from R-1/7,000 (Single-Family Residential) to R-1/5,000 (Single-Family Residential) with the intent to subdivide the parcel into two lots to build two new single-family homes and potentially two attached ADUs. The lots would remain under the same ownership and the dwelling units would be occupied by additional family members. A specific site development proposal has not been submitted, but the existing single-family home that was built in 1946 would be replaced.

The subject property is approximately 12,200 square feet. The current R-1/7,000 zoning district requires a minimum lot area of 7,000 square feet for a single-family dwelling. Under the existing R-1/7,000 zoning, the subject property does not have the minimum 14,000 square feet to subdivide the property and build two single family dwellings. The proposed request to amend the zoning map from R-1/7,000 to R-1/5,000 would allow for the property to be subdivided into two separate lots that each meet the minimum lot size requirements of 5,000 square feet with the intent of building a single-family dwelling on each parcel.

The property is located in the South Salt Lake Subdivision, recorded in 1890. The original lots were narrow and deep, measuring between 4,092 and 4,224 square feet. The residential development pattern largely remains intact, but most of the properties were consolidated to create larger lots and the north-south alleyway between the properties was vacated. The neighborhood consists of single- and two-family homes, institutional uses, as well as some interspersed commercial. The Jordan River Parkway Trail is less than 600 feet to the east and two “Community Nodes”, as identified in the Westside Master Plan, are less than 600 feet to the west, at approximately California Avenue and between 1300 W and Concord Street.



The Westside Master Plan is not being changed and the proposed zoning is supported by the neighborhood and housing visions identified in the plan which states, “All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area.” The prevailing development pattern in the neighborhood, and on the westside, is single-family residential. The proposed rezone would not change the character of the existing single-family neighborhood but would allow for the subject property to be subdivided, resulting in two lots that could be developed with single-family dwellings. The applicant provided a project narrative explaining the rationale for the zoning map amendment request that can be found in [Attachment B](#) of this report.

KEY CONSIDERATIONS

The key considerations associated with this proposal are:

1. Compliance with Master Plan Policies
2. Compatibility with Adjacent Properties
3. R-1/5,000 and R-1/7,000 Zoning District Comparison

Consideration 1: Compliance with Master Plan Policies

Westside Master Plan (2014)

Through changes in land use, improved public infrastructure and increased community investment, the Westside Master Plan envisions redevelopment that maintains the character of existing stable neighborhoods, while diversifying commercial centers and growing recreational assets. The plan supports higher density residential growth where appropriate and encourages the reinvestment in and protect of existing low density residential neighborhoods. The master plan anticipates that the overall level of change within single-family neighborhoods will be low, but they are viewed as areas of opportunity for incremental growth and redevelopment. As stated in the master plan, “The established and stable neighborhoods of the Westside will remain the core of the community, retaining traditional development patterns while also providing new housing opportunities.”

The Westside Community is comprised of the Glendale and Poplar Grove neighborhoods, both of which have designated neighborhood, community and regional nodes where future growth is to be accommodated. The subject property is located within the Glendale neighborhood and adjacent to a “Community Node” located at California Avenue and Concord Street, where the Glendale City Library and a Baptist and LDS church are located. A “Community Node” is defined as “an intersection consisting of at least one major road where there is potential for changes in land use and the development pattern.” Community nodes support adding residential density in low-density neighborhoods in the form of infill development and appropriately scaled multi-family units and ADUs. Community nodes are also areas where smaller commercial and institutional uses should be established as anchoring businesses within residential areas.

The proposed zoning map amendment is compatible with the traditional development pattern of the neighborhood and the increase in allowable density is supported by the property’s location near a community node.

Plan Salt Lake (2015)

The proposed zoning map amendment adheres to the initiatives within Plan Salt Lake, a citywide plan that outlines the City’s overall vision for sustainable growth and development. This includes the development of a diverse mix of uses and housing options, which are essential to accommodate the growing population in a responsible manner. The compatibility of new development and how it fits into the scale and character of existing neighborhoods is also an important consideration. Applicable growth and housing initiatives that the proposed zoning map amendment would help implement are below.

