MOTION SHEET

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet
Policy Analyst

DATE: October 6 2020

RE: **Rezone: 402 & 416 East 900 South from CN & RB to CB**
PLNPCM2019-01025

Two public hearings have been scheduled for this petition. The second one will be held on October 20. The Council may consider taking action the night of the second public hearing.

MOTION 1
I move that the Council close the public hearing and note a second public hearing has been scheduled for October 20, 2020.

COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet, Policy Analyst

DATE: September 1, 2020

RE: **Rezone: 402 & 416 East 900 South from CN & RB to CB PLNPCM2019-01025**

PROJECT TIMELINE:

Briefing 1: July 16, 2019
Briefing 2: March 3, 2020
Briefing 3: Sept 1, 2020
Public Hearing 1: Aug 27, 2019
Public Hearing 2 Oct 6, 2020
Public Hearing 3 Oct 20, 2020
Potential Action: Oct 20, 2020

WORK SESSION SUMMARY

During the September 1 briefing, the applicant spoke and expressed support for adding a zoning condition to the final ordinance that would ensure 900 South is declared the front yard of this parcel. Staff noted this zoning condition would run with the land.

Council Member Mano said he received some questions about types of uses that are allowed in the CB but not the CN or RB. A full comparison of the use tables is found on pages 39-47 of the transmittal. Here are the uses that were raised during the briefing.

Alcohol Establishments

- Bars (less than 2,500 sf) are a conditional use in the CN, RB and CB.
- Brewpubs and Taverns (less than 2,500 sf) are a conditional use in the CB and not permitted in the CN or RB.

Drive throughs

- Drive throughs for financial institutions, retail good and service establishments and restaurants are permitted in CB and not permitted in the CN or RB.

The public hearings were set for October 6 and 20.

The following information was provided for the September 1 work session. It is provided again for background purposes.

ISSUE AT-A-GLANCE
The Council will be briefed on a proposal to rezone the properties located at 402 and 416 East 900 South from RB (Residential/Business) and CN (Neighborhood Commercial) to CB (Community Business). These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency. It is the applicant's intention to restore the existing market building on the site and construct some form of a mixed-use building over the existing surface parking lot; however, no development plans have been submitted with this application.

The Planning Commission forwarded a positive recommendation to the Council.

Timeline of Council Review:

- July 16, 2019 work session briefing #1
    - During the July 16 work session, the Council did not raise any significant concerns about the proposed rezone.

- August 27, 2019 public hearing #1
    - Based on comments during the public hearing, the Council continued the public hearing and asked staff to set up a meeting with the applicant and concerned residents.
    - A summary of that meeting and concerns are summarized in the section below titled "Meeting with Applicant and Nearby Residents."

- November 2019 - Applicant / neighbor meeting:
    - The applicant met with neighbors, Council Members, Planning Staff, and Council Staff.
    - At the end of the meeting the applicant said they wanted to talk with Planning staff to see if any other zoning options would work for their desired outcome. The applicant let Council staff know that upon further review, they wanted to move forward with the current proposal to rezone the parcel to CB.
    - The residents raised concerns about the impacts to the adjacent property and the overall neighborhood impact with more commercial uses along the 900 South corridor. They felt the neighborhood character would be greatly changed.
    - To staff's knowledge, based on some discussion in the community, some neighbors continue to be opposed to the rezone based on the increase of density to the neighborhood.

- March 3, 2020 – Work Session Briefing #2
    - The Council held a briefing on March 3. A short summary of the issues discussed during that briefing are outlined in the following section of the staff report.

- April 7, 2020 – Public Hearing #2
    - A public hearing was set for April 7. However, the week before the public hearing, the applicant asked to postpone the public hearing. That hearing was postponed until an undetermined, later date.

- September 1, 2020 – Work Session Briefing #3

- At this point, the item is scheduled for Council consideration again, because the applicant is ready to move forward the rezone.
- Per Council direction, two public hearings have been held for land use petitions while the Council has been holding meetings remotely.
- After the September 1 briefing, if the Council is supportive of moving forward with the public hearings, staff proposes they be set for October 6 and October 20. The Council has the option to consider taking action at the conclusion of the second public hearing.

MARCH 3 WORK SESSION BRIEFING SUMMARY

During the March 3 briefing, the following items were raised by the Council during the discussion:

- Comparison of the CN and RB zones
- Setback standards
- Parking issues
- The parcel size exceeds the maximum allowed for CN and RB zones
- Whether the building would be required to face 900 south or if it could face Denver Street

Some of the Council Members asked if the City could require the applicant to orient the building so its front entrance faces 900 South. The intent would be to reinforce 900 South as the primary commercial corridor, ensure that Denver Street is the secondary building frontage, and ensure that a larger landscape buffer is required along the south property line.

There are a few tools the Council has to include this type of condition in the final ordinance. Both development agreements and zoning conditions on the parcel established through the rezoning have been utilized in the past.

Staff has talked with the applicant and they expressed support for including this requirement in the final ordinance.

If the Council would like to include a provision to ensure that 900 South is declared the front yard of this parcel, staff can work with the applicant, Attorney's Office and Planning staff to include this condition in the ordinance being considered for potential adoption.

Vicinity Map

ADDITIONAL INFORMATION

The applicant stated they are pursuing this zoning amendment to rezone the lots under one zoning district because the current zones have some restrictions that make redevelopment difficult:

- The existing CN zone limits lot size to 16,500 square feet and the property at 416 east 900 south is just over 30,000.
- The existing RB zone is restrictive in that it limits the number of residential units in a mixed-use building to a single unit on an upper story.

Aside from these restrictions within the current zoning districts, the applicant feels that the purpose of the proposed CB, “to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods," best aligns with their vision for the property in the future.

The Transmittal letter notes zoning standards within the proposed CB district would not produce a building much different than what could be built on the site today.

- Permitted height is 25 feet in the existing CN zone, 30 feet in the existing RB zone and 30 feet in the proposed CB zone.
- Setbacks and landscape buffers are similar except there are no front or corner setbacks required in the proposed CB zone, which could push a new building closer to the street(s).
- Off-street parking requirements are dependent on land use as opposed to the zoning district, and any new development or intensification of existing land uses must accommodate parking accordingly.

- Uses permitted in the CB zone may be considered slightly more intense than what is permitted in the existing zones; however, the few uses permitted outright in the CB zone that are not permitted in the existing zones would likely need a larger amount of land to accommodate.
    - Pages 39-47 of the Planning Commission staff report shows a comparison of uses between the three zoning districts. Uses allowed in the CB as either a permitted or conditional use, that aren't allowed in the CN or RB zoning districts include:
        - Permitted – Antenna, communication tower, Eleemosynary Facility, Financial Institution (with drive through), Large Wind energy system, Nursing Care Facility, Reception Center, Restaurant with Drive-Through, College/University,
        - Conditional Use - Antenna, communication tower exceeding the zoning maximum height, Gas Station, Hotel/Motel, Limousine service (small),

Planning Commission Staff Report

The table on the next page is a comparison chart of the key zoning standards. It is found on page four of the Planning Commission Staff report. *The information in the table below was used as the basis for Attachment A, Zoning Comparison Chart. This was shared with the community via the Council's various social media accounts.*

Zoning Requirements in Current CN and RB Districts	**Zoning Requirements in Proposed CB District**
• **Front setback from 900 South** ○ CN -15 feet ○ RB - 20% of lot depth {approx. 20 feet)	• **Front setback from 900 South** ○ None is required (*potentially pulls building closer to street*)
• **Corner yard setback** ○ CN - 15 feet ○ RB-10 feet	• **Corner yard setback** None is required (*potentially pulls building closer to street*)
• **Interior yard setback** ○ CN None required ○ RB - 6 and 10 feet	• **Interior Yard Setback** ○ None Required
• **Rear yard setback abutting properties to the south** ○ CN-10 feet ○ RB - 25% of lot depth (approx. 25 feet) (*7-foot landscape buffer also required in CN Zone when abutting residential*)	• **Rear yard setback abutting properties to the south** ○ 10 feet (*7-foot landscape buffer also required in CB Zone when abutting residential*)
• **Height** ○ CN-25 feet ○ RB-30 feet	• **Height** ○ 30 feet ○ *Buildings more than 7,500 gross square feet of floor areas for a first-floor footprint or more than 15,000 gross square feet floor area overall are subject to additional design guidelines that encourage compatibility.*
• **Parking** ○ Requirement is dependent on the use	• **Parking** ○ Requirement is dependent on the use

Pages 6-7 of the Planning Commission staff report identify two main issues for review. A short description of each issue and the finding is provided below for reference. Please see the Planning Commission staff report for full analysis.

1. **Zoning Compatibility with Adjacent Properties**
   - The existing and proposed districts are relatively similar in terms of zoning regulations besides front/ corner setbacks and design review requirements
     - The provision of no front/ corner yard setbacks and requiring Design Review for larger buildings in the proposed CB district could promote more pedestrian-oriented development and, in turn, enhance this small commercial node.
     - Maximum height permitted in the existing and proposed zones are similar - 25 feet in the CN, 30 feet in the RB and 30 feet in the CB.
     - This block is surrounded by the same CN and RB zones with the same 25- 30 feet height maximum.
     - Adequate side/rear yard setbacks may help to limit any new building from "looming" over this property.
     - The same 10-foot rear yard setback that's required in the CN zone is required in the CB zone promote adequate spacing between uses.
     - The same 7-foot landscape buffer required when abutting residential uses will also be required in the proposed CB zone.

2. **Community Comments**
   - Community comments generally pertained to off-street parking and allowed height.
     - off-street parking requirements must be met in the future dependent on any new uses or "intensification" of uses.
     - Maximum height permitted in the existing and proposed zones are similar - 25 feet in the CN, 30 feet in the RB and 30 feet in the CB.
   - One person suggested removing the lot size maximum within the CN zone so that this block face could be rezoned to CN instead of the more intense CB.
     - The CN lot size maximum is intended to prevent commercial creep into residential neighborhoods and the implications of eliminating this standard could be harmful in other areas of the city.
   - A neighbor submitted a letter regarding on site deliveries being a nuisance and the blocking of Grace Court that runs behind the site.
     - These types of issues can be looked into by the City's enforcement team.
     - The Transportation Division indicated the businesses are allowed to make deliveries daily from 7 a.m. to 10:30 a.m. to the west of the Manoli's building that shouldn't block access to Grace Court. There is also signage on 400 East indicating the presence of this loading zone.

Meeting with Applicant and Nearby Residents after the Public Hearing

This item was first presented to the Council during the July 16, 2019 work session. At that briefing the Council did not raise any significant concerns about the proposed rezone. A public hearing was set for August 27, 2019.

During the August 27, 2019 public hearing, two individuals spoke against the proposed rezone and another submitted written comments. Those comments are summarized below in the Public Comment section of this staff report.

The Council continued the public hearing to a future meeting.

Based on the comments made during the public hearing Council Member Mendenhall asked for a meeting to be set up with Planning staff, the applicant and concerned residents about the proposed rezone. That meeting was held in late November. Council Member Valdemoros also participated in the meeting.

During the meeting, the residents explained their concerns about the impacts to the adjacent property due to potential redevelopment of the parking lot on 900 South and Douglas Street, and the overall neighborhood impact with more commercial uses along the 900 South corridor. They felt the neighborhood character would be greatly changed.

Concerns About Master Plan Interpretation

One concern the residents raised is a claim the Planning Commission staff report was "incorrect" when it stated the Central Community Master plan supported encouraging businesses to locate along 900 South.

The following statement is taken from the Future Commercial Land Use Changes section of the Central Community Master Plan, page 11.

- *State Street and 900 South: Encouraging businesses to locate in this area can strengthen and stimulate the ethnic and cultural diversity that exists. A cultural business enclave would diversify the community's retail businesses and complement the community economically and socially.*

The Planning Commission staff report included this section on page 6. The bracketed/bolded text was added by the Planning staff:

- *Encouraging businesses to locate in this area **[along 900 South]** can strengthen and stimulate the ethnic and cultural diversity that exists. A cultural business enclave would diversify the community's retail businesses and complement the community economically and socially.*

The residents cited the bracketed language as the problem that led to the incorrect analysis.

However, Council staff notes another paragraph in the same section also refers to other areas, including 900 South, as a "small residential business mixed use areas":

- *Mixed land use designations - The plan identifies new mixed-use designations to support livable communities. Most of these mixed-use areas are located near mass transit centers and light rail stations in the higher-density and commercial-intensive neighborhoods of the Central Community. Other small residential business mixed use areas are supported along 800 and 900 South and 1100 East. (East Central Master Plan, Page 11)*

The concern that the master plan does not support a growing business district in this area is a paramount concern to some residents. They feel the rezone is not supported by the master plan and it would lead to significant changes to the neighborhood character.

- ***The Council may wish to ask Planning to further explain their analysis of the proposed rezone being compatible with the Master Plan.***

During the meeting with Council Members, applicant and concerned residents, Planning staff explained that master plans are a big vision, guiding document that outline the vision of the community. It is not meant to be set in stone. Sometimes master plans are interpreted differently by different people and due to changing circumstances, sometimes they need to be amended. The City has a process for amending master plans when needed.

Planning staff found the request to rezone the parcels from CN and RB to CB fits within the vision of the existing master plan because the zoning districts allow very similar uses and the general building mass/height/set back controls are similar (*see the table above for district comparison.)* Therefore, they did not recommend a master plan amendment to be processed in tandem with the proposed rezone.

Ultimately, the City Council has the authority to decide if a rezone is in harmony with a master plan and whether the proposed rezone is appropriate.

PUBLIC COMMENT

In addition to the public comments summarized in the Planning Commission staff report, three individuals submitted public comments at the August 27, 2019 public hearing.

Two individuals spoke; both said they live in the neighborhood and were concerned about impacts from the new development. One said the current businesses create nuisance issues by blocking the public right of way for deliveries. The other person said their quality of life would be impacted, that a restaurant patio near his property would make it unlivable and there is already traffic, noise, and parking issues in the area due to other businesses.

Another person submitted a written comment suggesting the zone be changed to CN not CB, and said a proposed patio facing Denver Street would be intrusive on the neighborhood.

Additionally, a petition expressing opposition to the proposed rezone was submitted to the Council Office. It was forwarded to all Council Members on September 13, 2019. The petition states the 224 signees "are petitioning the Council to stop the rezoning of 402 and 416 East 900 South."

The petition is included as *Attachment B - Petition* to this staff report. Also, the handouts given to Council Members during the August 27 public hearing are included as *Attachment C-Public Hearing Handouts 8.27.19*

The property owner who lives directly south of the proposed rezone submitted comments via email on February 26, 2020. They were sent to the Council Members on February 27, 2020. They are also included with this memo as *Attachment D – DenverStreetGraceCourtNeighborsEmail*. The letter outlines his concerns that the proposed rezone would negatively impact the neighborhood.

Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Amelia Wilson	Dear city council members, I live in the liberty wells area and have a lot of appreciation for what has been done to 900s area but I have concerns about what re-zoning would do to the neighborhood. I think it would be best to leave the current zoning and focus efforts on improving/ revitalizing state street in our area which would have a much better and more beneficial impact on liberty wells/ball park neighborhoods.	4
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	William Komlos	Dear City Council members, I think commercialization of the 9th South St corridor is a good idea. Given the .pdf map, trading Commercial and Neighborhood Business zoning at the site(s) for Community Business looks like a good trade to me. I'm sure there are devils in the details, but that's why I vote. The City Council can wrestle over those critters. The site appears sufficiently large to accommodate its own parking lot to reduce the traffic snarls on 9th South that take place as customers come and go from the existing business and the deliveries that are made. An I-15 off ramps lands on 9th South at 2nd West St. And, I've heard rumors that there might be a trolley running along 9th South someday. Another good idea! But cars parked on a 45, pulling out into traffic that gets thicker every day is scary and will temporarily clog traffic many times a day. There is a high demand for our asphalt be it walkers, bikers, or motorized vehicles. The irritation will increase as our population and street-demands continue to grow. I hope there is a way Salt Lake City can maintain the community in that zoning change. Others have mentioned the fun boutiques, record stores, eateries, junk stores, the Tower Theater, and two wonderful establishments serving adult libations that we have along 9th South. Could they get replaced with national box-stores? These are small businesses; some may not survive the pressure of Covid 19. While McDonald's is effectively sterilizing the entire vertical structure of their food-chain, no mom-and-pop operation can compete with that ability. I would hate to see this tree-lined street turned into a Miami strip-mall. Thank you very much for the opportunity to comment on this change affecting my neighborhood. William Komlos, [redacted]	4
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Jessica Gezon	Good morning, As a resident of the 9th South/Liberty Park area I want to thank you for taking the time to consider the rezoning request before approving it. I'd also like to ask that you NOT approve rezoning the properties at 402 and 416 East 900 South. 9th and 9th is a fine area, but not what we want here. Adding more congestion around the park, which is already jam packed on weekends and a parking problem for nearby residents on any holiday, and making it harder for our small local businesses to thrive is a mistake. If only developers, not residents and business owners in the area, are in support then it's not in the best interest of those who actually live and work here. Thank you for your time and consideration, Jessica	n/a

Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Barton Moody	I have attached a letter for the council's consideration in reference to the Sept 1st afternoon meeting. Thank you, Barton Moody [redacted] **(See corresponding attachments)**	4
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Lu Prickett	Don't change it! Please leave the zoning as is. It's hard enough for small businesses, even worse with the pandemic. Changing the zoning will lead to a terrible loss of more small businesses and have a negative effect on the nearby homes. Leave the Community/Commercial zones intact. Lu Prickett	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Christy Bills	Hello, First, thank you for your service to our community. I'm writing as a homeowner, at [redacted]**).** I am deeply concerned about the proposed change to zoning from mixed commercial to commercial and the consequences to the neighborhood I live in. Many of us are low to middle income homeowners, who take great pride in our homes and don't have any option to leave should the neighborhood become unlivable. We are already deeply impacted by the homeless shelter moving in. (Initially I had no concerns about this and welcomed helping our unsheltered neighbors. But seeing the way the city has been unable to really meet their needs, and the way our neighborhoods have been impacted, I'm very disturbed.) Many of us struggle post -pandemic, financially. Here on Roberta Street, we know our neighbors. We maintain our trees. We work together to keep crime down and watch out for problems before they get out of hand. We try to maintain home ownership so that properties are well-kept and loved and invested in - which makes the city a nicer place, with people who care about the long term health of the community. We report graffiti and abandoned shopping carts and support local businesses. There are other areas of the city, further west, that are not neighborhoods, that could certainly use revitalization. Please don't destroy the value of the homes we've worked so hard to maintain. Thank you for hearing my concerns. Christy Bills	4

Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Daniella Birch	I live just west of Liberty Park and was made aware that you are considering rezoning the buildings that house the Southeast market? While it appears on this surface that there is little difference between the current zone and the new zone and I see little harm in it on the surface, I am concerned that this is a ploy by the building owners to push out the existing tenants. I rely heavily on that little asian market for my daily grocery needs. It's the only grocery store within walking distance of my house. If the building owners use this rezoning as an excuse to add more commercial development and kick out the current tenants then, my quality of life will decrease significantly. People living in neighborhoods need access to healthy food to live a high quality of life. Let's not take this grocery store away from me and my neighbors. Daniella Homebrewer, Cycling Enthusiast, & Shutterstock Contributor!	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Dan Carvajal	Neighborhoods change and have to grow with the needs of the community. We can't be NIMBYs just because things will be different. It's morally imperative to support greater housing density in this day and age and I will happily stand on the side of increasing housing supply. - Dan	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Richard Marschner	I got a flyer opposing the rezone but I want to voice my SUPPORT for the rezone. I live in and own the home at [redacted] and would be interested in what plans the owner has for the property and some change could be good. Thank you for your time. Richard Marschner [redacted]	5

Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Jannah Din Andrus	I'm writing to express my concerns about the Southeast Asian Market Property rezoning proposal. The 9th & 4th area is an important, historic area in Salt Lake City, and one in which I am a homeowner and adoring resident with no plans of leaving in the next 10 years. Changing the Southeast Market zoning to a Community Business zoning could turn this area into a Commercial Zone out of line with the lovely nature of this neighborhood. Without specific development plans being shared, it is our job to assume the worst and protect our community. This re-zone could accommodate and encourage higher density commercial activity negatively impacting local resident's (like myself) quality of life. Furthermore, in an era where environmental precautions are more important than ever, a zoning approval with no required setbacks in an area like this is beyond inappropriate and insensitive. As our city undergoes some of the most aggressive growth being seen across the entire country, decisions like this are incredibly important. Not every area should accommodate every type of zoning. It would be far better if business plans requiring zoning like this were urged to develop State Street or Trolley Square areas - both already zoned for community business or more, both so close by and, both so desperately in need of new businesses to come in and help improve them. Please represent your local residents and vote NO on re-zoning the Southeast Asian Market Property. Best, ------- Jannah Din Andrus Creative Director	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	David R. Blaisdell	I have resided at the corner of [redacted] since 1978, approximately 1.5 blocks south of the Southeast Market property. For whatever it's worth, I have no problems with the proposed rezoning of Southeast Market property. Thank you for considering my input. David R. Blaisdell [redacted]	5
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Beverly Hill	I am a frequent customer of the Southeast market and the Pho restaurant. My Accountant also has his office to the south of the parking lot. I do not want to lose any of these resources WE DO NOT NEED ANY MORE HOUSING UNITS !!! Is there no limit to the amount of permits given to housing units? A concerned citizen, Beverly Hill [redacted]	2
Zoning Map Amendment for 402 and 416 East 900 South	Marion Johnson	Please please do not approve the zoning change without knowing what will be built and how it will affect our neighborhood and traffic. That just isn't fair. Marion Johnson [redacted]	n/a

Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Holly Bateman & Nick Ekdahl	Hello, I want to voice my opinion AGAINST the current rezone proposal for this property. With no plan was submitted, it's safe to assume the landlord will want to maximize square footage (and profits!) and build to the very edge of setback and height limits. The CB designation has zero setback limits. That is not appropriate in this neighborhood. It's so depressing (in these already depressing times) to come to the realization that the neighborhood will likely lose Southeast Market and adjacent Pho 28 - both of which we patronize regularly. Change happens and that's fine, but even with the best intentions, greed takes over. The 9th South corridor is, for the most part, a wonderful mix of businesses, residential, and recreational. Thoughtful planning will keep it this way. Please chalk our household up as a NO. Thank you, Holly Bateman & Nick Ekdahl [redacted]	5
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Anonymous	A resident of Liberty wells lives down the road from the SE Market Rezone area. She is in total support of the rezone and thinks it would be very good for the neighborhood. (Voicemail)	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Kelly Margetts	A gentleman named Kelly called our offices to express his concerns over holding a public hearing on April 7th in regards to petition number PLNPCM2018-01025. Kelly would like to have this rescheduled because he doesn't feel safe due to the COVD-19 pandemic right now. (Voicemail)	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Casey Walrath	Hello, I'm writing in response to the proposed rezone of the properties at 402 and 416 East 900 South. I live nearby on Roberta St and am a regular shopper at the Southeast Market as well as the adjoining Pho 28 restaurant (try the basil beef!). I fully support the proposed zoning change, both for the benefit of the existing owners and for the future flexibility of the corridor, which is a vibrant and growing hub for local businesses. With good bus service, a walkable network of neighborhood streets, easy park access, and plans for 9-Line trail improvements, 900 South is a prime street for higher density development, both commercial and residential. While there are no development plans in the proposal, there is a larger principle at stake: properties should not be subject to restrictive setback and height limits that increase costs and promote automobile dependence and air pollution simply to mollify wealthy homeowners who demand the right to control how others must use their property in defense of the status quo. Casey Walrath [redacted]	5

Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	John Peterson	I am writing in FAVOR of this project. The opposition is largely fueled by disinformation from a Mr. Barton Moody who lives nearby and doesn't want change. The Southeast Market has been a great neighbor for years and has been there well before this area became popular. The 9th S. Corridor is the perfect place for mixed residential/retail (like 9th and 9th). Do not let the NIMBYs prevent good development Thanks for you time John Peterson [redacted]	5
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Taylor Anderson	900 South is teed up to change. I can't think of a better place in the Liberty Wells neighborhood to add more density and mixed-use than this area, and I support this change. My one concern is that there are several cherished businesses in the existing building, and it's not clear whether there will be room for them in future plans. I'm all for redevelopment, but I think the City Council should look for innovative ways to combat displacement. While I wish this developer provided more details on future plans for the site, they have a long history of positive investment in this same area. And fighting displacement is a broader issue and conversation that I think the Council should take up as soon as it can.	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Austin Whitehead	I am a resident of the Liberty Wells neighborhood and regularly bike along 900s and buy food and goods from businesses along 900 s near the proposed rezone. One of the reasons my girlfriend and I decided to buy a house in the Liberty Wells neighborhood is that we wanted to live in a neighborhood that was becoming increasingly dense, urbanized, and walkable/bikable. I am in support of rezoning Southeast Market to CB and hope that the city council will continue to support increased density in this area. Thank you! Austin Whitehead [redacted]	n/a

Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Alessandro Rigolon	Dear City Council, As a neighbor of the Liberty Park area, I support the proposed development on the Southeast Market land. Salt Lake City is facing a dramatic housing crisis, which has only been made worse by the pandemic. Research shows that new housing (even market-rate housing) can help stabilize or even reduce housing prices in a region through the process of "filtering." Over time, new housing becomes older and more affordable. Without the constant production of new housing, that cycle of natural affordability won't occur. Specifically, the project is appropriate for Liberty Wells in that it integrates some mixed-uses along one of the city's major corridors – 900 S. It is also good that the project is located near the 9 Line, so that future residents will have access to good biking and walking infrastructure. We clearly need fewer people driving and more people walking, biking, and taking transit, and this project would help in that direction. **1 of 2 (Continued Below)**	n/a

Topic	Name	Comment	District
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Alessandro Rigolon	**2 of 2 (Continued Above)** While it is sad to see the Southeast Market close in this location, I am looking forward to a vibrant 900 S with more shops and restaurants to come. For full disclosure, I have no connections with the developer nor I know who the developer is. I am a neighbor and someone studying land use and housing in cities. Below my signature are a few resources showing evidence for the concept of filtering. Thanks, Alessandro Alessandro Rigolon Assistant Professor Department of City & Metropolitan Planning The University of Utah Mast, Evan. 2019. "The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market." Upjohn Institute Working Paper 19-307. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research. Asquith, Brian J., Evan Mast, and Davin Reed. 2019. "Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas." Upjohn Institute Working Paper 19-316. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research	n/a
Zoning Map Amendment for 402 and 416 East 900 South (Southeast Market)	Jay Perry	Jay Perry lives on [redacted] and has some concerns regarding the SE Market Rezone. Sanitations vehicles come down their street the opposite way. Mr. Perry said he has been told it is because the sanitation vehicles have a difficult time accessing Grace Court because of a 90 degree turn. Because they have elderly people on the street who would struggle to move their trash receptacles, it is important that sanitation can get down their street. Any bars that go into the rezone would be devastating for the neighborhood because of the number of children that live on the street.	n/a

August 31, 2020

RE: Southeast Market Property

Dear Salt Lake City Council:

The neighborhood is very concerned about the change in zoning request being presented before this City Council. The Planning Department produced a simple graphic that downplays how big this change in zoning is. The graphic combines two buildings in the portion labeled 'existing building' and only sites similar 'example uses'. There is no mention of the occupancy change in the graphic. The change from allowing one, above unit to a multiplex is a huge difference and should be addressed.

The Community Business zoning could make this area a Community Commercial Zone. The closest Community Commercial Zone and Community Business Zoning hub is the 9th and 9th area. Trolley Square is also a Community Commercial Zone. As is State St. This zoning is too big for this neighborhood and could overwhelm the small homes in this area.

This area is a low residential/mixed use zone, this zone change would not be appropriate for this area. This rezone has the potential to take the entire corridor into a Community Commercial Zone. This is a historic district and sited as an example of the character that Salt Lake City should maintain in the Master Plan. The residents are afraid that this rezone will irreversibly change the historic Liberty Wells District.

The developer has not disclosed any solid plans for this property. While this is not necessary, the neighborhood would not like to see this drastic change approved without a solid plan. The developer is free to use the existing footprint of the existing building, it is grandfathered in.

Late night hours, drive thru, motel, tavern, strip mall, gas station, cell tower or a three story apartment complex that could consume the entire block – these are all possible with this rezone and could greatly impact the historical character of the neighborhood. The planning department makes no mention of these possibilities. The neighborhood deserves a fair, balanced proposal for the City Council to vote on. This proposal is full of errors, half-truths and misrepresentations.

This is the only lot in the area and full more days than it is not. Parking is difficult in the area and the loss of parking will impact the neighborhood residents, over a dozen of the homes on the block have only street parking.

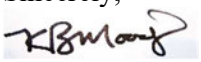
There are 10 properties on Grace Court that are on .03 acres (quarter sized lots, some of the houses have walls that touch). Grace Ct is a one way street that skirts this property to the south. They will be crippled by additional congestion and traffic on their narrow, one way street. The adjacent properties on Denver St are half sized lots. This neighborhood is already a densely housed area.

The Southeast Market has been a good neighbor for decades. They are uncertain in their future and they have no faith that their ‘remodel’ is the purpose to rezone.

The developer has no commitment to this neighborhood. The property has no maintenance from the owner, is in continual violation of weed growth in the boulevards and they have had years of ownership. The properties south of the dumpsters have filed over thirty complaints with the Department of Health for overfull, unsanitary and reeking dumpsters. The idling ordinance is not enforced with the semi-trucks that rumble the neighborhood for an hour at a time several times a week. There is no concern for the neighborhood by this developer.

The proposed map amendment is not consistent with the purposes, goals, objectives, and policies of the city as stated in the Master Plan. Other properties in the neighborhood have provided plans, submitted designs and impact studies to get their rezone approved. This aggressive rezone has more potential to ruin this neighborhood than to help it and the developer has only provided flat sketches. The developer states that they “want to see what the possibilities are”. Under the guise of correcting a zoning error, the planning department is trying to make our neighborhood a Commercial Zone. I would hope that my city representatives will not sacrifice our historic neighborhood to development at our historic neighborhood and city’s expense.

