



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Nannette Larsen, Senior Planner, 801-535-7645, nannette.larsen@slcgov.com  
**Date:** January 11, 2023  
**Re:** PLNPCM2022-00810 – West Temple Rezone

## Zoning Map Amendment

**PROPERTY ADDRESS:** 11370, 1358, 1350 South West Temple

**PARCEL ID:** 09-32-381-017; 15-13-226-005; 15-13-226-006

**MASTER PLAN:** Central Community, Ballpark Station Area

**ZONING DISTRICT:** RB (Residential Business)

### REQUEST:

Salt Lake City received a request from Sattar Tabriz, the property owner, with Ward Engineering, to amend the Zoning Map for three separate parcels located at approximately 1370, 1358, & 1350 South West Temple. The requested Zoning Map amendment would rezone the property from the current RB (Residential/Business) to TSA-UC-C (Transit Station Area Urban Center Core) Zoning District. The requested amendment would allow for a mixed-use development on the three parcels.

### RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of review and therefore recommends the Planning Commission forward a recommendation of approval to the City Council with the following condition:

1. A development agreement is recorded on the 1350 South West Temple site, that ensures the replacement of at least one residential dwelling unit. The development agreement shall be reviewed by the City Attorney and will place the property owner under legal obligation to replace the unit within two years of demolition of the existing single-family dwelling.

### ATTACHMENTS:

[ATTACHMENT A: Vicinity Map](#)

[ATTACHMENT B: Submittal and Concept Plan](#)

[ATTACHMENT C: Current Zoning Map](#)

[ATTACHMENT D: Property Photos](#)

[ATTACHMENT E: Amendment Standards](#)

[ATTACHMENT F: Housing Loss Mitigation Report](#)

[ATTACHMENT G: Department Review Comments](#)

[ATTACHMENT H: Public Process & Comments](#)

## PROJECT DESCRIPTION

The properties under review to amend the zoning map encompass three separate parcels that front along the west side of West Temple Street. The three parcels are directly west of Smith's Ballpark Stadium and to the south of the sites is Albermarle Avenue.

The properties are within both the Central Community Master Plan and the Ballpark Station Area Plan, recently adopted by Council on October 18<sup>th</sup>, 2022. Both the Central Community Master Plan and the Ballpark Station Area Plan include future land use maps, the Ballpark Station Area Plan's future land use map applies to this subject site as the Station Area Plan is directed to the ballpark neighborhood and include more stringent goals and actionable items.

The Ballpark Station Area Plan Future Land Use Map designates the subject site as "Heart of the Neighborhood". The Heart of the Neighborhood designation recommends a Transit Station Area Urban Station district for this area, this may be either the TSA-UC (Transit Station Area Urban Center) or TSA-UN (Transit Station Area Urban Neighborhood) zoning districts. The proposed Zoning Map amendment would amend the three parcels to TSA-UC-C (Transit Station Area Urban Center Core) zoning district and would fall within the station area plan's future land use designation.

The intent of the proposed rezoning of the subject sites is to demolish the existing structures on the sites and redevelop the property. The applicant submitted a concept plan of the proposed redevelopment which is further described in Key Consideration 2 of this report. The requested rezone of the properties would allow for the redevelopment of the site to high-density mixed-use,



*Figure 1 – Aerial of the Three Subject Properties*

with a retail ground floor and residential units on the upper floors. The concept plan also shows an interior parking structure that is setback behind the retail land use on the ground floor.

## BACKGROUND

Presently the three properties house three separate buildings. The 1350 South parcel includes a single-family house that was built in approximately 1903, 1358 South, once a library, was originally constructed in approximately 1897 as a single-family house, and 1370 South is an office building which was constructed in 1968.

The application of the proposed amendment was submitted on August 10, 2022. This submittal to amend the zoning map occurred before the Ballpark Station Area Plan's adoption by City Council. Because of this, the applicant was originally required to apply for a Master Plan Amendment in addition to the rezone, both the Master Plan and Zoning Map Amendments were noticed to the Ballpark Community Council and to the neighborhood within proximity to the subject sites. After the Ballpark Station Area Plan's adoption by the City Council the proposed



*Figure 2 – Three Subject Properties, View from West Temple*

zoning map amendment met the applicable future land use map's designation and therefore, the master plan amendment application is no longer needed.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted a Zoning Map Amendment on the three subject properties. The City Council has decision making authority on the submitted Amendment. The Planning Commission makes a recommendation to the City Council on whether to approve, approve with conditions, or deny the requested Zoning Map Amendment.



## KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compatibility with Applicable Master Plans
2. Future City Initiated Zoning Map Amendments to the Ballpark Station Area
3. Concept Plan
4. Community Feedback
5. Rezone and Existing Structures

### Consideration 1: Compatibility with Applicable Master Plans

The subject sites are located within the Central Community Master Plan, which is a master plan that directs development in the larger area and that spans from I-15 to the west to 1300 East as the eastern most boundary, and 2100 south to the south and South Temple to the north as the boundary lines. The Central Community Master plan was adopted in 2005. While the subject sites are within this larger Master Plan the Ballpark Station Area Plan, a small area plan, takes precedence over the Central Community Master Plan as it is a small area plan that addresses the ballpark community more directly than the larger Central Community Master Plan.



Figure 3 – Ballpark Station Area Connections Map, Showing the Location of West Temple Festival Street

There are multiple locations within the Ballpark Station Area Plan that support a zoning map amendment to a higher density, mixed-use zoning district.

The first is the Future Land Use designation of the subject sites. The “Heart of the Neighborhood / Ballpark Entertainment” district is described as an area that is appropriate for a Transit Station Area zoning district and an area that is appropriate for higher densities. It’s encouraged that

redevelopment of this area is supportive to, *“gameday and non-gameday activities in the area”*. It is also stated that this area can support, *“Highest intensity of use because of the transportation grid and available transit”*.

As part of the Ballpark Station Area Plan are the “6 Big Moves” that will help transform the neighborhood. One of these big moves recommended is the creation of a festival street on West Temple between 1300 South and Albermarle Avenue. This festival street would accommodate community activities in the area and facilitate pedestrian-oriented development. There are also a number of goals within the station area plan that encourage redevelopment of the area, such as:

*“Create a dense urban environment and entertainment zone around the Ballpark”*

*“Increase affordability and attainability of housing for current and future residents”*

*“Improve safety” by “requir[ing] ground level uses in new buildings to incorporate pedestrian-level strategies”*

A rezone to the TSA district would contribute to fulfilling these goals as the TSA district allows for higher intensity uses, allows for high-density housing which generally increases housing attainability in the community, and the proposed TSA district requires at least 80% active ground floor uses.

Finally, Plan Salt Lake is a citywide plan that was adopted in 2015; it is a 25-year plan that establishes a citywide vision to guide future growth to meet the needs of its residents and businesses. Plan Salt Lake encourages, *“redevelopment of underutilized sites where public infrastructure is available and where it supports a mix of land uses”*. The subject sites meet this recommendation as all of the sites are within a half-mile of a light rail transit station, a number of bus lines, and along a City arterial street that connects to I-15.

## **Consideration 2: Future Zoning Map Amendments to the Ballpark Station Area**

The Ballpark Station Area Plan, a small area plan that is applicable to the subject sites, was only recently adopted by the City Council on October 18, 2022. This station area plan addresses the needs of the community and recommends changes to the larger community to stir redevelopment and revitalize the area.

The Ballpark Station Area Plan includes an implementation plan that lays out steps to implement the goals and strategies of the station area plan. Of immediate action of the station area plan’s intent is the modification to the TSA districts to better accommodate the needs of the “Heart of the Ballpark Neighborhood”. Planning Staff are presently working on these modifications and expect to initiate a petition for the zoning map amendments winter 2023. The modifications to the TSA districts, to better suite the needs of the ballpark area, and subsequent rezone of the “Heart of the Neighborhood” area would directly affect the subject properties.

