



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

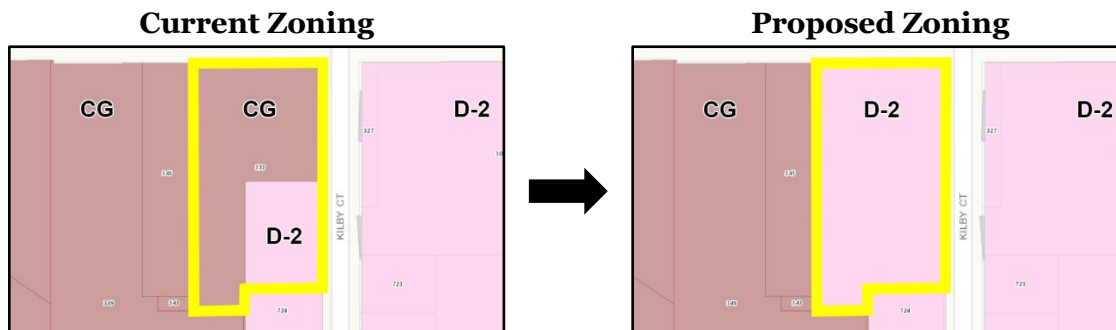
To: Salt Lake City Planning Commission
From: Andy Hulka, Principal Planner, andy.hulka@slcgov.com, 801-535-6608
Date: February 14, 2024
Re: PLNPCM2023-00923 – Bestway Rezone – 333 W 700 S

Zoning Map Amendment

PROPERTY ADDRESS: 333 W 700 S (Parcel ID: 15-12-130-024)
NEIGHBORHOOD PLANS: [Downtown Plan](#) & [Central Community Plan](#)
CURRENT ZONING: CG & D-2
PROPOSED ZONING: D-2

REQUEST:

TAG SLC, representing the property owner, Bestway Investors, LLC, is requesting approval from the City to amend the zoning map for a portion of the property located at 333 W 700 S. The property is currently “split-zoned” with the majority of the property (0.37 acres) zoned CG General Commercial, and the remainder (0.14 acres) zoned D-2 Downtown Support. The applicant is requesting that the City rezone the CG portion of the property to D-2.



RECOMMENDATION:

Based on the information and findings in this report, staff recommends that the Planning Commission forward a **positive recommendation** to the City Council for the proposed Zoning Map Amendment.

ATTACHMENTS:

[ATTACHMENT A: Vicinity Map](#)
[ATTACHMENT B: Application Materials](#)
[ATTACHMENT C: Property and Vicinity Photos](#)
[ATTACHMENT D: Zoning District Comparison](#)

[ATTACHMENT E: Analysis of Standards](#)
[ATTACHMENT F: Public Process & Comments](#)
[ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION

Quick Facts

Property Address: 333 W 700 S

Size: 0.51 acres (approx. 22,215 sq ft)

Existing Use: Office/Warehouse

Existing Zoning: CG & D-2

Proposed Zoning: D-2 (Downtown Support District)



Vicinity Map



Background

This is a zoning map amendment request for the property at 333 W 700 S, at the corner of 700 S & Kilby Ct. The intent of this request is to change the zoning so the entire property will be in the same zoning district (D-2), rather than split between CG and D-2. Future development will be less complex with only one zoning designation on the property.

This property is in the Salt Lake City Warehouse National Historic District and is within the boundaries of both the Granary District Alliance and the Ballpark Community Council. There is an existing office/warehouse building on site, currently home to two commercial tenants:

- 333 W 700 S – Process Curiosity, LLC (Museum exhibit design and custom fabrication)
- 339 W 700 S – Red Flower Studios (Glassblowing art studio offering educational classes, small events and workshops)

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 amendment. 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. Compliance with City Goals, Policies, and General Plans
2. CG vs. D-2 Zoning District Comparison
3. Neighborhood Analysis

Consideration 1: Compliance with City Goals, Policies, and General Plans

The City's adopted plans and policies provide a basis for examining this proposal. This includes the citywide plan, Plan Salt Lake, and the neighborhood plan for this area, the Downtown Plan. These plans were adopted by the City Council after extensive review by the public and City boards and commissions. The proposal is supported by the goals and initiatives of the relevant long-range plans.

