



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Sara Javoronok, AICP, [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com), 801-535-7625  
**Date:** September 13, 2023  
**Re:** PLNPCM2023-00403, 500 S and 400 E – Zoning Map Amendment

## Zoning Map Amendment

**PROPERTY ADDRESSES:** 357 E 500 S, 375 E 500 S, 464-466 S 400 E, and 460-462 S 400 E  
**PARCEL IDs:** 16-06-405-025-0000, 16-06-405-019-0000, 16-06-405-013-0000, and 16-06-405-012-0000

**MASTER PLAN:** [Central Community](#)

**ZONING DISTRICTS:** [RMU-45 Residential/Mixed Use District](#)

### REQUEST:

Zachary Jones of Cowboy Partners, on behalf of the property owners, is requesting a Zoning Map Amendment for the properties at approximately 357 E 500 S, 375 E 500 S, 464-466 S 400 E, and 460-462 S 400 E. The proposal is for a map amendment from RMU-45 (Residential/Mixed Use) to the TSA-UC-C (Transit Station Area – Urban Center – Core) zoning district. This zoning district allows for greater building height than permitted in the RMU-45 zoning district. Future development plans were not submitted with the application. The applicant's anticipated use of the site is for ground floor retail with residential units above the first floor.

### 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 approval and therefore recommends the Planning Commission forward a positive recommendation to the City Council.

### ATTACHMENTS:

- A. [ATTACHMENT A: Zoning and Future Land Use Maps](#)
- B. [ATTACHMENT B: Application Materials](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Zoning Standards](#)
- E. [ATTACHMENT E: Analysis of Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

## BACKGROUND AND PROJECT DESCRIPTION

The four properties are approximately 1.28 acres, or 55,750 sq. ft. The applicant is requesting a Zoning Map amendment to change the zoning of the parcel from RMU-45 to TSA-UC-C. The land use designation for the property is Civic/Mixed Use. In 2010, the Central Community Master Plan was amended and the land use designation of this block changed from various land use designations to the single designation. Previously, the subject parcels were designated as Residential/Office Mixed Use. A city initiated zoning map amendment adopted in 2012 for the 400 South Livable Communities changed the zoning of the property from RO (Residential/Office) to RMU-45 ([PLNPCM2010-00647](#)). The proposed zoning map amendment is consistent with the existing land use designation. The existing properties are occupied by 1-2 story buildings with commercial uses. Earlier in the 20th century, 1-2 story residential dwellings occupied the site.

The 357 E 500 S site was the subject of [PLNPCM2021-01109](#) and [PLNPCM2021-01150](#), a Planned Development and Design Review approved by the Planning Commission in March 2022. There is a building permit in for review for this approval.

The property to the west and north of the subject properties is zoned PL-2 and is occupied by the city's Public Safety Building and associated parking. Further to the northwest is The Mya, a four-story building with commercial units on the first floor and residential units on the upper floors, which is in the TSA-UC-C zoning district. To the northeast is a parcel is occupied by a two-story commercial building housing the American Insurance & Investment Corp that is in the RMU-45 zoning district. The property to the east is in the TSA-UN-C (Transit Station Area Urban Neighborhood Core) zoning district and is occupied by a three-story commercial building housing offices. This property was rezoned from RMU-45 to TSA-UN-C in 2021 with [PLNPCM2020-00804](#). The properties to the south are in the RO (Residential/Office) zoning district and have two-story commercial buildings fronting the street and a two-story parking structure to the rear.

### *Quick Facts*

**Property Addresses:** 357 E 500 S, 375 E 500 S, 464-466 S 400 E, and 460-462 S 400 E

**Existing Uses:**

**357 E 500 S:** Recently demolished single-story commercial building

**375 E 500 S:** Lighthouse Research; single-story commercial building, two-story partially below grade parking structure

**466 S 400 E:** Berdene Building; two-story commercial building

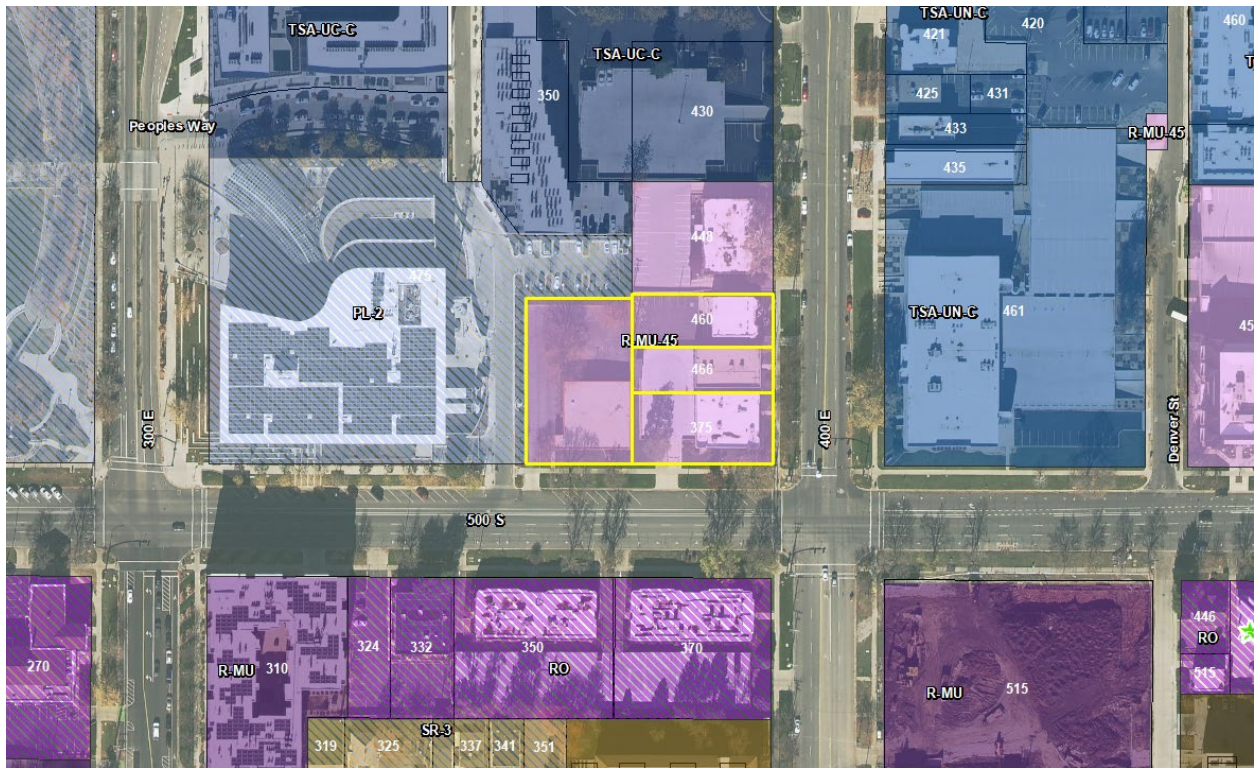
**460-462 S 400 E:** rencher anjewierden law firm; two-story duplex converted to commercial building

**Land Use Designation:** Civic/Mixed Use

**Existing Zoning:** RMU-45  
(Residential/Mixed Use District)

**Proposed Zoning:** TSA-UC-C (Transit Station Area Urban Center Core)

**Review Process & Standards:** Zoning amendment, general zoning standards



*Zoning map with subject properties outlined in yellow*

## APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission can provide a positive or negative recommendation for the proposed zoning map amendment. The recommendation will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposed amendments. The City Council may approve, deny or make modifications to the proposed amendment request as they see fit and are not limited by any one standard.

## KEY CONSIDERATIONS

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

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Compatibility with nearby properties.

### Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

The proposed rezoning is compatible with *Plan Salt Lake, Central Community Plan, and Housing SLC*.

#### **Plan Salt Lake (2015)**

The plan identifies several principles and initiatives that the proposed map amendment helps to implement. In the Growth Chapter, the guiding principle, “Growing responsibly, while providing people with choices about where they live, how they live, and how they get around,” is applicable. The proposal for the TSA-UC-C zoning district would allow for a variety of uses and the site is on an arterial street, close to multiple transit routes, including the UTA Trax red line at Library Station, and bus routes on 400 South and 500 East.

In the Growth Chapter, several initiatives apply:

- 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- 2. Encourage a mix of land uses.*
- 3. Promote infill and redevelopment of underutilized land.*
- 6. Accommodate and promote an increase in the City's population.*

The proposed map amendment is in a developed area and is near several transit routes. The proposed TSA-UC-C allows for a wide range of uses, including a mix of uses on the property. The properties have existing smaller scale 1-2 story commercial buildings on them. The parcels to the west and north recently redeveloped. The property to the west is the city's Public Safety Building and to the north is Mya, a four-story building with commercial space on the first floor and residential units on the upper floors. The property to the east, currently a two-story commercial building, was rezoned in 2021 to TSA-UN-C, with the expectation of future redevelopment. The proposed TSA-UC-C zoning district on this site would allow for a broader range of commercial uses than the existing RMU-45 and would allow for additional height. This could potentially provide additional housing units than currently permitted.

The applicant has not submitted plans for the property but anticipates a mixed-use building with retail and housing units. In the Housing Chapter, several initiatives may apply as follows:

- 2. Increase the number of medium density housing types and options.*
- 3. Encourage housing options that accommodate aging in place.*
- 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- 5. Enable moderate density increases within existing neighborhoods where appropriate.*
- 7. Promote high density residential in areas served by transit.*

The proposed zoning district allows for medium to higher density residential buildings. This would be a moderate density increase compared with the current RMU-45 zoning district. As new construction, it may provide for aging in place based on accessibility and other features. This area has existing infrastructure and has seen recent growth. Its location near the Trax red line at Library Station and adjacency to downtown is such that it is people-oriented, and has the potential for this to increase with additional development.

### **Central Community Plan (2005)**

The properties are in the Central City Neighborhood within the Central Community Plan area. Historically, this neighborhood was generally residential and included apartment buildings. This composition changed following WWII, and many of the buildings and smaller homes were replaced with commercial office buildings.

According to the 1950 Sanborn maps 1-2 story residential buildings occupied the site. The proposed map amendment, which would allow for a mix of uses, including residential development, is consistent with the issue identified in the Central City Planning Area to, "Encourage the expansion of the housing stock in ways that are compatible with the historic character of the neighborhood."