### Consideration 3: Concept Plan



*Figure 4 – Concept Elevations*

The purpose of a concept plan that is submitted for a zoning map amendment request is to gain an idea of what the intent of the proposed amendments aim to accomplish. While the submittal of a concept plan is helpful, if the proposed zoning map amendment is approved, the development is not obliged to the concept plan or any of the potential uses identified. If the zoning map amendment is approved, the site could be developed for any use allowed in the TSA-UC-C zone in accordance with the development regulations and guidelines. The only land use obligation in this request is in regard to the housing loss mitigation for the replacement of one residential unit. This report and description of the required agreement for the housing loss is attached to this report as Attachment F.

Regardless of whether the proposed amendments are approved or denied by City Council, any proposed redevelopment of this site will be reviewed through the building permit process to ensure that the standards of the underlying zoning district are met prior to the issuance of a building permit.

### Consideration 4: Community Feedback

During the Ballpark Community Council meeting, there was significant discussion on preserving the structures located at 1350 and 1358 South. While these structures have a unique history within Salt Lake City, they are not protected from demolition because neither of the structures are locally designated nor is there a preservation easement on either site. The Community Council recommended that the property owner reach out to Preservation Utah for comment and to create a record of the single-family house on 1350 South. Because there is not a historic designation or any kind of protection on this house, Preservation Utah had no comment on the potential demolition of the sites. Although not a requirement, in response to the community feedback, the property owner and applicant created a visual record of the single-family house and forwarded that information to Marriott Library so it can be accessible to the community and kept in their records.



Additional concerns were raised about increased traffic in the area and an improved pedestrian environment along West Temple. The proposed amendment was forwarded to Salt Lake City's Transportation Division, their comments are included in this report as Attachment G.



*Figure 5 – 1350 South West Temple House*

Transportation found that the infrastructure was sufficient to meet the needs of a high-density use. Additionally, density allowed in the TSA district is recommended for the future land use designation within the Ballpark Station Area Plan as the subject sites are within a ¼ mile of a light rail station and are considered walkable to the train station.

The subject sites are located within the “Heart of the Neighborhood” land use designation in the Ballpark Station Area plan. This designation and the Ballpark plan as a whole encourages development or redevelopment that is pedestrian oriented. The proposed TSA district requires that active ground floor uses include at least 80% of the ground floor facing the street and at least 60% ground floor glass. Both of these design elements, among other design standards required in the TSA district, improve the pedestrian’s experience from the street and improve safety in the area as the building is oriented and provides visibility to the street.

### **Consideration 5: Rezone and Existing Structures**

The proposed Zoning Map Amendments on the three subject properties will create new nonconformances on each parcel. First, the TSA district includes a provision of a minimum building height of 40’. All three existing structures do not meet this minimum building height. The TSA district also includes a maximum building setback of 5’, all three existing structures are setback well beyond this standard. Finally, there are a number of design standards that are required in the TSA district that the current structures are nonconforming to. This includes ground floor glass minimum and the building entrance on the front façade of the building and the maximum separation of entrances.

When the subject sites are redeveloped all standards of the proposed TSA-UC-C district will need to be conformed to, this includes minimum building height, maximum setback, and all required design standards. Additionally, as a requirement of the TSA district, a TSA development score will be necessary for future development of the sites. The purpose of the TSA development score is to allow flexibility in design while still implementing the City’s vision for station area plans. The purpose of creating a score is to measure the compatibility between the proposed project and the station area plan. Included in this score is whether the proposed project redevelops an existing nonconforming structure,

and awards points to a project if it reduces or eliminates a nonconformity on the site. The three subject sites would be eligible for these redevelopment points.

## **STAFF RECOMMENDATION**

Overall, it has been found the proposed Zoning Map Amendment will meet the goals and intent of the applicable master plans, including the newly adopted Ballpark Station Area Plan and Plan Salt Lake. The proposed zoning district is a Transit Station Area district that is recommended on the Ballpark Station Area Plan's Future Land Use Map. The subject sites are also adjacent to the "festival street" along West Temple, the proposed amendments would facilitate furthering the intent of this festival street as the proposed TSA district requires active ground floor uses that would directly face West Temple. The proposed amendments also meet the intent of Ballpark Station Area Plan and the citywide Plan Salt Lake by allowing for higher density housing in proximity to a light rail station and providing attainable housing within this location.

With the approval of the Ballpark Station Area Plan is the anticipation of updating the zoning map to better conform to the Ballpark Station Area Plan's Future Land Use Map. Planning Staff expects that a petition will be initiated to update the zoning map and eventually rezone the area near the Ballpark Stadium, which includes the three subject sites.

Finally, it was found that the proposed Zoning Map amendments meet the standards of the housing loss mitigation chapter in the City Code with the one recommended condition, that a development agreement is recorded against the 1350 South West Temple property that ensures the replacement of the one residential unit on the property.

## **NEXT STEPS**

The Planning Commission can provide a positive or negative recommendation for the proposed amendments. The recommendation will be sent to the City Council, who will hold a briefing and additional public hearing on the proposal. The City Council may make modifications to the proposal and approve or deny the proposed amendment.

### **Zone Amendment Approval**

If the zoning map amendment is approved by City Council, the applicant will be permitted to build or operate any use allowed in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district. The property owner will need to obtain a TSA Score and building permit or business license for any new development or new business and will need to comply with all applicable zoning standards.

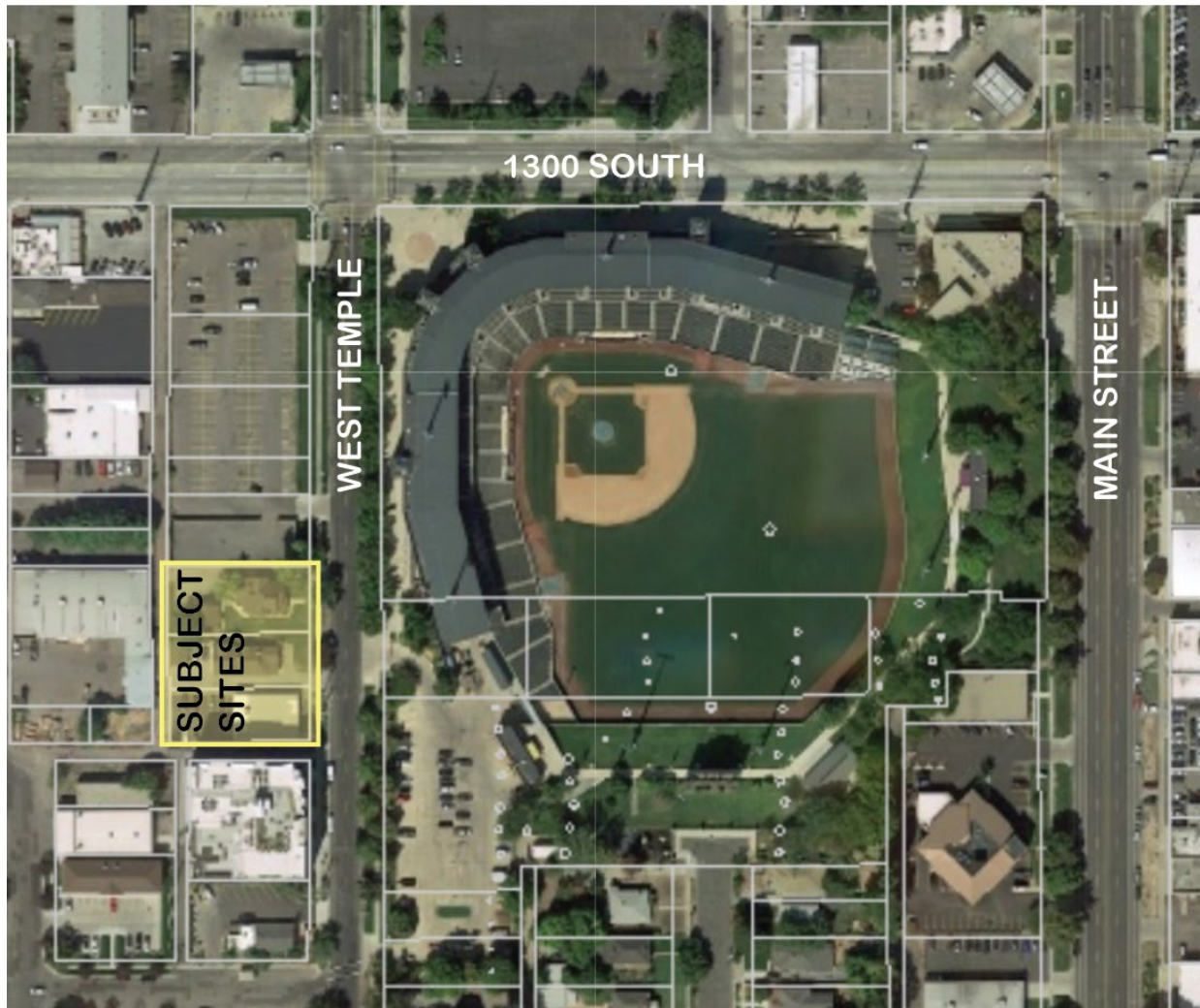
### **Zone Amendment Denial**

If the zoning map amendment is denied by City Council, the properties will remain RB (Residential Business). The property owner will need to obtain a building permit or business license for any redevelopment or new business and will need to comply with all applicable RB zoning standards.