Plan Salt Lake (2015)

Many of [Plan Salt Lake](#)'s guiding principles provide direction relevant to this request:

- **Growth**
 - *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
 - *Promote infill and redevelopment of underutilized land.*
 - *Accommodate and promote an increase in the City's population.*
- **Housing**
 - *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
 - *Enable moderate density increases within existing neighborhoods where appropriate.*
 - *Promote high density residential in areas served by transit.*
- **Transportation & Mobility**
 - *Reduce automobile dependency and single occupancy vehicle trips.*
- **Air Quality**
 - *Increase mode-share for public transit, cycling, walking, and carpooling.*
- **Beautiful City**
 - *Reinforce downtown as the visually dominant center of the City through the use of design standards and guidelines.*

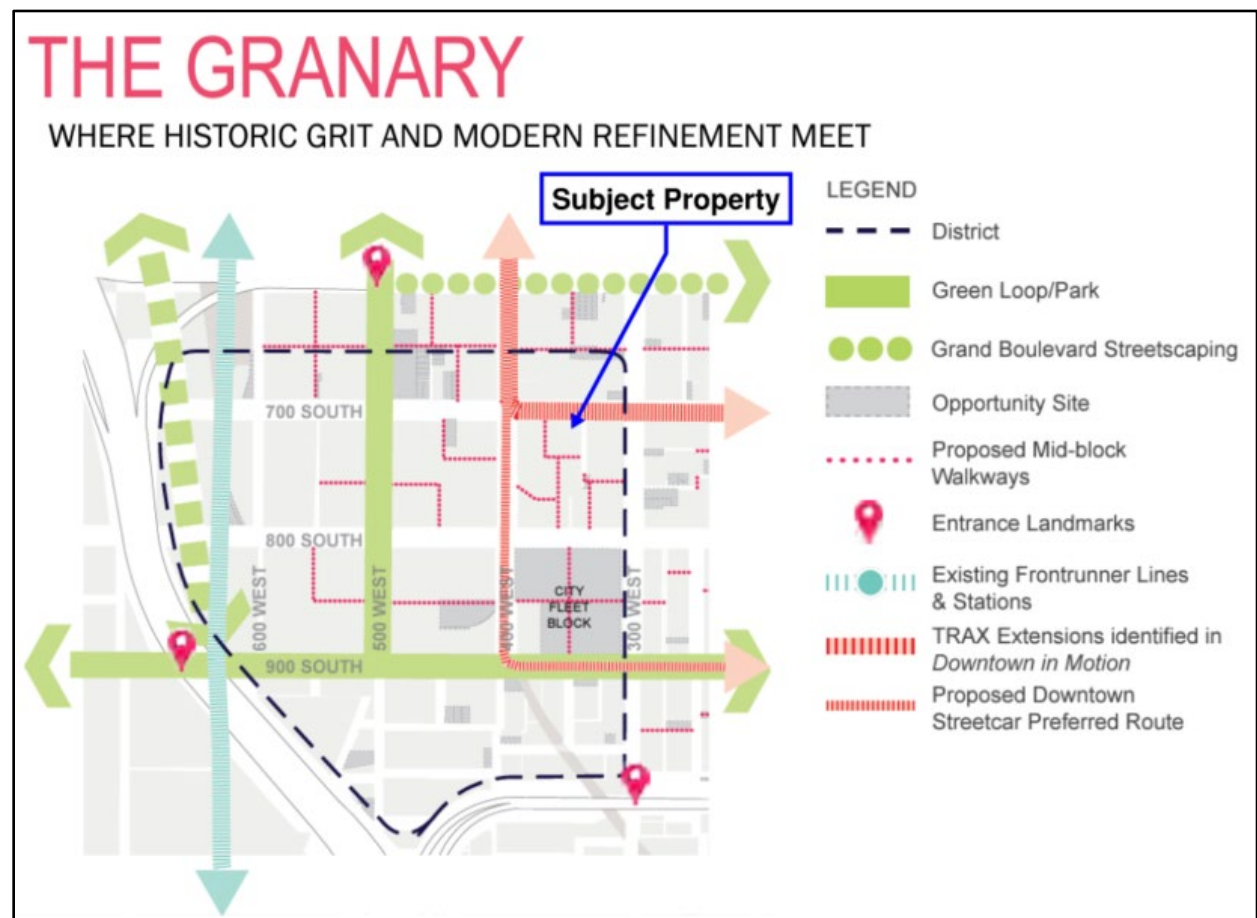
Because the D-2 zoning district has slightly greater development potential than the CG zoning district and requires additional design standards (see full zoning district comparison in [Consideration 2](#), below), this petition helps achieve the City's vision of locating future high-quality development in a central location near transit.

Downtown Plan (2016)

The applicable community plan for this area is the [Downtown Plan](#), which designates the area around the subject property as “Mid-Rise Streetcar.”