The proposed map amendment and a mixed-use building are consistent with the following policies:

RLU-1.5 Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.

RLU-4.0 Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.

RLU-4.1 Encourage the development of high-density residential and mixed use projects in the Central Business District, East Downtown, and Gateway areas.

INSLU-1.1 Ensure that transportation and vehicle circulation impacts are mitigated when expansion or intensification of an institutional land use occurs. Encourage incorporation of residential uses as part of or near new or redeveloped Institutional use projects in the East Downtown area, e.g. the public safety building project.

The existing RMU-45 zoning district allows for a mix of uses and emphasizes residential uses. The proposed TSA-UC-C zoning district allows for a similar range of residential uses and additional commercial and related uses that are consistent with the location near a Trax station and close to downtown. The additional height permitted in the zoning district could allow for a wider range of uses on the site, or for additional residential units in an area where there were previously residential buildings, and where there is continued growth in the number of housing units.

### **Housing SLC (2023)**

A mixed-use building with residential units on the upper floors is consistent with *Housing SLC* and the following goal and metric:

GOAL 1: Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.

Metric A: Entitle 10,000 new housing units throughout the city.

Residential units, when submitted through a planning or permitting process, would contribute to the metric of entitling additional housing units.

### **Consideration 2: Compatibility with nearby properties**

#### **Context**

The RMU-45 zoning district on the subject properties differs from the zoning on adjacent properties. Prior to 2012, the property was zoned RO (Residential/Office) which allows for 60' in height, and, if adjacent to a zoning district that allows for greater height, then 90' is permitted. The PL-2 zoning district on the site of Public Safety building to the west allows for up to 75' in height, and additional height is permitted if allowed by an adjacent zoning district. This applies to this site since the property to the north is in the TSA-UC-C zoning district. This results in the same height permitted on the PL-2 property as is proposed for the subject properties. The properties to the south and across 500 South are in the RO zoning district. While they are occupied by two-story buildings, buildings up to 60' in height are permitted. Additional height up to 90' may be possible if parcels are consolidated and abut a zoning district, such as R-MU, that allows for a taller building. As previously noted, the zoning on the property to the east, 461 S 400 E, changed from RMU-45 to TSA-UN-C in 2021. Similar to the subject property, this

property was previously RO until 2012, when the 400 South Livable Communities project changed the zoning to RMU-45.

With the rezoning in 2012, the RMU-45 zoning district was established based on the existing and anticipated development in the area. Over the intervening years, significant development has occurred on 400 South and adjacent areas. In this case, the proposed TSA-UC-C zoning district is appropriate for the subject properties based on the existing TSA-UC-C zoned land to the north of the public safety building parking area and the site's proximity to the Trax Library Station.

### **Compatibility**

The existing and proposed zoning districts permit the anticipated use for the subject properties – a mixed use building with retail on the first floor and residential units on the upper floors. There are several differences discussed below:

- 1) Purpose Statements:** The purpose statements for the two zoning districts differ in that the RMU-45 zoning district is designed for urban neighborhoods where there is a mix of uses, and the TSA zoning districts are located around light rail transit stations. The Urban Center Core area has a specific emphasis on the proximity to a transit station and supporting rather than competing with downtown.

The RMU-45 purpose statement:

*The purpose of the R-MU-45 Residential/Mixed Use District is to provide areas within the City for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.*

The TSA-UC-C purpose statement:

*The purpose of the TSA Transit Station Area District 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. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood. Each transit station is categorized into a station type. These typologies are used to establish appropriate zoning regulations for similar station areas. Each station area will typically have two (2) subsections: the core area and the transition area. Due to the nature of the area around specific stations, the restrictions of overlay zoning districts, and the neighborhood vision, not all station areas are required to have a core area and a transition area.*

*Core Area: The purpose of the core area 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 core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm.*

*Urban Center Station (TSA-UC): An urban center station contains 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.*

- 2) **Uses:** The RMU-45 (Residential/Mixed Use) zoning district is within Chapter 24: Residential Districts in the city's zoning ordinance, and the TSA-UC-C (Transit Station Area – Urban Center – Core) zoning district is within Chapter 26: Commercial Districts. This results in a wider range of permitted and conditional uses in the TSA-UC-C zoning district compared to the RMU-45 zoning district. This is detailed in Attachment D.
- 3) **Building Height:** The proposed TSA-UC-C zoning district allows for greater height than the existing zoning district, approximately three additional stories. The RMU-45 zoning district permits 45' in building height by right. An additional 10' can be requested and is reviewed through the Design Review process. The previously reviewed proposal requested an additional 5' through the Planned Development process for a total of 60'. The proposed TSA-UC-C zoning district allows for 90' by right and an additional story can be added when a proposal meets the administrative review requirements during the TSA Review process. The same as in the RMU-45 zoning district, an additional 5' could be added through the Planned Development process.
- 4) **Other Development and Design Standards:** Both zoning districts have smaller setbacks typical for urban neighborhoods. There are minimum open space requirements for both zoning districts and these spaces can be in plazas or courtyards. TSA-Core zoning districts do not have a minimum parking requirement and the RMU-45 zoning district requires 1 space per dwelling unit and 1.5 spaces per 1,000 sq. ft. for retail goods and services establishments. The two zoning districts have extensive design standards. The TSA standards are more restrictive compared to the RMU-45 standards. Less EIFS is permitted, durable materials are required on upper floors, trees are required in yards greater than 10', building entrances are required more frequently, and there is a limit on the building length.

## STAFF RECOMMENDATION

Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment.

## NEXT STEPS

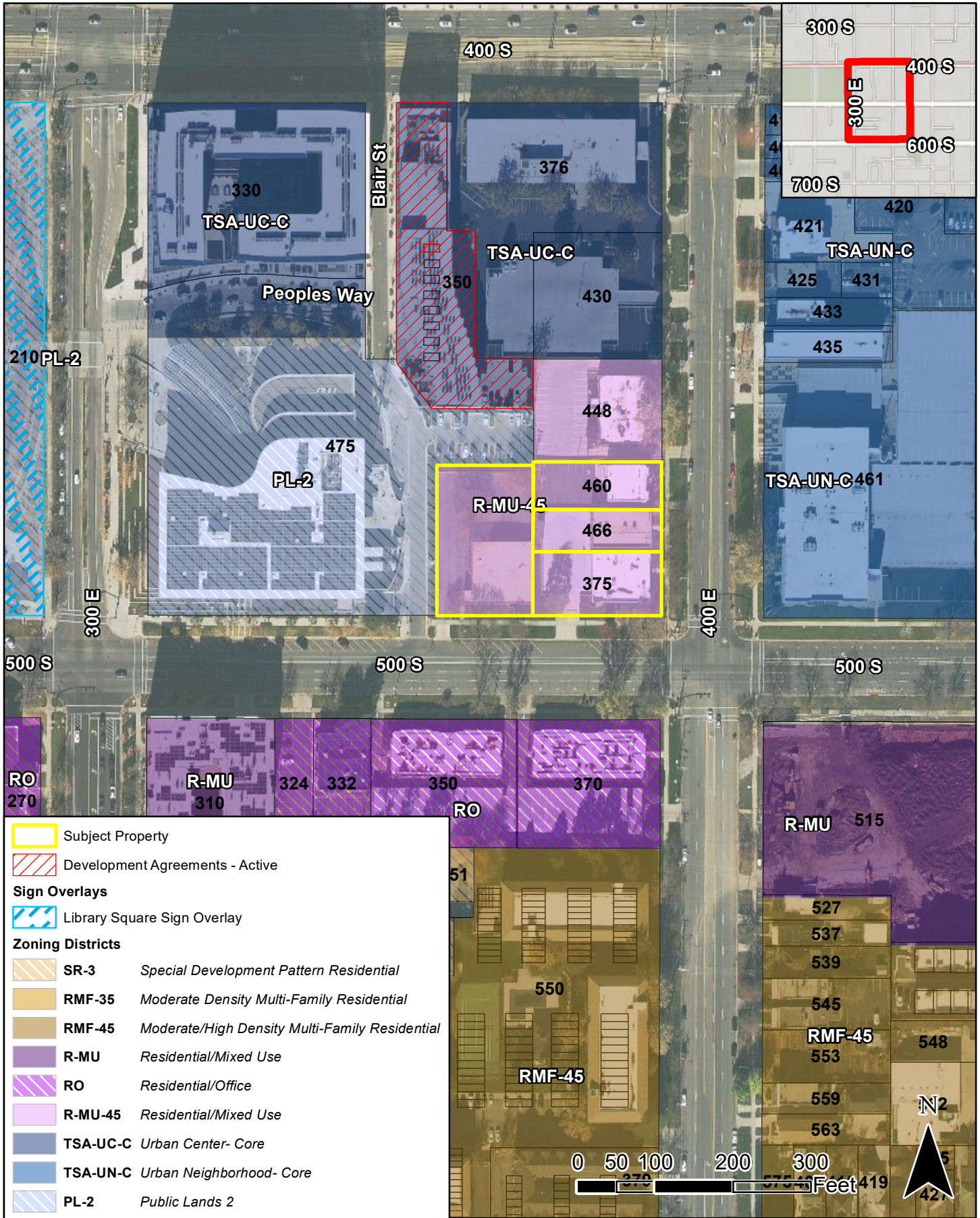
The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on these petitions.