Sincerely,



K Barton Moody

February 26, 2020
To: Salt Lake City Council
Re: 402 & 416 East 900 South Zoning Map Amendment

Dear Salt Lake City Council,

The potential rezoning of the parcel at 416 E on 900 South is an ongoing issue in the historic Liberty Wells neighborhood. Allowing this expanded zoning designation could have a negative impact on the neighborhood in the following ways:

- Allowing a Community Business zoning would be too burdensome for this neighborhood. Currently, the neighborhood is comprised of Residential Business and Commercial Neighborhood zonings. The establishments allowed by the existing zoning are located adjacent to our homes, are proportionate to/with the scale of the historic neighborhood, and these business zonings are encouraged by the Master Plan. A Community Business zoning in this neighborhood would disproportionately disturb the balance that has been set as an example of mixed use zoning that effectively serves the community.
- The closest Community Business zoning is the loading dock of the Smith's Grocery Store at 850 East on 900 South. The 9th and 9th area and the State Street corridor are appropriate areas for a Community Business zoning.
- The quality of living for the residents of Denver St and Grace Ct would be diminished by the proposed higher density zoning in terms of congestion. The only outlet for Grace Ct is a one way street that ends at the back of this property. Additional congestion could have too large a burden on the 30 residents that live on this small, narrow street.
- Allowing this zoning change would set a precedent for other properties wanting and requesting the Community Business zoning. The developer says that they would like to see this neighborhood become another 9th and 9th, however the neighborhood residents would like to maintain the balance of mixed-use residential and business and preserve the established character of the area.
- Transforming the whole of 900 South into a business district is dangerous to the safety of the city. Fire Station 5 uses 900 South many times a day for emergency service, and congesting the corridor would reduce valuable service transit time.
- The neighborhood does not want to be a commercial zone, and has over 200 signatures attesting to their insistence not to allow this rezoning.
- According to the Master Plan recommendation, when a property is non-conforming, the lesser of the two zonings should be applied.
- The proposed plan previously submitted to the City Council had misleading representations and errors that should be examined before voted on by this City Council.

We appreciate the careful consideration of the Salt Lake City Council in this matter that could impact the future development and growth of our neighborhood. We are not anti-development and have embraced the commercial boom in our area. We maintain the right to thrive in this area and to not be overwhelmed by aggressive over development.

Respectfully submitted on behalf of the neighbors on Denver Street and Grace Court,

Kenneth Barton Moody
[redacted]

JACQUELINE M. BISKUPSKI
Mayor

DEPARTMENT *of* **COMMUNITY**
and **NEIGHBORHOODS**
PLANNING DIVISION

CITY COUNCIL TRANSMITTAL

Patrick Leary, Chief of Staff

Date Received: June 21, 2019
Date sent to Council: June 21, 2019

TO: Salt Lake City Council
Charlie Luke, Chair

DATE: June 21, 2019

FROM: Jennifer McGrath, Interim Director Department of Community & Neighborhoods

SUBJECT: PLNPCM2018-01025 – Southeast Market Zoning Map Amendment

STAFF CONTACT: Lauren Parisi, Principal Planner, (801) 535-7226 or lauren.parisi@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follow the recommendation of the Planning Commission and approve Petition PLNPCM2018-01025 for a zoning map amendment to rezone the properties at approximately 402 & 416 East 900 South from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District.

BUDGET IMPACT: None. The proposal involves a change in zoning on privately owned parcels.

BACKGROUND/DISCUSSION:
Project architect Merry Warner Demuri, on behalf of property owner Kathia Dang, is requesting a zoning map amendment to rezone the properties at 402 and 416 East 900 South from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. The primary reason for this request is because the parcel at 416 East 900 South, including the Southeast Market building itself which has been in place since 1941, currently falls within two different zoning districts or is "split zoned" between both the RB and CN zones. Split-zoned parcels are unusual and often the result of a mapping error. It can also make it difficult to update a site or the buildings on a site as two sets of zoning standards must be

applied – i.e. different building heights, setbacks, landscaping and parking requirements, etc. It is the applicant's intention to restore the existing market building on the site and construct some form of a mixed-use building over the existing surface parking lot.

The applicant has chosen to rezone the two subject properties to the CB: Community Business Zoning District instead of one of the two exiting zones for multiple reasons. The existing CN zone limits lot size to 16,500 square feet and the property at 416 E. 900 South is just over 30,000 – greatly exceeding this maximum. The intention of this size limitation may prevent commercial creep or the replacement of residential uses with commercial on residential blocks; however, this larger lot is already established, has been used for commercial purposes since 1941, and the eastern end is surface parking so any redevelopment would not involve the removal of existing homes. Additionally, the existing RB: Residential Business District is restrictive in that it limits the number of residential units in a mixed-use building to a single unit on an upper story. Again, though this rezone is not contingent on specific development, the owner is interested in pursuing a mixed-use building with more than one dwelling unit on the site. The Central Community Master Plan also calls for low residential/mixed use in this area.

Aside from these restrictions within the current zoning districts, the applicant feels that the purpose of the proposed CB or to "*provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods*" best aligns with their vision for the property in the future.

Zoning standards within the proposed CB district would not produce a building much different than what could be built on the site today. Permitted height is 25 feet in the existing CN zone, 30 feet in the existing RB zone and 30 feet in the proposed CB zone. Setbacks and landscape buffers are similar except that there are no front or corner setbacks required in the proposed CB zone, which could push a new building closer to the street(s). Off-street parking requirements are dependent on land use as opposed to the zoning district, and any new development or

intensification of existing land uses must accommodate parking accordingly. The uses permitted in the CB zone may be considered slightly more intense than what is permitted in the existing zones; however, the few uses permitted outright in the CB zone that are not permitted in the existing zones would likely need a larger amount of land to accommodate (see staff report for all zoning standards and permitted use comparisons). A neighbor expressed concern at the Planning Commission hearing that trucks dropping off deliveries to the existing businesses on site can block access from Grace Court onto 400 East; however, the Transportation Division has indicated that the businesses are allowed to make deliveries daily from 7 a.m. to 10:30 a.m. to the west of the Manoli's building that shouldn't block access to Grace Court. There is also signage on 400 East indicating the presence of this loading zone.

Because this site has been used for moderately-sized commercial uses historically and the proposal generally aligns with the guiding standards for zoning map amendments, staff is recommending approval of the proposed map amendment to City Council. The Planning Commission has also forwarded on a positive recommendation to City Council.

PUBLIC PROCESS:

- Community Councils (Liberty Wells and Central City Community Councils) were noticed on January 9, 2019 – no formal comments were received in support or against the proposal
- The applicant presented at the Liberty Wells Community Council on February 13, 2019 where the group appeared to be in general support of the proposal
- An open house was held on February 19, 2019 on the subject property. Two residents attended – one in general favor of the proposal and another that suggested to rezone the properties to CN as opposed to CB as the CB district allows more intense uses
- The public hearing notice for Planning Commission was mailed April 26, 2019
- The public hearing notice was posted on the property April 29, 2019
- The public hearing with the Planning Commission was held on May 8, 2019. The Commission reviewed the petition during the public hearing and voted to forward a positive recommendation to City Council for the zoning map amendment

EXHIBITS:

1) PROJECT CHRONOLOGY
2) NOTICE OF CITY COUNCIL HEARING
3) PLANNING COMMISSION RECORD
    a) ORIGINAL NOTICE AND POSTMARK
    b) PLANNING COMMISSION STAFF REPORT OF MAY 8, 2019
    c) PLANNING COMMISSION AGENDA AND MINUTES OF MAY 8, 2019
4) PUBLIC COMMENTS
5) ORIGINAL PETITION
6) MAILING LIST

SALT LAKE CITY ORDINANCE
No. _____ of 2019

(Amending the zoning map pertaining to two parcels located at 402 East 900 South Street and 416 East 900 South Street to rezone those parcels from RB Residential/Business District and CN Neighborhood Commercial District to CB Community Business District)

An ordinance amending the zoning map pertaining to parcels located at 402 East 900 South Street and 416 East 900 South Street to rezone those parcels from RB Residential/Business District and CN Neighborhood Commercial District to CB Community Business District pursuant to Petition No. PLNPCM2018-01025.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on May 8, 2019 on an application submitted by Merry Warner Demuri on behalf of the property owners to rezone two parcels located at 402 East 900 South Street and 416 East 900 South Street respectively from RB Residential/Business District and CN Neighborhood Commercial District to CB Community Business District pursuant to Petition No. PLNPCM2018-01025; and

WHEREAS, at its May 8, 2019 meeting, the planning commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said application; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Parcels located at 402 East 900 South Street and 416 East 900 South Street (Parcel ID numbers 16-07-259-001 and 16-07-259-058), and as more particularly described on Exhibit "A" attached hereto, shall be and hereby are respectively

rezoned from RB Residential/Business District and CN Neighborhood Commercial District to CB Community Business District.

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2019.

_____
CHAIRPERSON

ATTEST AND COUNTERSIGN:

_____
CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CITY RECORDER
(SEAL)

Bill No. _____ of 2019.
Published: _____.
HB_ATTY-#78129-v1-Ordinance_rezoning_402_and_416_E_900_S

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: JUNE 13, 2019
By: _____
Paul C. Nielson, *Senior City Attorney*

Exhibit "A"

Legal Descriptions of
Parcels to be rezoned to the CB Community Business District

402 East 900 South Street
Parcel No. 16-07-259-001

A TRACT OF LAND SITUATE IN LOT 12, BLOCK 20 OF FIVE ACRE PLAT A, BIG FIELD SURVEY, BEING MORE PARTICULARLY DESCRIBEDAS FOLLOWS:

COMMENCING AT A POINT 2 RODS EAST OF THE NORTHWEST CORNER OF SAID LOT 12 AND RUNNING THENCE SOUTH 110 FEET; THENCE EAST 43 FEET; THENCE NORTH 110 FEET; THENCE WEST 43 FEET TO THE POINT OF BEGINNING.

416 East 900 South Street
Parcel No. 16-07-259-058

BEGINNING 76 FEET EAST OF THE NORTHWEST CORNER OF LOT 12, BLOCK 20, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE EAST 270.5 FEET; THENCE SOUTH 74.5 FEET; THENCE WEST 80.85 FEET; THENCE SOUTH 74 FEET; THENCE WEST 80.85 FEET; THENCE NORTH 38.5 FEET; THENCE WEST 108.8 FEET; THENCE NORTH 110 FEET TO THE POINT OF BEGINNING.

TABLE OF CONTENTS

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

PETITION: PLNPCM2018-01025 – Southeast Market Zoning Map Amendment

December 21, 2018	Petition for zoning map amendment was received by the Planning Division.
January 8, 2019	Petition was assigned to Lauren Parisi, Principal Planner, for staff analysis and processing.
January 9, 2019	Information about the project was sent to the Chairs of the Central City and Liberty Wells Community Councils in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
February 19, 2019	Open House was held on the site.
February 25, 2019	The 45-day comment period for Recognized Organizations ended.
April 26, 2019	Public notice was posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting. Public hearing notice mailed.
April 29, 2019	Public hearing notice sign with project information and notice of the Planning Commission public hearing posted on the property.
May 8, 2019	Planning Commission Public Hearing. The Planning Commission reviewed the petitions, conducted a public hearing and voted to forward a positive recommendation to the City Council for the zoning map amendment.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petition PLNPCM2018-01025: Southeast Market Zoning Map Amendment** - Zoning Map Amendment 402 & 416 E. 900 South - Merry Warner Demuri, the architect representing the property owner, has initiated a petition for a zoning map amendment to change the zoning of the above-mentioned properties from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes. No development plans have been submitted with this application. The subject properties are located in Council District 5, represented by Erin Mendenhall. (Staff Contact: Lauren Parisi at 801.535.7226 or lauren.parisi@slcgov.com). Case number: **PLNPCM2018-01025**

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: Room 315

City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Lauren Parisi at 801-535-7226 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at lauren.parisi@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at (801) 535-7757; TDD (801) 535-6021.

3A. PLANNING COMMISSION – ORIGINAL NOTICE AND POSTMARK

SALT LAKE CITY PLANNING DIVISION
451 S STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY UT 84114-5480

FIRST CLASS

U.S. POSTAGE » PITNEY BOWES
ZIP 84116 $ 000.50⁰
02 1W
0001403373 APR 26 2019

RETURN SERVICE REQUESTED

STATE MAIL 04/29/2019

Lauren Parisi - Salt Lake City Planning Division
PO Box 145480
Salt Lake City, Utah 84114

84114$5480 B900

Salt Lake City Planning Division
451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

Salt Lake City Planning Commission Wednesday, May 8, 2019, 5:30 p.m.
City and County Building 451 S State Street, Room 326

A public hearing will be held on the following matter. Comments from the Applicant, City Staff and the public will be taken.

Zoning Map Amendment 402 & 416 E. 900 South - Merry Warner Demuri, the architect representing the property owner, has initiated a petition for a zoning map amendment to change the zoning of the above-mentioned properties from the CN: Neighborhood Commercial District & the RB: Residential/ Business District to the CB: Community Business District. These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes. No development plans have been submitted with this application. The subject properties are located in Council District 5, represented by Erin Mendenhall. (Staff Contact: Lauren Parisi at 801.535.7226 or lauren.parisi@slcgov.com). **Case number PLNPCM2018-01025**

3B. PLANNING COMMISSION STAFF REPORT
May 8, 2019

Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

TO: Salt Lake City Planning Commission

FROM: Lauren Parisi, Principal Planner

DATE: May 8th, 2019

RE: PLNPCM2018-01025
Southeast Market Map Amendment

ZONING MAP AMENDMENT

PROPERTY ADDRESSES: 402 & 416 East 900 South
PARCEL IDs: 16-07-259-001 & 16-07-259-058
MASTER PLAN: Central Community
ZONING DISTRICT: *Current* – CN: Neighborhood Commercial/RB: Residential Business
Proposed – CB: Community Business

REQUEST: Merry Warner Demuri, the project architect representing the property owner, is requesting a zoning map amendment to rezone the properties at approximately 402 & 416 East 900 South from the **CN: Neighborhood Commercial District & the RB: Residential/Business District** to the **CB: Community Business District.**

These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes.

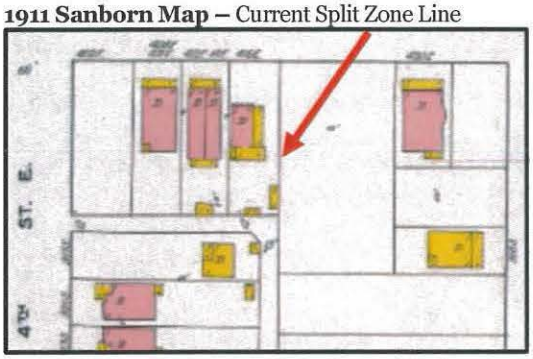
RECOMMENDATION:
Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward on a positive recommendation to the City Council for the proposed Zoning Map Amendment.

ATTACHMENTS:

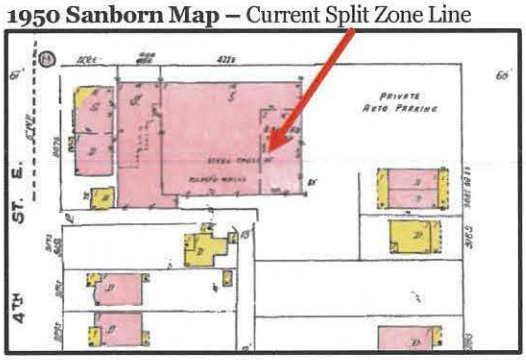
PROJECT DESCRIPTION: Project architect Merry Warner Demuri, on behalf of property owner Kathia Dang, is requesting a zoning map amendment to rezone the properties at 402 and 416 East 900 South from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. A large reason for this request is because, as seen on the existing site plan below, the property at 416 E. 900 South is split zoned between both the RB and CN zoning districts. In fact, the Southeast Market building that currently sits on the property falls within both of these zoning districts. It is relatively unusual to find a building with two different zoning designations. Within the market building there is also a restaurant, bakery and some office space. Manoli's restaurant is located within the building on the other property at 402 E. 900 South.

While the true reason for the split zone is unknown, it's likely that the different zones correspond with the lots that were in place before the market building was constructed as depicted on the Sanborn maps below. Or, it could simply have been a mapping error. Either way, when a property is split zoned, it can make it difficult to make changes to the building or site as a whole as two different sets of zoning standards must be applied – i.e. different building heights, setbacks, landscaping and parking requirements, etc. Therefore, the applicant would like to rezone this property under one zoning district primarily for consistency purposes as well as administrative ease. As this block face consists of only two parcels, the applicant has also elected to include the property at 402 E. 900 South (Manoli's Restaurant) as a part of this rezone request to encourage a more cohesive block face, which was also recommended by Planning Staff.