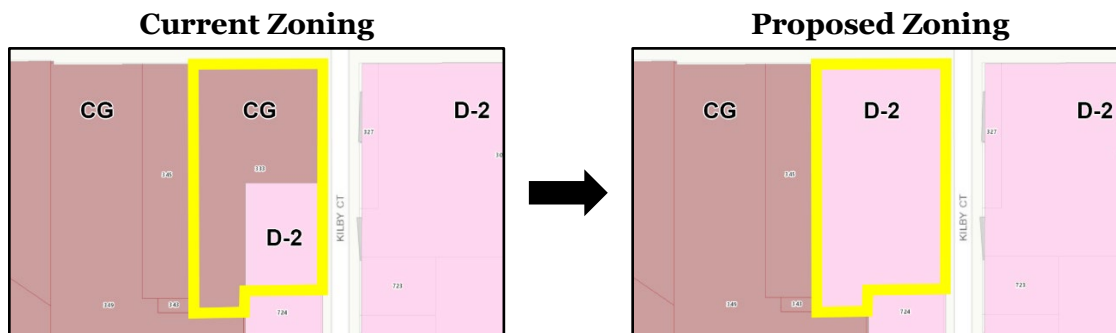
The City’s vision for The Granary District is an area transitioning from industrial and warehouse uses to a neighborhood with creative industries, office, retail, and restaurants. This portion of The Granary is intended to have more residential development.

The neighborhood is planned to be served by new TRAX extensions, the Green Loop, and the 9 Line trail.



Consideration 2: CG vs. D-2 Zoning District Comparison

The CG and D-2 zoning districts are the predominant zoning districts in the Granary area. Both districts allow for a mid-rise development pattern, which is consistent with the future vision for the neighborhood, but there are differences in the specific zoning regulations for each district.



A full analysis of the applicable zoning standards is provided in [Attachment D](#). Several regulations worth noting when changing from CG to D-2 include:

Height, Lot Size, Setbacks

- Maximum height would increase by 15' for projects with design review approval (from 105' to 120').
- Minimum lot size, lot width, and setback requirements would be eliminated.

Design Standards

- Higher percentages of durable materials and glass are required for buildings in the D-2 district.
- Additional design standards for lighting, screening, parking garages, height transitions, and horizontal articulation will apply to new development.

Parking

- Off street parking standards are determined based on a property's "context." This rezone would constitute a change from a General Context to an Urban Center Context. Most land uses in the Urban Center Context have reduced minimum parking requirements. For example, a 1-bedroom apartment would go from needing 1 parking space to 0.5 parking spaces.

Land Uses

- It should be noted that both zoning districts allow multi-family residential and mixed use development.
- Overall, the CG District allows many more land uses than the D-2 District. These uses might generally be considered commercial uses with higher community impacts: animal-related uses, vehicle-related uses, contractor's yards, sexually oriented businesses, etc.
- Fewer alcohol-related uses are permitted in the D-2 District. Bars would go from permitted to conditional uses. Distilleries would no longer be permitted and a small brewery would become a conditional use.
- Homeless shelters and resource centers would become conditional uses. New homeless resource centers (HRCs) are only allowed through the application of an HRC overlay district, which requires City Council approval.

While there is more height potential in the D-2 District, the possible impact from the extra height can be mitigated by the additional design standards required. The design standards are intended to foster place making, promote a more walkable environment, and maintain the character of the City.

Consideration 3: Neighborhood Analysis

Amenities

The site is not far from the downtown central business district and all the amenities serving the area. The nearest park is Pioneer Park, approximately 0.6 miles to the north of the property. The nearest TRAX station is the 900 South Station, about 0.4 miles away. When walking, it's about 1.2 miles to the City Library, and about a mile to the Gateway and Delta Center.

The subject property is also located near several amenities planned for the near future. It will be only a quarter mile walk to the 500 West segment of the City's Green Loop project. The property is also a block away (less than 0.25 miles) from the Fleet Block, which is expected to be developed with additional community amenities to serve the neighborhood. The Downtown Plan envisions several possible TRAX line extensions to serve this neighborhood in the future.

Historic District

The existing building on the property was built in 1952. Because the property is not located in a Local Historic District, the zoning ordinance doesn't require preservation of the structure. Although the property isn't in a Local Historic District, it is a part of the Salt Lake City Warehouse National Historic District. The National Register of Historic Places (NRHP) evaluates properties in national historic districts to determine if they are considered "contributing" (properties that add to the historic significance of the district). In this case, the NRHP has classified the building on the subject property as non-contributing.

Infrastructure

The proposed rezone is not anticipated to have a significant impact on density or development potential that would create additional demand for infrastructure. Future development proposals will be evaluated based on impact and demands to determine whether any upgrades are required. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for new development.

STAFF RECOMMENDATION

Based on the information and findings in this report, 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 can provide a positive or negative recommendation for the proposal and, as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, which will hold a briefing and additional public hearing on the proposed zoning map changes. Then, the City Council may modify the proposal and approve or deny the proposed map amendment. If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map. However, if the City Council does not approve the proposed amendments, the properties could still be developed under their current zoning.

