



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Trevor Ovenden, Principal Planner
trevor.ovenden@slcgov.com, 801-535-7168
Date: April 24, 2024
Re: PLNPCM2024-00033 – 1816 S State St Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1816 S State St
PARCEL ID: 16-18-303-028-0000
MASTER PLAN: [Central Community](#)
ZONING DISTRICT: BP, [Business Park](#)

REQUEST:

This is a request by Tiffanie Price, representing the property owner, to change the zoning designation of the property at 1816 S State Street from BP, Business Park to CC, Corridor Commercial. The applicant does not intend to redevelop the property. The zoning amendment is being requested to allow for additional commercial uses at this site.



Subject site - existing building

RECOMMENDATION:

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

ATTACHMENTS:

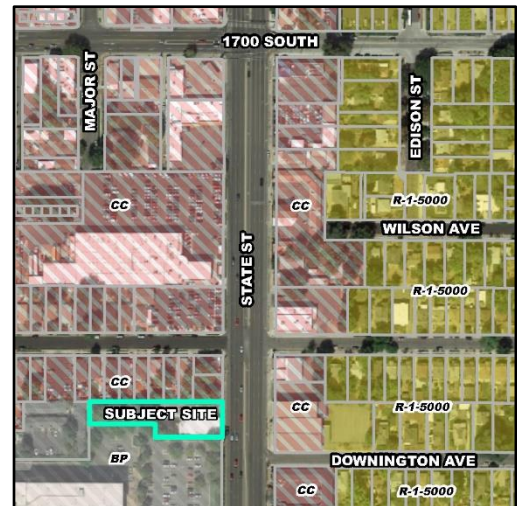
- A. [Attachment A: Vicinity Map](#)
- B. [Attachment B: Submittal Materials](#)
- C. [Attachment C: Property & Vicinity Photos](#)
- D. [Attachment D: Zoning District Comparison](#)
- E. [Attachment E: Amendment Standards](#)
- F. [Attachment F: 1995 Zoning Map Corrections Ordinance Information Excerpts](#)
- G. [Attachment G: Public Process & Comments](#)
- H. [Attachment H: Department Review Comments](#)

PROJECT DESCRIPTION

Background

The applicant is requesting to amend the zoning designation of the property at 1816 S State St from BP, Business Park to CC, Corridor Commercial. The subject property consists of a 5,756 square-foot single-story commercial building that was constructed in 1948. The building includes office and warehouse space. The building is currently being used as a vocational school for tattooing and piercing. Thirteen off-street parking spaces are provided to the rear of the building.

The parcel is 330 feet deep and has approximately 88 feet of frontage on State St. The rear portion of the parcel is narrower than the front portion (approximately 55 feet wide). This portion of the parcel is unimproved. The site is accessed by a driveway opening to State Street.



Vicinity Map

Purpose of the Zoning Amendment

The applicant is requesting to change the zoning designation of this property to allow the existing building at this site to be leased for commercial uses that are not allowed under the current BP zoning designation. Per table [21A.33.070](#) in the City's zoning ordinance, retail goods establishments and restaurants are allowed only when *approved as part of a business park planned development* in the BP zoning district and retail sales and service accessory uses are allowed only *when located within a principal building and operated primarily for the convenience of employees*. The applicant has indicated on their submittal materials that they would like to lease the existing building at this site for these types of uses. Many types of commercial uses are allowed in the [CC district](#), including restaurants and retail establishments. A table of permitted and conditional uses for both zoning districts can be found in [Attachment D](#).

Existing and Proposed Zoning Districts

The purpose of the property's current [BP zoning designation](#) is to *provide an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the City in a campus like setting*. Commercial uses are permitted in this zone that are consistent with this description. This

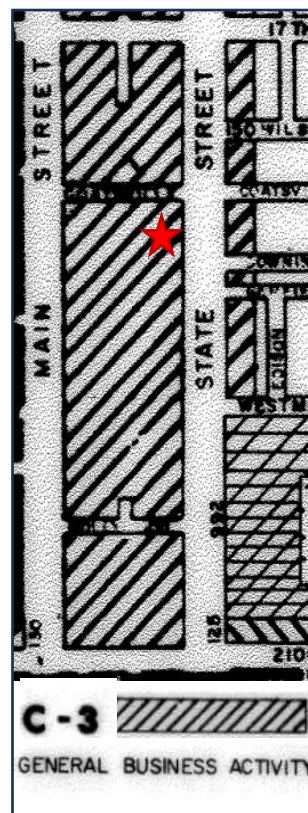
designation is consistent with the adjacent land uses to the south and west, which include the O.C. Tanner Campus and a single-story office complex, respectively. The BP zone allows buildings up to 60 feet by-right and requires a 25-foot rear yard setback and a 20-foot side yard setback. A front yard setback of 30’ is required in the this zone, but the subject site is exempt from this requirement because it is within the [South State Street Corridor Overlay District](#) which imposes additional development standards for new construction intended to orient new buildings closer to the street.