Growth:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City’s population.*
- *Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).*

Housing:

- *Encourage housing options that accommodate aging in place.*
- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- *Enable moderate density increases within existing neighborhoods where appropriate.*
- *Increase the number of medium density housing types and options.*

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

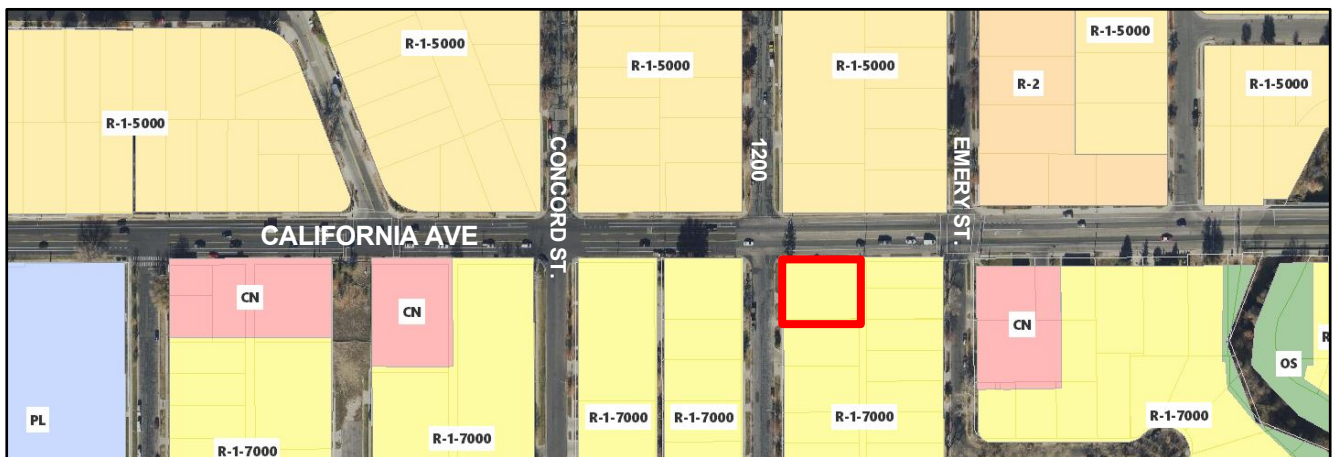
- *Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*
- *Growing responsibly while providing people with choices about where they live, how they live, and how they get around.*
- *Access to a wide variety 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 is aligned with the vision and guiding principles outlined in Plan Salt Lake relating to growth and housing opportunities. Additionally, the subject property is located on a major transit corridor and nearby recreation and outdoor amenities, which can support the increase in density.

Consideration 2: Compatibility with Adjacent Properties

The subject property is located on the south-east corner of California Avenue and 1200 West. California Avenue is one of the largest east-west roads in the area and is surrounded by primarily residential development. Surrounding uses include churches, public libraries, and the Jordan River Parkway Trail.

The residential zoning designation on the south side of California Avenue is R-1/7,000 Single-Family Residential. While it is a single-family zoning designation, there are existing duplexes in the neighborhood, including one directly east of the subject property. There are three nearby corners that are designated as Community Nodes and zoned Neighborhood Commercial, which are intended to support small scale commercial development. The properties on the north side of California Avenue are primarily zoned R-1/5,000 Single-Family Residential with one north-south block face that is zoned R-2 Single- and Two-Family Residential.



While the proposed rezone would create the only R-1/5,000 property on the south side of California Avenue, the existing development pattern is more compatible with the R-1/5,000 zoning standards than the R-1/7,000 zoning standards. As discussed above, the recorded South Salt Lake Subdivision plat consisted of narrow lots just over 4,000 square feet in size. The built development pattern differs from the original subdivision as most of the lots have been consolidated and the north-south alleyway was vacated.

For comparison, staff reviewed the average lot sizes of the lots between California Avenue and Utahna Drive and between 1200 W and Emery Street. The 1890 South Salt Lake Subdivision plat has 72 lots, which have since been consolidated into 42 total lots. Of the 42 lots, only three, including the subject property, exceed 7,000 square feet. The other 39 lots are approximately 6,500 square feet and therefore, do not meet the current R-1/7,000 zoning standards, even after being consolidated. The change in zoning would reflect the original and current residential development pattern and provide a compatible infill housing opportunity.