# **ATTACHMENT A: Zoning and Future Land Use Maps**

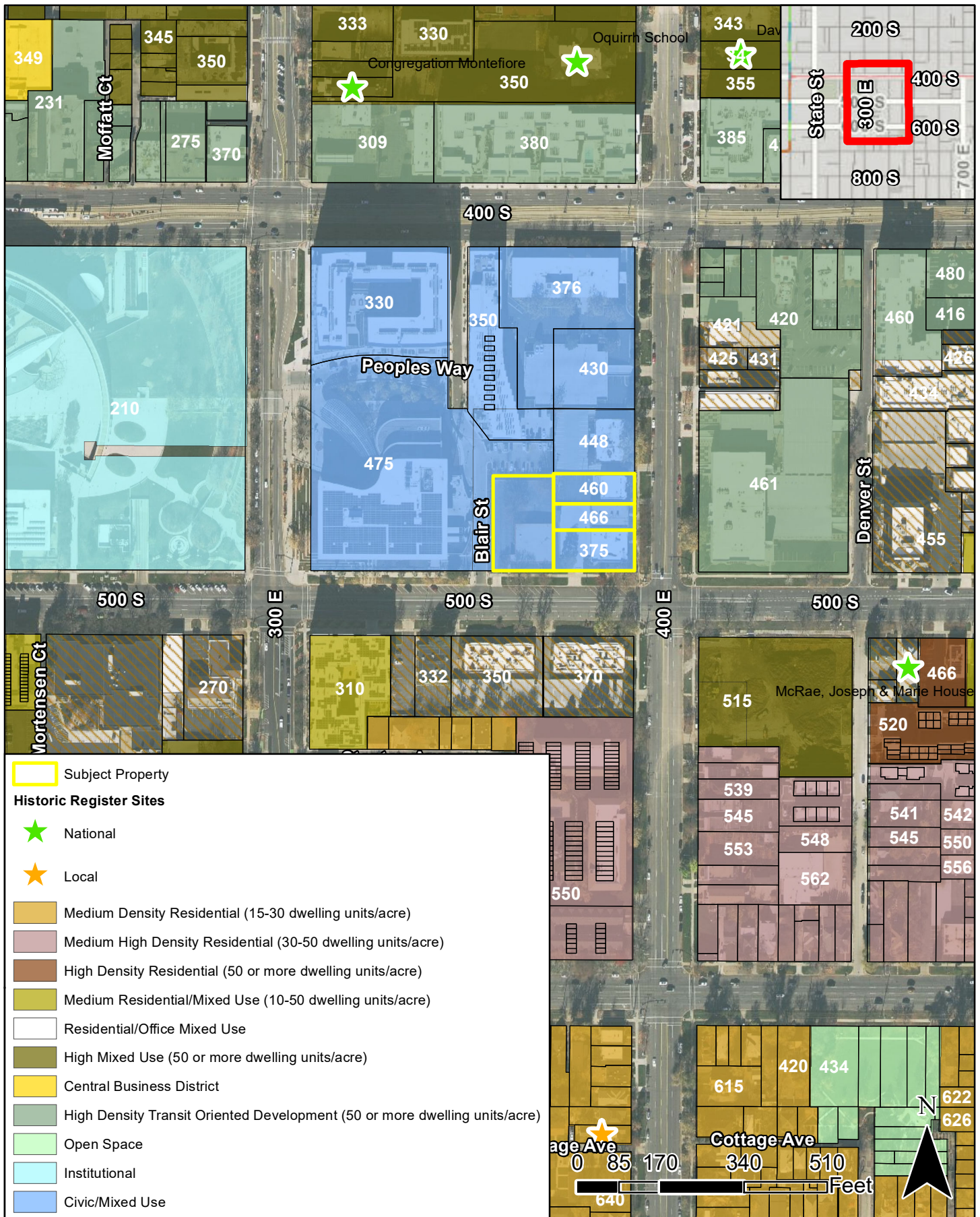
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# Zoning Map



# Future Land Use



# **ATTACHMENT B: Application Materials**

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## Zoning Amendment Project Description

**Address A:** 357 East 500 South, Salt Lake City, UT 84111

Parcel No. 16-06-405-025

Legal Description: Commencing at the Southeast corner of Lot 2, Block 35, Plat "B", Salt Lake City Survey and running thence West 7.5 Rods; thence North 193.4 feet; thence East 7.5 rods; thence South 193.4 feet to the place of beginning.

**Address B:** 375 East 500 South, Salt Lake City, UT 84111

Parcel No. 16-06-405-019

Legal Description: Commencing at the Southeast Corner of Lot 1, Block 35, Plat "B", Salt Lake City Survey and running thence West 165 feet (South 89°45'41" West 165 feet per county); thence North 82.5 feet (North 00°14'24" West 82.5 feet per county); thence East 165 feet (North 89°45'41" East 165 feet per county); thence South 82.5 feet (South 00°14'24" East 82.5 feet per county) to the place of beginning.

**Address C:** 464 - 466 South 400 East, Salt Lake City, UT 84111

Parcel No. 16-06-405-013

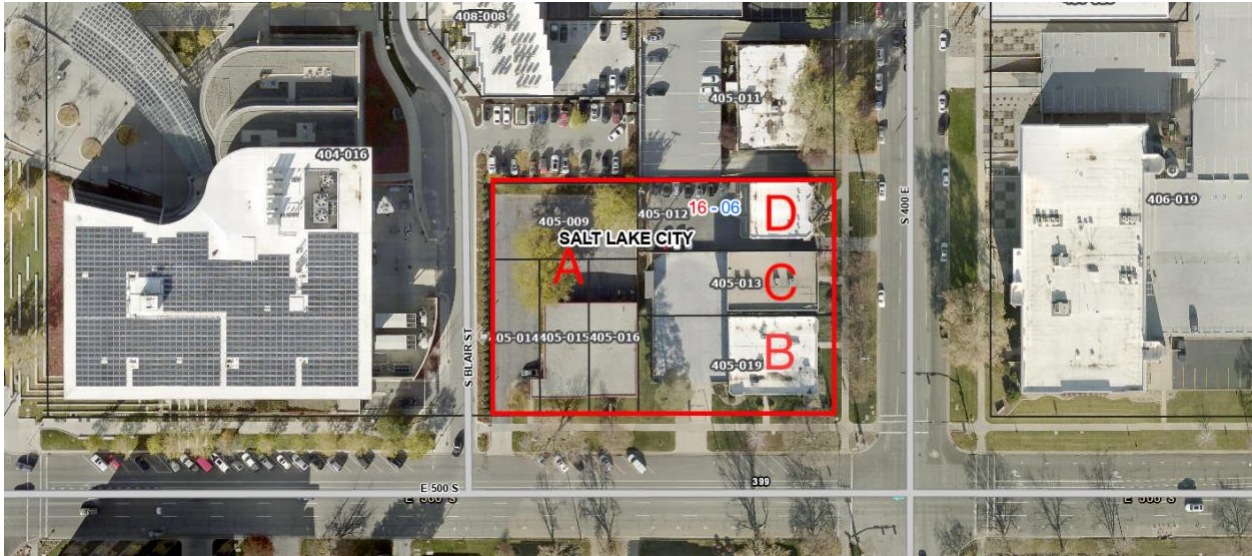
Legal Description: Commencing 5 rods North of the Southeast Corner of Lot 1, Block 35, Plat "B", Salt Lake City Survey and running thence North 54 feet; thence West 165 feet; thence South 54 feet; thence East 165 feet to the place of beginning.

**Address D:** 460 - 462 South 400 East, Salt Lake City, UT 84111

Parcel No. 16-06-405-012

Legal Description: Commencing 136.5 feet North of the Southeast Corner of Lot 1, Block 35, Plat "B", Salt Lake City Survey and running thence North 61.5 feet; thence West 165 feet; thence South 61.5 feet; thence East 165 feet to the place of the beginning.

Provided aerial with subject sites outlined in red.



**Statement of Purpose**

It is proposed in this zoning amendment application that the zoning map be amended to change the subject property to the Transit Area District, Urban Center, Core zone (TSA-UC-C). The purpose of the zoning amendment is to allow for a more appropriate zoning given the location of the subject sites and its surrounding context. Amending the zoning map to include the subject sites in the TSA-UC-C zone complies with the Central Community Masterplan, provides more housing and higher density in a place where it is most appropriate and desperately needed, fits the purpose of the proposed zone, does not negatively affect neighboring uses, and meets the objectives outlined in Plan Salt Lake.

Central Community Masterplan: The subject sites are located within the Central Community and the Central City Neighborhood. They are located centrally between the University of Utah and the Central Business District along 500 South, a one-way Westbound thoroughfare leading directly past the City’s civic heart and on to Interstate-15 on-ramps. The proposed site is one of the most pedestrian- and transit-friendly sites in the Central City and the CBD periphery, with TRAX and bus stops within a minute’s walk, and most services available in the immediate vicinity. The over-arching goals of the Central Community Masterplan are livable communities and neighborhoods, vital and sustainable commerce, Unique and Active Plans, and Pedestrian Mobility and Accessibility. Amending the zoning map as proposed supports these broad goals of the masterplan. The proposed change would allow for the subject sites to contribute to a livable community and neighborhood at a scale that is appropriate and responsible.

Further, The Masterplan refers to sub-neighborhoods of the Central City Neighborhood split North-to-South at 400 South, but then states, “[t]he 500 and 600 South one-way couplets developed with the interstate construction encourage large volumes of traffic isolating the two neighborhoods.” The TSA-UC-C zoning is specifically well suited for the site’s sub-neighborhood and immediately abutting parcels and blocks, and for creating a consistent urban

form capable of weaving the neighborhood together across 500 south, both visually and in the urban pedestrian experience.

Provides More Housing: Salt Lake City and the Greater Salt Lake Area are in a housing crisis. We need more housing. This zone amendment would allow for the subject sites to provide more housing and higher density per acre at a time when it is desperately needed. This zone amendment doesn't solve that issue on a macro-scale, however, it would allow for more housing which would have an impact on all the individuals who would be able to get into a home in a location that they desire. More individuals will be able to find housing and it will assist in overall housing supply and attainability/affordability. Every little bit helps and will make a difference in the long-term. Further, the TSA-UC-C zone allows for responsible density, placing residents in homes in a mixed-use environment, in a place where those residents can access the City and Central City neighborhood with the fewest negative impacts.

Fits Purpose of Proposed Zone: According to the Zoning Ordinance, the Transit Station Area District's purpose is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential, and mixed-use development around transit stations. The site is located within a quarter mile of a UTA TRAX station (Library Square Station). Please refer to Attachment 1. Due to the proximity of the subject site to the Transit station, it would be appropriate to include the sites in the core area subsection. Additionally, neighboring properties on the block around the site are located within the TSA-UC-C zone. The subject sites fit the characteristics that are required for the TSA-UC-C zone. The proximity to transit and potential land use are appropriate for the zoning amendment.