The purpose of the proposed [CC Corridor Commercial](#) District is to *provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards*. This zone allows for 55 more commercial uses with fewer restrictions than the existing BP zone. New buildings are limited to 30 feet in height, although an additional 15 feet of building height may be approved by the Planning Commission through the [Design Review](#) process. This zone requires a 10-foot rear yard setback, no interior sideyard setback, and a 15-foot front yard setback. The CC zoning designation is mapped to most of the properties with frontage on State Street between 2100 South and 900 South. A vicinity map with zoning information can be found in [Attachment A](#). A table comparing the existing and proposed zones can be found in [Attachment D](#).

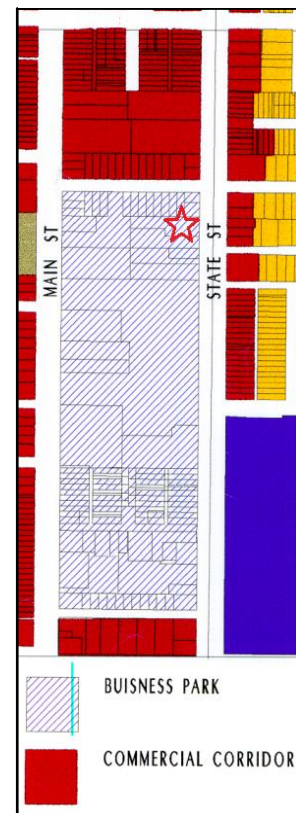
Relevant History

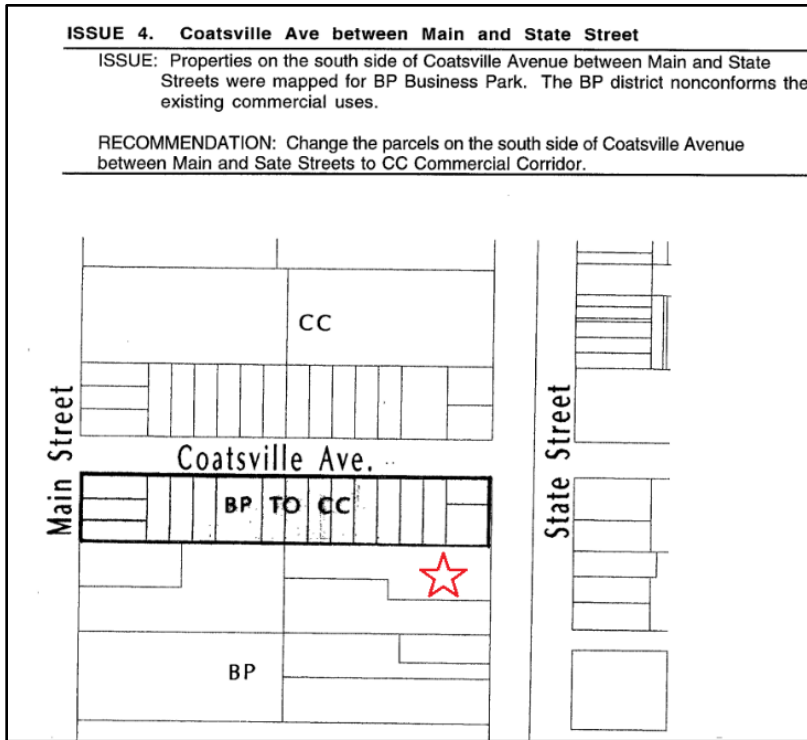
This block was zoned “C-3, General Business Activity” in 1994. In 1995, the zoning ordinance was rewritten and new zoning designations were applied to the entire City. The block was rezoned to BP, Business Park at this time. This was likely because of the O.C. Tanner Campus which occupies the majority of this block. Soon after the new zoning map and ordinance were adopted, the City Council adopted ordinance [87 of 1995](#), which rezoned several parcels throughout the City. Excerpts from the ordinance documentation can be found in [Attachment F](#). This documentation states that “fine-tuning” revisions to the adopted zoning map were needed to correct several mapping errors. The properties directly to the north of this site on Coatsville Ave were rezoned from BP to CC at this time. Page 5 of the adopted ordinance states that these properties were rezoned because *the BP district nonconforms the existing commercial uses*. There are currently three properties with frontage on this section of Coatsville Ave that are being used for commercial uses.