Consideration 3: R-1/5,000 and R-1/7,000 Zoning District Comparison

A comparison of the R-1/5,000 and R-1/7,000 zoning standards is below. In addition to the difference in minimum lot square footage, the R-1/5,000 zone also has reduced rear and side yard building setbacks. The permitted building height, lot width, lot coverage, front yard setback, and parking requirements are the same in both zones. The permitted and conditional land uses are also identical in both zones. Staff does not anticipate any significant impacts to the surrounding property owners or occupants if the rezone is approved and the lot is subsequently subdivided and developed under the R-1/5,000 zoning standards.

ZONING STANDARDS								
	MIN. LOT SQUARE FOOTAGE	MAX. BUILDING HEIGHT	MIN. LOT WIDTH	MAX. LOT COVERAGE	FRONT YARD	REAR YARD	CORNER SIDE YARD	INTERIOR SIDE YARD
R-1/5,000	5,000 SF	28 feet for pitched roofs 20 feet for flat roofs	50 feet	40%	Average of front yards for existing buildings on block face. Where none, 20 feet minimum	25% of lot depth or 20 feet, whichever is less	Corner: 10 feet	Interior: 4 feet on corner lots 4 feet on one side and 10 feet on the other for interior lots
R-1/7,000	7,000 SF	28 feet for pitched roofs 20 feet for flat roofs	50 feet	40%	Average of front yards for existing buildings on block face. Where none, 20 feet minimum	25 feet	Corner: Equal to the average of the existing buildings on the block face. Where none, 20 feet	Interior: 6 feet on corner lots 6 feet on one side and 10 feet on the other for interior lots

DISCUSSION

The proposed rezone is compatible with the platted subdivision and reflects the existing development pattern, which consists of single- and two-family dwellings on lots less than 7,000 square feet in size. The proposed change would allow for the subdivision of the property but is not expected to change the character of the neighborhood or have adverse impacts on future growth.

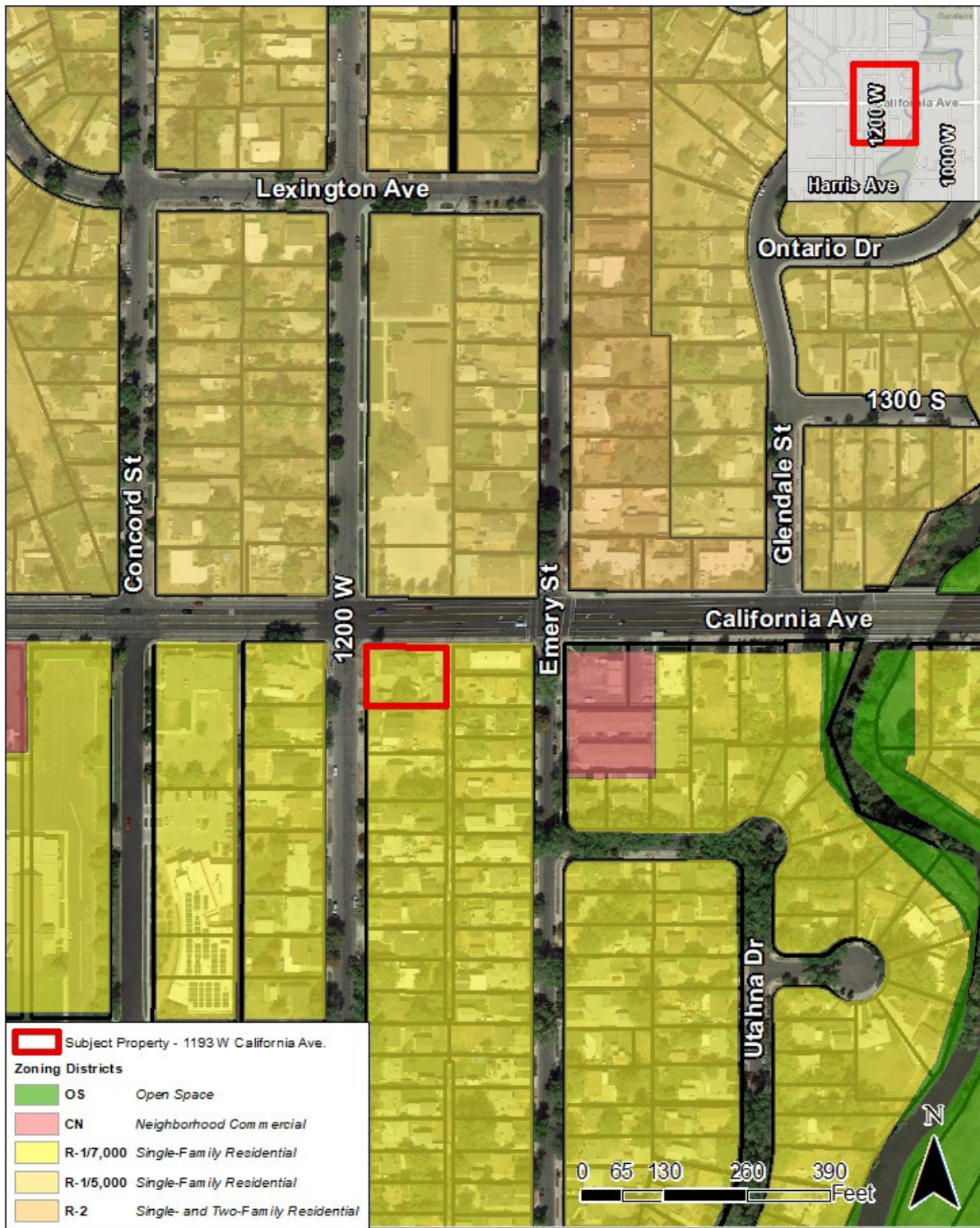
The proposed amendment to the Zoning Map meets the vision of the Westside Master Plan and Plan Salt Lake housing and growth initiatives. Furthermore, rezoning the property to R-1/5,000 meets the intent of the zoning district which is to, *“provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood”*.