# ATTACHMENT A: Vicinity Map

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# **ATTACHMENT B: Submittal and Concept Plan**

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# 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 #:

Name or Section/s of Zoning Amendment:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

1370, 1350 and 1358 South West Temple Salt Lake City, Utah 84115

Name of Applicant:

West Temple Development LLC

Phone:

Address of Applicant:

231 West, 800 South, Suite A, Salt Lake City, Utah 84101

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner

☐ Contractor

☐ Architect

☐ Other:

Name of Property Owner (if different from applicant):

Renpro Two, LLC and Sattar N Tabriz

E-mail of Property Owner:

Phone:

**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 [zoning@slcgov.com](mailto:zoning@slcgov.com) prior to submitting the application.

## REQUIRED FEE

Map Amendment: filing fee of **\$1,142** plus **\$121** per acre in excess of one acre

Text Amendment: filing fee of **\$1,142**, plus additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

## SIGNATURE

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

Signature of Owner or Agent:

*Mark D. Smith*

*Sattar N. Tabriz*

Date:

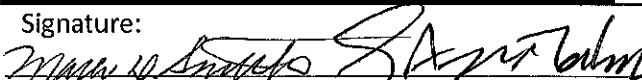
8-10-2022



**ACKNOWLEDGMENT OF RESPONSIBILITY**

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

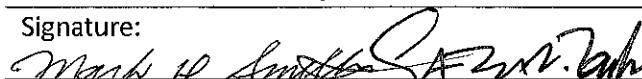
**APPLICANT SIGNATURE**

Name of Applicant: West Temple Development LLC	Application Type: REZONE (Map Amendment Only)	
Mailing Address: PO Box 864, Salt Lake City, Utah 84110		
Email: [REDACTED]	Phone: [REDACTED]	Fax:
Signature: 	Date: 8-10-2022	

**AFFIRMATION OF SUFFICIENT INTEREST**

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

**FEE TITLE OWNER SIGNATURE**

Name of Owner: Renpro Two, LLC and Sattar N Tabriz	
Mailing Address: PO Box 864, Salt Lake City, Utah 84110	Street Address: 231 West, 800 South, Suite A, Salt Lake City, Utah 84101
Signature: 	Date: 8-10-2022

**Legal Description of Subject Property:**

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.

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## SUBMITTAL REQUIREMENTS

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Staff Review

1. **Project Description** (please electronically attach additional sheets. See [Section 21A.50](#) for the Amendments ordinance.)

☐

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.

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## WHERE TO FILE THE COMPLETE APPLICATION

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Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

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## INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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\_\_\_\_\_ 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.

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## **Application for Zoning Amendment – Project Description**

**Address:** 1370, 1350 and 1358 South West Temple Salt Lake City, Utah 84115

### **A statement declaring the purpose for the amendment.**

This is a request for a zoning amendment to a TSA-UC zone for the 3 parcels located at 1350, 1358, and 1370 S West Temple. The TSA-UC zone would allow for the consolidation and redevelopment of these lots into new midrise apartments with ground floor retail space. The reason for the proposed rezone is to bring the parcels into better alignment with the vision laid out in the master plan as well as the new area plan. The Ballpark Area Plan under consideration calls for building heights of 8-10 stories, rezoning the area to TSA, matching the highest densities of other TSA Urban Stations, street activation through commercial storefronts and improved pedestrian experience.

The first of six 'Big Moves' described in the Ballpark Area Plan is to immediately *"Amend Section 21A.26.078: TSA Transit Area District of the Salt Lake City Municipal Code to include the Ballpark Station Area as one of the existing TSA districts or create a new one if needed. This may include requiring activation of the 1300 South frontage with restaurants, shops, street furniture and trees, implementing streetscape improvements to accommodate pedestrian volumes, allowing heights comparable to heights in other Urban Station Areas, and protect the viewshed of the Wasatch Range from inside Smith's Ballpark"*.

We believe that this project aligns perfectly with the future of this neighborhood and are excited to design and build a high quality, catalytic project on the site to jump-start the redevelopment of the Ballpark Neighborhood. We understand that the Station Area Plan is not fully adopted but believe that our project will be a major step forward in the implementation of the vision for this important, transit connected, community node in Salt Lake City.

**TSA-US vs R-MU:** We believe the TSA-UC zone is the most appropriate of the currently adopted/available zones. Another option would be R-MU with modifications. This may be a more logical option as TSA Zones are not generally used for individual parcel rezones. However, the R-MU Zone does not have design guidelines that are incorporated into the TSA Zone. We believe it is in the best interest of the community to include design guidelines into any rezoned parcels. Furthermore, the R-MU zone has a 30' rear yard setback which as noted below is not necessary for this site (the Ballpark Apartments is zones R-MU but received a waiver from the setback). However, the client may be amenable to R-MU with a development agreement removing the 30' rear yard setback and adding in Design Guidelines found in another zone (D2 Design Guidelines may be appropriate).



**A description of the proposed use of the property being rezoned.**

The proposed use for the consolidated parcel would be a multifamily apartment building, 5 stories of residential apartments over 2 stories of structured parking, with commercial frontage along West Temple. The commercial frontage will activate the planned festival street. Access to the parking garage can be achieved from Albemarle or the Public Alleyway in the rear and the entirety of the West Temple Street facade can be active uses.

**List the reasons why the present zoning may not be appropriate for the area.**

The new Ballpark Area Plan represents the city's understanding that the proposed TSA-UC zone is more appropriate than the current RB-Residential Business zone.

Attached is a marked-up version of the Ballpark Area Plan highlighting relevant sections that touch on the TSA zoning, density, height, and design requirements for this area. Pages 6, 10, 11, 13, 18, 19, and 44 (note: these are the printed page numbers; the cover sheet, index and executive summary add 5 pages at the beginning of the document, e.g. Page number 6 is the 11<sup>th</sup> sheet in the pdf)

Below are a few specific reasons why we believe this zone change is justified:

- Current RB zoning limits height to 30'
- RB Zone require much greater setbacks, because there are no single-family residential uses directly adjacent to this zone making those setbacks unnecessary
- Particularly, the 30' rear yard setback is not needed as it faces a public alleyway with industrial uses on the opposite side
- RB Zone has a much higher parking requirement which is not appropriate for a transit oriented neighborhood
- The site has multiple transit options including TRAX, major streets, and freeway access
- Surrounding zones are RMU and CG zones which allow greater density and heights

**Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.**

Yes, the affected parcels are listed below:

Parcel 15132260040000	1350 S West Temple
Parcel 15132260050000	1358 S West Temple
Parcel 15132260060000	1370 S West Temple