Does Not Negatively Affect Neighboring Uses: By amending the zoning map to allow the subject site in the TSA-UC-C zone will not affect single-family neighbors because there are no single-family neighbors. The subject site is surrounded by commercial uses with the City Public Safety Building to the West, TSA-UC-C zoned mixed-use projects to the North, commercial uses to the East with zoning that allows for higher building heights than the subject sites, and commercial uses across the street to the South which zoning allows for building heights above that which is allowed on the subject sites. This presents that the possibility, that if zoning remains unchanged, the subject sites will actually become a "hole" in the urban landscape.

Meets Plan Salt Lake Objectives: Amending the zoning map meets Salt Lake City's objectives outlined in the city-wide vision, Plan Salt Lake. Amending the zoning map promotes sustainability by allowing for higher density which will provide more housing in a location that can support it. Based off the location, proximity to public transit, and amenities of the neighborhood, a higher density than is currently zoned can be sustainably supported in a way that many other locations could not.

Growth is one of Plan Salt Lake's Guiding Principles. The Plan states, " [g]rowing responsibly, while providing people with the choices about where they live, how they live, and how they get around." Amending the subject site's zoning allows for more individuals to choose where they live and how they get around. The subject site provides access to many forms of transportation with public transit (both TRAX and bus), automobile, bike, and foot. From this

site, a Central City Neighborhood resident can easily access day-to-day services, public institutions, and the wider City from all of these modes of transportation.

The Plan outlines Neighborhoods as a Guiding Principle. A key metric of Neighborhoods is amenities located within ¼ mile of households. This is a highly-amenitized neighborhood and would allow for more households to be located in a great neighborhood with close access to employment, groceries, retail, restaurants, professional services, civic and public institutions, and public transit, supporting the objectives outlined in Plan Salt Lake.

Housing is another Guiding Principle Outlined in Plan Salt Lake. The Plan states that it is important that a wide variety of housing types for all income levels are provided, providing the basic human need for safety, and responding to changing demographics. We are in a time of rapid growth and change in the Salt Lake area and housing is in incredibly high demand. Despite record levels of supply coming online in the market, it is not enough to catch up to the demand.

Another Guiding Principle of the Plan is Transportation. A key metric of Transportation is the number of housing units within ¼ mile of transit. This site contributes to that metric as it is located within ¼ mile of the TRAX Library Station. This accomplishes the goal of Transportation outlined in the Plan by supporting a transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, and provides real choices and connects people with places.

### **Description of the Proposed Use**

The proposed use would be more consistent with the TSA-UC-C zoning as it will allow for a mixed-use site that includes commercial, retail, and residential uses within a transit zone. The subject sites are within ¼ mile of a transit station (TRAX Library Station). By amending the zoning map, the site would allow for more housing units. Salt Lake City faces a housing crisis, and this amendment comes as a part of the solution; to provide more housing. As demonstrated above, the amendment to the zoning map would comply with the Central Community Masterplan, meet the objectives outlined in Plan Salt Lake, provide more housing when it is desperately needed, fulfill the purpose of the proposed zone, and fit into the neighborhood and surrounding area.

### **Reasons why present zoning may not be appropriate for the area**

The site is located within ¼ mile of a Transit station and therefore, a Transit Station Area Zone is more appropriate. Neighboring the subject site to the North are parcels zoned as TSA-UC-C, as all are proximate to the CBD as well as D-1 and other TSA-UC-C zones. Given the proximity to the transit station, the complementing uses and masses of the surrounding uses, and relative location of the subject site being situated close to the Central Business District, the civic heart of the City, and among the 400/500/600 South arterials, it would be most appropriate to include the subject site in the Transit Station Area District, Urban Center, Core Zone. It meets all the requirements and specifications.

The current zoning limits housing and density when housing is desperately needed. Most of the surrounding zoning allows for greater height and intensity of development, threatening to create a gap in the urban form by putting the built space on the site in a “hole”. Amending the zoning map would not have any negative impacts on neighboring uses as it would be similar and complementary in massing, scale, intensity and use. The proposed amendment complies with the

Central Community Masterplan and the City-wide Vision outlined in Plan Salt Lake. The subject site fits the requirements and purpose of the proposed zone. Based off these criteria, it is proposed in this Zoning Map Amendment Application that the zoning be amended. The proposed zone to which the subject site would be changed and zoning map would be amended to is Transit Area District, Urban Center, Core Zone (TSA-UC-C).



Attachments

Attachment 1



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

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***Subject property – 353 E 500 S, former Freshmans Jewelers (demolished)***



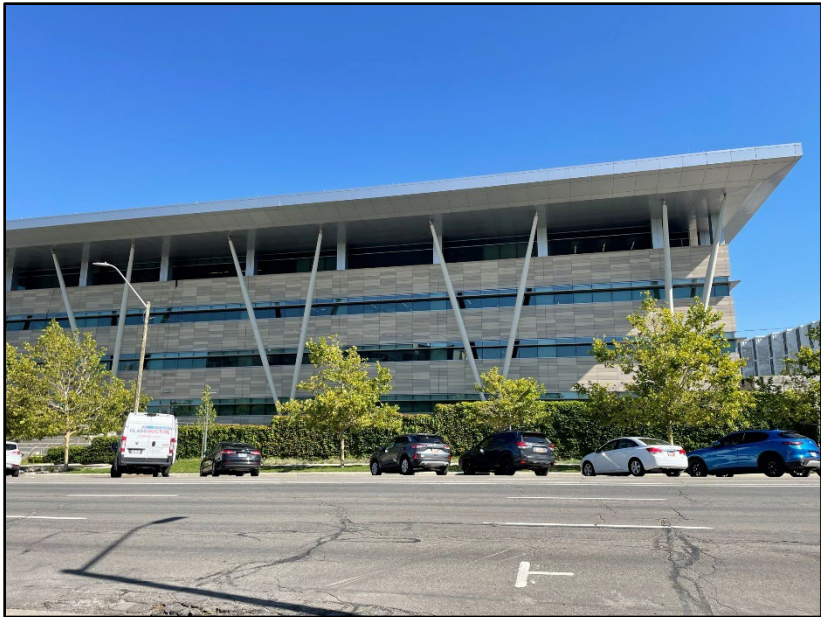
***Subject property – 375 E 500 S, Lighthouse Research***



***Subject property – 466 S 400 E, Berdene Building***



***Subject property – 460 S 400 E, rencher anjeweirden law firm***



*Property to the west – Public Safety Building*



*Public Safety Building, antennas, and westernmost building*



*Property to the north*



*Property to the east - 465 S 400 E*



*Property to the south – 370 E 500 S.*



*Property to the south – 350 E 500 S*



*Property to the southeast – Under construction, The Citizen, 4 stories frame over 2 stories podium, 265 units.*

# ATTACHMENT D: Zoning Standards

## CURRENT AND PROPOSED ZONING STANDARDS (21A.24.168 and 21A.26.078)

REGULATION	EXISTING ZONING (RMU-45)	PROPOSED ZONING (TSA-UC-C)
<b>Lot Area/Width</b>	<p><u>Multi-Family Dwellings</u>: 5,000 sq ft for new lots. No minimum for existing lots. 50 ft. lot width</p> <p><u>Nonresidential Uses</u>: No minimum lot area or lot width</p> <p><i>*See table in 21A.24.168.C for additional uses</i></p>	<p><u>Minimum lot area</u>: 2,500 sq ft</p> <p><u>Minimum lot width</u>: 40 ft</p> <p><i>*Do not apply to existing lots</i></p>
<b>Yards/Setbacks</b>	<p><u>Nonresidential, Multifamily, and Mixed Use</u>:</p> <p><u>Front/Corner side yard</u>: Minimum 5', Maximum 15'</p> <p><u>Interior side yard</u>: No setback required</p> <p><u>Rear yard</u>: 25% of lot depth, but need not exceed 30'</p>	<p><b>500 South:</b></p> <p><u>Front/Corner side yard</u>: Minimum is equal to the average setback of other principal buildings on the same block face.</p> <p><b>All other streets:</b></p> <p><u>Front/Corner side yard</u>: None</p> <p><u>Interior side and rear yards</u>: Minimum: None, based on existing surrounding zoning.</p>
<b>Maximum Building Height</b>	<p>45', except that nonresidential buildings are limited to 20' and nonresidential uses are only permitted on the ground floor. Buildings up to a maximum of 55', may be authorized through the design review process.</p>	<p>90', buildings with a roof with at least two sloping planes may be allowed up to 105'. An additional story may be added when a project has a development score that qualifies for administrative review.</p>
<b>Minimum Open Space</b>	<p>For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as an open space area. This open space area may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.</p>	<p>Open space areas shall be provided at a rate of one square foot for every 10 sq ft of land area included in the development, up to 5,000 sq ft for core areas, and up to 2,500 sq ft for transition areas. Open space areas includes landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space area amenities. All required open space areas shall be accessible to the users of the building(s).</p>
<b>Landscape Buffers</b>	<p>Not required unless abutting a single- or two-family residential district.</p>	<p>NA</p>
<b>Parking Structures/Circulation</b>	<p>Parking structures not attached to the principal building shall maintain a 45' minimum setback from a front or corner side yard property line or be located behind the primary structure.</p>	<p>Parking is prohibited between the street-facing building line and any front or corner side property line. This shall include any drive aisle that is not perpendicular to the front or corner side property line.</p>

<b>Parking</b>	<u>Multifamily, Studio and 1+ Bedroom:</u> 1 space per DU <u>Retail goods and services establishments:</u> 1.5 spaces per 1,000 sq. ft. <i>*See Table 21A.44.040-A for additional uses</i>	No minimum
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**CURRENT AND PROPOSED DESIGN STANDARDS (21A.37 and 21A.26.078)**