The subject property is also near transit, parks, and other amenities which are intended to support housing in the city. The proposed rezone is compatible with the neighborhood and supports the Westside community’s vision for neighborhood growth as outlined in the Westside Master Plan.

NEXT STEPS

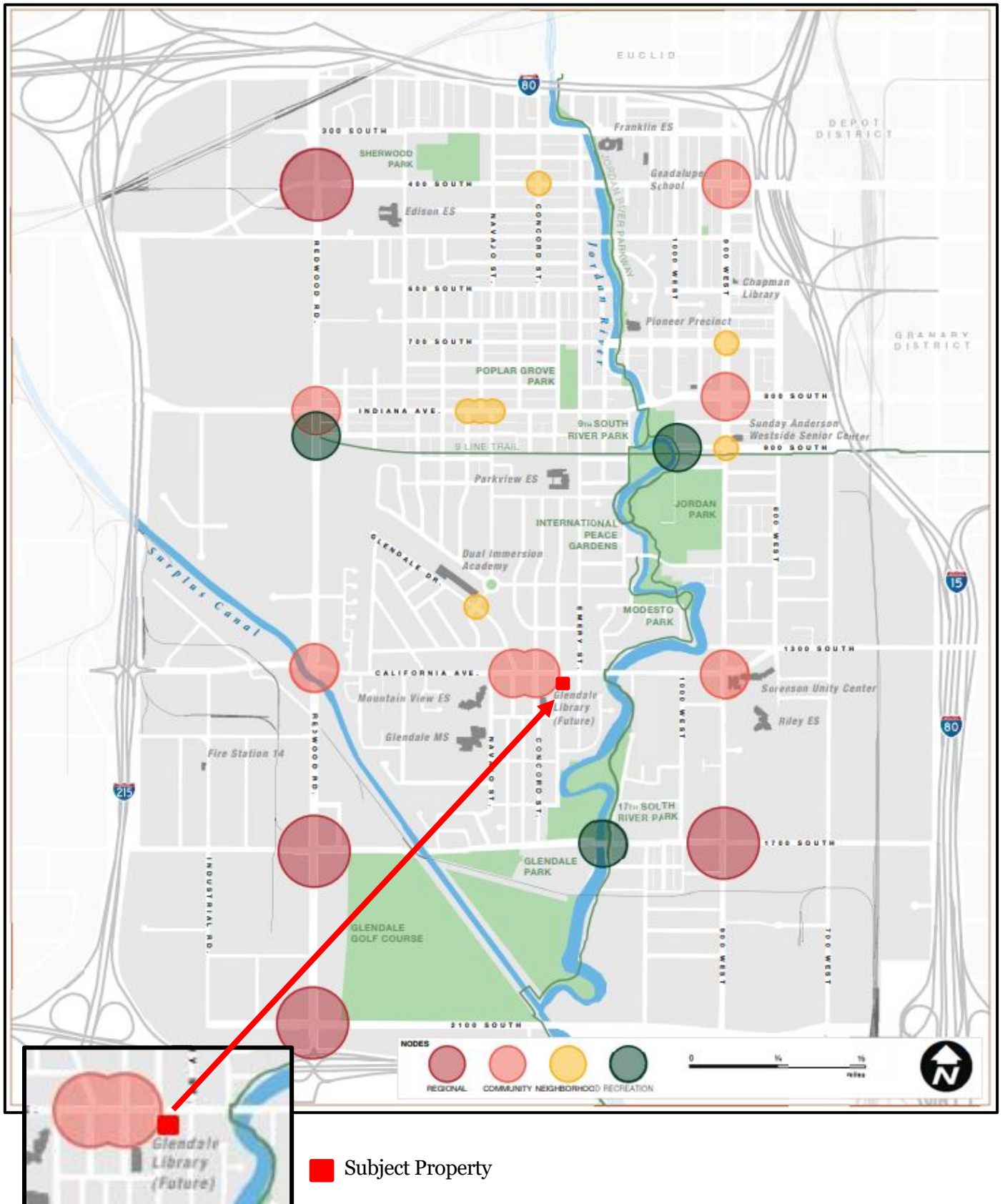
The Planning Commission’s recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the zoning map amendment is approved, the applicant may proceed with subdividing and developing the property under the applicable R-1/5,000 zoning standards.