1911 Sanborn Map – Current Split Zone Line

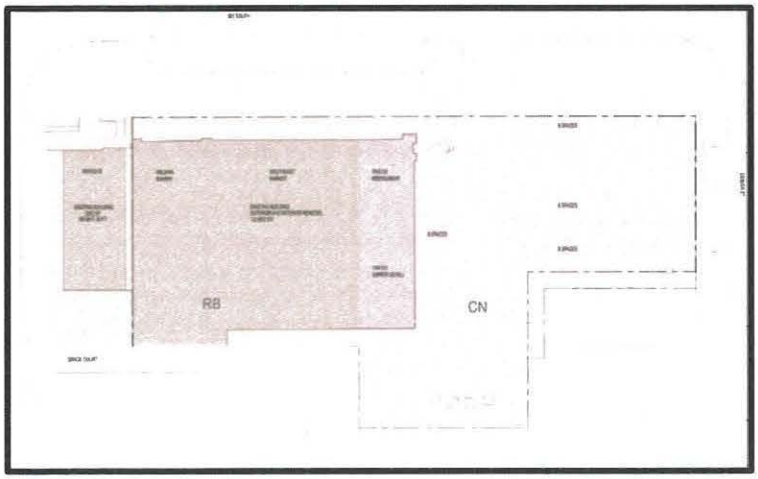


1950 Sanborn Map – Current Split Zone Line

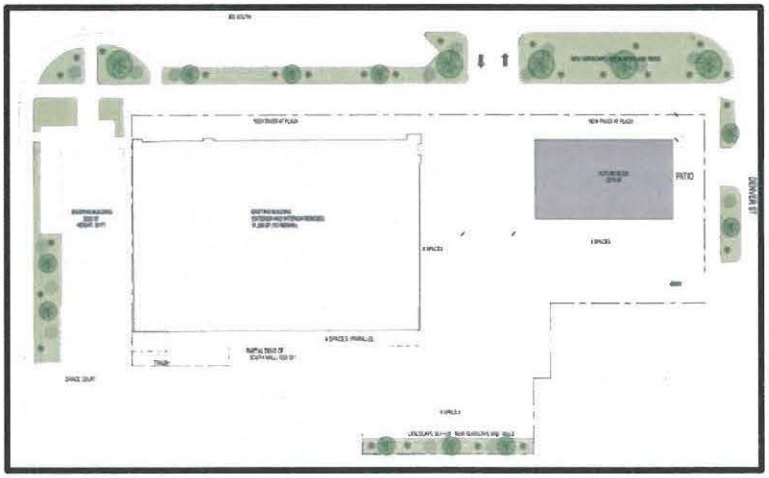


Though development plans have not been submitted with this zoning map amendment request, the applicants have indicated that they would like to make improvements to the existing Southeast Market building and potentially construct a second mixed-use type building on the northeast corner of the site as depicted on the applicant's concept site plan and concept photos. It's unknown if the existing businesses will remain in the market building. However, zoning map amendment requests are not contingent on *specific* development proposals/uses and reviewers should consider the appropriateness of the proposed zone as a whole (zoning standards, permitted uses, etc.) as opposed to potential development.

EXISTING SITE PLAN



CONCEPT SITE PLAN



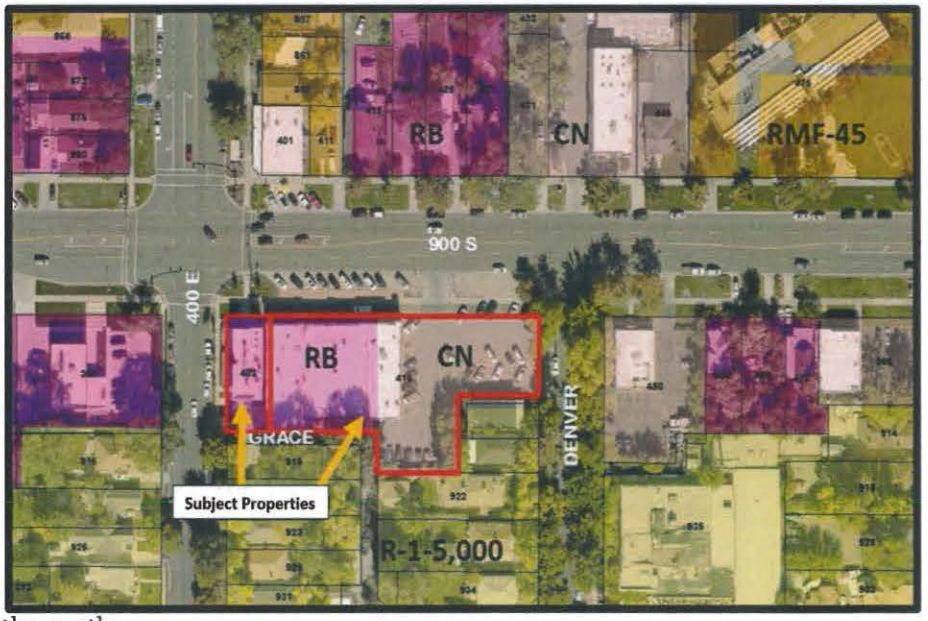
The applicant has chosen to rezone the two subject properties to the CB: Community Business Zoning District in particular for multiple reasons. The first reason is that the existing CN zone limits lot size to 16,500 square feet or less. The property at 402 E. 900 South is approximately 4,800 square feet, but the property at 416 E. 900 South is just over 30,000 – greatly exceeding the CN maximum. The intention of this size limitation may prevent commercial creep – the replacement of residential uses with commercial – on residential blocks; however, this site is unique in that the block face consists of just two properties that have historically been commercial and the eastern end is surface parking so any redevelopment would not involve removal of existing housing. The lot could be subdivided into two lots around the market building and parking lot, but this would also most likely result in the market lot being greater than 16,500 square feet and may cause access issues. The proposed CB zone does not have this maximum lot size limitation.

As explained in their narrative, the applicant also feels that the existing RB: Residential Business District is very restrictive as it limits the number of residential units within a mixed-use building to one unit on an upper story. Again, though this rezone is not contingent on specific development, the owner is interested in pursuing mixed use on the site within the market building and/or a newly constructed building. The proposed CB zone does not limit the number of residential units within a mixed use building.

The purpose statement of the CB Zone is as follows:

> *The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.*

Site Context – The subject properties are currently being used for a mix of retail goods, retail service and office space. They're surrounded by a mix of commercial and residential uses *and* zoning districts.



As seen on the zoning map, the R-1-5,000: Single-Family Residential Zoning District abuts the properties to the south; Neighborhood Commercial to the east, Residential Business to the west and a mix of those same districts in additional to multi-family residential districts across the street to the north. Liberty Park is located approximately one block to the east and State Street approximately three blocks to the west. For reference, the 9th and 9th CB node also abuts an R-1-5,000 neighborhood to the south. All of the surrounding land uses are as follows:

North – Restaurants/Multi-Family
South – Single-Family Homes
East – Fitness Studio
West – Hair Salon

Zoning Standards Comparison – While the existing and proposed zoning districts are similar in terms of lot and bulk zoning standards, there are some differences as broken down in the following table (see Attachment D for links to for all zoning standards):

ZONING REQUIREMENTS IN CURRENT CN AND RB DISTRICTS:	ZONING REQUIREMENTS IN PROPOSED CB DISTRICT:
Front setback from 900 South – CN – 15 feet RB – 20% of lot depth (approx. 20 feet)	**Front setback from 900 South –** None is required (pulls building closer to street)
Corner yard setback – CN – 15 feet RB – 10 feet	**Corner yard setback –** None is required (pulls building closer to street)
Interior yard setback – CN – None required RB – 6 and 10 feet	**Interior Yard Setback –** None Required
Rear yard setback abutting properties to the south – CN – 10 feet RB – 25% of lot depth (approx. 25 feet) *(7-foot landscape buffer also required in CN Zone when abutting residential)*	**Rear yard setback abutting properties to the south –** 10 feet *(7-foot landscape buffer also required in CB Zone when abutting residential)*
Height – CN – 25 feet RB – 30 feet	**Height** – 30 feet *Buildings in excess of 7,500 gross square feet of floor area for a first floor footprint or in excess of 15,000 gross square feet floor area overall are subject to additional design guidelines that encourage compatibility.*
Parking – Requirement is dependent on the use not the zone. See Attachment D. for certain use requirements	**Parking** – Requirement is dependent on the use not the zone. See Attachment D. certain for use requirements

Setbacks – Setbacks within the existing CN and RB zoning districts are relatively similar to the standards within the proposed CB district, with one exception being required front and corner yard setbacks. The CB district does not require front and corner setbacks to bring new buildings closer to the street and somewhat frame the pedestrian way to feel more walkable. Not listed in the table, the existing CN and proposed CB districts both have a maximum setback of 15-25 feet to ensure buildings are not too far away from the sidewalk. The applicant's concept plan has the new building setback 11 feet from the property line, in line with the market building.

Height - The maximum height permitted, which is often a concern, is also similar in all three districts – 25 feet in CN and 30 feet in both the RB and CB. For reference, the Manoli's restaurant building that is slightly taller than the market building is 30 feet.

Parking – Parking is not permitted within the front or corner yards in any of these three districts. Surface parking lots are further regulated in the CN and CB zones to better promote pedestrian orientation and cannot be closer than 7 feet to an adjacent residential zoning district. Parking stall requirements are dependent on land use and any new development or intensification of existing land uses must accommodate parking accordingly. If the uses in the market building were to change and have higher parking requirements, additional parking shall be provided in the amount by which the requirements for the intensified use exceed those for the existing use. Parking stall requirements are the same in all three zoning districts for all uses besides residential (in the RB district, multi-family residential uses require ½ space for single-resident occupancy rooms, 1 space for studios/1-bedroom units, and 2 spaces for 2+ -bedroom units compared to the CN and CB districts, where 1 space is required per dwelling unit not matter its size).

Design Review - Another main difference with the proposed CB district is that buildings with a footprint greater than 7,500 square feet or a gross floor area greater than 15,000 square feet must go through the Design Review process to ensure certain architectural features on the building. However, it is not likely that a building of this size could fit over the existing parking lot area and trigger Design Review. For reference, the proposed building on the applicant's concept plan has a footprint of approximately 2,275 square feet, which would not require this design review.

Based on these zoning standards, a similar building could be constructed over the parking lot under the current CN zone today that could also be constructed in the proposed CB zone. The building could be 5 feet taller and pushed closer to the street(s) in the CB zone. Lot coverage isn't regulated in the CN nor the CB district. The existing market could also be renovated under the current RB and CB zone, but different standards would apply to different sides of the building which could be very problematic.

More generally, the applicant has indicated the CB zone better aligns with what this site has been used for historically – a mid-sized commercial building – as well as their vision for this site in the future or mixed use.

Permitted Use Comparison – The Community Business (CB) District allows similar uses to the existing the Neighborhood Commercial (CN) District & Residential/Business (RB) District. Uses that are permitted (P) or conditional (C) in the CB district that are <u>not</u> permitted or conditional in the existing districts include the uses listed below. Though these uses are listed as permitted or conditional, other city standards may need to be met for the site to be able to accommodate such uses (See Attachment D for all permitted and conditional uses).

- *Brewpub Or Tavern Less Than 2,500 Sq. Ft. (C)*
- *Antenna Communication Tower (P)*
- *Eleemosynary Facility (P)*
- *Financial Institution (P)*
- *Gas Station (C)*
- *Hotel/Motel (C)*
- *Wind Energy System (P)*
- *Limo Service (C)*
- *Nursing Care & Large Assisted Living Facility (P)*
- *Reception Center (P)*
- *Drive-Thrus (P)*
- *College Or University (P)*

Neighborhood Master Plan – The subject properties are located in the Central Community Master Plan area or; more specifically, the Liberty Neighborhood planning area. The future land use map calls for low residential/mixed use on these properties, which can generally be accommodated by the proposed CB zoning district. Low residential mixed/use is described in the Plan as:

Historic Photo – O.P. Skaggs Market

The purpose of the Low-Density Residential Mixed Use is to create viable neighborhoods with lower density and low traffic-generating commercial land uses by providing the ability to mix small neighborhood retail and service land uses with residential dwellings. The intent is to maintain populations at compatible low density levels and help support neighborhood business uses.

Low-density mixed use allows a mix of low-density residential dwellings and small commercial land uses in structures that maintain a residential character. It also allows the integration of residential and small business uses at ground floor levels throughout designated areas in the Central Community. An example of this land use classification is 900 South between 200 and 500 East.

The Plan also specifically encourages commercial land use along this particular corridor on 900 South between State Street and 500 East stating:

Encouraging businesses to locate in this area* [along 900 South] *can strengthen and stimulate the ethnic and cultural diversity that exists. A cultural business enclave would diversify the community's retail businesses and complement the community economically and socially.

Relevant mixed use and commercial land use goals within the Central Community Master Plan include:

- **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-4.2 Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.**
- **CLU-4.0 Ensure commercial land uses are compatible with neighboring properties.**
- **CLU-4.2 Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations.**
- **CLU-5.0 Prevent commercial property from deteriorating and causing neighborhood blight.**

Overall, though this proposed rezone does not necessarily guarantee the "cultural business enclave" that was described in the Master Plan, no zoning designation would guarantee cultural businesses. The CB zone does accommodate both the continuation of commercial land uses on the site as well as the possibility for mixed use development, which the future land use map specifically calls for.

The Plan does reiterate the importance of preserving existing housing and compatible commercial development, but it should be noted that the site has been historically used for commercial purposes that support the surrounding residences. The original market building was constructed in 1941, which the applicants have indicated they would like to restore. The site is also located off of a larger collector street in the city, equipped to handle commercial and mixed use development.

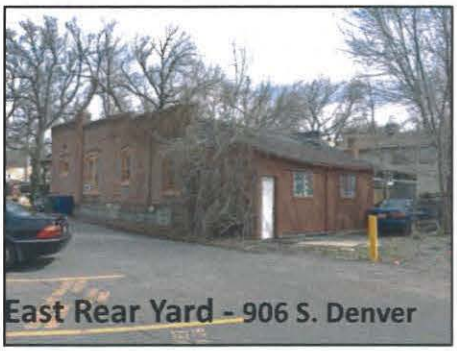
KEY CONSIDERATIONS: The following key considerations have been identified for the Planning Commission's review.

<u>Consideration #1</u> – Zoning Compatibility with Adjacent Properties
As described in the zoning standards comparison section above, the existing and proposed districts are relatively similar in terms of zoning regulations besides front/corner setbacks and design review requirements; however, it could be said that the provision of no front/corner yard setbacks and requiring Design Review for larger buildings in the proposed CB district would promote more pedestrian-oriented development and, in turn, enhance this small commercial node. The rezone will also apply to an entire block face and any potential new buildings do not need to necessarily be setback the same distance or align with the existing buildings across the street on 900 South to the east and west, which are setback a ways from the street. A closer front/corner setback off of Denver Street may also differentiated the commercial node from the residential neighborhood to the south and provide for a larger rear setback.

Maximum height permitted in the existing and proposed zones also are similar – 25 feet in the CN, 30 feet in the RB and 30 feet in the CB. This block is also surrounded by the same CN and RB zones with the same 25-30 feet height maximum. For reference, the existing Manoli's building is 30 feet tall. The R-1-5,000 Single-Family Residential zoning district to the south allows homes up to 28 feet for a pitched roof and 20 feet for a flat roof. Though the height of the existing single-family home at 906 S. Denver Street to the south of the parking lot is unknown, adequate side/rear yard setbacks may help to limit any new building from "looming" over this property. The same 10-foot rear yard setback that's required in the CN zone is required in the CB zone

promote adequate spacing between uses. The same 7-foot landscape buffer required when abutting residential uses will also be required in the proposed CB zone.