1994 Zoning Map Excerpt



1995 Zoning Map Excerpt





The subject property was not included in this rezoning, although the use of the property was commercial when the ordinance was adopted. The building was being used for *retail sales religious goods/gifts* per City business license records (business license [LIC1991-00148](#)). This description meets the zoning ordinance’s definition of *retail goods establishment*, which was not permitted in the BP zoning district as a standalone use in 1995. When the property was rezoned by the City in 1995 from “C-3” to BP, the use of the property as a retail goods establishment became nonconforming. This use appears to have been abandoned when business license LIC1991-00148 expired in 2014. The property was subsequently used for an office and is currently used as a vocational school for tattooing and piercing. The property is currently being marketed for commercial a new commercial tenant, although few commercial uses are currently allowed at this site under the BP zoning designation.

Neighborhood Characteristics

This property is within the Liberty Neighborhood within the [Central Community Master Plan](#) area. The property abuts a large surface parking lot to the south that services the O.C. Tanner Campus (zoned BP), and 7 properties to the north with frontage on Coatsville Ave which are zoned CC. Although these properties are zoned for commercial use, all but one of the buildings are single family homes. One single-story commercial building is located on the abutting property to the north. To the north of that building are single-story commercial buildings and surface parking lots. There is a surface parking lot at approximately 30 E Coatsville Ave that serves a single-story office complex directly west of the subject site at 1817 S Main St. Across the street to the east are several vacant parcels that are currently being rezoned to allow for high-density, mixed-use development. The Salt Lake Community College South City Campus is approximately .5 miles to

the north, and a WinCo grocery store is approximately .5 miles to the south. Property & vicinity photos can be found in [Attachment C](#).

Existing Infrastructure

The site is located on State Street, a State-owned arterial road with high vehicular capacity and [frequent transit service](#). Bus service is also available on 1700 and 2100 South. The I-80 freeway onramp is approximately 1.5 miles away. There is a sidewalk and a narrow park strip in front of the site. There is no bike lane or street trees on this section of State Street. There is a painted bike lane on Main Street, one block to the west. Parleys Trail and the Sugar House S-Line Streetcar are approximately .5 miles away to the south. The nearest pedestrian crossing across State Street is approximately 850 feet to the south at Westminster Ave.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Processes: Zoning Map Amendment

Zoning map amendment requests are legislative decisions reviewed against a set of considerations from the Zoning Ordinance (found in section [21A.50.050.B](#)). Those considerations are discussed in [Attachment E](#). Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations, as well as consider how a zoning map amendment will affect adjacent properties. The Planning Commission must recommend approval or denial of the amendment to the City Council and should do so based on their review of the applicable considerations. Ultimately, a decision to amend the zoning map is up to the discretion of the City Council, who are not held to any one standard.

KEY CONSIDERATION

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

1. Compliance with General Plan Policies
2. Community Benefit Policy

Consideration 1: Compliance with General Plan Policies

The [Central Community Master Plan](#) is the neighborhood plan applicable to this site and was adopted in 2005, 10 years after this property was rezoned to BP. The Future Land Use map on the second page of the plan designates this property as “Community Commercial”, which is intended to *provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods*. Page 10 of the plan clarifies that this land use designation supports businesses such as *grocery stores, professional offices, small retail sales and services*. This description is consistent with CC zoning district’s purpose of providing for commercial development while promoting compatibility with adjacent neighborhoods.