**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.**

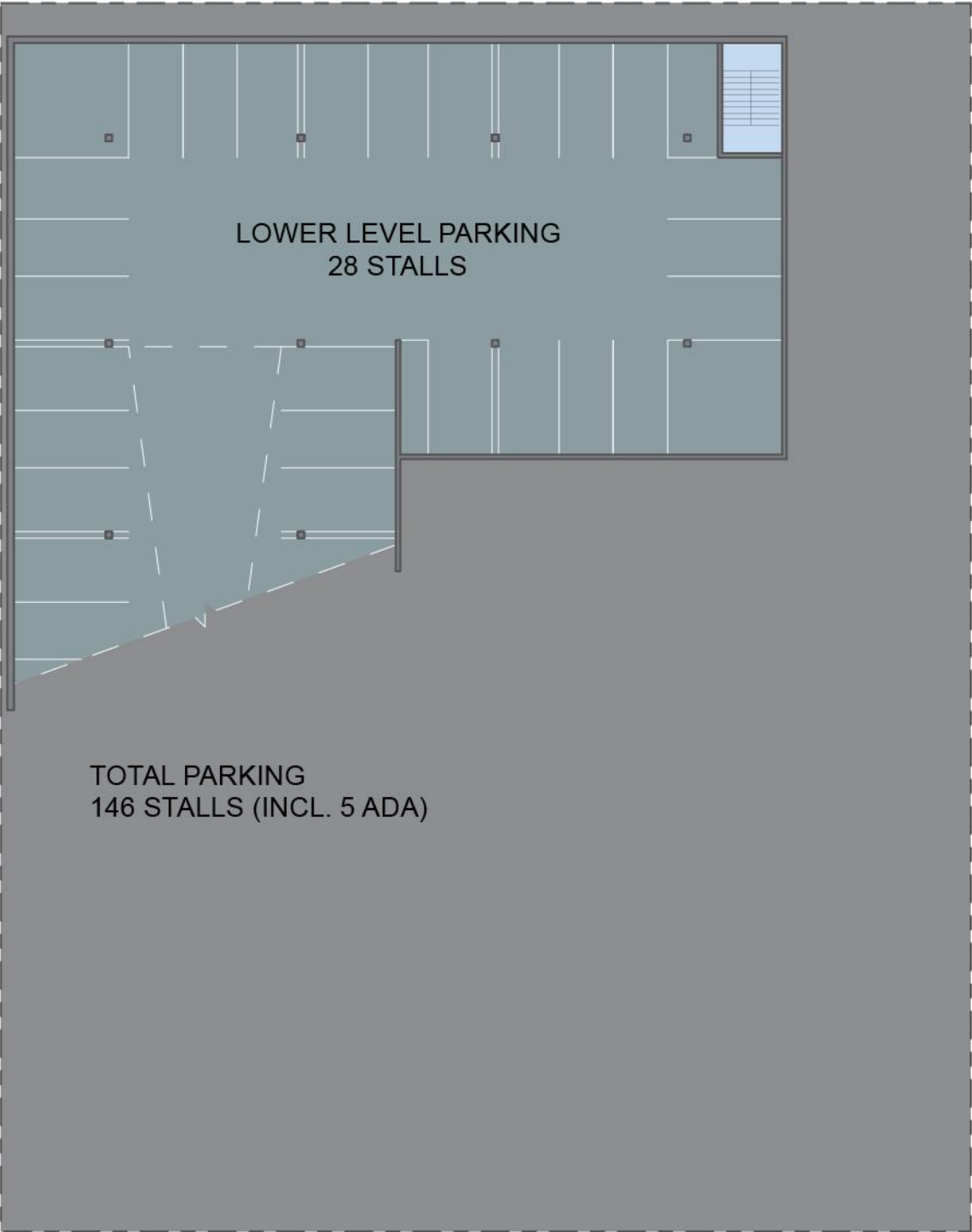
No, this is not a zoning text amendment application.