ATTACHMENT A: Current Zoning Map



Salt Lake City Planning Division 8/19/2021

Future Land Use Map in the Westside Master Plan



ATTACHMENT B: Applicant Information



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1193 W California Ave, SLC, UT, 84104

Name of Applicant: Kesaia Young, agent for California Avenue Place LLC	Phone: [REDACTED]
Address of Applicant: [REDACTED] Lihue, HI, 96766	
E-mail of Applicant: [REDACTED]	Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
California Avenue Place LLC

E-mail of Property Owner: [REDACTED]	Phone: [REDACTED]
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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

- Map Amendment: filing fee of \$1,075 plus \$121 per acre in excess of one acre
- Text Amendment: filing fee of \$1,075.
- 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: 	Date: 7/08/2021
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Updated 7/15/21

Zoning Amendment Questionnaire
Parcel Number: 15141040010000

1. **A statement declaring the purpose of the zoning amendment:** The proposed Master Plan zoning amendment change from the R-1-7000 designation to a R-1-5000 designation supports the Westside Master Plan and 5YP for community growth through the subdivision of a large, underutilized lot. This Master Plan zoning amendment will enable the parcel to support more housing by subdividing the lot to build single-family homes with ADUs on each lot. The *Growing SLC: Five Year Housing Plan 2018-2022 ("5YP")* acknowledges that "such options would also help restore the 'missing middle' housing types...restoring choices for a wider variety of household sizes, from seniors to young families" (5YP pg. 19). The proposed development would allow for two single family homes with ADUs on the large, underutilized lot while blending into the existing neighborhood and provide housing solutions for diverse demographics (students, seniors, young families, multi-generational families). The development can further materialize the objectives stated in the *Five Year Housing Plan*. The first Goal expounded in the Five Year Plan recognizes the need to "increase housing options...by seeking policy reforms that can enhance the flexibility of the land-use code and create an efficient and predictable development process for community growth" (5YP pg. 17).

2. **A description of the proposed zoning amendment:** The property is currently zoned as R-1-7000 Glendale Residential Neighborhood in the Westside Community. The purpose of the R-1-7000 Glendale residential neighborhood is to promote lots not less than seven thousand (7,000) square feet in size, suitable for parts of Glendale locations. The proposed zoning designation for the property is R-1-5000; a zoning designation that allows for a majority of single family homes, up to twenty eight feet (28') in height measured to the ridge of the roof. The master plan zoning amendment would continue to allow lots not less than seven thousand (7,000) square feet in size as envisioned in the Glendale residential neighborhood zoning, and would further provide the flexibility to enhance housing type diversity in the neighborhood.