Commercial Land Use goals for the Central Community are discussed in the plan starting on page 11. Commercial Land Use Goal (CLU) 1.2 relates to the Community Commercial future land use designation and encourages community level retail and service establishments to be located on *appropriate arterials and not encroach upon residential neighborhoods or generate community-wide parking and traffic issues*. This property is located on an arterial road and does not encroach

upon a residential neighborhood. The size of the building is not expected to attract intensive commercial uses that are likely to create *community-wide parking and traffic issues*. Additionally, commercial Land Use goals 2.2, 3.2, and 4.1 encourage repurposing commercial buildings for new commercial uses when appropriate. If approved, this zoning amendment would allow the building at this site to be used for new commercial uses. These commercial land use goals, in addition to the future land use designation of this property, support the applicant's request to rezone the property to CC, Corridor Commercial.

Consideration 2: Community Benefit Policy

On Tuesday, March 5, 2024, [the City Council adopted an ordinance](#) requiring zoning map amendment petitions to provide a community benefit that would not be provided without the amendment. This petition was submitted on January 10, 2024. The petition was deemed complete before the ordinance was adopted, so this proposal is not subject to the new ordinance.

Although not required, the City Council may impose conditions on zoning amendment requests through a development agreement when the council determines that the agreement is necessary to *increase the benefit of the proposed amendment and/or to address potential impacts to city services, surrounding land uses, public safety, and the health of current and future residents, business owners, and visitors to the city* per provision [21A.50.065](#) of the City's zoning ordinance. Planning staff is not recommending any conditions associated with this zoning amendment request.

STAFF RECOMMENDATION

The proposed zoning map amendment is generally consistent with the Standards for General Amendments listed in section [21A.50.050](#) of the City's zoning ordinance. The request is supported by several goals listed in the Central Community Master Plan, as well as the plan's future land use map. Based on the findings in this report, Planning staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment.

NEXT STEPS

Approval or Denial of the Request

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the Council approves the proposed zoning map amendments, any of the uses [permitted in the CC](#) zoning district may be established at this site subject to approval by any relevant City departments or divisions. If the site were to redevelop, it would be subject to the [CC zoning regulations](#).

If the request is denied, uses at this site would be limited to those [permitted in the BP](#) zone. Redevelopment would be subject to the [BP zoning regulations](#).

Development at this site must comply with the additional development regulations imposed by the [South State Street Overlay District](#) whether the request is approved or denied.

ATTACHMENT B: Submittal Materials

Dear Planning Commission,

We would like our parcel 16-18-303-028 to be re-zoned to CC rather than the current zoning of BP. When the BP zoning was established in this area it was primarily for the OC Tanner property. They are the only ones using this zoning. The rest of the surrounding area besides OC Tanner and my parcel is zoned CC. This change was completed a few years ago.

The CC zoning is consistent with the types of tenants that SLC and I would like to have in the building. Prospective tenants for the building are retail, restaurant, personal services and lifestyle businesses. I respectfully ask to have the zoning map reviewed and to have this parcel added to the neighboring zoning CC.

Thank you,
Tiffanie Price
Axiom Properties II, LLC



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: \$1,142** filing fee, plus **\$121** per acre (in excess of 1 ac).
- **Text Amd: \$1,142** filing fee.
- Additional required notice fees assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

ADDRESS OF SUBJECT PROPERTY

REQUEST

NAME OF APPLICANT

PHONE

MAILING ADDRESS

EMAIL

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)

PHONE

MAILING ADDRESS

EMAIL

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	EMAIL	
<input type="text" value="Axiom Properties II LLC (Tiffanie Price)"/>	<input type="text" value="Tiffanieprovost@gmail.com"/>	
MAILING ADDRESS	PHONE	
<input type="text" value="351 W 400 S SLC UT 84101"/>	<input type="text" value="801-674-8880"/>	
APPLICATION TYPE	SIGNATURE	DATE
<input type="text" value="zoning change"/>	<input type="text" value="[Signature]"/>	<input type="text" value="1/11/24"/>

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

NAME OF OWNER	EMAIL	
<input type="text" value="Axiom Properties II LLC"/>	<input type="text" value="Tiffanieprovost@gmail.com"/>	
MAILING ADDRESS	SIGNATURE	DATE
<input type="text" value="351 W 400 S SLC UT 84101"/>	<input type="text" value="[Signature]"/>	<input type="text" value="1/11/24"/>

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 (21A.50.040.A)



Project Description:

- 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.