<b>REGULATION</b>	<b>EXISTING ZONING (RMU-45)</b>	<b>PROPOSED ZONING (TSA-UC-C)</b>
<b>Materials</b>	Ground Floor Building Materials: Other than windows and doors, 80% of the ground floor facade's wall area of any street facing facade shall be clad in durable materials.	Ground floor materials: 90% must be durable Upper floor materials: 60% must be durable. EIFS and Stucco Limitation: Use of Exterior Insulation and Finishing System (EIFS) or traditional stucco is not allowed as a building material on the ground floor of street facing building facades. Use of EIFS and stucco is allowed for up to 10% of the upper level street facing facades.
<b>Front/Corner Side yard Design</b>	NA	(1) In yards greater than 10' in depth, one shade tree shall be planted for every 30' of street frontage. For the purpose of this section, a shade tree is any tree that has a mature minimum tree canopy of 30' and a mature height that is 40' or greater. (2) At least 50% of the front or corner side yards shall be covered in live plant material. This can include raised planter boxes. This percentage can be reduced to 30% if the yard includes outdoor dining, patios, outdoor public space, or private yards for ground floor residential uses that cover at least 50% of the provided front or corner side yard. (3) At least 30% of the front or corner side yard shall be occupied by outdoor dining areas, patios, outdoor public space, or private yards for ground floor residential uses. (4) Driveways necessary for vehicle access to the site are allowed

		regardless of compliance with the minimum percentages required by this subsection.
<b>Entry Feature Requirements</b>	NA	All required building entries shall include at least one of the following features:  (1) An awning or canopy over the entrance that extends a minimum of 5' from the street facing building facade;  (2) A recessed entrance that is recessed at least five feet (5') from the street facing facade;  (3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or  (4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.
<b>Multiple Buildings on a Single Parcel</b>	Permitted per 21A.36	Multiple principal buildings on a single parcel are permitted.
<b>Ground floor use (%):</b> A new principal building, a permitted or conditional use other than parking shall occupy a specified percentage of the length of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of 25' into the building. Parking may be located behind these spaces.	75%	80%
<b>Ground floor use + visual interest (%):</b> This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar	NA	60/25



features to facilitate pedestrian interaction with the building.		
<b>Glass: Ground floor (%)</b> The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a specified percentage of glass between 3' and 8' above grade. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least 5', excluding any glass etching and window signs.	60%	60%
<b>Building entrances (feet)</b> At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required a specified distance. The center of each additional entrance shall be located within 6' in either direction of the specified location.	75'	40'
<b>Maximum length of blank wall (feet)</b> The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be at a specified distance. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of 12" or projected a minimum of 12".	15'	15'
<b>Upper floor step back (feet):</b> For street facing facades the first full floor, and all additional floors, above 30' in height from average finished grade shall be stepped back a minimum 10' horizontal distance from the front line of building.	Yes	NA
<b>Maximum Length of Street Facing Facades:</b> No street facing building wall may be longer than specified. A minimum of 20' is required between separate buildings when multiple buildings are placed on a single parcel. The space between buildings shall include a pedestrian walkway at least 5' wide.	NA	200'
<b>Exterior lighting:</b> For street facing facades the first full floor, and all additional floors, above 30' in height from average finished grade shall be stepped	NA	Yes

back a minimum 10' horizontal distance from the front line of building.		
<b>Parking lot lighting:</b> Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to 16' in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.	NA	Yes
<b>Screening of mechanical equipment:</b> All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact.	Yes	Yes
<b>Screening of service areas:</b> Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of 1' higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed 8'. Dumpsters must be located a minimum of 25' from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.	Yes	Yes
<b>Ground Floor Residential Entrances for Single-Family Dwellings:</b> All attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid-block walkway, or other similar area if the street facing facades also have a primary entrance.	NA	Yes

## Allowed uses in each zone:

Land use tables for each zone are below for reference. Cells are bolded where uses or status (permitted or conditional) differ.

Permitted and Conditional Uses by District		
Use	RMU-45	TSA-UC-C
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	P	P
<b>Alcohol, bar establishment (2,500 square feet or less in floor area)</b>	<b>C<sup>9</sup></b>	
<b>Agricultural use</b>		<b>P</b>
<b>Alcohol, Bar establishment (2,500 square feet or less in floor area)</b>		<b>P</b>
<b>Alcohol, Bar establishment (more than 2,500 square feet in floor area)</b>		<b>P</b>
<b>Alcohol, brewpub (2,500 square feet or less in floor area)</b>	<b>C<sup>9</sup></b>	
<b>Alcohol, Brewpub (more than 2,500 square feet in floor area)</b>		<b>P</b>
<b>Alcohol, Distillery</b>		<b>P<sup>12</sup></b>
<b>Alcohol, tavern (2,500 square feet or less in floor area)</b>		<b>P</b>
<b>Alcohol, Tavern (more than 2,500 square feet in floor area)</b>		<b>P</b>
<b>Alcohol, Winery</b>		<b>P</b>
<b>Animal, Cremation service</b>		<b>C</b>
<b>Animal, veterinary office</b>	<b>C</b>	<b>P</b>
<b>Antenna, communication tower</b>		<b>P</b>
<b>Antenna, communication tower, exceeding the maximum building height in the zone</b>		<b>C</b>
Art gallery	P	P
Artisan food production (2,500 square feet or less in floor area)	P <sup>3</sup>	P <sup>12</sup>
<b>Bakery, commercial</b>		<b>P<sup>12</sup></b>
<b>Bed and breakfast</b>		<b>P</b>
Bed and breakfast inn	P	P
<b>Bed and breakfast manor</b>		<b>P</b>
<b>Bio-medical facility</b>		<b>P<sup>11,12</sup></b>
<b>Blood donation center</b>		<b>P</b>
<b>Botanical garden</b>		<b>P</b>
<b>Brewery</b>		<b>C<sup>12</sup></b>
<b>Clinic (medical, dental)</b>	P	P
Commercial food preparation	P <sup>21</sup>	P <sup>12</sup>
Community garden	P	P
<b>Convent/monastery</b>		<b>P</b>
<b>Convention center</b>		<b>P</b>
<b>Crematorium</b>	<b>C</b>	<b>P</b>
Daycare center, adult	P	P
Daycare center, child	P	P
Daycare, nonregistered home daycare	P <sup>18</sup>	P <sup>6</sup>
Daycare, registered home daycare or preschool	P <sup>18</sup>	P <sup>6</sup>
<b>Dwelling, accessory unit</b>	P	P

Dwelling, Artists' loft/studio		P
Dwelling, assisted living facility (large)	P	P
<b>Dwelling, assisted living facility (limited capacity)</b>	<b>P</b>	
Dwelling, assisted living facility (small)	P	P
Dwelling, congregate care facility (large)	C	C
Dwelling, congregate care facility (small)	P	P
<b>Dwelling, group home (large)</b>	<b>C</b>	<b>P</b>
Dwelling, group home (small)	P	P
<b>Dwelling, living quarter for caretaker or security guard</b>		<b>P</b>
Dwelling, manufactured home	P	P
Dwelling, multi- family	P	P
<b>Dwelling, residential support (large)</b>	<b>C</b>	<b>P</b>
<b>Dwelling, residential support (small)</b>	<b>C</b>	<b>P</b>
<b>Dwelling, rooming (boarding) house</b>	<b>C</b>	<b>P</b>
Dwelling, shared housing	P	P
Dwelling, single- family (attached)	P	P
<b>Dwelling, single- family (detached)</b>	<b>P</b>	
Dwelling, twin home and two- family	P	P
<b>Farmers' market</b>		<b>P</b>
Financial institution	P	P
<b>Flea market (indoor)</b>		<b>P</b>
Funeral home	P	P
Governmental facility	C	P
<b>Government facility requiring special design features for security purposes</b>		<b>P</b>
<b>Greenhouse</b>		<b>P</b>
Home occupation	P <sup>20</sup>	P <sup>7</sup>
<b>Hospital, including accessory lodging facility</b>		<b>P</b>
<b>Hotel/motel</b>		<b>P</b>
<b>House museum in landmark sites (see subsection <a href="#">21A.24.010S</a> of this title)</b>		<b>P</b>
Laboratory, medical related	P <sup>21</sup>	P <sup>12</sup>
Library	C	P
<b>Meeting hall of membership organization</b>		<b>P</b>
Mixed use development	P	P
Mobile food business (operation on private property)	P	P
<b>Mobile food business (operation in public right- of-way)</b>		<b>P</b>
<b>Mobile food court</b>		<b>P</b>
<b>Municipal service use, including City utility use and police and fire station</b>	<b>C</b>	<b>P</b>
Museum	P	P
Nursing care facility	P	P
<b>Office</b>		<b>P</b>
<b>Office, excluding medical and dental clinic and office</b>	<b>P</b>	
<b>Office, publishing company</b>		<b>P</b>
<b>Office, single practitioner medical, dental, and health</b>		<b>P</b>

<b>Offices and reception centers in landmark sites (see subsection 21A.24.010S of this title)</b>		<b>P</b>
<b>Open space</b>		<b>P</b>
<b>Open space on lots less than 4 acres in size</b>	<b>P</b>	
Park	P	P
<b>Parking, Commercial (if located in a parking structure)</b>		<b>P</b>
<b>Parking, Off site</b>		<b>P<sub>3</sub></b>
<b>Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)</b>	<b>C</b>	
<b>Parking, park and ride lot shared with existing use</b>	<b>P</b>	
Performing arts production facility		P
Place of worship		P
<b>Place of worship on lots less than 4 acres in size</b>	<b>C</b>	
<b>Radio, television station</b>		<b>P</b>
<b>Railroad passenger station</b>		<b>P</b>
Reception center	P	P
Recreation (indoor)	P	P
<b>Recreation (outdoor)</b>		<b>P</b>
<b>Recycling collection station</b>		<b>P</b>
<b>Research and development facility</b>		<b>P<sup>12</sup></b>
<b>Restaurant</b>	P	P
<b>Retail goods establishment</b>	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area	P	P
Retail service establishment	P	P
<b>Retail service establishment, furniture repair shop</b>		<b>P</b>
<b>School, College or university</b>		<b>P</b>
School, music conservatory	C	P
School, professional and vocational	C	P
School, seminary and religious institute	C	P
Seasonal farm stand	P	P
<b>Small brewery</b>		<b>P<sup>12</sup></b>
<b>Stadium</b>		<b>C</b>
<b>Store, convenience</b>		<b>P</b>
<b>Store, department</b>		<b>P</b>
<b>Store, mass merchandising</b>		<b>P</b>
<b>Store, specialty</b>		<b>P</b>
Studio, art	P	P
Technology facility	P <sup>21</sup>	P <sup>12</sup>
<b>Temporary use of closed schools and churches</b>	<b>C<sup>19</sup></b>	
<b>Theater, live performance</b>	<b>C<sup>13</sup></b>	<b>P<sup>4</sup></b>
<b>Theater, movie</b>	<b>C</b>	<b>P</b>
Urban farm	P	P
Utility, building or structure	P <sup>5</sup>	P <sup>5</sup>
Utility, transmission wire, line, pipe or pole	P <sup>5</sup>	P <sup>5</sup>
<b>Vending car, private property</b>		<b>P</b>

<b>Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)</b>		<b>P</b>
<b>Wireless telecommunications facility, exceeding the maximum building height of the zone (see section 21A.40.090 of this title)</b>		<b>C</b>

Qualifying provisions for RMU-45:

3. Must contain retail component for on-site food sales.
5. See subsection [21A.02.050B](#) of this title for utility regulations.
9. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
13. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
18. Subject to section [21A.36.130](#) of this title.
19. Subject to section [21A.36.170](#) of this title.
20. Subject to section [21A.36.030](#) of this title.
21. Consult the water use and/or consumption limitations of Subsection [21A.33.010.D.1](#).