WEST TEMPLE APARTMENTS

SALT LAKE CITY, UTAH  
SEPTEMBER 1, 2022

FLOOR PLANS

A101

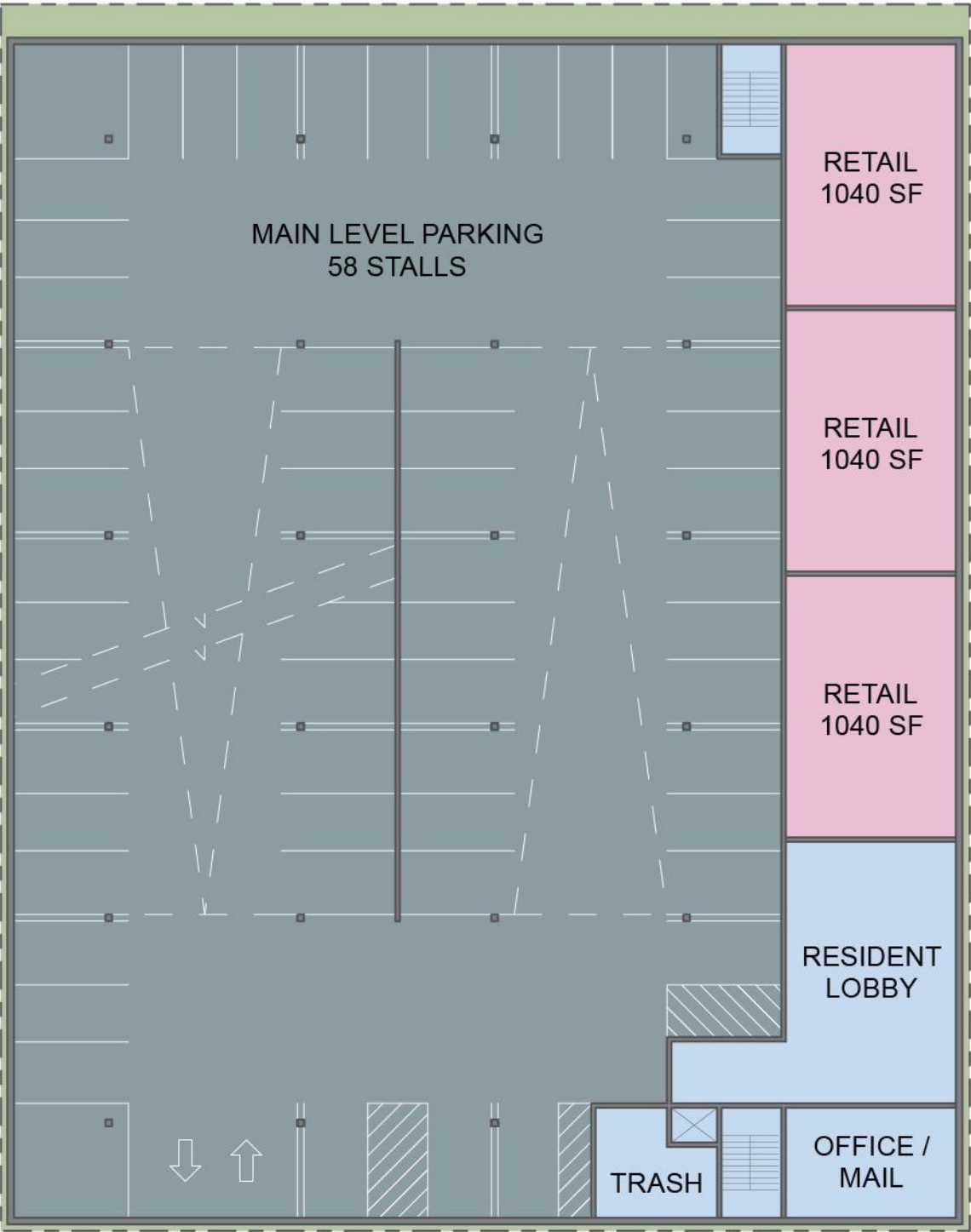


WEST TEMPLE APARTMENTS

SALT LAKE CITY, UTAH  
SEPTEMBER 1, 2022

FLOOR PLANS

A102



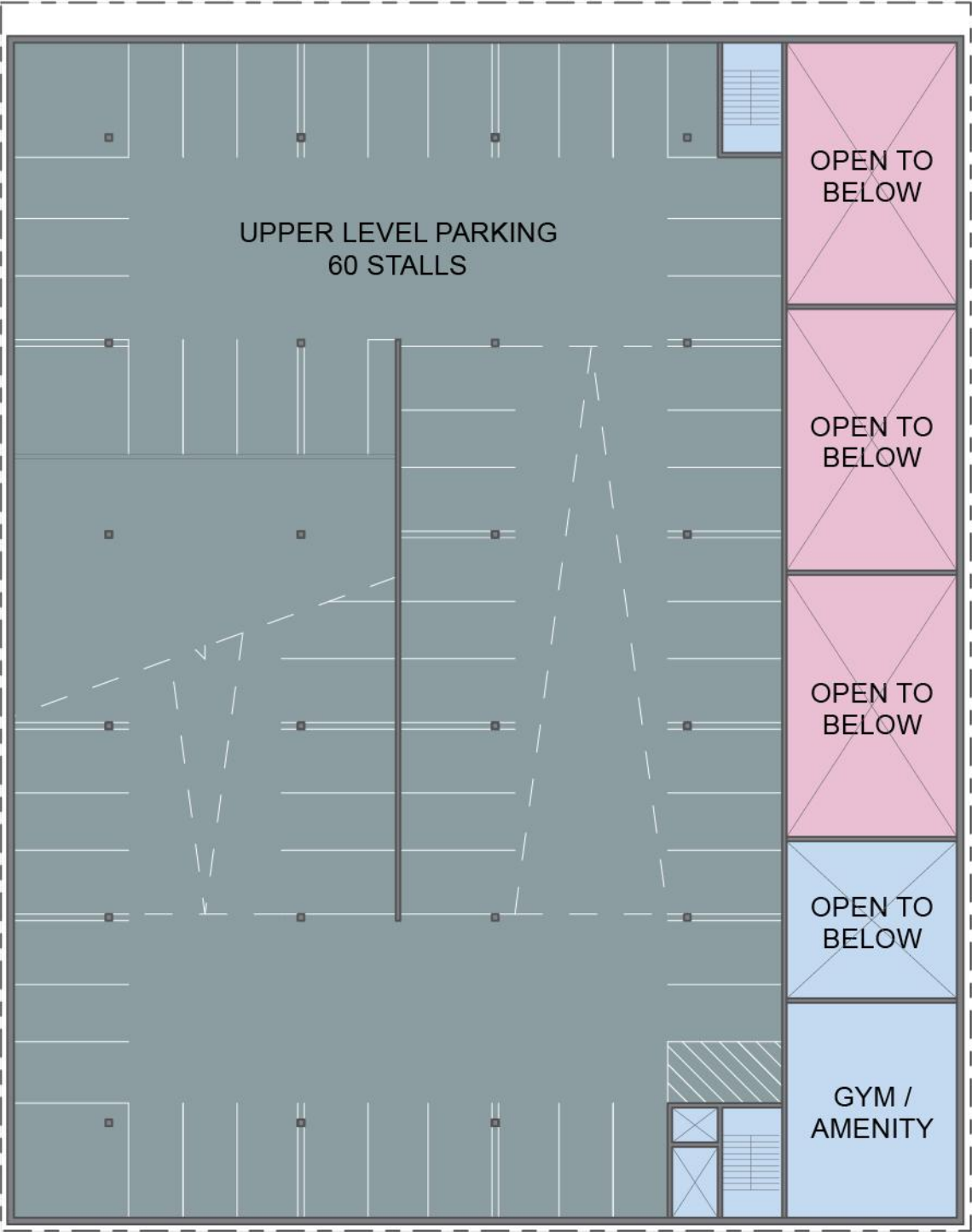


WEST TEMPLE APARTMENTS

SALT LAKE CITY, UTAH  
SEPTEMBER 1, 2022

FLOOR PLANS

A103

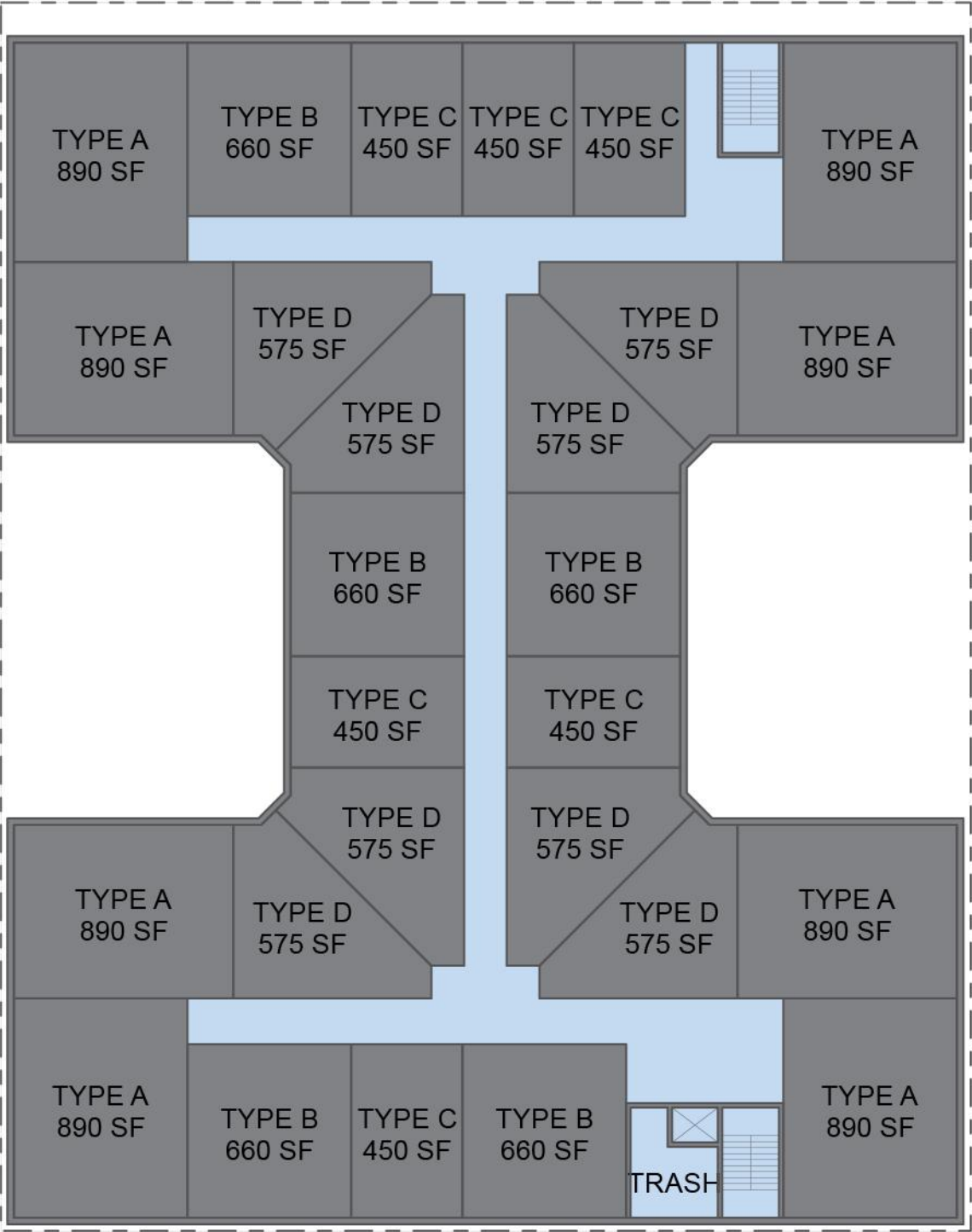


LEVELS 3-6 UNIT COUNT

TYPE A: 8  
TYPE B: 5  
TYPE C: 6  
TYPE D: 8

BUILDING TOTALS

TYPE A: 40  
TYPE B: 25  
TYPE C: 30  
TYPE D: 40  
TOTAL: 135 UNITS



WEST TEMPLE APARTMENTS

SALT LAKE CITY, UTAH  
SEPTEMBER 1, 2022





A101

**WEST TEMPLE APARTMENT**  
MASSING OPTION # 1

DESIGN  
**RAW**  
STUDIO





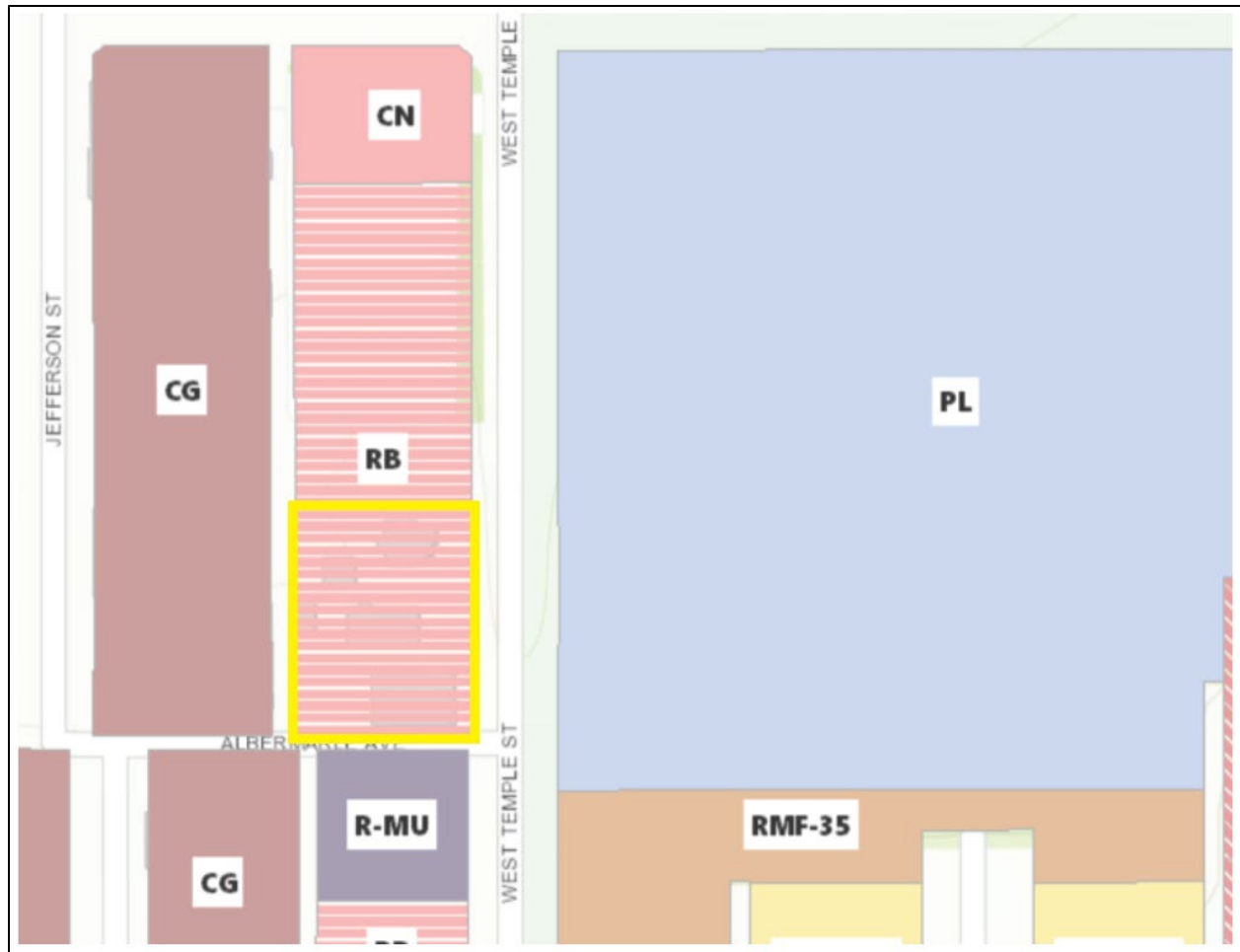
A102

**WEST TEMPLE APARTMENT**  
MASSING OPTION # 2

DESIGN  
**RAW**  
STUDIO

# ATTACHMENT C: Current Zoning Map

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# **ATTACHMENT D: Property and Vicinity Photos**

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***Subject Property – View Looking West from West Temple***



***Subject Properties – View Looking South/West from West Temple***



***Subject Properties – Looking North/West along West Temple***





***Subject Property – Looking West on Albermarle***



***Subject Property – View of the South Property Line***



***Subject Properties – View Looking South/West***

# ATTACHMENT E: Analysis of Amendment Standards

## Zoning Map Amendments

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

**1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;**

### **Finding: Complies**

#### **Discussion:**

The proposed Zoning Map amendment request was found to meet the applicable goals and objectives within city master plans. This includes Plan Salt Lake and the Ballpark Station Area Plan. This standard is reviewed in greater detail in Key Consideration 1.

The newly adopted Ballpark Station Area Plan includes goals and strategies that assist in meeting the goals to better guide the development and redevelopment of the Ballpark Community. The applicable strategies included in the station area plan are as follows:

*“Create a dense urban environment and entertainment zone around the Ballpark”*

*“Increase affordability and attainability of housing for current and future residents”*

*“Improve safety” by “requir[ing] ground level uses in new buildings to incorporate pedestrian-level strategies”*

Within Key Consideration 1 it was found that the proposed amendments met the goals listed above as the subject sites are within walking distance of an established light rail station and the sites are adjoining West Temple. One of the major goals recommended in the Ballpark Station Area Plan is to create a “festival street” on West Temple between 1300 South and Albermarle Avenue.

Further, the proposed amendments meet the intent of Plan Salt Lake, which encourages redevelopment of underutilized sites where public infrastructure is available and where it supports a mix of land uses. Two structures developed as single-family houses and a one-story office do not meet this intent of the Ballpark Station Area Plan, where it calls for high-density residential and an active ground floor to increase visibility to the street and therefore improve safety. The subject sites are found to be underutilized where existing infrastructure is sufficient to meet the needs of higher density redevelopment.