ZONING AMENDMENT PROCESS

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PLANNING DIVISION // v3.14.23

ATTACHMENT C: Property & Vicinity Photos



Subject Property



State Street – Facing east



State Street – Facing southeast



O.C. Tanner Campus to the south



Commercial building to the north



Office complex to the west

ATTACHMENT D: Zoning District Comparison

A comparison of the [BP](#) and [CC](#) zoning regulations can be found in the table below:

Standard	BP	CC
Building Height	60 feet	30 feet permitted by-right 45' allowed with Design Review approval
Front Setback	30 feet	15 feet No front yard setback is required in the South State Street Corridor Overlay district.
Corner Side Yard Setback	30 feet	15 feet
Interior Side Yard Setback	20 feet	None required
Rear Setback	25 feet	10 feet
Minimum Lot Area	20,000 square feet	10,000 square feet
Minimum Lot Width	100 feet	75 feet
Buffering	30-foot landscape buffer required when abutting a residential district.	7-foot landscape buffer required when abutting a residential district.
Parking	1-2 off-street parking spaces per dwelling unit required for most housing types. 2 street parking spaces per 1,000 square feet required for most commercial uses.	

Design Standards	BP	CC
Building entrances (21A.37.050.D)		X
Parking lot lighting (21A.37.050.I)	X	X

Permitted and Conditional Uses

	BP	CC
Accessory use, except those that are specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site		P
Affordable housing incentives development		P
Agricultural Use	C	
Air cargo terminals and package delivery facility	P	
Alcohol:		
Bar establishment (2,500 square feet or less in floor area)		P
Bar establishment (more than 2,500 square feet in floor area)		C
Brewpub (2,500 square feet or less in floor area)	P	P
Brewpub (more than 2,500 square feet in floor area)	P	C
Tavern (2,500 square feet or less in floor area)		P
Tavern (more than 2,500 square feet in floor area)		C
Ambulance service (indoor)	P	P
Ambulance service (outdoor)	P	P
Animal:		
Cremation service		P
Kennel on lots of 5 acres or larger	C	
Veterinary office	P	P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height in the zone	C	C
Art gallery		P

	BP	CC
Artisan food production (2,500 square feet or less in floor area)	P	P
Artisan food production (more than 2,500 square feet in floor area)	P	P
Auction (outdoor)		P
Auditorium		P
Bed and breakfast		P
Bed and breakfast inn		P
Bed and breakfast manor		P
Bio-medical facility	P	P
Blood donation center		C
Bus line station/terminal		P
Cannabis production establishment	P	
Car wash		P
Car wash as accessory use to gas station or convenience store that sells gas		P
Check cashing/payday loan business		P
Clinic (medical, dental)	P	P
Commercial food preparation	P	P
Community garden	P	P
Contractor's yard/office		C
Crematorium		C
Data Center	P	
Daycare center, adult	P	P
Daycare center, child	P	P

	BP	CC
Daycare, nonregistered home daycare or preschool		P
Daycare, registered home daycare or preschool	P	P
Dwelling:		
Assisted living facility (large)		P
Assisted living facility (small)		P
Accessory unit		P
Congregate care facility (large)		C
Group home (large)		C
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage		P
Living quarter for caretaker or security guard	P	P
Multi-family		P
Residential support (large)		C
Residential support (small)		C
Rooming (boarding) house		P
Shared housing		P
Equipment rental (indoor and/or outdoor)		P
Farm stand, seasonal	P	
Farmers' market		C
Financial institution	P	P
Financial institution with drive-through facility	P	P
Flea market (indoor)		P
Funeral home		P

	BP	CC
Gas station	P	P
Government facility	C	C
Government facility		P
Government office	P	
Helipport	C	
Home occupation		P
Hotel/motel	C	P
Industrial assembly	P	
Jewelry fabrication	P	
Laboratory, medical related	P	P
Large wind energy system	C	P
Library		P
Light manufacturing	C	
Limousine service (small)		C
Meeting hall of membership organization	P	
Mixed use development		P
Mobile food business (operation on private property)	P	P
Municipal service uses, Museum	C	C
Museum		P
Nursing care facility		P
Office	P	P
Open space	P	P
Park	P	P
Parking:		
Commercial	P	C
Off site		P
Park and ride lot	P	P
Park and ride lot shared	P	P
Performing arts production	P	
Place of worship on lot less than 4 acres in size	P	P
Place of worship	P	
Radio, television station	P	P
Reception center		P
Recreation (indoor)	C	P
Recreation (outdoor)		C
Recreational vehicle park		C
Recycling collection station		P
Research and development facility	P	P
Restaurant	P*	P
Restaurant with drive-through facility	P*	P
Retail goods establishment		P