Qualifying provisions for TSA-UC-C:

3. Surface parking lots as a principal use located on a lot that has frontage on a public street are prohibited.
4. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
5. Subject to conformance to the provisions in subsection [21A.02.050B](#) of this title for utility regulations.
6. Subject to section [21A.36.130](#) of this title.
7. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section [21A.36.030](#) of this title.
12. Consult the water use and/or consumption limitations of subsection [21A.33.010.D.1](#).

# ATTACHMENT E: Analysis of Standards

## ZONING MAP AMENDMENTS

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
<p><b>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.</b></p>	<p><b>Complies</b></p>	<p>Based on the adopted master plans and City policies, amending the zoning map for the subject parcels from RMU-45 (Moderate Density Multi-Family Residential District) to TSA-UC-C (Transit Station Area – Urban Center – Core) is consistent with objectives and policies of the City</p> <p>As discussed in Key Consideration 1, the proposed map amendment meets the purpose and intent of Plan Salt Lake, the Central Community Master Plan, and Housing SLC.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p><b>Complies</b></p>	<p>Section 21A.02.030 of the Salt Lake City Code provides the purpose and intent of the overall Zoning Ordinance stating that it is to, “promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act...and other relevant statutes.” Additionally, it is to address the following:</p> <ul style="list-style-type: none"> <li>A. Lessen congestion in the streets or roads;</li> <li>B. Secure safety from fire and other dangers;</li> <li>C. Provide adequate light and air;</li> <li>D. Classify land uses and distribute land development and utilization;</li> <li>E. Protect the tax base;</li> <li>F. Secure economy in governmental expenditures;</li> <li>G. Foster the city's industrial, business and residential development; and</li> <li>H. Protect the environment.</li> </ul> <p>The proposed map amendment would foster the city’s development. The applicant’s anticipated use of the site is for a mixed use building with retail on the first floor and residential units above. The additional height could allow for more residential units. The proximity of the use to transit may lessen congestion on streets or roads. The construction of additional residential units fosters the city’s residential development. See Key Consideration 2 for discussion on the proposal’s compatibility with the purpose statement for the TSA-UC-C zoning district.</p>

<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>	<p><b>Complies</b></p>	<p>See Key Consideration 2 for additional information. The proposed map amendment is consistent with the designation of other parcels on the block, including those to the north and northwest. The height permitted in the proposed zoning district is compatible with the height permitted in the PL-2 zoning district and the site’s proximity to the Trax Library Station.</p>
<p><b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b></p>	<p><b>Complies</b></p>	<p>The subject properties are in the Groundwater Source Protection Overlay District. A proposal would be required to comply with the requirements of the Groundwater Source Protection overlay.</p>
<p><b>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</b></p>	<p><b>Complies</b></p>	<p>The subject property is located within a built environment where public facilities and services already exist. Redevelopment on this property may require upgrading or installation of utilities and drainage systems.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for development on these properties as long as normal development requirements are met.</p> <p>The police department’s Public Safety Building is located to the east of the subject properties. The department stated that as the antenna and dishes sit there wouldn’t be a problem with the rezoning being approved. They expressed interest in an option to establish additional point to point connections on the new building if City or state dishes are needed to cover the east side of the city in the future. If so, then they did not have concerns with the rezoning and the construction of a building at the permitted height.</p>



# ATTACHMENT F: Public Process & Comments

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## 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:

- June 15, 2023 – The Central Community Council was sent the 45 day required notice for recognized community organizations.
- June 15, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- June-September 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- August 31, 2023
  - Public hearing notice sign posted on the property
- August 31, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division listserv

Comments received as of the date of posting the report are attached.

## Public Input:

Staff received a number of comments related to the proposal. Most comments were not in support of the request. The concerns expressed related to loss of mountain and downtown views, traffic, parking, congestion, pollution, and issues with construction.

**From:** [A.H](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) Reject zoning change  
**Date:** Monday, July 31, 2023 7:01:37 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Sara,

*I am writing to you today about the proposed zoning change in our residential neighborhood from RMU-45 (Residential Mored Use) to TSA UC-C(Transit Station Area: Urban Center- Core Area zoning district).*

*I live in a townhouse at 379 E and 600 S and love the residential feel of the current residential mixed use area. This change of zoning will increase the traffic volume and would hinder the current enjoyment of my home and neighborhood. It would also create more noise, pollution, and congestion as well as block our lovely views of the mountains and downtown. The current zoning allows for residential and mixed-use developments. An increase to building height and/or number of residential units is not necessary. Current zoning should be maintained in order to preserve our home values and current enjoyment of our neighborhood. Please deny the request for zoning amendment to our area.*

*Sincerely,*

*Annalyn*

**From:** [Barb](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) 500 s 400 e zoning  
**Date:** Tuesday, June 27, 2023 11:26:54 AM

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Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello,

I live in Towne park condos and we have lost views from several sides due to high rise apartments. I am against anything higher than 4 stories in the neighborhood. We purchased our unit because of mountain views that we are slowly losing. Please do not change the zoning to allow for another high rise building in our neighborhood.

Thank you.

Barbara Tate  
550 S 400 E  
Salt Lake City, UT 84111

Sent from my iPhone,  
Barb

**From:** [Ben Baker](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) PLNPCM2023-00403  
**Date:** Saturday, June 24, 2023 5:09:22 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hey Sara,

Just a few questions

(1) How will the developers commit to maintaining the sidewalk usage during construction? It's really hard to walk around by me because I have to constantly cross streets because builders hijack sidewalks and, for the building across the street, lanes of traffic for an indefinite amount of time.

(2) Will the builders not begin cement jobs before 7 AM? It sucks being woken up at 4 AM by cement trucks and really bright construction lights.

(3) During the demolition period how will dust be controlled? It's not a lot of fun living in a local dust storm. On occasion the project across the street with me would have a guy with a hose - this did next to nothing. Particularly because construction didn't promptly start after demolition.

(4) What percentage of units will actually be affordable and livable? How will that percentage be enforced after the community opens?

Basically The Citizen construction project has been pretty annoying and I don't want a repeat.

Thanks - Ben

**From:** [Charles Robinson](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) Zoning Amendment at 500 S 400 E  
**Date:** Friday, June 30, 2023 12:42:49 PM  
**Attachments:** [06152023\\_ATTENDING TH^ OPEN HOUSE\\_001.pdf](#)

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hello,

I just received this, and though I will not be able to attend the open house, I wanted to voice my concern. I own property at 530 S 400 E.

I am against anything that will allow buildings to be built that are taller than what is currently allowed. I would like to protect what little skyline we have left in Salt Lake.

Thank you,

Charlie Robinson

**From:** [Ching Wang](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) amendment deny request for case #PLNPCM2023-00403  
**Date:** Monday, July 31, 2023 4:41:56 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Dear Sara,

I am reaching out to you today regarding the proposed zoning modification in our residential neighborhood. Currently, we are under the RMU-45 (Residential Mixed Use) zoning, and the proposal aims to change it to TSA UC-C (Transit Station Area: Urban Center- Core Area zoning district).

At present, I reside in a townhouse at 379 E and 600 S, and I deeply cherish the residential ambiance that our mixed-use area provides. However, this zoning alteration could bring about an unwelcome surge in traffic, significantly impeding the peaceful atmosphere we currently enjoy in our homes and neighborhood. Moreover, it may lead to heightened noise levels, increased pollution, and added congestion, decreased water availability, potentially obstructing our stunning views of the mountains and downtown.

As it stands, the existing zoning already allows for residential and mixed-use developments, making any further elevation of building heights or the number of residential units unnecessary. I firmly believe that maintaining the current zoning regulations is crucial to safeguarding our property values and preserving the present delight we experience in our community. Therefore, I urge you to reject the request for a zoning amendment in our area.

Sincerely yours,

Ching

**From:** [Epi Heat](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) Project 500 S 400 E  
**Date:** Monday, July 10, 2023 9:04:45 AM

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Hi I live next door to this zoning amendment and strongly oppose it

Can you give more info an details on how to block this

Heath Harris



**From:** [Janice Williams](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) 500 S 40E zoning map amendment  
**Date:** Friday, June 30, 2023 7:16:00 AM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Good Day,

I received the map amendment as I live at 400 East 550 South, Towne Park.

A big fat NO to amending the height of new building(s). While it is possible to stack people in condos, it is not possible to stack cars on roads. More people = more cars and traffic. The roads in greater Salt Lake already can't handle the car load.

You know people are not going to rely on public transportation, otherwise there wouldn't be a problem already.

Plus, the skyline and view is unpleasant. I have lived in Utah a long time. Let's keep building low and spread out. Please.

Thank You,  
Jan Williams  
Salt Lake City resident



**From:** [Jana Thomas](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) Comments regarding Petition Number: PLNPCM2023-00403  
**Date:** Wednesday, June 28, 2023 12:38:13 PM

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Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Sara,

I am an owner of condo immediately south of the proposed building site that is asking for an amendment to our zoning. I STRONGLY oppose this amendment and request that those in charge of the decisions consider the following:

The submitted "project narrative" presumably written by or on behalf of the "Cowboy Partners" excludes important information while selectively providing information that behooves their agenda. Regarding these statements, I'm submitting the following comments of dissent:

1) The description states that there are "mixed-use projects to the North, commercial uses to the East with zoning that allows for higher building heights than the subject sites, and commercial uses across the street to the South which zoning allows for building heights above that which is allowed on the subject sites. This presents that the possibility, that if zoning remains unchanged, the subject sites will actually become a "hole" in the urban landscape." What they fail to mention is that to the south, south-west and south-east, there are residential condominium buildings that all comply with current building heights. These current residential buildings do not constitute a "hole" in the urban landscape and I argue that a taller building would stick out like a sore thumb compared to neighboring buildings. None of which are higher than the current allowed building height.