**Condition(s):** None

**2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.**

**Finding: Complies**

**Discussion:**

The purpose of the TSA (Transit Station Area) districts is to, “provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, Mixed-Use District”. The purpose of the UC (Urban Center) district is to, “contain the highest relative intensity level and mix of uses. The type of station area is meant to support Downtown Salt Lake and not compete with it in terms of building scale and use”. And, the purpose of the Core district is to, “provide areas for comparatively intense land development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place”.

The subject sites are appropriate for this zoning designation due to their proximity to an established light rail station, its proximity to the Ballpark stadium, its adjoining location to West Temple, a proposed festival street, and its proximity to an arterial street with access to an interstate connection. The subject sites have direct access to the central business district through the light rail station that is within walking distance to the subject sites, this will allow future high-density residential development to better support the CBD while still providing active and people-oriented development.

**Condition(s):** None

**3. The extent to which a proposed map amendment will affect adjacent properties;**

**Finding: Complies**

**Discussion:** The extent of the proposed amendment affect on adjacent properties will be significant but are appropriate to the existing structures and uses. Located to the east of the subject properties is the Ballpark Stadium. To the south of the sites is an approximately 6-story residential structure within an R-MU (Residential Mixed Use) zoning district. Located to the north of the subject properties is a surface parking lot that is recommended in the Ballpark Station Area Plan to be redeveloped to better suite the needs of the community and to activate the street to improve safety in the area.

The proposed redevelopment of the site is appropriate to the surrounded existing uses and recommended development in the Ballpark Station Area.

**Condition(s):** None

**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>Finding:</b> Not Applicable
<b>Discussion:</b> There are no applicable overlay zoning districts on the subject properties. This standard does not apply.
<b>Condition(s):</b> None
<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>
<b>Finding:</b> Complies
<p><b>Discussion:</b> The properties are located within a built environment where public facilities and services already exist.</p> <p>During the review all applicable City departments were notified of the proposed amendments and it was indicated that there are no concerns presented due to the rezone of the property. Please see Attachment G of this report.</p>
<b>Condition(s):</b> None



# **ATTACHMENT F: Housing Loss Mitigation Report**

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# Housing Loss Mitigation Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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## 1350 South West Temple – Zoning Map Amendment

*Petition PLNPCM2022-00810*

### PROJECT DESCRIPTION

The applicant, Sattar Tabriz with Ward Engineering and the property owner, has submitted a Mitigation of Residential Housing Loss application for the property located at 1350 South West Temple. The property is currently zoned RB (Residential Business) and is the subject of a Zoning Map Amendment application to rezone the site to TSA-UC-C (Transit Station Area Urban Center Core).