	BP	CC
Plant and garden shop with outdoor retail sales area		P
With drive-through facility		P
Retail service		P
Furniture repair shop		P
With drive-through		P
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	
Reverse vending		P
Sales and display		P
School:		
College or university		P
Music conservatory		P
Professional and vocational	P	P
Seminary and religious institute		P
Seasonal farm stand		P
Small brewery	C	C
Solar array	P	
Storage (outdoor)		C
Storage, accessory (outdoor)	P	
Storage, public		C
Storage, self		P
Specialty store		P
Studio, art		P
Technology facility	P	P
Theater, live	C	P
Theater, movie		P
Urban farm	P	P
Utility, building or	P	P
Utility, transmission	P	P
Vehicle:		
Automobile repair		P
Automobile repair		P
Automobile sales/rental		P
Vehicle, automobile rental agency	P	
Boat/recreational		P
Truck sales and rental (large)		P
Vending cart, private property		
Warehouse	P	P
Wholesale distribution	P	P

* When approved as part of a business park planned development pursuant to the provisions of Chapter 21A.55 of this title.

ATTACHMENT E: Amendment Standards

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

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

Finding: The proposal is generally consistent with purposes, goals, objectives, and policies of the city.

Discussion:

As discussed in Key [Consideration 1](#), The proposed Corridor Commercial zoning designation is consistent with the property’s future land use designation of “Community Commercial” from the Central Community Master Plan. Additionally, the proposed zoning amendment is consistent with several Commercial Land Use policies in the plan that support the repurposing of existing buildings for new commercial uses when appropriate.

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

Finding:

The proposal generally furthers the purpose statements of the zoning ordinance.

Discussion:

21A.02.030 – General Purpose and Intent of the 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 generally supports and should not significantly impact the purposes listed in this provision. The additional commercial uses that would be allowed by the CC zoning designation are not expected to increase traffic congestion. The site is well served by transit which can serve as an alternative to personal vehicle use and help to *lessen congestion in the streets or roads*. Rezoning the property to CC will allow this property to be used for 55 more commercial uses than what is allowed by the property’s current BP zoning designation. This *fosters the city’s business development* and creates opportunities to broaden the tax base.

21A.26.050 – Purpose Statement of CC Corridor Commercial District:

Purpose Statement: The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along

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

No development is being proposed. The site is on an arterial street, and the applicant intends to lease the buildings for the types of commercial uses described in the provision. The applicable master plan supports the applicant's request to rezone this property to CC.

21A.50.010 – Purpose Statement of zoning amendments:

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

The applicant is requesting additional land use rights with this zoning amendment. Staff finds that the adjustments are warranted considering the commercial context of the surrounding area as well as the property's future land use designation. The property was used as a retail establishment for several decades. This use is consistent with the property's future land use designation of "Community Commercial", although the use has been nonconforming at this site since it was rezoned to BP in 1995. The zoning map amendment request would align this property's zoning designation with the applicable future land use designation.

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

Finding:

The proposed amendment is not expected to create impacts on adjacent properties.

Discussion:

No development is being proposed at this time. Adjacent properties to the north, east, and west are already zoned CC. The proposed CC zoning designation is mapped to most of the properties with frontage on State St between 2100 South and 900 South.

If the property were to be redeveloped under the CC zoning regulations, buildings would be limited to 30' in height or 45' with Design Review approval from the Planning Commission. The current BP zoning allows buildings up to 60' without discretionary review. See [Attachment D](#) for a comparison of the current and proposed zones.

The CC zone is considered a "[General Context](#)" parking area, which requires at least 1 off-street parking space per dwelling unit and at least 2 spaces per 1,000 square feet of usable floor area.

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

Finding:

The proposed amendment is consistent with the purpose and provisions of the South State Street Corridor Overlay District.

Discussion:

The subject property is within the [South State Street Corridor Overlay](#) District which imposes additional development standards for new construction. This overlay includes a minimum setback requirement and an exemption to front yard setback requirements which is intended to orient new buildings closer to

the street. If the applicant or a future owner were to redevelop the site, development will be required to comply with these standards regardless of the property's zoning designation.

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.

Finding:

The City's public facilities and services have adequate capacity to serve the additional commercial uses that would be allowed with this rezone.