Residential Properties Behind the Subject Site –


East Rear Yard - 906 S. Denver


Center of Rear Yard


West Rear Yard - 915 S. 400 East

In terms of permitted and conditional land uses, the CB zone can be considered more intense in terms of the type of land uses allowed like drive-thrus, nursing homes and reception centers in addition to the fact that the number of mixed use units are not limited. The CB and RB zone also allows strictly multi-family residential buildings where the CN does not. The CB zone is intended to accommodate moderately sized commercial areas while the CN zone is intended to provide for small scale, low intensity commercial uses. The RB zone may fall somewhere in between. That said, this lot has been used for moderately-sized commercial since the early 1940s. The applicant's intent is to develop some form of a mixed-use building on the northeast corner of the lot, which would be a compatible use in this area. Retail uses near residential areas can also work to promote walkable neighborhoods similar to the 9th and 9th area, which is also zoned CB.

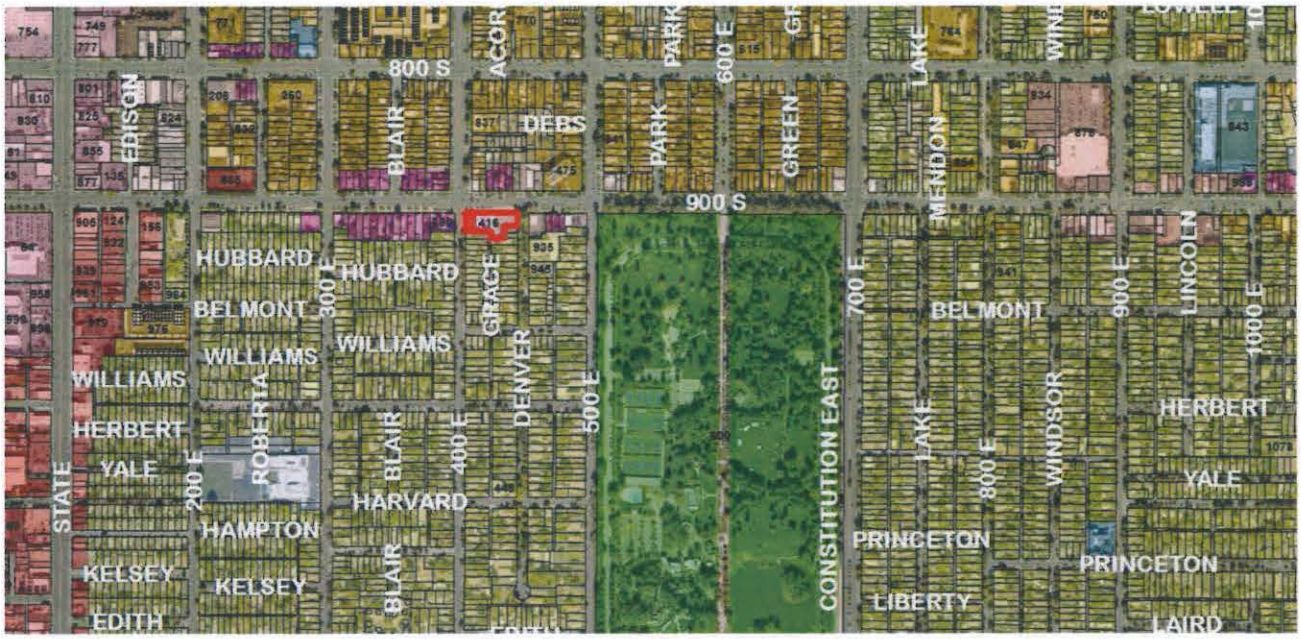
Overall, the differences in lot and bulk standards between the existing and proposed zoning districts will not produce a building form extremely different with what could be built currently, nor would it produce a building out of scale with the surrounding development. Further, the uses that would be allowed in the CB district are relatively similar to the uses that are allowed today. Standards within the CB district are also more flexible when it comes to mixed use development, which the Master Plan encourages.

<u>Consideration #2</u> – Community Comments

Throughout the community engagement process, general questions were asked regarding required off-street parking and allowed height. The applicants are aware that off-street parking requirements must be met in the future dependent on any new uses or "intensification" of uses. They've also indicated that 30 feet in height would most likely accommodate a 2-story building at maximum. Another community member suggested removing the lot size maximum within the CN zone so that this block face could be rezoned to CN instead of the more intense CB, but this lot size maximum is intended to prevent commercial creep into residential neighborhoods and the implications of eliminating this standard could be harmful in other areas of the city. Finally, a neighbor submitted a letter regarding on site deliveries being a nuisance and the blocking of Grace Court that runs behind the site. These particular issues regarding the active businesses on the site can be investigated by the City's enforcement team (see Attachment F for all public comments).

NEXT STEPS: The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If approved, the property owner could propose development and/or land uses that meet the standards within the CB zoning. If denied, the property owner could propose development and/or land uses that meet standards with the RB and CN zoning districts. Because of the split zone, it may be difficult to renovate the existing market building as different zoning standards will apply.

ATTACHMENT A: Aerial and Zoning Map


800 S
900 S
EDISON
BLAIR
DEBS
PARK
600 E
GREEN
LAKE
MENDON
HUBBARD
BELMONT
300 E
WILLIAMS
GRACE
DENVER
500 E
700 E
CONSTITUTION EAST
900 E
LINCOLN
1000 E
HERBERT
YALE
STATE
ROBERTA
200 E
400 E
HARVARD
HAMPTON
KELSEY
EDITH
800 E
WINDSOR
PRINCETON
LIBERTY
LAIRD

ATTACHMENT B: Site Photographs

Southeast Market Building

Parking Lot to the east of market

Manoli's restaurant just east of the market

Park strip in front of the subject properties

Across 900 South to the north

Drive (Grace Court) behind the subject properties to the south

ATTACHMENT C: Application Materials

Zoning Map Amendment – 416 East 900 South and 402 East 900 South

Project Description

We request your consideration of a zoning map change for the property located at 416 E 900 S (Parcel Number: 16072590580000**).** The property is split-zoned with two zoning types and the zoning division runs through the middle of the existing 12,863 sf building. The historic market building was built in 1941 by O.P. Skaggs who was a developer of medium sized markets and drug stores. This date was well before the current zoning map and ordinance were adopted. The property is zoned both RB - residential business and CN - neighborhood commercial which have permitted use limitations per SLC Zoning Ordinance. The intent of this request is to rectify the split-zoning of the property and correct the zoning designation to be more in line with the property's significant attributes.

There are several items about the existing property (416 E 900 S) that one must consider when evaluating whether a zoning map amendment is consistent with the purpose of the SLC planning documents and descriptions. The property has been a large commercial property since 1941 and is more characteristic of properties designated CB - community business zone. The current split-zoning of the property makes it difficult to differentiate the current tenant spaces and evaluate future development of the site. While it may seem that the entire property should change to be entirely CN or wholly RB, there are issues with a zoning change to one of these overall designations.

First, CN does not allow for a lot size larger than 16,500 sf and the parcel at 416 E 900 S is 29,998 sf. In fact, the actual piece of the parcel assigned CN is over the defined maximum lot size at 18,035 sf. On the other hand, RB limits number of live/work units and does not allow for various commercial land uses currently in the building and future land uses that we feel would contribute to the neighborhood. The existing building currently houses an Asian grocery market, a bakery and a restaurant as well as an upper level office space. The Melawa Bakery operates within a approximately 3,000 sf tenant space. A bakery or artisan food production of this size is considered a nonconforming use and not allowed in the RB (residential business) zone.

It is our vision that this property would be better served with a zoning change to CB - Community Business which is intended to "provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods". The property has been a moderately sized commercial property for almost 80 years and has added to the walkability of the neighborhood. Land uses such as mixed-use projects, multiple live-work units or small brewpubs/taverns are allowed in the more flexible CB zone.

We are proposing to rehab the existing commercial building and restore the character of the historic brick building. In turn, the 900 South street side will be addressed with patios, places to sit, and landscaping. Also, we propose to develop a new building at the front of the property in similar scale to the existing building while maintaining as much parking as possible.

Historic Photo - 416 E 900 S

Historic Photo - 416 E 900 S – West End

Current Street View - 416 E 900 S

The proposed new building would be located in the northeast corner of the existing property where an unsightly parking lot lies. This building would contain commercial spaces on the main level and approximately 6 live-work units on the upper level. The goal of the proposed project would be to enrich the neighborhood and provide services to the residents with unique pedestrian oriented businesses – a mixture of retail, restaurants, and artisans. At the same time, introducing live-work units to the area would allow for more diverse opportunities to work and live in this walkable neighborhood.

With this request, the planning staff has suggested that the adjacent property's (402 E 900 S) zoning designation be addressed to create some consistency along the block face with one zoning district. In addition, we propose a zoning amendment of the property located at 402 E 900 S (Parcel Number: 16072590010000**).** The historically commercial property at 402 E 900 S is zoned RB - residential business and would be updated to a CB - community business zone.

Last, we propose to redefine the 900 south street edge along the block face between Denver Street and 400 East while working with Salt Lake City to consider the 9 Line Corridor Master Plan. The addition of patios, varied landscaping and a focus on increasing the inside-out connection of the buildings would add greatly to this area.

PROJECT SUMMARY

Current Zoning/Land Use

RB (residential business) –west half of parcel (11,963 sf)

CN (commercial neighborhood) - east half of parcel (18,035 sf)

The property is split-zoned through the existing building (see below).

Proposed Zoning/Future Land Use

CB (commercial business)

Current Lot Size: 0.69 acres or 29,998 sf

Existing Conditions:	12,863 sf existing building (footprint) and	
	13,459 sf parking lot (32+ spaces)	
Existing businesses:	Southeast Market:	7,000 sf
	Melawa Bakery:	3,000 sf
	Pho 28 (Restaurant):	3,000 sf
	Office (upper level east):	3,000 sf

We have carefully reviewed and considered zoning options that would serve the neighborhood and the 900 South Corridor, while helping achieve our vision for the property and the area. In fact, the Central Community Master Plan calls for '*low density residential mixed use'* in this specific area (on 900 South between 200 and 500 East). Approval of this request for a zoning change to CB zoning would allow for mixed use while limiting the negative impact of too many residential units. We are dedicated to adding to what has become a unique and dynamic portion of 900 South and hope to upgrade the existing building and property while understanding the role it plays in forming a more livable community.

ATTACHMENT D: Zoning District Comparisons

21A.24.160: RB RESIDENTIAL/BUSINESS DISTRICT:

The purpose of the RB Residential/Business District is to create vibrant small scale retail, service, and office uses oriented to the local area within residential neighborhoods along higher volume streets. Development is intended to be oriented to the street and pedestrian, while acknowledging the need for automobile access and parking. This district is appropriate in areas where supported by applicable Master Plans. The standards for the district are intended to promote appropriate scaled building and site design that focuses on compatibility with existing uses.

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT:

The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

	Residential Business (RB) – Existing Zoning https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49072#s1222452	Community Neighborhood (CN) – Existing Zoning https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49073#s928505	Community Business (CB) – Proposed Zoning https://www.sterlingcodifiers.com/codebook/getBookData.php?chapter_id=49073#s928507
Maximum Building Height	The maximum building height permitted in this district is thirty feet (30').	Maximum Height: Twenty five feet (25').	Maximum Height: Thirty feet (30').
General Yard Requirements	**1. Front Yard:** Twenty percent (20%) of lot depth, but need not exceed twenty five feet (25'). For buildings legally existing on April 12, 1995, the front yard shall be no greater than the existing yard. **2. Corner Side Yard:** Ten feet (10'). For buildings legally existing on April 12, 1995, the corner side yard shall be no greater than the existing yard. **3. Interior Side Yard:** Six feet (6'); provided, that on interior lots one yard must be at least ten feet (10'). For buildings legally existing on April 12, 1995, the required yard shall be no greater than the existing yard. **4. Rear Yard:** Twenty five percent (25%) of the lot depth, but the yard need not exceed thirty feet (30'). **5. Accessory Buildings** And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.	**1. Front Or Corner Side Yard:** A fifteen foot (15') minimum front or corner side yard shall be required. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. **2. Interior Side Yard:** None required. **3. Rear Yard:** Ten feet (10'). **4. Buffer Yards:** Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title. **5. Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title. **6. Maximum Setback:** A maximum setback is required for at least sixty five percent (65%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following: a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.	**1. Front Or Corner Side Yard:** No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions. **2. Interior Side Yard:** None required. **3. Rear Yard:** Ten feet (10'). **4. Buffer Yards:** Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title. **5. Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title. **6. Maximum Setback:** A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following: a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture. b. The addition is not part of a series of incremental additions intended to subvert the

		b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance. Appeal of administrative decision is to the planning commission.	intent of the ordinance. Appeal of administrative decision is to the planning commission.
Maximum Building Coverage	Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed fifty percent (50%) of the lot area.	N/A	N/A
Parking Requirements – Number of Spaces	Multi-family residential: • 2 parking spaces for each dwelling unit containing 2 or more bedrooms • 1 parking space for 1 bedroom and efficiency dwelling • $^1/_2$ parking space for single room occupancy dwellings (600 square foot maximum) Retail goods and service establishments: 2 spaces per 1,000 square feet of usable floor area Office uses: 3 spaces per 1,000 square feet of usable floor area for the main floor plus $1^1/_4$ spaces per 1,000 square feet of usable floor area for each additional level, including the basement	Residential 1 space per dwelling unit Retail goods and service establishments: 2 spaces per 1,000 square feet of usable floor area Office uses: 3 spaces per 1,000 square feet of usable floor area for the main floor plus $1^1/_4$ spaces per 1,000 square feet of usable floor area for each additional level, including the basement	Residential 1 space per dwelling unit Retail goods and service establishments: 2 spaces per 1,000 square feet of usable floor area Office uses: 3 spaces per 1,000 square feet of usable floor area for the main floor plus $1^1/_4$ spaces per 1,000 square feet of usable floor area for each additional level, including the basement

Other Zoning Requirements	**I. New Nonresidential Construction:** Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure shall only be approved as a conditional use pursuant to chapter 21A.54, "Conditional Uses", of this title and provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following: 1. The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (RB district); and 2. The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (RB district); and 3. The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood. (Ord. 12-17, 2017)	**Parking Setback:** Surface parking lots within an interior side yard shall maintain a thirty foot (30') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following: a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture. b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance. c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening. d. The landscaped setback is consistent with the surrounding neighborhood character. e. The overall project is consistent with section 21A.59.060 of this title. Appeal of administrative decision is to the planning commission.	**7. Parking Setback:** Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The planning director may modify or waive this requirement if the planning director finds the following: a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture. b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance. c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening. d. The landscaped setback is consistent with the surrounding neighborhood character. e. The overall project is consistent with section 21A.59.060 of this title. Appeal of administrative decision is to the planning commission. **E. Building Size Limits:** Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the conditional building and site design review process. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the conditional building and site design review standards in chapter 21A.59 of this title, the planning commission shall also consider the following standards: 1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face. 2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.