The purpose of the submitted zoning map amendment and this housing mitigation application is to facilitate the redevelopment of three properties along West Temple. The rezoning of the property to TSA-UC-C would allow redevelopment to high-density mixed-use which is proposed to include retail and multi-family residential housing. All three subject properties presently have separate structures on each site, the property located at 1350 South West Temple is the only structure recently having been used as a residence. This proposed zoning map amendment and proposed redevelopment will result in the loss of one 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 and that currently includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan is approved by the city.

Because the proposed TSA-UC-C zoning district would allow for nonresidential land uses, the requested zoning amendment is subject to the housing loss mitigation review. This ordinance lists the following three methods that may satisfying residential housing loss, one of the following methods must be met:

1. Construction of replacement housing,
2. Payment of a fee based on difference between the existing housing market value and the cost of replacement, or
3. Payment of a flat mitigation fee.

### 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 proposed zoning amendment for the properties located at 1350, 1358, and 1370 South West Temple will result in the one single-family residential unit to be demolished and replaced with a mixed-use development with multi-family residential units. The subject properties are located within the Ballpark Station Area Plan, under the “Heart of the Neighborhood” future land use designation which recommends that the zoning map is updated to higher density development. The proposed use is compatible with the recommendation of the Station Area Plan in that the proposed use will contribute to the redevelopment of the area to better serve the transit station and planned “festival street” on West Temple.

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

**Discussion:** The proposal includes the demolition of all three structures on the above stated subject addresses. The subject property located at 1350 South West Temple is the only property impacted by residential housing loss.

**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 single-family residential structure on site at \$399,800.

**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 properties included in the proposed amendment are approximately 27,442 square feet. Because this rezone request would result in mixed-use development which will house multi-family residential units, none of the land will be used for exclusively non-residential uses. The retail type uses will be located on the ground floor, directly below the multi-family units.

**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 A – Construction of replacement housing. This option requires the applicant to construct at least the same number of units proposed for demolition within the same Council District the subject site is located within. To ensure replacement housing is constructed City Code section 18.97.030 requires that a legal form that is satisfactory to the City Attorney is agreed to by the property owner and that guarantees the replacement housing unit within two years of the demolition of the housing unit. The applicant will need to enter into an agreement, in the form of a development agreement, to ensure the replacement of this housing unit.

## FINDINGS

1. The proposed demolitions would result in a net loss of one dwelling unit.
2. The proposed housing mitigation option considered was Option A – Replacement Housing. As a condition of approval it is recommended that a development agreement is recorded that ensures the replacement of at least one residential dwelling unit. The development agreement must be reviewed by the City Attorney and place the property owner under legal obligation to replace the unit within two years of demolition of the existing single-family dwelling.

## DETERMINATION OF MITIGATION

Based on the findings outlined in this report, the Director of Community and Neighborhood, has determined that the applicant has shown how the loss of a single dwelling unit has been mitigated and the proposed amendments meet the Housing Loss Mitigation standards with the condition listed in the staff report to ensure the replacement residential unit located at 1350 South West Temple.



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Blake Thomas, Director  
Department of Community and Neighborhoods

Dated: 1/5/2023

### Attachments

1. Vicinity Map
2. Mitigation of Residential Housing Loss Application



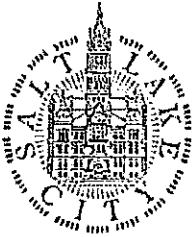
# ATTACHMENT A: Vicinity Map

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# **ATTACHMENT B: Mitigation of Residential Housing Loss Application**

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# 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:  
1350, 1358 and 1370 South West Temple Salt Lake City, Utah 84115

Name of Applicant:  
West Temple Development LLC

Phone:  
[REDACTED]

Address of Applicant:  
231 West, 800 South, Suite A, Salt Lake City, Utah 84101

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):  
Renpro Two, LLC and Sattar N Tabriz

E-mail of Property Owner:  
[REDACTED]

Phone:  
[REDACTED]

Existing Property Use:  
Single Family Residential / Commercial

Proposed Property Use:  
Multi-Family Residential/ Commercial

→ 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.

## SIGNATURE

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

Signature of Owner or Agent:  
[Signature]

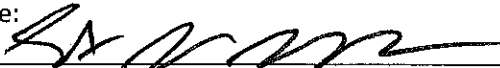
Date:  
12/12/2022

## SUBMITTAL REQUIREMENTS

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

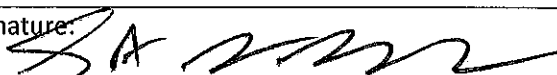
**APPLICANT SIGNATURE**

Name of Applicant: West Temple Development LLC	Application Type: Housing Loss Mitigation
Mailing Address: PO Box 864, Salt Lake City, Utah 84110	
Email: [REDACTED]	Phone: [REDACTED]
Signature: 	Date: 12/12/2022

**AFFIRMATION OF SUFFICIENT INTEREST**

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

**FEE TITLE OWNER SIGNATURE**

Legal Description of Subject Property: Parcel Number 15132260040000, 15132260050000, 15132260060000	
Name of Owner: Rentpro Two, LLC and Sattar N Tabriz	
Mailing Address: PO Box 864, Salt Lake City, Utah 84110	Street Address: 231 West, 800 South, Suite A, Salt Lake City, Utah 84101
Signature: 	Date: 12/12/2022

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.



**1. Project Description** (please attach additional sheet)

Written description of the determination or modification of existing use that is being requested.

**2. Housing Impact Statement: The housing impact statement shall:**

1. Identify the essential adverse impacts on the residential character of the area subject of the petition;
2. Identify by address any dwelling units targeted for demolition, following the granting of the petition;
3. Separately for each dwelling unit targeted for demolition, state its current fair market value, if that unit were in a reasonable state of repair and met all applicable building, fire and health codes;
4. State the number of square feet of land zoned for residential use that would be rezoned or conditionally permitted to be used for purposes sought in the petition, other than residential housing and appurtenant uses; and
5. Specify a mitigation plan to address the loss of residential zoned land, residential units or residential character. (Ord. 94-12, 2012)

**18.97.030: OPTIONS FOR MITIGATING RESIDENTIAL LOSS:**

Petitioners subject to the requirements of this chapter may satisfy the need for mitigation of any residential housing unit losses by any one of the following methods:

A. Replacement Housing: The petitioner may agree, in a legal form satisfactory to the city attorney, to construct the same number of residential dwelling units proposed for demolition, within:

1. The city council district in which the land subject of the petition is located; or
2. An adjoining council district, if the mitigation site is within a one mile radius of the demolition site.
3. Any such agreement shall include adequate security to guarantee completion within two (2) years of the granting of a demolition permit.

B. Fee Based On Difference Between Housing Value And Replacement Cost: The petitioner may pay to the city housing trust fund the difference between the fair market value of the housing units planned to be eliminated or demolished and the replacement cost of building new units of similar square footage and meeting all existing building, fire and other applicable law, excluding land values.

C. Fee, Where Deteriorated Housing Exists, Not Caused By Deliberate Indifference Of Landowner:

1. Request By Petitioner For Flat Fee Consideration: In the event that a residential dwelling unit is targeted or proposed for demolition and is in a deteriorated state from natural causes, such as fire, earthquake or aged obsolescence that is not occasioned by the deliberate acts or omissions to act on the part of the petitioner or his predecessors in interest, which detrimental condition reduces a dwelling unit's fair market value or habitability as a residential dwelling unit, the petitioner may request an exemption from the above two (2) methods of mitigation from the director of the city's department of community and economic development as provided below. A judgment as to whether deterioration has occurred as the result of deliberate indifference shall be based on a preponderance of evidence.

2. Required Facts Of Natural Deterioration/Increase Fair Market Value Of Units To Be Demolished: The petitioner may submit to the director of the city's department of community and economic development every fact known to support the proposition that the residential dwelling units were not purposely allowed to deteriorate by lack of reasonable maintenance,



ordinary and prudent repairs, or other acts or omissions to act. The value of the unit(s) targeted or proposed for demolition may be increased to the fair market value that the units would have, if each unit was in a state of habitability and minimally meeting applicable building codes and other applicable law, excluding land value. This enhanced value will then be applied in thus computing any housing mitigation payment provided in subsection B of this section.