Discussion:

The request was routed to relevant City departments and divisions for feedback. No issues were identified. Department review comments can be found in [Attachment H](#).

The following two proposed mapping changes involve reducing the density and/or land-use potential of these properties. The affected property owners have not been notified of these proposed changes. Therefore, the City Council should not take action on these changes at this time.

- Zoning map change from CB to RMF-35 on the west side of 300 West between 300 and 400 North.
- Zoning map change from RB to RMF-35 and R-1-5000 on the south side of 900 South between McClelland and 1100 East Streets, including the first three properties fronting the west side of 1100 East Street south of 900 South.

The attached briefing document indicates the section headings that include a dark shading to be issues that staff considers to be more significant policy issues. The portions of text that include a light shading are issues that were either discussed at the public briefing, discussed at the Planning Commission hearing, or presented to staff during the public review period.

Legislative Action: The City Attorney's Office has prepared and approved the necessary ordinance and it is ready for your action.

Submitted by:


MICHAEL DANIELSON
Director

:jg

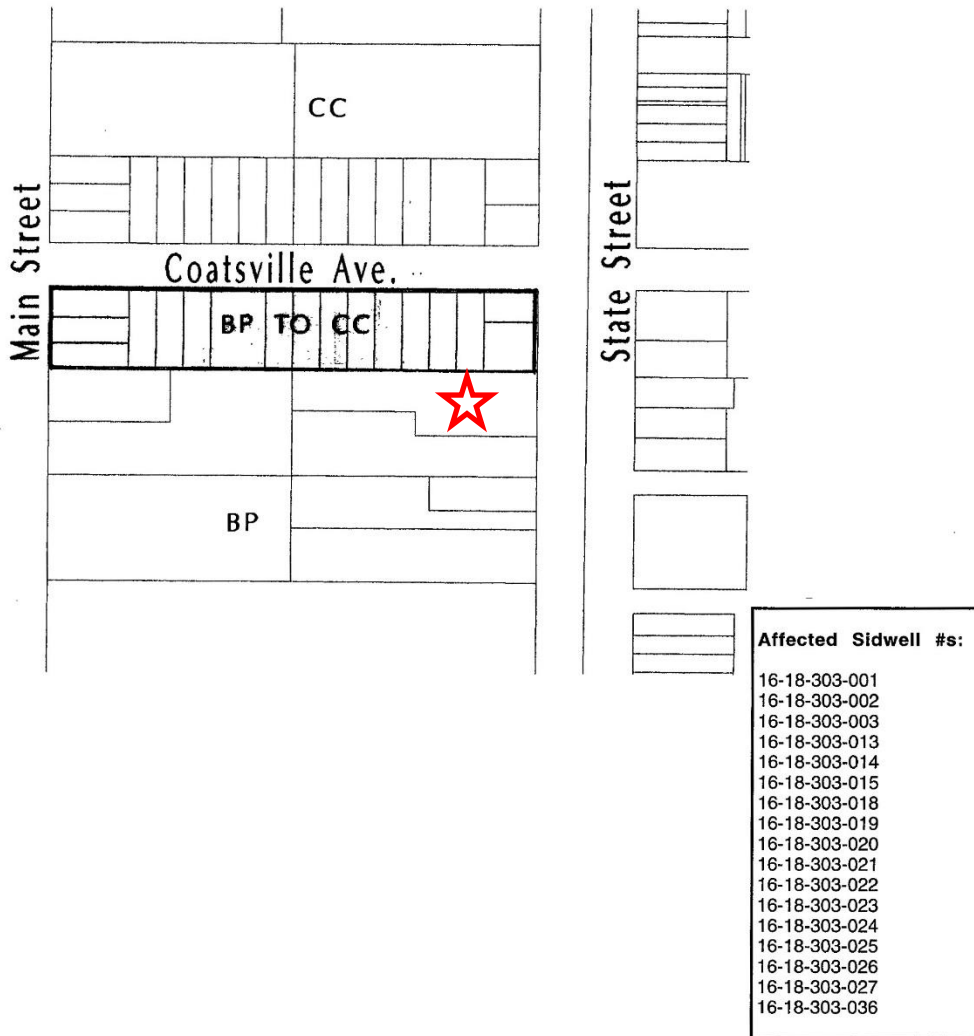
**Planning Commission Recommendation
Zoning Map Modifications**