			3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access. 4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building. 5. Buffers: When located next to low density residential uses, the planning commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas. 6. Step Backs: When abutting single-story development and/or a public street, the planning commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

21A.33.030:TABLE OF PERMITTED AND CONDITIONAL USES:

Legend:	C =	Conditional	P =	Permitted

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Accessory use, except those that are specifically regulated elsewhere in this title	P	P	P
Adaptive reuse of a landmark site	P	P	P
Alcohol:			
Bar establishment (2,500 square feet or less in floor area)	C	C	C
Bar establishment (more than 2,500 square feet in floor area)			
Brewpub (2,500 square feet or less in floor area)		C	
Brewpub (more than 2,500 square feet in floor area)			
Distillery			
Tavern (2,500 square feet or less in floor area)		C	
Tavern (more than 2,500 square feet in floor area)			
Ambulance service (indoor)			
Ambulance service (outdoor)			
Amusement park			
Animal:			
Cremation service			

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Kennel			
Pet cemetery			
Veterinary office	C	P	C
Antenna, communication tower		P	
Antenna, communication tower, exceeding the maximum building height in the zone		C	
Art gallery	P	P	P
Artisan food production (2,500 square feet or less in floor area)	P	P	P
Artisan food production (more than 2,500 square feet in floor area)			
Auction (outdoor)			
Auditorium			
Bakery, commercial			
Bed and breakfast	P	P	
Bed and breakfast inn	P	P	P
Bed and breakfast manor	C	C	
Blacksmith shop			
Blood donation center			
Brewery			
Bus line station/terminal			
Bus line yard and repair facility			

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Car wash			P
Car wash as accessory use to gas station or convenience store that sells gas			P
Check cashing/payday loan business			
Clinic (medical, dental)	P	P	P
Commercial food preparation	P	P	P
Community correctional facility, large			
Community correctional facility, small			
Community garden	P	P	P
Contractor's yard/office			
Crematorium			
Daycare center, adult	P	P	P
Daycare center, child	P	P	P
Daycare, nonregistered home daycare or preschool	P	P	P
Daycare, registered home daycare or preschool	P	P	P
Dwelling:			
Assisted living facility (large)		P	
Assisted living facility (small)		P	
Dwelling, assisted living facility (limited capacity)			P
Group home (large)[17]		P	C

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
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[18]	P	P	P
Living quarter for caretaker or security guard	P	P	P
Manufactured home			P
Multi-family		P	P
Residential support (large)[19]			
Residential support (small)[20]			
Rooming (boarding) house		P	C
Single-family attached			P
Single-family detached			P
Single room occupancy			
Twin home			P
Two-family			P
Eleemosynary facility		P	
Equipment rental (indoor and/or outdoor)			
Farmers' market			
Financial institution	P	P	
Financial institution with drive-through facility		P	
Flea market (indoor)			

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Flea market (outdoor)			
Funeral home			
Gas station		C	
Government facility		C	C
Government facility requiring special design features for security purposes	P	P	
Home occupation	P	P	P
Homeless resource center			
Homeless shelter			
Hotel/motel		C	
House museum in landmark sites (see subsection 21A.24.010S of this title)			
Impound lot			
Industrial assembly			
Intermodal transit passenger hub			
Laboratory (medical, dental, optical)			P
Laboratory, testing			
Large wind energy system		P	
Laundry, commercial			
Library	P	P	P
Limousine service (large)			

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Limousine service (small)		C	
Manufactured/mobile home sales and service			
Mixed use development	P	P	P
Mobile food business (operation on private property)	P	P	P
Municipal service uses, including City utility uses and police and fire stations		C	C
Museum	P	P	P
Nursing care facility		P	
Office	P	P	P
Office, single practitioner medical, dental, and health			
Offices and reception centers in landmark sites (see subsection 21A.24.010S of this title)			
Open space	P	P	
Open space on lots less than 4 acres in size			P
Park	P	P	P
Parking:			
Commercial			
Off site	C	P	P
Park and ride lot		C	
Park and ride lot shared with existing use		P	P
Place of worship on lot less than 4 acres in size	P	P	C

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Radio, television station			
Reception center		P	
Recreation (indoor)	P	P	P
Recreation (outdoor)			
Recreational vehicle park (minimum 1 acre)			
Recycling collection station	P	P	
Research and development facility			
Restaurant	P	P	P
Restaurant with drive-through facility		P	
Retail goods establishment	P	P	P
Plant and garden shop with outdoor retail sales area	P	P	P
With drive-through facility		P	
Retail service establishment	P	P	P
Furniture repair shop	C	P	
With drive-through facility		P	
Reverse vending machine	P	P	
Sales and display (outdoor)	P	P	
School:			
College or university		P	

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Music conservatory		P	P
Professional and vocational		P	P
Seminary and religious institute		P	C
Seasonal farm stand	P	P	P
Sexually oriented business			
Sign painting/fabrication			
Small brewery			
Solar array			
Storage (outdoor)			
Storage, public (outdoor)			
Storage, self			
Store:			
Department			
Mass merchandising			
Pawnshop			
Specialty			
Superstore and hypermarket			
Warehouse club			
Studio, art	P	P	P

Use	Permitted And Conditional Uses By District		
	CN	CB	RB
Studio, motion picture			
Taxicab facility			
Theater, live performance		P	C
Theater, movie		C	C
Urban farm	P	P	P
Utility, building or structure	P	P	P
Utility, transmission wire, line, pipe, or pole	P	P	P
Vehicle:			
Auction			
Automobile repair (major)			
Automobile repair (minor)	C	P	
Automobile sales/rental and service			
Automobile salvage and recycling (indoor)			
Boat/recreational vehicle sales and service			
Truck repair (large)			
Truck sales and rental (large)			
Vending cart, private property			
Warehouse			
Welding shop			

ATTACHMENT E: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

21A.50.050.B: 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:

Factor	Finding	Rationale
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;	Complies	The Central Community Master Plan does call out this particular corridor along 900 South as appropriate for commercial business. The future land use designation is also low-density residential mixed use. The property owner would like to propose mixed use on the site in the future, but the current RB zone does not allow more than one unit over commercial space and the current CN zone cannot accommodate the existing lot size. Both the Central Community Plan and Plan Salt Lake encourage mixed use zones that support surrounding residential neighborhoods. Though the proposed CB zone allows relatively more intense uses than the existing zones, this is not something that these master plans specifically discourage, especially as the site has been used for commercial purposes since the early 1940s.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	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 proposed zone change from RB and CN to CB is generally in line with the intent of the Zoning Ordinance. While these zones are relatively similar, the subject properties have been used for moderately sized commercial uses for some time now, which aligns with the purpose of the CB district. More specifically, the change would help to distribute land and utilizations (D.), while helping to support the city's residential and business development (G.), but is not significant enough to drastically effect the purpose of the Zoning Ordinance in a negative manner.
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	While the proposed CB zoning district does allow slightly more intense uses than the existing zones, the subject properties have been used for moderately sized commercial uses for some time and create somewhat of a transition between a busier thoroughfare to the north and single-family neighborhood to the south. As discussed in Consideration #1 of the staff report, lot and bulk standards are similar in the three zoning districts and the reduced front/corner setbacks as well as the Design Review requirement for larger buildings within the CB zone might encourage more pedestrian-oriented development in the future. Permitted height, which has been brought up by the community, is the same (30 feet) as what's allowed in the RB and 5 feet higher than what's allowed in the CN zone. Required off-street parking and landscape buffers will remain the same as not to increase these particular parking and spacing impacts on neighbors.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	The subject properties are not located in any other local zoning overlays that impose additional zoning standards besides the base zoning districts.
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.	Complies	This proposal was reviewed by City departments tasked with administering public facilities and no extreme issues were raised. The subject properties are located in a central area of the city and any potential development could be accommodated by public services in the future if necessary.

ATTACHMENT F: Public Process and Comments

Public Notice, Meetings, Comments
The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Community Councils (Liberty Wells and Central City Community Councils) were noticed on January 9, 2019 – no formal comments were received in support or against the proposal.
- The applicant presented at the Liberty Wells Community Council on February 13, 2019 where the group appeared to be in general support of the proposal.
- An open house was held on February 19, 2019 on the subject property. Two residents attended – one in general favor of the proposal and another that suggested to rezone the properties to CN as opposed to CB as the CB district allows more intense uses.
- The public hearing notice for Planning Commission was mailed April 26, 2019.
- The public hearing notice was posted on the property April 29, 2019.

Public Comments
All additional public comments received have been scanned and attached below.

1

Received Mail 2/15/19

PLANNING DIVISION

ZONING MAP AMENDMENT AT 402 AND 416 EAST 900 SOUTH

Tuesday FEB 19 4 – 5:30 PM
Upper floor of 428 East 900 South Salt Lake City UT 84111
(above restaurant on the east side of the building)

Merry Warner Demuri, the architect representing the property owner, has initiated a petition for a zoning map amendment to change the zoning of the properties at approximately 402 and 416 E. 900 South from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes. No development plans have been submitted with this application.

PETITION NUMBER PLNPCM2018-01025
COUNCIL DISTRICT 5, represented by Erin Mendenhall
STAFF PLANNER Lauren Parisi
CONTACT INFO 801.535.7226 lauren.parisi@slcgov.com

ATTENTION PLANNING COMMISSION

Problems with Zoning changes for 402/416 East 900 South

1- There are **NO** definitive plans so **NO** availability to make a **TRUE** decision based on facts regarding this matter; **ask for matter to be tabled until all planning is exact upon submission.**

2- It should be that the zoned residential areas immediately surrounding the Katia LLC properties and other businesses immediately surrounding zoned residential should be declared **residential parking only** like at the University of Utah where only residents can park, as that it is residential area via parking **regulatory permit and enforcement.** THERE WAS NO IMMEDIATE KATIA LLC PLAN FOR A LOADING ZONE FOR LARGE VEHICLES WHICH WOULD NOT FIT ONSITE 402 EAST 900 SOUTH; THIS BEING SAID SERVICES FROM LARGE VEHICLES AFTER 10:30 AM ARE MADE BY ILLEGALLY PARKING THESE LARGE VEHICLES EITHER IN THE ONE WAY STREET OF GRACE COURT OR IN THE 1 OF 2 NORTH/SOUTH LANES UPON 400 EAST BOTH OF WHICH ARE UNSAFE AND UNLAWFUL.

NOTE: The number of ordinance law infractions surrounding these areas has skyrocketed since these buildings have arrived!

3- **Parking is overcrowded and NOT supported by landlord Katia LLC of her business tenants** (the building unit at 402 east has 3 total parking leaving a horrific residential problem with tenants' employees and patrons moving resident's garbage cans, parking outside of legal postings to secure parking spots and parking in DO NOT PARK zones as well as other illegal parking infractions; parking enforcement response time is generally about 1 hour response time and sometimes not able to respond at all. This is extremely problematic when employees, patrons and vendors park in residential driveway spaces. Onsite businesses/tenants due to lack of parking create it so as that their vendors create infractions every day in order to get supplies to these tenants; NO PLACE FOR LARGE COMMERCIAL VEHICLES after 10:30 am.

4- Katia LLC, tenants-employees and vendors block the sole 1 way exit of Grace Court 910 S. 400 E. almost everyday, even though there is signage forbidding them to do so. They have even run over SLC Corp's. signage and resident's fences, garbage cans and damaged trees of which **they immediately leave after the crime.**

5- **It is dangerous** to have Katia LLC employees, tenant's, vendor's, semi-trucks and other service vehicles upon a 1-way street which is 12 feet wide known as Grace Court Street as they use it for their personal loading zone. They also drive the wrong way upon Grace Court as well as also drive a forklift upon this Grace Court Street, which **is illegal and unsafe.**

6- **The Loading Zone which is open from 7:00 am to 10:30 am is insufficient for the everyday usage of the Katia LLC properties**/tenants/vendors. **These deliveries take place during all hours** of operation of businesses. **The loading zone needs to be moved to DIRECTLY in front of Southeast Asian Market approximately 404 East to 416 East and 900 South**; Katia LLC and her property tenants are hoarding SLC streets.

7- **Katia LLC forces residents to break law by having to drive illegally** (backing up on a one-way street, driving the wrong way etc...) to egress out of the Grace Court area; as her vendors also unload semi-trucks in her parking lot as they hoard the Grace Court exit **forcing an unsafe exit through her parking lot**, potentially per ordinance illegal.

8- **Drivers who drive through the Katia LLC parking lot do so at their own legal and financial risk as Katia LLC forces them to do so.**

9- Katia LLC tenants stack pallets over 20 feet high at the back of her property adjacent to Grace Court making it extremely **dangerous,** they also stack pallets in the Grace Court Street or in the Katia LLC parking lot **creating an obstacle course for resident drivers.**

10- **There are numerous vehicles always parked in the Katia LLC Parking lot creating another obstacle course situation.**

11- There is **a coal road right of way** located at the south end of the Katia LLC parking lot. She is not the sole entity allowed this right of way; there also may be more to this right of way to be discovered.

12- **428 South 900 East upstairs where this meeting is scheduled has only a demolition permit per 02/14/2019 yet has been renovated? Is this particular property been cleared for occupancy/safety?**

13- **Katia LLC has had a tenant; who has lived in** and may very well right now be **living onsite in unit 402 East 900 South #3; building enforcement has been involved.**

14- Manoli's has need to have Renegade Oil drain its outdoor grease collections as well as have ACE garbage pickup its refuse. **Neither have the ability to fit in the onsite area of the Katia LLC property and thusly they must park their vehicles in the immediate exit position of 910 S 400 E Grace Court Street;** blocking the one-way street exit point until they can finish their business; it has been witnessed where a Manoli's employee has been seen insanely throwing resident garbage cans from one side of the street to the other in a frantic rage.

15- There is no position onsite for smoking per ordinance for the Katia LLC properties also the Asian Market area has zero vegetation.

16- Not as many people that would frequent the Katia LLC properties ride bicycles to frequent them.

17- One of the Katia LLC tenants was found to be throwing grease in the onsite garbage cans which leaked out into the public right of way and then into the resident gutters per Health Department.

18- **The spaces in the Katia LLC property Southeast Asian market are marked with only parking for: Pho, Southeast Asian and Bakery. The parking spaces exclude: Manoli's, Basalt and Unit # 3 at 402 East 900 South which Katia LLC is the landlord as well.**

19- These particular properties in their entirety have had many run ins' with SLC Corporation, SLC Building Enforcement and the Health Department repeatedly. In fact, there is a sign located at the south fence area placed by the Health Department.

20- **This rear area becomes a catch all for debris, trash and rubbish which the tenants and others contribute to which does not get cleaned up by tenants or Katia LLC, attracting rats, mice, roaches and other unwantables aka "Junkies" to coagulate.**

21- There is a profuse odorous smell from the properties noticed by Building Services; back by the garbage can areas where homeless people live overnight.

22- **Patrons have been seen vomiting booze around their cars after visiting the immediate establishments of this area of which they then drive away and then at times sleep in their cars overnight;** also because they are so intoxicated they become extremely rude, cocky and violent causing harm and vandalism to residential surrounding areas. **Graffiti can be seen hidden/covered up by the orange paint that is all over the brick area in the back of the SouthEast Asian Market.**

23- **The 402 East 900 South property has only 2 onsite parking spaces and about a 12 foot make-shift loading area for the entire property of at least 3 separate businesses; this excludes employee parking.**

ANONYMOUS

ATTACHMENT G: City Department Comments

Engineering (Scott Weiler): No objections to the proposed zone change.

Fire (Greg Mikolash): No fire code related issues at this time. Future comments may be associated with the building permit at the time of plan submittal for the subject properties.

Public Utilities (Jason Draper): No public utilities objection to the proposed zoning map amendment. Redevelopment may require upsize of the water mains.

Transportation: (Michael Barry): Transportation has no objections to the rezone.

(Tom Millar): As project manager for the 9-Line Trail and streetscape improvements along 900 South (especially the south side, associated with the trail), I would be very interested in working with the applicant on ensuring that our preliminary 9-Line Trail designs and any future proposals on their part fit together like a glove.