ATTACHMENT A: Vicinity Map

Vicinity Map



Salt Lake City Planning Division 12/19/2023

ATTACHMENT B: Application Materials

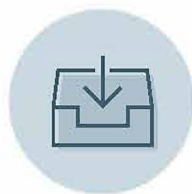
ZONING AMENDMENT

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **Map Amd: \$1,214** filing fee, plus **\$121** per acre (in excess of 1 ac).
- **Text Amd: \$1,214** filing fee.
- Additional required notice fees assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

ADDRESS OF SUBJECT PROPERTY

333-339 W 700 S, 345 W 700 S, 349 W 700 S

REQUEST

Rezone from CG General Commercial District to D-2 Downtown Support District

NAME OF APPLICANT

TAG SLC

PHONE

775- [REDACTED]

MAILING ADDRESS

PO Box 520679 520697 SLC UT 84152

EMAIL

natalia@tagslc.com

APPLICANT'S INTEREST IN PROPERTY (*owner's consent required)

☒ Owner ☐ Architect* ☐ Contractor* ☐ Other*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (if different from applicant)

BESTWAY INVESTORS, LLC, MOUNTAIN WEST DEVELOPME

PHONE

MAILING ADDRESS

PO Box 520697 SLC UT 84152

EMAIL

jordan@tagslc.com

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

ACKNOWLEDGMENT OF RESPONSIBILITY

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

NAME OF APPLICANT

TAG SLC

EMAIL

natalia@tagslc.com

MAILING ADDRESS

PO Box 520679 SLC UT 84152

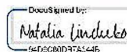
PHONE

775- [REDACTED]

APPLICATION TYPE

Zoning Map Amendment

SIGNATURE



DATE

November 8, 2023

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

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

LEGAL DESCRIPTION OF SUBJECT PROPERTY

BEG NE COR LOT 6, BLK 12, PLAT A, SLC SUR; W 44 FT; S 212 FT; E 44 FT; N 19 FT; E 66 FT; N 193 FT; W 66 FT TO BEG. 6821-

NAME OF OWNER

BESTWAY INVESTORS, LLC, MOUNTAIN WEST DEVELOPME

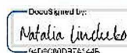
EMAIL

jordan@tagslc.com

MAILING ADDRESS

PO Box 520697 SLC UT 84152

SIGNATURE



DATE

November 8, 2023

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.


SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

| CHECK | STAFF | REQUIREMENTS <u>(21A.50.040.A)</u> |
|-------------------------------------|-----------------------|---|
| <input checked="" type="checkbox"/> | <input type="radio"/> | Project Description: <ul style="list-style-type: none">• A statement declaring the purpose for the amendment.• A description of the proposed use of the property being rezoned.• List the reasons why the present zoning may not be appropriate for the area.• Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.• Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed. |

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS



DISCLAIMER: I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

Written Narrative for Zoning Amendment

CG General Commercial to D2 Downtown Support District

Applicant: TAG SLC

Request: Zoning Amendment

Subject Parcels: 15-12-130-024, 15-12-130-027, 15-12-130-028, 15-12-130-002

Addresses: 333-339 W 700 S, 345 W 700 S, 349 W 700 S

Date: 11/2/23

TAG SLC (the “Developer”) is seeking a rezone for the properties located at 333-339 W 700 S, 345 W 700 S and 349 W 700 S in Salt Lake City (the “Property”).

Concurrent with this letter, Developer is submitting: a General Zoning Amendment Application (collectively the “Application”) as required by Salt Lake City (the “City”). The purpose of this letter is to address the Application requirements and provide written supporting materials for the Application.

We propose a rezoning from CG to D2. We believe that this proposed rezone aligns with the City's development goals and objectives, particularly with respect to bolstering the housing supply in the market. We are also seeking to remove split zoning for one of the subject parcels to ensure a clear and efficient path for future development of the area.

1. Current General Plan Classification: The current City General Plan classification for the Property is located in the Granary district within the Downtown Master Plan.

2. Current Zoning Classification: The current City zoning classification is CG General Commercial District. Parcel 15-12-130-024 is split zoned between CG and D-2 Downtown Support District.