Recommended Map Changes		
1. Chapman Library at 600 South 900 West	Library property was incorrectly zoned.	Change from Institutional to a Public Land classification
2. Sweet Library at Ninth Avenue and F Street	The library property was incorrectly zoned.	Change from SR 1 to a Public Land classification.
3. 1604 and 1606 Jefferson Street	The two parcels contain commercial and industrial uses and were previously zoned industrial. The residential zoning is incorrect for these parcels.	Change the zoning from RMF 35 to Commercial CG.
4. Coatsville Ave between State and Main Street	Properties on the south side of Coatsville Avenue between Main and State Streets were mapped for BP Business Park. The BP district nonconforms the existing commercial uses.	Change the parcels on the south side of Coatsville Avenue between Main and Sate Streets to CC Commercial Corridor.
5. 659 and 667 North on 300 West Street.	Property owners contend that Commercial Business zoning is a mapping error. The zoning should be Commercial General.	The zoning for this area was specifically discussed with the Planning Commission and the result was a policy call of CB frontage along 300 West and CG on the balance of the block. A mapping error was made by extending the CB zoning beyond the 300 West frontage. Any additional changes would conflict with the established policy. This area will be re-evaluated within the contents of the Capitol Hill master plan update presently in progress.

ISSUE 4. Coatsville Ave between Main and State Street

ISSUE: Properties on the south side of Coatsville Avenue between Main and State Streets were mapped for BP Business Park. The BP district nonconforms the existing commercial uses.

RECOMMENDATION: Change the parcels on the south side of Coatsville Avenue between Main and Sate Streets to CC Commercial Corridor.



ATTACHMENT G: 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:

- February 29, 2024 – The Ballpark Community Council was sent the 45 day required notice for recognized community organizations. The council did not provide comments.
- February 29, 2024 - Neighbors within 300 feet of the site were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- April 12, 2024
 - Public hearing notice sign posted on the property
- April 11, 2024
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

No comments have been received.

ATTACHMENT H: 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/scott.weiler@slcgov.com):

No objections

Fire (Seth Hutchinson/seth.hutchinson@slcgov.com):

No comment from Fire at this phase in the process.

Building (Heather Gilcrease/heather.gilcrease@slcgov.com):

There are no building code comments for this phase of the development process.

Transportation (Jena Carver/jena.carver@slcgov.com):

I have no issues with the proposed amendment.

Urban Forestry (Rick Nelson/rick.nelson@slcgov.com):

If the code requirement for a street tree to be provided for every 30' of street frontage is preserved, then Urban Forestry has no concern with this proposal.

Sustainability (Peter Nelson/peter.nelson@slcgov.com):

Sustainability does not have any comments for this particular zoning map amendment.

Police (Andrew Cluff/Andrew.Cluff@slcgov.com):

No safety concerns for the rezone from the PD.

Economic Development (Peter Makowsk/peter.makowski@slcgov.com):

The Department of Economic Development is in support of this zoning change for the following reasons:

1. New zoning matches zones surrounding the property.
2. New zoning would represent the highest and best use of the property.
3. New zoning aligns with City economic development goals by expanding retail opportunities along the State Street corridor.

Public Services (Jorge Chamorro/Jorge.Chamorro@slcgov.com):

No comments.

Public Utilities (Kristeen Beitel/kristeen.beitel@slcgov.com):

Public Utilities has no issues with the proposed zoning map amendment. Please note that any restaurant use must comply with the following:

- All food and beverage processing, preparation, and service requires grease removal prior to discharge to the public sewer system. Treatment must be provided such that the discharge limit of 500 mg/L of FOG (fats, oils, and grease) is achieved. Applicant must provide a treatment device and plan for treatment and sampling that meets this discharge limit and all applicable standards set forth in the Utah plumbing code and SLCDPU Standards. Treatment device shall be located as to be readily accessible for cleaning and inspection. The treatment device must be sized by a licensed design professional. For an exterior, below grade device, a 4 foot diameter sampling manhole, per APWA 411, must be located downstream of the interceptor and upstream of any other connections. For alternative treatment methods, a sampling point must be provided immediately downstream of the device and upstream of any other connections.

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 permitting 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 non-sewer utilities.
- 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.
- Covered parking area drains and work shop area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft

diameter sampling manhole must be located downstream of the device and upstream of any other connections.

- 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.