3. **List the reasons why the present zoning may not be appropriate for the area:** The current zone does not accurately reflect much of the existing housing stock adjacent to the subject property. In fact, the surrounding land uses, with the exception of the southern boundary and across the street along the western boundary, are much more dense than what could be built on the subject property under the current zone. Adjoining this property to the east is duplex on a lot less than five thousand (5,000) square feet in size, as well as a single-family residential home on a lot less than five thousand (5,000) square feet in size. One block to the east is a two story, stacked condominium complex zoned RMF-35, arguably the most dense zoning island of property in the area. Across California Avenue to the north are single family homes in the R-1-5000 Glendale zone, and duplex multi-family homes in the R-2 Glendale zone, which is the reasoning behind the proposed change of zoning that would be consistent with the majority of adjoining homes and neighborhood directly across California Avenue.

Glendale is a unique and historic neighborhood including single-family and two-family dwellings with a variety of yards, lot sizes, and bulk characteristics. The RMF-35 zone is really the outlier in an area that is mostly surrounded by single-family and duplex housing types. Rezoning the property to R-1-5000 will provide the ability to add additional housing that blends well with neighboring community. At the same time the rezoning of the property will allow for the "underutilized parcel to allow for small lot single-family residential...with ADU...infill development...that will meet size and design standards to ensure community compatibility," which is envisioned in Salt Lake City's *The Westside Master Plan* (WMP pg. 33).

4. **Is the request amending the zoning map?** The request is amending the Zoning Map. The parcel number to be changed is 15141040010000.

5. **Is the request amending the text of the Zoning Ordinance?** there is no request to amend the text.

ATTACHMENT C: Site and Vicinity Photos



Subject Property – north façade fronting California Ave



Subject Property – west façade and driveway 1 on 1200 West



Subject Property – east façade and driveway 2 on California Ave



Subject Property – rear facade



North: LDS church



South: single-family home



East: duplex and 7-11



West: single-family home

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>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 with Master Plan policy statements and Future Land Use Map</p>	<p>The proposed Zoning Map Amendment meets the purpose and vision of the Westside Master Plan and Plan Salt Lake.</p> <p>Based on the existing land uses, development pattern and the adopted master plans, rezoning the parcel to the R-1/5,000 zoning district is appropriate for the following reasons:</p> <ul style="list-style-type: none"> • The proposed change in zoning is consistent with the future land use map in the Master Plan which identifies this as a neighborhood use near Community Nodes. • The proposed change is in compliance with the future vision for the area. • The proposed zoning map amendment is aligned with the vision and guiding principles contained in Plan Salt Lake.
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies</p>	<p>The proposed rezone is from single-family residential to single-family residential. The purpose of residential zoning districts is:</p> <p><i>“The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City’s citizens, to offer a balance of housing types and densities, to preserve and maintain the City’s neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.”</i></p> <p>Other than the difference in the required minimum lot size, the purpose statement of both the R-1/5,000 and R-1/7,000 Zoning Districts is to provide for single-family neighborhoods with uses that are compatible with the existing scale and intensity of the neighborhood.</p> <p>The proposed rezone from R-1/7,000 to R-1/5,000 would support the purpose statements within the zoning ordinance and is compatible with the existing scale and intensity of the neighborhood.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Complies</p>	<p>As discussed in Consideration 2, while the surrounding properties are zoned R-1/7,000, the existing development pattern more closely reflects the R-1/5,000 zone. The lots in the platted 1890 subdivision were just over 4,000 SF in size. Since being subdivided, most of the lots have been consolidated with others, but even so, the majority of them are less than the prescribed minimum lot size of 7,000 square feet.</p> <p>If the zone change is approved and the subject property is subdivided into two lots, the two lots would be compatible in size to the existing lots</p>

		<p>and could be developed in a similar manner. The zone change would reduce the lot size and setback requirements but would not change the standards related to building height, lot width, lot coverage, or parking.</p> <p>Staff does not anticipate there being adverse impacts related to the change in zone from single-family to single-family.</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>	Complies	<p>The subject property does not fall within an overlay zoning district.</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>	Complies	<p>The petition was reviewed by the necessary city departments and there were no concerns regarding the rezone. The applicant also went to a DRT meeting to discuss subdividing the property if the rezone is approved. The DRT comments are included in Attachment E.</p> <p>The property is located within an established residential development where public facilities, roadways, and services are existing. If the rezone is approved, any future subdivision or development would be required to comply with the applicable R-1/5,000 standards.</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 Chair of the Glendale Community Council on July 27, 2021.
- Staff sent an early notification announcement of the proposal to all residents and property owners located within 300 feet of the subject property on July 28, 2021.
- The petition information was posted to the Online Open House webpage to solicit public comments on the proposal. The Online Open House period started on July 30, 2021 and will be open until after the Planning Commission meeting.
- The 45-day recognized organization comment period expired on September 10, 2021. The Glendale Community Council did not provide comments.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed: October 15, 2021
- Public hearing notice signs posted on property: October 15, 2021
- Public notice posted on City & State websites and Planning Division list serves: October 15, 2021