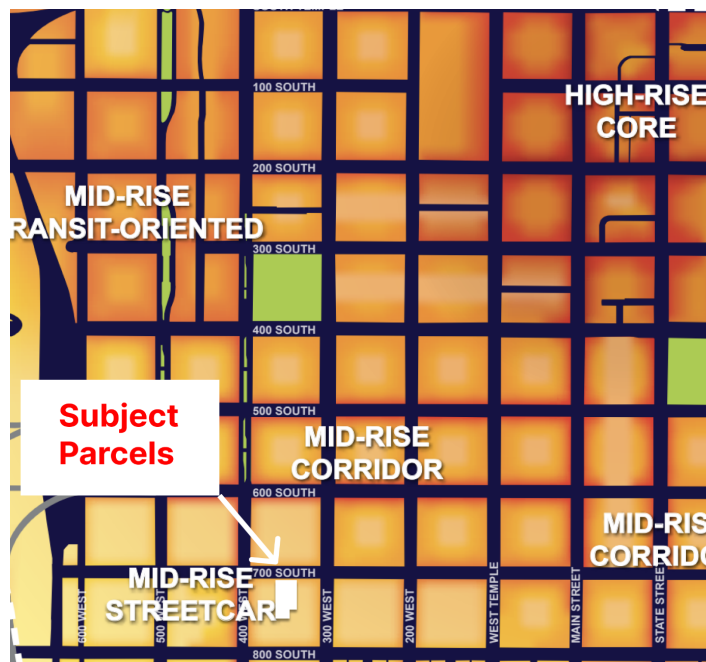
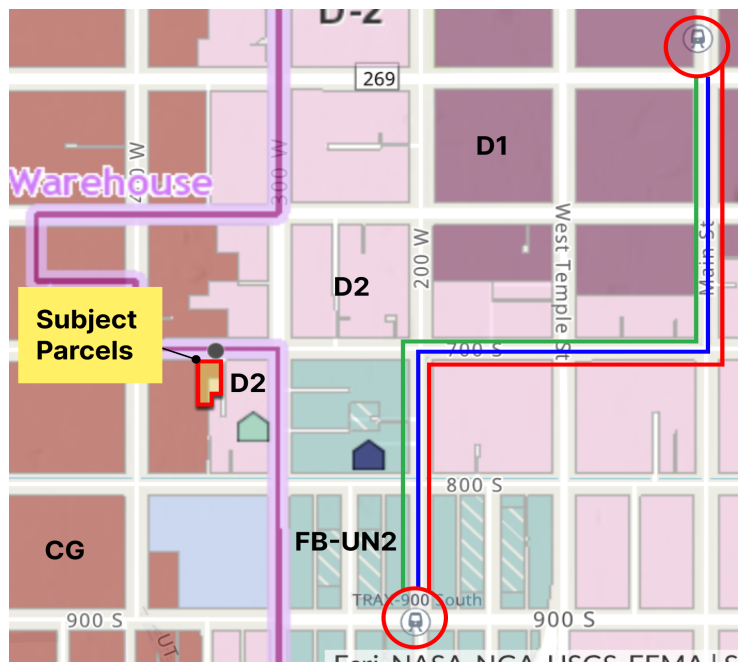
3. Requested Zoning Classification: The Developer is requesting a Zoning Classification and change of the Zoning Map to D-2 Downtown Support District.

4. Reasons in Support of Requested Zone Change:

a. Mid-rise Developments

The Granary district in Salt Lake City is undergoing a transition towards a thriving community that features **mid-rise developments** as a key component of its revitalization. The area is transforming from industrial and warehouse buildings to a hub for creative industries, offices, retail, restaurants, and residential spaces.¹ The Downtown Master Plan showcases the block where the subject Property lies as an area for Mid-Rise Development. Mid-rise development is defined as: 5-12 stories (approximately 60’-168’). This description works perfectly within the framework of D2 Building height Maximums which state: The maximum permitted building height shall not exceed one hundred twenty feet (120’)

Area Visuals:



Mid-rise Development aims to enhance urban connectivity and reduce car usage, addressing pollution concerns prevalent in Utah, the state with the lowest air quality index in the nation.

Subject Properties

**10 Min Walk
.4 Miles to Trax station**

600 South Station

Trax Station

900 South Station/ 200 West

c. Governing City Documents

To address the growth and housing challenges, over the years the City has developed goals, objectives and policies as stated through its various adopted planning documents, including: The Downtown Plan (Adopted 2016), Housing SLC (2023-2027), Growing SLC, A Five-Year Housing Plan (2018-2022); Plan Salt Lake, etc.

The Downtown Plan:³

- The [Granary] neighborhood is highly served by transit with both TRAX and the Downtown Streetcar. 900 South connects the Granary to the west side
- Downtown is the economic heart of Utah and the largest job center. A better jobs-housing balance eases the daily commute
- Downtown has a low population density and could benefit financially and socially from a larger residential community

Housing SLC⁴

- Neighborhoods with access to jobs, transit, greenspace, and basic amenities
- Salt Lake City also faces significant air quality challenges that have the potential to be exacerbated by a growing population
- Increase Housing Options: Reform City practices to promote a responsive, affordable, high-opportunity market
- It requires a network of partners to alleviate housing instability
- Salt Lake City has a strong network of innovative market-rate developers

Growing SLC:⁵

- It is imperative that ***new housing be constructed in the right locations of the city***
- Develop flexible zoning tools and regulations, ***with a focus along significant transportation routes***
- Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city
- Secure and preserve long-term affordability
- ***Increase the number of units on particular parcels***

Plan Salt Lake:⁶

- Create a ***system of connections*** so that residents may easily access employment, goods and services, neighborhood amenities and housing
- ***Reduce automobile dependency*** and single occupancy vehicle trips
- ***Minimize impact of car emissions***
- Increase mode-share for public transit, cycling, walking, and carpooling

³ Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/Planning/MasterPlansMaps/Downtown.pdf>

⁴ Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/CAN/2023-Housing-SLC-Plan-Spread-1.pdf>

⁵ Salt Lake City Documents, Accessed May 8, 2023, http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

⁶ Salt Lake City Documents, Accessed May 8, 2023, <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>


- ***Promote high density residential in areas served by transit.***
- Locate new development in areas with existing infrastructure and amenities, ***such as transit and transportation corridors.***
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- Promote infill and redevelopment of underutilized land
- Accommodate and promote an increase in the City's population

Salt Lake City is one of the fastest growing cities in the nation and boasts a strong housing and employment market. Although growth in population and employment supports a vibrant community, for many residents and workers, SLC is becoming a city out of reach. Similar to cities across the country, Salt Lake City is faced with housing prices that are rising more rapidly than wages, resulting in a lack of diverse and affordable housing.

It is evident that the issue of housing supply and development is a critical matter that requires careful planning and execution. As Mayor Erin Mendenhall stated, there is a sense of urgency to act now and ensure that our growth aligns with the needs and objectives of the city (ULI Trends conference, 11/8/22). We cannot afford to make mistakes that would impede the progress and development of our community for decades to come, as noted by Executive Director of Wasatch Front Regional Council, Andrew Gruber. (ULI Trends conference, 11/8/22).

The need for innovative and sustainable housing solutions has never been more pressing. As populations grow and urbanization increases, there is an urgent demand for more housing. This is where collaboration and teamwork play a crucial role. By working together, we can leverage the expertise and resources of both private and public sectors to create housing solutions that meet the needs of our communities. We appreciate your time and consideration of this application!

All the best,

DocuSigned by:

94D9C80DB7A644B...

Natalia Linchenko

TAG SLC

Natalia@tagslc.com

775- [REDACTED]

ATTACHMENT C: Property and Vicinity Photos



(View of subject property from 700 S: recent paint has been added to the front façade)



(View from Kilby Ct: showing the east façade and back corner of the building)



(View of adjacent property to the east, 327 W 700 S: a residential building)



(View of adjacent properties to the west, 349 W 700 S & 345 W 700 S: vacant, vandalized, and partially obliterated structures)

ATTACHMENT D: Zoning District Comparison

The comparison table below includes only those standards which would be affected by the proposed rezone. Standards that are not listed would remain the same in either district.

| Zoning Standards | CG | D-2 |
|--|--|---|
| District Regulations | | |
| Maximum Building Height | 75' (up to 105' with design review and outdoor usable space) | 65' (up to 120' with design review) |
| Minimum Lot Size | 10,000 sq. ft. | None |
| Minimum Lot Width | 60' | None |
| Minimum Front Yard | 5' | None |
| Minimum Rear Yard | 10' | None |
| Landscape Yard | 5' | 10' (for areas not occupied by a structure) |
| Design Standards | | |
| Building materials: ground floor | 70% | 80% |
| Building materials: upper floors | - | 50% |
| Glass: upper floors | 25% | 50% |
| Reflective glass: upper floors | 40% | 50% |
| Lighting: exterior | - | X |
| Screening of mechanical equipment | - | X |
| Parking garages or structures | - | X |
| Height transitions: angular plane for adjacent buildings | - | X |
| Horizontal articulation | - | X |
| Parking | | |
| Minimum and maximum off street parking | General Context | Urban Center Context |
| Parking location & setbacks | Parking prohibited between lot line and building | Parking prohibited between lot line and building. Surface parking must be located behind the principal structure. |

| Signs | | |
|--|---|---|
| Marquee signs | 1 per storefront, 1 sq. ft. per linear foot of frontage | Marquee signs not permitted |
| Projecting signs | Projecting signs not permitted | 0.5 sq. ft. per linear foot of frontage; not to exceed 40 square feet |
| Wall & flat signs | 1 per building face, 1 sq. ft. per linear foot of building face | 1 per building face, 4 sq. ft. per linear foot of building face |
| Land Use Table | | |
| Bar Establishment | Permitted | Conditional |
| Distillery | Permitted | - |
| Ambulance service | Permitted | - |
| Amusement park | Permitted | - |
| Animal (cremation, kennel, cemetery) | Permitted | - |
| Auction (outdoor) | Permitted | - |
| Auditorium | Permitted | - |
| Bakery, commercial | Permitted | - |
| Blacksmith shop | Permitted | - |
| Check cashing/payday loan business | Permitted | - |
| Community correctional facility, small | Conditional | - |
| Contractor's yard/office | Permitted | - |
| Crematorium | Conditional | Permitted |
| Congregate care facility (small) | - | Permitted |
| Living quarter for caretaker or security guard | Permitted | - |
| Rooming (boarding) house | Permitted | - |
| Equipment rental (indoor and/or outdoor) | Permitted | - |
| Farmers' market | Permitted | - |
| Flea market (indoor and outdoor) | Permitted | - |
| Heliport, accessory | - | Conditional |