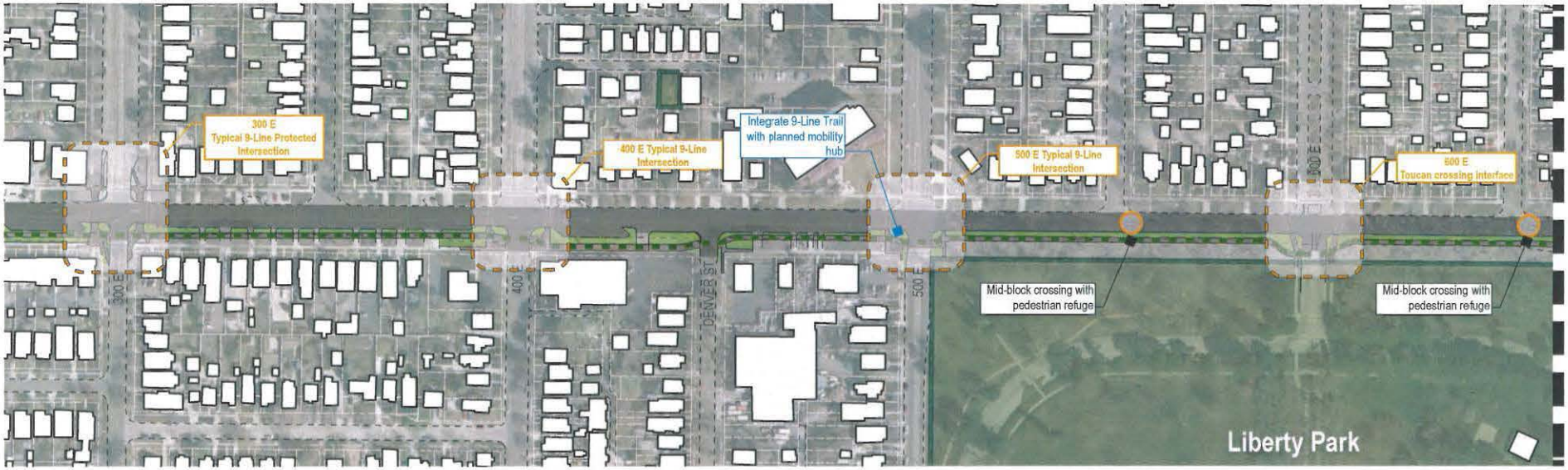
As an FYI, the City is currently investigating the possibility of the consolidation of several high-profile public infrastructure projects on 900 South between 900 East and 900 West (trail, road reconstruction, stormwater, water mains) to dramatically improve the streetscape and utilities within the next five or so years while minimizing the impacts to adjacent property owners.

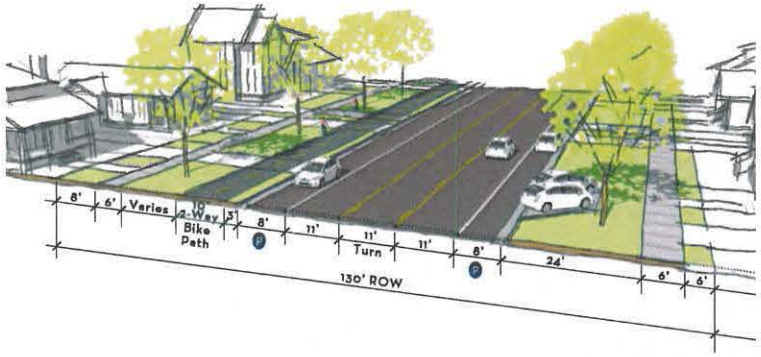
In the preliminary designs in the 9-Line Trail Extension Study (see attached for selected pages), the on-street angled parking remains, but is shifted to the north (along with the rest of the curb line) in order to make space for the trail between parking and the existing sidewalk.

I should note that this is only preliminary and additional design revision will be done over the next 12-18 months. I cannot promise that the attached design will be the exact same then as it is now.

Zoning (Greg Mikolash): No zoning related issues at this time. Future comments may be associated with the building permit for the subject properties.

9-LINE TRAIL CENTRAL: 300 E TO LINCOLN ST.





4 Proposed 900 S / 9-Line Trail
2-Way Bike Path

600 E Toucan Intersection

1. Path bends out to allow bicyclists to enter existing Toucan channel. Bend out should be routed to prevent damage to existing mature trees in Liberty Park.
2. Existing toucan push-button
3. Standard 9-line corner plaza detailing
4. Curb extensions to shorten crossing (optional)

3C. PLANNING COMMISSION AGENDA AND MINUTES
May 8, 2019

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
May 8, 2019, at 5:30 p.m.
(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.
DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326
APPROVAL OF MINUTES FOR APRIL 24, 2019
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **27th Street Collective Subdivision & Planned Development** – Collin Strasser of Strasser of Strasser Organization Inc., is requesting approval from the City to develop five (5) single-family residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires subdivision and planned development approval. The following two petitions are associated with this request:

    a. Preliminary Subdivision Plat – A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcels will be created. **Case number PLNSUB2019-00197**

    b. Planned Development – A request for Planned Development approval to address the creation of lots without street frontage, modified required yards on Lots 3 & 4, and the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. **Case number PLNSUB2019-00199**

    The subject property is located in Council District 7 represented by Amy Fowler. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com).

2. **Zoning Map Amendment 402 & 416 E. 900 South** - Merry Warner Demuri, the architect representing the property owner, has initiated a petition for a zoning map amendment to change the zoning of the above-mentioned properties from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes. No development plans have been submitted with this application. The subject properties are located in Council District 5, represented by Erin Mendenhall. (Staff Contact: Lauren Parisi at 801.535.7226 or lauren.parisi@slcgov.com). **Case number PLNPCM2018-01025**

3. **Zoning Text Amendment - HLC Appeals** - A request by Mayor Jackie Biskupski to amend sections of the Zoning Ordinance that relate to the appeals process for decisions made by the Historic Landmark Commission (HLC). The purpose of these amendments is to update the Zoning Ordinance so that appeals of HLC decisions are processed the same as all other appeals of administrative decisions, and to be consistent with recent changes made to the Utah State Code. The proposed amendment will affect sections 21A.06, 21A.16 and 21A.34.020 of the zoning ordinance and may include changes to other sections as necessary. The changes would apply citywide. (Staff Contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com **Case number PLNPCM2019-00237**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com /planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com. The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, May 8, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:34:30 PM. Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Maurine Bachman, Vice Chairperson Sara Urquhart; Commissioners Amy Barry, Adrienne Bell, Weston Clark, Carolynn Hoskins, Matt Lyon, Clark Ruttinger, and Brenda Scheer. Commissioner Andres Paredes was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Lex Traughber, Senior Planner; Lauren Parisi, Principal Planner; Amy Thompson, Senior Planner; and Marlene Rankins, Administrative Secretary.

Field Trip
A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Carolynn Hoskins, Brenda Scheer and Sara Urquhart. Staff members in attendance were Nick Norris, and Lauren Parisi.

- **402 & 416 E. 900 South** – Staff gave an overview of the proposal.
- **868 East 2700 South & 2716 South 900 East** – Staff gave an overview of the proposal.

5:35:17 PM Chairperson Bachman informed the audience that the order in which the items will be heard would be changed.

APPROVAL OF THE APRIL 24, 2019, MEETING MINUTES. 5:35:35 PM
MOTION 5:35:43 PM
Commissioner Scheer moved to approve the April 24, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Bell, Hoskins, Lyon, Barry, Clark, Ruttinger and Scheer voted "Aye". Commissioner Urquhart abstained from voting. The motion passed 7-1.

REPORT OF THE CHAIR AND VICE CHAIR 5:36:17 PM
Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

REPORT OF THE DIRECTOR 5:36:25 PM
Nick Norris, Planning Director, stated he had nothing to report.

5:36:54 PM

Zoning Map Amendment 402 & 416 E. 900 South - Merry Warner Demuri, the architect representing the property owner, has initiated a petition for a zoning map amendment to change the zoning of the above-mentioned properties from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes. No development plans have been submitted with this application. The subject properties are located in Council District 5, represented by Erin Mendenhall. (Staff Contact: Lauren Parisi at 801.535.7226 or lauren.parisi@slcgov.com). **Case number PLNPCM2018-01025**

Lauren Parisi, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification regarding front yard setback requirements within the current and proposed zoning districts
- Whether the existing market building is setback from the front property line

Kathia Dang, Property owner, provided details regarding the proposed project.

PUBLIC HEARING 5:48:18 PM
Chairperson Bachman opened the Public Hearing;

Kelly Margetts – Stated he is opposed of the project and requested the Commission table the matter for more information.

Seeing no one else wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission and Staff further discussed the following:

- Loading and unloading zones and how a zoning change might impact future development
- Clarification as to why community business district is more appropriate than residential business for this area
- Clarification as to whether the master plan recognizes commercial area
- When was the last time the master plan updated and how often?
- Clarification as to what the commission should be taking into consideration when considering a zone change

MOTION 5:57:23 PM
Commissioner Bell stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment, Petition PLNPCM2018-01025, to rezone the properties at 402 & 416 East 900 South from the CN:

Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District.

Commissioner Ruttinger seconded the motion. Commissioners Scheer, Ruttinger, Urquhart, Clark, Barry, Hoskins, and Bell voted "Aye". Commissioner Lyon voted "Nay". The motion passed 7-1.

6:00:07 PM

27th Street Collective Subdivision & Planned Development – Collin Strasser of Strasser of Strasser Organization Inc., is requesting approval from the City to develop five (5) single-family residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires subdivision and planned development approval. The following two petitions are associated with this request:

a. Preliminary Subdivision Plat – A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcels will be created. **Case number PLNSUB2019-00197**

b. Planned Development – A request for Planned Development approval to address the creation of lots without street frontage, modified required yards on Lots 3 & 4, and the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. **Case number PLNSUB2019-00199**

The subject property is located in Council District 7 represented by Amy Fowler. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com).

Lex Traughber, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the Subdivision and Planned Development request as proposed.

The Commission and Staff discussed the following:
- Clarification as to how the lots are configured
- Clarification on reduced setback request
- Side yard setback

Collin Strasser, Applicant, provided further design details.

The Commission and Applicant discussed the following:
- Configuration of carport
- Driveway design details

4. PUBLIC COMMENTS

Salt Lake City Public Meeting Comment Card (please print)	Date 05/08/2019
Name: KELLY MARGETTS	
Address 921 S. 400 E.	
Case # or Subject: KATCHA PROJECTS	

__I wish to speak X	__In Support	__In Opposition X

__ I do not wish to speak, but I would like to submit the following comments:
(Use the back if necessary.)

TABLE MATTER UNTILL FULL PLANS ARE DIVULGED TO PUBLIC

5. ORIGINAL PETITION

Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☑ Amend the Zoning Map

OFFICE USE ONLY

Received By:	Date Received:	Project #:
DAVID GELLNER	12/21/18	PLNPCM2018-01025

Name or Section/s of Zoning Amendment:
ZONE CHANGE TO CB (FROM RB & CN)

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
416 E 900 S

Name of Applicant:	Phone:
Merry Warner Demuri	

Address of Applicant:
1099 Windsor St

E-mail of Applicant:	Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ■ Architect ☐ Other:

Name of Property Owner (if different from applicant):
Kathia Dang

E-mail of Property Owner:	
kathiadang@msn.com	

- **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

- If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Filing fee of **$1,011** plus **$121** per acre in excess of one acre,
- Text amendments will be charged **$100** for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

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

Signature of Owner or Agent:	Date:
MEREDITH WARNER	12/20/2018

SUBMITTAL REQUIREMENTS

Staff Review

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

☐	☒	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.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

X____ 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 Map Amendment – 416 East 900 South and 402 East 900 South

Project Description

We request your consideration of a zoning map change for the property located at 416 E 900 S (Parcel Number: 16072590580000**).** The property is split-zoned with two zoning types and the zoning division runs through the middle of the existing 12,863 sf building. The historic market building was built in 1941 by O.P. Skaggs who was a developer of medium sized markets and drug stores. This date was well before the current zoning map and ordinance were adopted. The property is zoned both RB - residential business and CN - neighborhood commercial which have permitted use limitations per SLC Zoning Ordinance. The intent of this request is to rectify the split-zoning of the property and correct the zoning designation to be more in line with the property's significant attributes.

There are several items about the existing property (416 E 900 S) that one must consider when evaluating whether a zoning map amendment is consistent with the purpose of the SLC planning documents and descriptions. The property has been a large commercial property since 1941 and is more characteristic of properties designated CB - community business zone. The current split-zoning of the property makes it difficult to differentiate the current tenant spaces and evaluate future development of the site. While it may seem that the entire property should change to be entirely CN or wholly RB, there are issues with a zoning change to one of these overall designations.

First, CN does not allow for a lot size larger than 16,500 sf and the parcel at 416 E 900 S is 29,998 sf. In fact, the actual piece of the parcel assigned CN is over the defined maximum lot size at 18,035 sf. On the other hand, RB limits number of live/work units and does not allow for various commercial land uses currently in the building and future land uses that we feel would contribute to the neighborhood. The existing building currently houses an Asian grocery market, a bakery and a restaurant as well as an upper level office space. The Melawa Bakery operates within a approximately 3,000 sf tenant space. A bakery or artisan food production of this size is considered a nonconforming use and not allowed in the RB (residential business) zone.

It is our vision that this property would be better served with a zoning change to CB - Community Business which is intended to "provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods". The property has been a moderately sized commercial property for almost 80 years and has added to the walkability of the neighborhood. Land uses such as mixed-use projects, multiple live-work units or small brewpubs/taverns are allowed in the more flexible CB zone.

We are proposing to rehab the existing commercial building and restore the character of the historic brick building. In turn, the 900 South street side will be addressed with patios, places to sit, and landscaping. Also, we propose to develop a new building at the front of the property in similar scale to the existing building while maintaining as much parking as possible.

Historic Photo - 416 E 900 S

Historic Photo - 416 E 900 S – West End

Current Street View - 416 E 900 S

The proposed new building would be located in the northeast corner of the existing property where an unsightly parking lot lies. This building would contain commercial spaces on the main level and approximately 6 live-work units on the upper level. The goal of the proposed project would be to enrich the neighborhood and provide services to the residents with unique pedestrian oriented businesses – a mixture of retail, restaurants, and artisans. At the same time, introducing live-work units to the area would allow for more diverse opportunities to work and live in this walkable neighborhood.

With this request, the planning staff has suggested that the adjacent property's (402 E 900 S) zoning designation be addressed to create some consistency along the block face with one zoning district. In addition, we propose a zoning amendment of the property located at 402 E 900 S (Parcel Number: 16072590010000**).** The historically commercial property at 402 E 900 S is zoned RB - residential business and would be updated to a CB - community business zone.

Last, we propose to redefine the 900 south street edge along the block face between Denver Street and 400 East while working with Salt Lake City to consider the 9 Line Corridor Master Plan. The addition of patios, varied landscaping and a focus on increasing the inside-out connection of the buildings would add greatly to this area.

PROJECT SUMMARY

Current Zoning/Land Use

RB (residential business) –west half of parcel (11,963 sf)

CN (commercial neighborhood) - east half of parcel (18,035 sf)

The property is split-zoned through the existing building (see below).