Public Input:

No comments in favor or opposition of the petition were submitted by members of the public. If any comments are submitted after the publication of the staff report they will be forwarded to the Planning Commission and included in the public record.

ATTACHMENT F: Department Comments

Planning staff routed the proposed rezone to Building, Engineering, Transportation, Public Utilities, Fire, and Sustainability. There were no concerns regarding the rezone from any of the departments. Staff asked the applicant to attend a DRT meeting prior to moving forward with the petition to make sure there were no upfront issues with subdividing the property if the rezone were to be approved. The DRT group did not have any concerns regarding subdividing the property under the R-1/5,000 zoning standards, but a formal review of a preliminary and final plat will be completed if rezone is approved by the City Council. As of October 2021, internal ADUs are permitted uses and would not be reviewed by Planning staff or approved by the Planning Commission.



Work Flow History Report 1193 W CALIFORNIA Ave DRT2021-00203

Project: California Avenue

Project Description: Proposed zoning change from R-1-7000 to R-1-5000. Subdivide lot into two lots of at least 6,000 SF. All existing structures cleared and a new single family residence with attached ADUs built on each lot. If possible, each home will be designed to keep and use all existing driveways.

The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.

Date	Task/Inspection	Status/Result	Action By
8/30/2021	Application Acceptance	Accepted	Hamilton, Kevin
COMMENTS			
9/1/2021	Fire Review	Comments	Bateman, Douglas
COMMENTS			
A hydrant shall be located within 600-feet of all ground level exterior walls. Measurements are following the drive route and in straight lines and right angles.			
9/1/2021	Transportation Review	Comments	Barry, Michael
COMMENTS			
Two off street parking spaces are required for each single family dwelling. For additional information related to transportation review items, please contact: Michael Barry, PE Transportation Engineer SLC Transportation Division (801) 535-7147 michael.barry@slcgov.com			
9/1/2021	Zoning Review	Comments	Hardman, Alan
COMMENTS			
3:30 PM – 1193 W California Ave – Sai Young R1-7,000 zone (proposed to be rezoned to R1-5,000 zone). Proposal is to rezone the property and subdivide the parcel into 2 lots, with a new SFD and an attached ADU on each lot. The rezone and the subdivision will need to be approved by the Planning Division. The applicant should schedule a pre-submittal conference with the Planning Division to start the process. The attached garages may not be constructed forward of the front line of the house for a one-story home. See 21A.24.070 for general and specific requirements of the R1-5,000 zone, including setbacks, lot coverage, building height, etc. See 21A.40.200 for the general and specific requirements for an ADU. The zone requires conditional use approval from the planning commission for the ADU. Initiate the planning applications with the Planning Division. Existing parking spaces need to be available on site for each SFD. Parking for the ADU in a driveway must be beyond the front façade of the house to maintain one legal parking space. Consult the building code personnel for building code requirements. An Impact Fee for a new SFD and for a new ADU will need to be paid at the time the building permit is issued. The building permit must be submitted to the city electronically. Alan Hardman Senior Development Review Planner 801-535-7742 alan.hardman@slcgov.com			
9/7/2021	Engineering Review	Comments	Hwang, Chien
COMMENTS			
Certified address required prior to building permit issuance. Rebecca Thomas 801-535-7794 or Rebecca.Thomas@slcgov.com Public Way Permit is required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. This requirement includes road cuts to kill and/or install utility connections. Site Plan Review – Required No curb alignment changes. No cut back parking. No footings, foundations, permanent soldier piles, or permanent soil nails permitted in the public right of way			
9/7/2021	Public Utilities Review	Comments	Farshid, Ali
COMMENTS			
No comment regarding the change in zoning. Feel free to email me with any questions about public utilities (water, sewer, storm, streetlights) at Ali.Farshid@slcgov.com			