| | | |
|--|-------------|-------------|
| Government facility requiring special design features for security purposes | Permitted | - |
| Homeless resource center | - | Conditional |
| Homeless shelter | - | Conditional |
| Impound lot | Conditional | - |
| Industrial assembly | Permitted | Conditional |
| Intermodal transit passenger hub | Permitted | - |
| Large wind energy system | Permitted | - |
| Manufactured/mobile home sales and service | Permitted | - |
| Municipal service uses, including City utility uses and police and fire stations | Conditional | Permitted |
| Nursing care facility | Permitted | - |
| Open space | Permitted | - |
| Open space on lots less than 4 acres in size | - | Permitted |
| Park and ride lot | Permitted | - |
| Park and ride lot shared with existing use | Permitted | - |
| Performing arts production facility | - | Permitted |
| Railroad, passenger station | - | Permitted |
| Recycling collection station | Permitted | - |
| Reverse vending machine | Permitted | - |
| Seasonal farm stand | Permitted | - |
| Sexually oriented business | Permitted | - |
| Sign painting/fabrication | Permitted | - |
| Small brewery | Permitted | Conditional |
| Social service mission and charity dining hall | - | Conditional |
| Solar array | Permitted | - |
| Storage (outdoor – public & private) | Permitted | - |
| Store, department | - | Permitted |
| Store, warehouse club | Permitted | - |
| Studio, motion picture | Permitted | - |

| | | |
|--|-----------|-----------|
| Taxicab facility | Permitted | - |
| Urban farm | Permitted | - |
| Vehicle, auction | Permitted | - |
| Vehicle, automobile salvage and recycling (indoor) | Permitted | - |
| Vehicle, boat/recreational vehicle sales and service | Permitted | - |
| Vehicle, truck repair (large) | Permitted | - |
| Vehicle, truck sales and rental (large) | Permitted | - |
| Vending cart, private property | - | Permitted |
| Welding shop | Permitted | - |
| Woodworking mill | Permitted | - |

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:

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;

Discussion:

As discussed in [Key Consideration 1](#), staff finds this application to be consistent with the vision of the relevant planning documents.

Plan Salt Lake contains guiding principles that encourage growth and redevelopment of underutilized land, with emphasis on promoting higher densities in areas served by transit.

The Downtown Plan encourages mid-rise streetcar development throughout this neighborhood, with a vision of transitioning away from industrial and warehouse uses to mixed use residential development.

Finding: Complies

The proposal is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.

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

Discussion:

21A.02.030 General Purpose and Intent of the Salt Lake City Zoning Ordinance

The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:

- A. Lessen congestion in the streets or roads;*
- B. Secure safety from fire and other dangers;*
- C. Provide adequate light and air;*
- D. Classify land uses and distribute land development and utilization;*
- E. Protect the tax base;*
- F. Secure economy in governmental expenditures;*
- G. Foster the city's industrial, business and residential development; and*
- H. Protect the environment.*

The proposal is expected to further the general purposes of the zoning ordinance. The request is not needed to relieve any hardships on the property, nor is it a form of "spot zoning." The intent of the petition is to clear up an issue of split zoning on a parcel to provide clarity for a future development.

Finding: Complies

The proposal generally furthers the purpose statements of the zoning ordinance. Because future development will be less complex with only one zoning designation on the property, this request helps to “foster the city’s industrial, business and residential development” in a way that is consistent with the adopted plans of the city.

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

The proposed amendment is intended to remove the split zoning for the subject parcel to allow a clear path forward for future development. The impacts of a development in the CG District and the D-2 District are expected to be similar.

Finding: Complies

As discussed in [Key Consideration 3](#), the neighborhood is an appropriate location for D-2 District development. The site is expected to be able to adequately support future development without negative impacts to adjacent properties. The properties to the west are a part of the recently approved Pickle & Hide project, to be developed under CG zoning. The properties to the east are already a part of the D-2 zoning district, so they will have the same development rights as the subject property.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;**Discussion:**

There are no applicable overlay zoning districts which may impose additional standards on this property.

Finding: Complies

The map amendment doesn’t conflict with any overlays that affect the property.

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.**Discussion:****Roadways**

The City’s Transportation Division had an opportunity to review the applicant’s zoning amendment proposal and did not provide additional comments. Roadway capacity on 700 S is expected to be adequate to serve the subject property.

Parks and Recreation Facilities

The park nearest to the subject site is Pioneer Park, approximately 0.6 miles away. Additional recreational facilities associated with the Green Loop are planned for the area.

Police and Fire Protection

The Police Department and fire code reviewers did not note any issues or concerns specific to the zoning amendment request.

Schools

The property is located within the boundaries of Liberty Elementary School, Clayton Middle School, and Highland High School.