2) The description mentions that there are "no single-family neighbors", which is untrue. 1 block south of the proposed building site has many, many single family residences. Are they considering only those buildings that they share a property line with in this statement? Again, their statement outlines North, West and East neighboring buildings but fails to mention the neighbors to the South- who are residential multi-family AND single family residences.

3) I agree that using the site to build more housing instead of commercial space is an excellent idea. The points they make regarding the relative proximity of the TRAX stations, need for affordable housing and growing the city responsibly are true. However, the current building heights and density per acre allow for all of those points to be met. The current zoning does not prevent a residential building or group of buildings to achieve those points. I fail to see the need for the amendment.

4) The fact Cowboy Partners has failed to provide future development plans with the application, which is concerning for several reasons. The greatest of which is the unknown final intentions of the property owners and the vague wording which leaves all of us wondering just HOW HIGH WILL THE BUILDING(S) BE? HOW DENSE WILL THEY BUILD THE RESIDENTIAL PORTIONS OF THE BUILDING(S)? HOW TRAFFIC FLOW WILL BE IMPACTED? WHAT TYPE OF COMMERCIAL MIXED-USE THEY WILL SEEK? HOW MUCH PARKING WILL THEY BUILD FOR THE PROJECT? Until we know the answers to each of these questions, leaders should refuse the proposed amendment based on the responsibility they have to those who are current neighboring owners. Approving this amendment to benefit the property owner's potential profit margins instead of protecting the property values of existing neighbors and detracting from our existing ability to "choose where we live, how we live and how we get around" is not acceptable.

I appreciate the city's planning department leaders allowance of public comment. I ask that the proposed Amendment to the Zoning Map be declined. Our residential properties currently enjoy views of the beautiful mountains and of downtown SLC, of which a higher building would ruin. I will be greatly disappointed to have this approved based on vague, selective wording and encourage leaders to consider all of us who are invested in the community already. We should welcome the expansion of the housing market within the statues currently in place.

They do not need to be amended. I offer the example of the existing buildings as proof that current codes and statues work wonderfully!!

Thank you,  
Jana Thomas

**From:** [John Nelson](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) 500 S 400 E Zoning Map Amendment  
**Date:** Monday, June 26, 2023 8:29:45 PM

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Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I do not support the zoning map amendment. The petitioner has submitted no plans. It is not prudent to allow a greater height zoning permit on its own. If Cowboy Partners have a plan then that should go before the Planning Division. Do not grant the rezoning request at this time. There has been no justification for the request submitted.

Thank you.

John Nelson  
530 S 400 E  
SLC

Sent from my iPhone

**From:** [Johnny Le](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) Zoning  
**Date:** Monday, July 31, 2023 3:19:43 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

*Dear Sara,*

*I am writing to you today about the proposed zoning change in our residential neighborhood from RMU-45 (Residential Mored Use) to TSA UC-C(Transit Station Area: Urban Center- Core Area zoning district).*

*I live in a townhouse at 379 E and 600 S and love the residential feel of the current residential mixed use area. This change of zoning will increase the traffic volume and would hinder the current enjoyment of my home and neighborhood. It would also create more noise, pollution, and congestion as well as block our lovely views of the mountains and downtown. The current zoning allows for residential and mixed-use developments. An increase to building height and/or number of residential units is not necessary. Current zoning should be maintained in order to preserve our home values and current enjoyment of our neighborhood. Please deny the request for zoning amendment to our area.*

*Sincerely,*

*Johnny Le*

**From:** [Kalvan Sears](#)  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) Case Number PLNPCM2023-00403  
**Date:** Tuesday, September 5, 2023 1:05:14 PM

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About Rezoning,

This is the first time Ive had a chance ot respond to one of these. I've lived on 530 South 400 East for over 10 years now. I used to have a beautiful view of the mountains. That's slowly being chipped away more and more as you build taller and taller buildings. Whats the point of having a height limit if developers are going to just keep pushing and pushing it?

Theres an obnoxiously tall building being built across the street from me. Another treasured view gone. Not only that but for over a month they've been blocking sidewalks. Why do developers get the right away and not pedestrians?

I am against this rezoning and Im against anymore permits for increased building height in the area. I find it obnoxious that this even has to be stated and how chipping away at the view of the mountains so that they can build buildings too big for their spaces is seen as a positive.

Thanks.  
Salt Lake City Resident

**From:** [Keller Higbee](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) Zoning amendment  
**Date:** Wednesday, July 12, 2023 11:04:14 AM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Dear Ms. Javoronok,

I am taking this opportunity to comment on the proposed change in the "building height" allowance currently applicable to my neighborhood. As a resident of the Towne Park condominiums, I am very concerned about the impact of allowing a much taller apartment building on 5th South, just north of my building. My immediate neighborhood is already being seriously affected by the large apartment building presently under construction across 4th East, running east on 5th South. Adding yet another large, even taller building in the other direction I fear will adversely affect the quality of life for those of us living at Towne Park and the value of our property.

Ms. Javoronok, our part of the city is already reeling under the explosion of commercial and residential development, to the point where those of us who live here are feeling quite smothered and fearful of losing what, for many of us, is our most important asset/investment--the value of our homes. The construction of yet another, bigger, taller building looming over our property will only exacerbate those realities. When can we finally say "enough is enough"!

I would appreciate hearing from you.

Sincerely,  
Keller Higbee

**From:** [Kevin Barnes](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) 500 S and 400 E – Zoning Map Amendment  
**Date:** Saturday, June 24, 2023 1:50:49 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hello Sara,

I received the notification of this project in my neighborhood. I think this is great use of this property and will probably benefit from the multiuse. I would just hope that the developers would have ample parking for the residents and possible multi-use of the property as to not tie up public streets.

Also, maybe this is too early to know in this process but, what would be excellent for this neighborhood since the current building out of 515 S 400 E The neighborhood would benefit if this project was able to have a restaurant, bar, or at least some sort of coffee shop on the proposed site.. all the above would be amazing. Anyway, that's my two cents.

Best regards,

Kevin Barnes  
530 S 400 E  
Apt 2401  
Salt Lake City, UT 84111

**From:** [Henderson, Laurie A.](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) 500 S and 400 E - Zoning Map Amendment  
**Date:** Thursday, July 27, 2023 11:09:28 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Dear Sara,

I am writing to you today concerning the proposed change in zoning in our residential neighborhood from RMU-45 (Residential Mixed Use) to TSA-UC-C (Transit Station Area-Urban Center-Core Area) zoning district. We live in a townhouse at 379 E and 600 S and enjoy the residential feel of the current residential/mixed use area. Revoking the height restriction for a new building will increase the already high traffic volume. In turn, this would create a less residential feel, bring in more traffic, noise pollution, and congestion as well as block our lovely views of the mountains. There are more than enough intense land developments already occurring in and around Salt Lake City. Please do not add our neighborhood to this list.

Frank Lloyd Wright once said, "The good building is not one that hurts the landscape, but one which makes the landscape more beautiful than it was before the building was built." As a resident who is already losing views of the mountains with this project, I am requesting that the structure be designed so as not to block the beautiful views everyone deserves to experience in this city and not go above the current restrictions in place.

We purchased in this area 5 years ago and understood what the zoning restrictions were at that time. We were not expecting any zoning changes to be requested so quickly nor did we plan on ever having that occur since our block is mainly residential and the closest residential area to downtown living on the south side. We love the access we have to the space downtown without having the skyscrapers that are located there. We would like to keep our area in its current zone.

We humbly ask that you consider the negative effects on our homes and area if the zone is changed. I would also like to know how to access the other responses in the "public comments and questions".

Sincerely,

Laurie Henderson

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Private Information



**From:** [Lizzy Abel](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** Re: (EXTERNAL) case # PLNPCM2023-00403  
**Date:** Tuesday, July 11, 2023 12:18:10 PM  
**Attachments:** [image001.png](#)

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Thank you for the explanation Sara. I appreciate it. Liz

On Tuesday, July 11, 2023 at 10:44:51 AM MDT, Javoronok, Sara <[sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)> wrote:

Liz,

The current height permitted by right is 45'. Additional height can be requested that would permit a building to be 60'. The requested zone allows for 90' by right and an additional story can be requested if a project meets the points required for the administrative review process in the TSA zone.

Sara



SARA JAVORONOK | *(She/Her/Hers)*

Senior Planner, Planning Division  
DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION  
Office: (801) 535-7625  
Email: [Sara.Javoronok@slcgov.com](mailto:Sara.Javoronok@slcgov.com)  
[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING) [WWW.SLC.GOV](http://WWW.SLC.GOV)

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**From:** Lizzy Abel [REDACTED] >  
**Sent:** Tuesday, July 11, 2023 9:16 AM  
**To:** Javoronok, Sara <[Sara.Javoronok@slcgov.com](mailto:Sara.Javoronok@slcgov.com)>  
**Subject:** Re: (EXTERNAL) case # PLNPCM2023-00403

Sara,

I just want to make sure I am understanding this correctly. The current allowable height is 45' and they are asking for 102-103', correct? Thank you, Liz Abel

On Tuesday, July 11, 2023 at 08:50:06 AM MDT, Javoronok, Sara <[sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)> wrote:

Hi Liz,

The heights are as I identified below – on average, a story is likely to be about 12’-13’ tall.