3. Flat Fee Mitigation Payment: In the event that the petitioner actually and reasonably demonstrates to the city's director of community and economic development 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, the department director may recommend to the city council that a flat rate be paid by the petitioner to the city's housing trust fund. This flat rate shall be a sum not in excess of three thousand three hundred twenty two dollars twenty cents (\$3,322.20) per dwelling unit to be demolished. Such flat fee shall be adjusted for inflation as of January 1 of each calendar year following the initial adoption hereof, based on the consumer price index for the previous twelve (12) months, or three percent (3%), whichever result is less. (Ord. 94-12, 2012)

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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\_\_\_\_\_ 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.

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## **Mitigation of Residential Housing Loss**

**Address:** 1350, 1358 S West Temple

Salt Lake City, Utah 84115

## **Project Description**

This is a request for a zoning amendment to a TSA-UC zone for the 3 parcels located at 1350, 1358, and 1370 S West Temple. The TSA-UC zone would allow for the consolidation and redevelopment of these lots into new midrise apartments with ground floor retail space. The reason for the proposed rezone is to bring the parcels into better alignment with the vision laid out in the master plan as well as the new area plan. The Ballpark Area Plan under consideration calls for building heights of 8-10 stories, rezoning the area to TSA, matching the highest densities of other TSA Urban Stations, street activation through commercial storefronts and improved pedestrian experience.

## **Housing Impact Statement**

### **1. Adverse Impact -**

Possible impacts to the community include:

- Increased traffic and parking demand;
- Greater pedestrian activity;

### **2. Dwelling Units to be demolished -**

1350 South West Temple

### **3. Fair Market Value -**

\$500,000

### **4. Number of square feet of land zoned for residential use that would be rezoned -**

There is no net gain or loss of land zoned for residential use. Both the existing and proposed zones allow for residential use.

## 5. Mitigation Plan -

This project proposes to replace one single family residence with approximately 135 dwelling units. As the only residence on the block, surrounded by industrial and commercial buildings, as well as the ballpark, there is not currently a residential character to the block, which has contributed to increased crime, and general disrepair. The proposed mixed use development would bring an influx of both residents and businesses to better activate and enliven this section of West Temple. The project also provides ample parking and takes advantage of the existing transit infrastructure to prevent any undue parking burden on nearby residents.

# ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

## **Engineering: Scott Weiler**

- No Comment

## **Building Services: Steven Collett**

- No Comment

## **Public Utilities: Kristeen Beitel**

- Public Utilities has no issues with the proposed rezone. Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

## **Fire: Douglas Bateman**

- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet or less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction of road travel.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.
- The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet
- Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turn areas for hammerhead are increased to 80-feet (160-feet total) to accommodate SLC Fire Department apparatus. See appendix D for approved turnarounds
- Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C
- Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

- \*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
- Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.
- Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

#### **Transportation: Kevin Young**

- Transportation has no issues with the proposed master plan and zone amendment provided there is understanding regarding a couple of issues. With the proposed zone change from RB to TSA-UC-C, the required parking decreases to none being required. With the proposed master plan change, the density allowed increases. It must be understood that with parking requirements decreased and density increased and with the other development going in this area, available parking could become an issue in the area and congestion on West Temple may increase, with no viable means to resolve it. With the TRAX station in close proximity, hopefully people will avail themselves to using transit, which may decrease the need for parking and lessen the congestion.

#### **Housing Stability: Tony Milner**

- Although the buildings located at 1358 S. and 1350 S. West Temple were originally constructed for residential use, both received Commercial Building Permits in 1994. Any demolition permit request of these buildings, would benefit from a supporting Housing Mitigation Plan, in alignment with Code 18.97 Mitigation of Residential Housing, that documents the current permitting, use of, and condition of the buildings.



# ATTACHMENT H: Public Process & 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 since the applications were submitted:

- September 22, 2022 – The Ballpark Community Council was sent the 45-day required notice for recognized community organizations.
  - October 6, 2022 - The Ballpark Community Council met and discussed concerns regarding: safety, high-density residential development, traffic, preservation of the two historic structures, pedestrian experiences, and active ground floor uses.
- September 22, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- December 29, 2022
  - Public hearing notice sign posted on the property
- December 27, 2022
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

Two public comments were received through email. The comments are attached to this report and concerns the preservation of the structures at 1350 and 1358

**From:** Jeff S [REDACTED]  
**Sent:** Tuesday, November 29, 2022 4:09 PM  
**To:** Clark, Aubrey [REDACTED]  
**Cc:** Ballpark [REDACTED]  
**Subject:** (EXTERNAL) Sandra Tanner home at 1350 S. West Temple

Hi Aubrey:

---

I am writing you on behalf of a landmark home in my neighborhood that needs the Landmark Commission's help. The Jerald and Sandra Tanner home at 1350 S. West Temple is owned by a developer that is proposing to tear this home down, along with the one to the south, 1358 S. West Temple. The proposal for the demolition of the home at 1350 S. is particularly concerning because of its exceptional style, condition and originality, inside and out.

I care greatly about the neighborhood and am interested in maintaining its quality and character. I own two historic homes in the Ballpark neighborhood, which I have lovingly restored to period beauty. Others in the area have also purchased homes here and are interested in living here because of the style, design and historic character of the neighborhood. I am also a ten-year + board member of the Ballpark Community Council.

The preservation of the single-family homes in the area is very important to residents of the Ballpark area. For example, approximately six years ago, a downzoning of the residential core of the neighborhood was approved to keep the core of the single family homes intact along the West Temple corridor. This was accomplished through input and efforts by the former Ballpark Community Council Chair, Bill Davis, area homeowners, businesses, the Planning Commission, Zoning Department, City Council and the Mayor's office. Furthermore, the Boulevard Gardens development across the street to the east of Taylor Springs, was awarded a Historic District designation in 2018

Although it is understood that this home may be outside the downzoning area, may not have a historic preservation easement, and may not be listed on the National Historic Register, the home is worthy of finding ways to protect or preserve it for the City and the Ballpark neighborhood.

I feel that there are more options rather than demolition, including:

1. Keeping the home as part of and incorporating it into the new development. This was accomplished successfully for Dr. Taylor's home at 1812 S. West Temple, where Taylor Springs and Taylor Gardens were built. Many residents objected to the loss of that beloved neighborhood landmark and it was fortunately preserved upon redevelopment by the City.
2. Protect the home with a new owner and make it the heart of the West Temple street festival area, as described in the Ballpark Station Area Plan. Redevelop only the two parcels to the south of this home.
3. Move the home to another location, which I have already suggested to the Developer during our Community Council meeting.

Please let me know what else can be done to protect and preserve this amazing home. If you have any

suggestions on other people or organizations that should be contacted or alerted, please feel free to forward my email or let me know.

Sincerely,

Jeff Sandstrom  
Board Member, Ballpark Community Council  
1496 S. Main Street  
[REDACTED]

**From:** [Casey McDonough](#)  
**To:** [Larsen, Nannette](#)  
**Subject:** RE: (EXTERNAL) Case Number PLNPCM2022-00810 - Zoning Map Amendment at Approximately 1370, 1358, & 1350 S. West Temple  
**Date:** Thursday, January 5, 2023 5:18:40 PM

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Nannette,

Thank you for sending that to me so quickly.

I would like to offer my comments to the planning commission and to the owner/developers.

Firstly, the historic homes on the property should be saved. If placed on the national register, then restored as commercial residential properties; they would be eligible for not only a 20% federal tax credit but also a 20% state tax credit.

Our city council and mayor adopted the Salt Lake City Community Preservation Plan back in October of 2012, but since then from a city resident perspective it feels pretty much ignored on all levels of our city government. How is the city and/or owner/developer addressing that ordinance in this proposal? Keeping as much of the existing historic buildings on these sites also has the most positive environmental impact as well which gets little attention in proposals like this. Will that be addressed in the city response to this proposal?

I am not against change. Maybe the planning commission could grant added building height so they could add an added story of units to the building in return for saving the historic home? We need to find ways to both change and develop while saving the very historic fabric of our city that makes it the place we all want to be.

Secondly, in regard to the massing they show, I would encourage them to do something more interesting at grade level as what they propose is simply a flat storefront similar to a strip mall at the sidewalk.

Thanks again.

Casey O'Brien McDonough

[REDACTED]  
[REDACTED]

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