Stormwater, Water Supply, Wastewater & other public facilities, and services

The City's Department of Public Utilities did not note any issues or concerns with the proposed zoning map amendment. System upgrades may be required to support future development and will be determined during building permit review.

Refuse Collection

The applicant will need to provide adequate waste-removal facilities with any development application.

Finding: Complies

The City's public facilities and services have adequate capacity to serve future development that would be allowed with this rezone.

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- November 30, 2023 – The Granary District Alliance, Ballpark Community Council, and Downtown Community Council were sent the 45-day required notice for recognized community organizations. The Community Councils did not provide written comments or request a presentation at their meetings.
- November 30, 2023 – Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- November 2023 – January 2024 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- December 1, 2023
 - Public hearing notice signs were posted on the property.
- February 2, 2024
 - Public hearing notice mailed.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

Staff received one written comment from a Salt Lake City resident in opposition to the request. The resident expressed concerns about possible impact to the history and character of the Granary District. The public comment has been attached to this report for review.

From: [Katie Barber](#)
To: [Hulka, Andrew](#)
Subject: (EXTERNAL) PLNPCM2023-00923 Comment
Date: Thursday, January 11, 2024 8:19:56 PM

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

Hello Andy,

As a former resident of 739 S. 300 W. and a current frequenter of the Granary District, I am writing to ask the City to demand better of TAG SLC. The proposed zoning amendment will set a course for what is to come for a unique corner of our city, and such a project in its current form would negatively contrast the spaces neighboring its footprint and simultaneously disregard the Granary District's rich history.

The 700 S. corridor has long been associated with industry, movement, and collaboration. The stark contrast between the current CG zoning and the proposed movement to D-2 will inevitably serve to further cut off the movement coming into the Granary District from east, and likely will encourage puncturing obscenely the horizon line and its sunsets from the west.

I would implore the City to consider whether this proposal acknowledges the area's history and neighboring properties, which are not a product of D-2 zoning and are focused on adaptive reuse and reclaiming of existing materials.

TAG SLC should be rising to the task of tapping into this history the same way that neighbors such as INDUSTRY SLC (650 S. 500 W) and the Woodbine Food Hall (451 W 700 S) have, bringing new life to the area through acknowledgement and thoughtful development. The significance of the adaptive reuse that currently brings so much character to the Granary District will likely be undercut by the new projects allowable by the rezoning.

I am imploring the City to encourage that the developer do better to recognize the historical significance of the area as an architectural ambassador to 300 W. and beyond.

I would also implore the City to consider residents who have been longtime supporters of the nearby venue Kilby Court. Those of us who love Kilby Court know that a residential project exhibiting this level of incongruity with its surroundings will bring about the demise of such a beloved institution--an institution that helped put the Granary District as we know it now on the map. Kilby Court has helped the music scene in Salt Lake earn a reputation unlike any other in the country, and the responsibility of the City to take this into account in their demands of TAG SLC should not be minimized.

Thank you,

Katie Barber

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, PE // Engineer VII // scott.weiler@slcgov.com

No objections.

Building: Heather Gilcrease // Building Systems Analyst II // heather.gilcrease@slcgov.com

Building Services has no comments for this phase of the development process.

Fire: Heather Gilcrease // Building Systems Analyst II // heather.gilcrease@slcgov.com

Fire Code has no comments for this phase of the development process.

Transportation: Jena Carver, PE // Transportation Engineer // jena.carver@slcgov.com

No comments received.

Forestry: Rick Nelson // Urban Forestry Services Coordinator // rick.nelson@slcgov.com

If the code requirement to plant one tree in the public ROW parkstrip for every 30' of street frontage is maintained in the new zone, Urban Forestry has no concerns with this proposal. We do require trees to be planted in the public ROW parkstrip even under powerlines. We have a list of small species trees that will stay small enough to stay out of the overhead wires on our webpage.

Police: Lieutenant Andrew Cluff // Executive Officer to the Chief // Andrew.cluff@slcgov.com

No comments received.

Public Utilities: Ali Farshid, PE // Development Review Engineer // ali.farshid@slcgov.com

Public Utilities has no issues with the proposed zoning amendment at 333 W 700 S. Applicant should be aware that without any setbacks and landscape areas this may limit space/options for green infrastructure, which is required by Public Utilities. Applicant should also consider if the parcel will increase in densification, they should be aware of the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

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

- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any nonsewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding streetlights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- 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. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- 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.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- A minimum of one sewer lateral is required per building. Shared laterals require a request for variance. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). A minimum of one exterior cleanout is required on the sewer lateral within 5 feet of the building. Additional cleanouts are required at every change in direction and at least one every 50 feet for 4" laterals and every 100 feet for 6" laterals. Cleanouts must be located on private property and are not permitted in the right-of-way.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater 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. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impactdevelopment?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/waterquality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.