Sara



SARA JAVORONOK | *(She/Her/Hers)*

Senior Planner, Planning Division  
DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION  
Office: (801) 535-7625  
Email: [Sara.Javoronok@slcgov.com](mailto:Sara.Javoronok@slcgov.com)  
[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING) [WWW.SLC.GOV](http://WWW.SLC.GOV)

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**From:** Lizzy Abel <[REDACTED]>  
**Sent:** Monday, July 10, 2023 9:25 AM  
**To:** Javoronok, Sara <[Sara.Javoronok@slcgov.com](mailto:Sara.Javoronok@slcgov.com)>  
**Subject:** Re: (EXTERNAL) case # PLNPCM2023-00403

Hi Sarah,

Thanks for response. So they are asking for more than DOUBLE the current height allowed? Liz

On Monday, July 10, 2023 at 08:35:12 AM MDT, Javoronok, Sara <[sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)> wrote:

Hi Liz,

Thanks for your message. The current zoning district, [RMU-45](#) allows for 45’ by right. An additional 10’ can be requested with Design Review, which requires Planning Commission review. 5’ of additional height can also be requested with a Planned Development, which also requires Planning Commission review. The property owner previously requested this for a portion of the site last year with [PLNPCM2021-01150](#). The proposed [TSA-UC-C](#) zoning district allows for 90’ in height, plus an additional floor can be requested if a project meets the points required for the administrative review process in the TSA zone. The city has a [zoning look up map](#) with additional information.

Let me know if you have any other questions.

Sara



SARA JAVORONOK | (*She/Her/Hers*)

Senior Planner, Planning Division  
DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION  
Office: (801) 535-7625  
Email: [Sara.Javoronok@slcgov.com](mailto:Sara.Javoronok@slcgov.com)  
[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING) [WWW.SLC.GOV](http://WWW.SLC.GOV)

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**From:** Lizzy Abel [REDACTED]  
**Sent:** Thursday, July 6, 2023 8:58 PM  
**To:** Javoronok, Sara <[sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)>  
**Subject:** (EXTERNAL) case # PLNPCM2023-00403

**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hi Sara,

I live in the neighborhood of a proposed zoning amendment request for a new apartment complex, with four parcels in the vicinity of 500 S and 400 E (case # PLNPCM2023-00403). I see the developer Cowboy Partners is asking for a greater height than is currently permitted. I would like to know how high they want to go and would appreciate you passing that information along to me.

Sincerely, Liz Abel

**From:** [Meagan Kilburn](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) PLNPCM2023-00403  
**Date:** Sunday, July 9, 2023 10:14:36 AM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hello Sara Javoronok,

I am emailing you as a resident that lives near the project that plans to redevelop 500 S and 400 E associated with petition number PLNPCM2023-00403. After receiving the notice of their request to rezone the area to allow for a taller building height I would like to voice my opinion about denying the petition. My request to deny the petition comes from two different thought processes:

(1) - Provides More Housing - The proposal states that it will aid in the residential housing crisis but does not indicate which type of housing it plans on building (rentals, ownership, or a mix). A lot of rental housing is being built downtown which I do not believe is helping the residential issue we have in Utah. Yes, there are more "homes" however people are not able to afford homes due to the inflation over the last five years that have created a large differential between the price point of a home and the current average income in Utah. Which has not been helped by the cost of living increases in this state which no public nor private business can keep up with. But to get back to my point, additional rentals do not help the housing crisis but rather provides temporary housing that limits how much individuals can save for homeownership, due to the current price points, while lining the pockets of a businessman. Without additional information on the type of housing I cannot support the request.

(2) Does Not Negatively Affect Neighboring Uses & Meets Plan Salt Lake Objectives - The proposal suggests it does not have a negative effect and meets the plan Salt Lake objectives. From my viewpoint, this project does have a large negative impact on the price of my home and that of my neighbors, as the increase in building height would completely remove any view that we currently have and decrease our home values. One mitigation would be to provide a mixed-use commercial and residential plan that will provide amenities to both the current community and the proposed community. Providing a mixed-use space with numerous amenities would, in my opinion, remove the negative impact to my home value, provide economic growth for the city bringing in additional funds, aid in the green view by providing places that the community can utilize without driving all of which in my opinion actually meets Salt Lake City's objective for growth. Without the numerous amenities, this does have a negative impact on the community.

Sara, with my concerns above please deny the petition that would allow them to increase the building height and build numerous rentals without additional amenities. If the property wants to adjust their plan then there is potential, however, the community and the City should see more of the plan to make an informed decision on a new permit.

Thank you,

Meagan Kilburn

**From:** [Shannon Lau](#)  
**To:** [Javoronok, Sara](#)  
**Cc:** [Dad](#)  
**Subject:** (EXTERNAL) Case #PLNPCM2023-00403  
**Date:** Monday, July 31, 2023 4:19:52 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Dear Sara,

I am writing to you today about the proposed zoning change in our residential neighborhood from RMU-45 (Residential Mored Use) to TSA UC-C (Transit Station Area: Urban Center-Core Area zoning district).

I own and live in a townhouse at 379 E and 600 S and love the residential feel of the current residential mixed use area. This change of zoning will increase the traffic volume and would hinder the current enjoyment of my home and neighborhood. It would also create more noise, pollution, and congestion as well as block our lovely views of the mountains and downtown. The current zoning allows for residential and mixed-use developments. An increase to building height and/or number of residential units is not necessary. Current zoning should be maintained in order to preserve our home values and current enjoyment of our neighborhood. Please deny the request for zoning amendment to our area.

Sincerely,

Shannon Lau

**From:** [Suresh Dharmapuri](#)  
**To:** [Javoronok, Sara](#)  
**Cc:** [Jana SaltCityPMC](#)  
**Subject:** (EXTERNAL) Public Notice, Proposed Zoning Amendment - case# PLNPCM2023-00403  
**Date:** Monday, July 31, 2023 5:28:53 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Dear Sara,

I am writing to you today about the proposed zoning change in our residential neighborhood from RMU-45 (Residential Mored Use) to TSA UC-C(Transit Station Area: Urban Center-Core Area zoning district).

I own a townhouse at 379 E and 600 S and love the residential feel of the current residential mixed use area. This change of zoning will increase the traffic volume and would hinder the current enjoyment of my home and neighborhood. It would also create more noise, pollution, and congestion as well as block our lovely views of the mountains and downtown.

The current zoning allows for residential and mixed-use developments. An increase to building height and/or number of residential units is not necessary. Current zoning should be maintained in order to preserve our home values and current enjoyment of our neighborhood. Please deny the request for zoning amendment to our area.

Sincerely,

Suresh Dharmapuri

**From:** [Taylor Richards](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) Opposing the zoning change  
**Date:** Monday, July 31, 2023 3:19:16 PM

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Case no. PLNPCM2023-00403

Dear Sara

I am writing to you today about the proposed zoning change in our residential neighborhood from RMU-45 (Residential Mored Use) to TSA UC-C(Transit Station Area: Urban Center- Core Area zoning district). I live in a townhouse at 379 E and 600 S and love the residential feel of the current residential mixed use area. This change of zoning will increase the traffic volume and would create a less residential feel. It would bring more noise, pollution, and congestion as well as block our lovely views of the mountains. There are more than enough developments already occuring in and around Salt Lake City. Please do not add our neighborhood to this list.

Sincerely your fellow downtown living Utahn,

Taylor Richards  
Connaught Place Condos

Sent from my iPhone

# 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, Engineering** – [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com)

No objections.

## Fire:

**Seth Hutchinson, Fire** – [seth.hutchinson@slcgov.com](mailto:seth.hutchinson@slcgov.com)

There are no issues for re-zoning this area from fire.

## Building Code:

**Heather Gilcrease, Building Services** – [heather.gilcrease@slcgov.com](mailto:heather.gilcrease@slcgov.com)

No building code comments for this phase of the development process.

## Housing Stability:

**Tony Milner, Housing Stability** – [tony.milner@slcgov.com](mailto:tony.milner@slcgov.com)

No comments from Housing Stability, but you may want to reach out to the Public Safety Building folks, I remember that the building height of the Exchange to the north presented some safety concerns to them.

## Urban Forestry:

**Rick Nelson, Urban Forestry** – [rick.nelson@slcgov.com](mailto:rick.nelson@slcgov.com)

As long as the existing public ROW parkstrip trees are preserved and protected and the city's code to have a minimum of one tree for every 30' of street frontage is maintained, Urban Forestry has no concerns with this proposal.

## Sustainability:

**Peter Nelson, Sustainability** – [peter.nelson@slcgov.com](mailto:peter.nelson@slcgov.com)

No comments.

## Police:

**Lieutenant Andrew Cluff, Police** – [andrew.cluff@slcgov.com](mailto:andrew.cluff@slcgov.com)

Currently as the antenna and dishes sit there wouldn't be a problem with the rezoning being approved. Our City ETS manager Robert Andrew's did ask if there is an option to establish additional point to point connections on the new building if City or state dishes are needed to cover the east side of the city in the future? If that is the case then I see no reason to worry about the rezone taking place even if they decided to go the full allotted height.

## Public Utilities:

**Ali Farshid, Public Utilities** – [ali.farshid@slcgov.com](mailto:ali.farshid@slcgov.com)



*PU has no issues with the proposed rezoning. 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.*

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements imposed by SLCDPU Standards.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting, if applicable.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices for utility design.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project and extended beyond the property lines. A watermain upsize is highly likely for this project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. A separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- Water meters 4" or larger require a justification letter prior to approval. If approved, the water meter will require additional monthly fees.
- Private sewer services larger than 6" require a Request for Variance. The request must provide flow and velocity for the peak flow condition and average day condition. 8" laterals must connect to the public sewer system via public manhole.
- Private fire hydrants will require detector checks.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- A Technical Drainage Study is required for this project. Detention must be provided to the effect that no more than 0.2 cfs/acre is discharged for the 100-year 3-hour storm with the Farmer Fletcher Rainfall Distribution.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible.

- A Storm Water Pollution Prevention Plan (SWPPP) will be required for the proposed development. It is recommended to use the State of Utah SWPPP template. Ensure that it includes all relevant contacts, the Utah State Construction General Permit, State and City Notice of Intent (NOI).
- Public streetlights may be required as part of this project. Please contact David Pearson (the SLCDPU Streetlight Program Manager) at [david.pearson@slcgov.com](mailto:david.pearson@slcgov.com) or 801-483-6738 to discuss the requirement and details.
- Where applicable, commercial kitchens and restaurants will require an underground, exterior grease interceptors and sampling manhole.
- Additional SLCDPU comments may apply and will be provided during the review process once the project is submitted for a building permit.