Proposed Zoning/Future Land Use

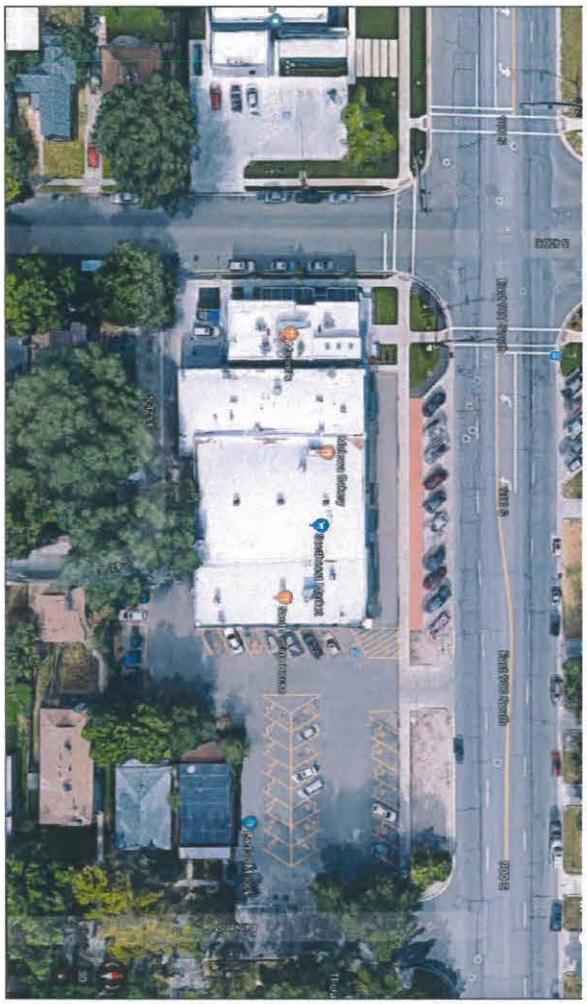
CB (commercial business)

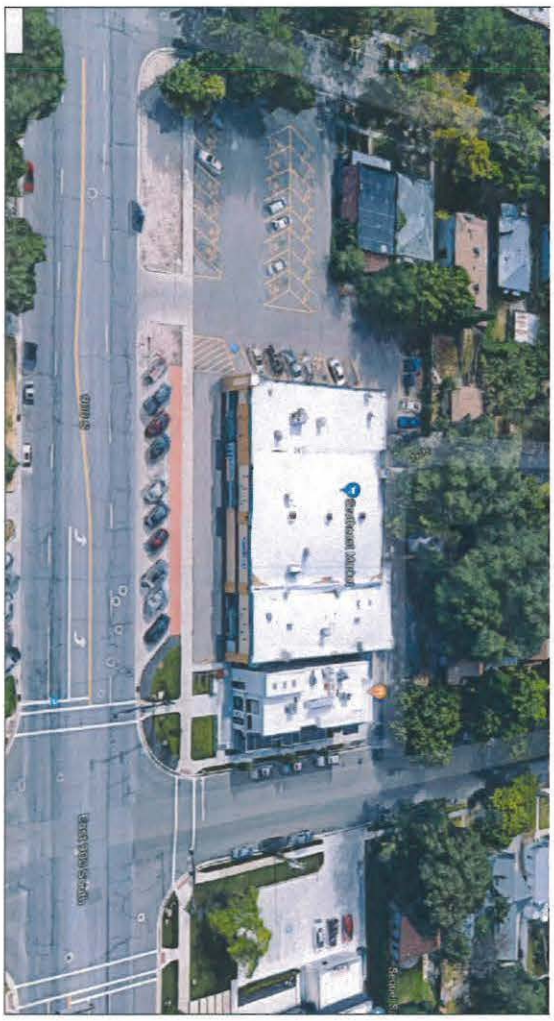
Current Lot Size: 0.69 acres or 29,998 sf

Existing Conditions:	12,863 sf existing building (footprint) and	
	13,459 sf parking lot (32+ spaces)	
Existing businesses:	Southeast Market:	7,000 sf
	Melawa Bakery:	3,000 sf
	Pho 28 (Restaurant):	3,000 sf
	Office (upper level east):	3,000 sf

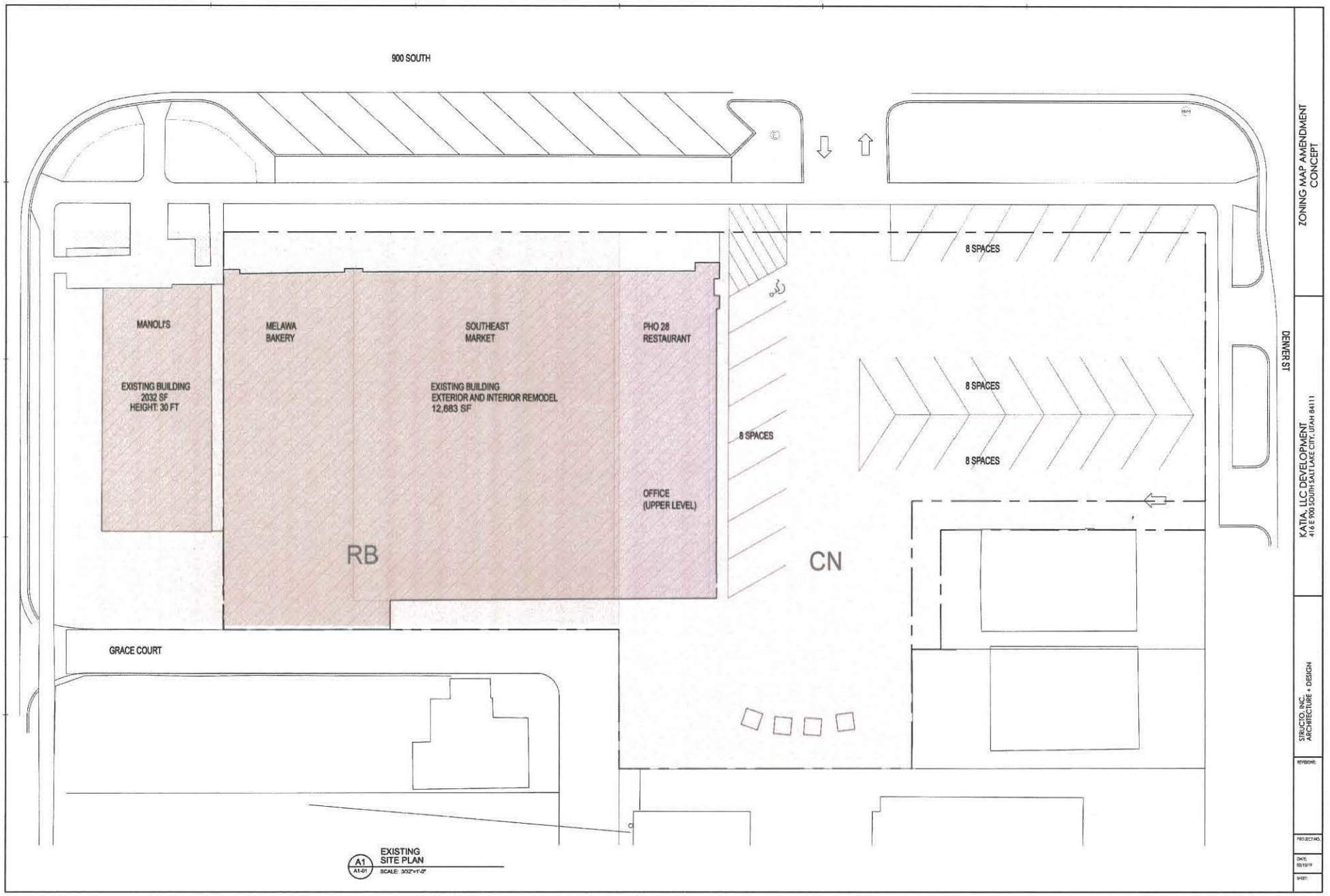
We have carefully reviewed and considered zoning options that would serve the neighborhood and the 900 South Corridor, while helping achieve our vision for the property and the area. In fact, the Central Community Master Plan calls for '*low density residential mixed use'* in this specific area (on 900 South between 200 and 500 East). Approval of this request for a zoning change to CB zoning would allow for mixed use while limiting the negative impact of too many residential units. We are dedicated to adding to what has become a unique and dynamic portion of 900 South and hope to upgrade the existing building and property while understanding the role it plays in forming a more livable community.

A1
AERIAL IMAGES
SCALE: NTS





SHEET	DATE: 07/19/19	PROJECT NO	REVISIONS	STRUCTO, INC. ARCHITECTURE + DESIGN	KATIA, LLC DEVELOPMENT 416 E 900 SOUTH SALT LAKE CITY, UTAH 84111	ZONING MAP AMENDMENT CONCEPT



A1 / A1-01 EXISTING SITE PLAN
SCALE: 3/32"=1'-0"

ZONING MAP AMENDMENT
CONCEPT

KATIA, LLC DEVELOPMENT
416 E 900 SOUTH SALT LAKE CITY, UTAH 84111

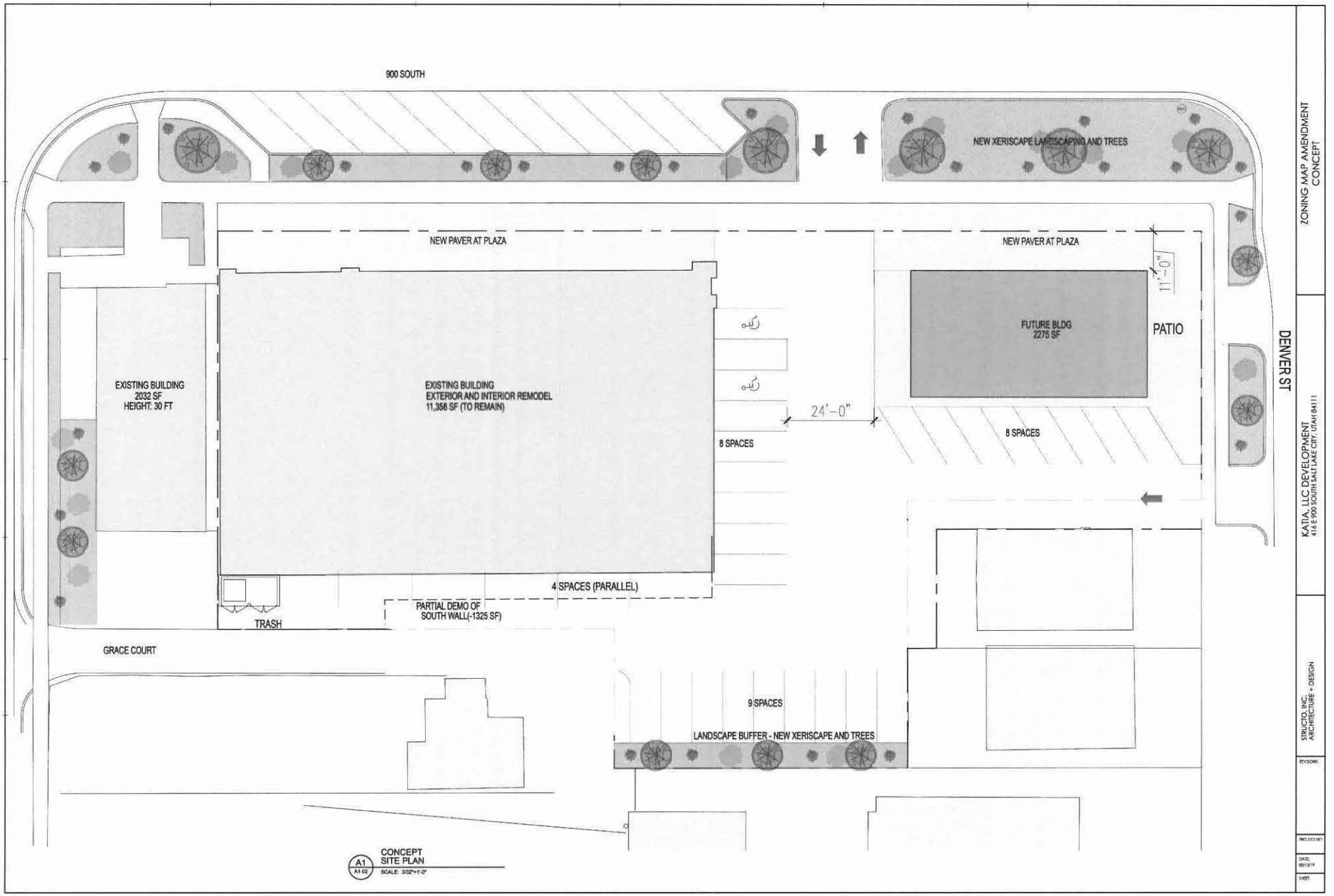
STRUCTO, INC.
ARCHITECTURE + DESIGN

REVISIONS:

PROJECT NO.

DATE:
02/12/19

SHEET:



ZONING MAP AMENDMENT
CONCEPT

KATIA, LLC DEVELOPMENT
416 E 900 SOUTH SALT LAKE CITY, UTAH 84111

STRUCTO, INC.
ARCHITECTURE + DESIGN

REVISIONS:

PROJECT NO:

DATE:
05/13/19

SHEET:

ZONING MAP AMENDMENT CONCEPT	KATIA, LLC DEVELOPMENT 416 E 900 SOUTH SALT LAKE CITY, UTAH 84111	STRUCTO, INC. ARCHITECTURE + DESIGN	REVISIONS	PROJECT NO.	DATE 3/17/17	SHEET

CONCEPT PHOTOS
SCALE: NONE

A2
A100

6. MAILING LIST

Name	Address1	Address2
944 GRACE COURT LLC	2433 E CARDINAL WY	COTTONWOOD HTS, UT 84121-4007
ACEVEDO, MARTHA M	365 E 900 S	SALT LAKE CITY, UT 84111-4331
AMMON, JOHN D & LISABETH A; TRS	1314 S GREEN ST	SALT LAKE CITY, UT 84105-2117
ANASTASION, THOMAS	962 S 400 E	SALT LAKE CITY, UT 84111-4342
BAGLEY, CHAD & LIZ; JT	832 PENNI LN	OREM, UT 84097
BD3, A SERIES OF BLACK DOG INVESTMENTS, LLC	3403 E ANTLER WY	COTTONWOOD HTS, UT 84121-4405
BIRTOK LLC	561 KEYSTONE AVE #423	RENO, NV 89503
BLALOCK, KEVIN	915 S 400 E	SALT LAKE CITY, UT 84111-4313
BOUZEK, JOHN C	407 E 300 S	SALT LAKE CITY, UT 84111-2606
BOWMAN, MADELAINE	420 E VAN NESS PL	SALT LAKE CITY, UT 84111-4312
BROOKS, JOANNA	938 S GRACE CT	SALT LAKE CITY, UT 84111-4319
C & G VENIZELOS LLC	1825 E TRAMWAY DR	SANDY, UT 84092-3117
CASE, MEGHAN & TYLER; JT	750 S ELIZABETH ST	SALT LAKE CITY, UT 84102-3720
CHAPMAN, MICHAEL F & ASHLEY R; JT	946 S DENVER ST	SALT LAKE CITY, UT 84111-4318
CHAU, KIET T	956 S 400 E	SALT LAKE CITY, UT 84111-4342
CHIHUAHUA, MANUEL	954 S GRACE CT	SALT LAKE CITY, UT 84111-4319
CONNORS, DAVID M & CORINNE; JT	926 S 400 E	SALT LAKE CITY, UT 84111-4314
CRAIGLE, ZACHARY	952 S JAMES CT	SALT LAKE CITY, UT 84111-4322
CROSSLEY, JEFFERY S & LISA A; JT	449 E 900 S	SALT LAKE CITY, UT 84111-4303
CROWE, JOHN W & JIRAYINGMONGKOL, NIRAMOL; JT	479 E PARK OAK PL	MURRAY, UT 84107-1811
DAVIS, KENNETH P	962 S DENVER ST	SALT LAKE CITY, UT 84111-4318
DEDMAN, EARL D & LORANA A; JT	970 S GRACE CT	SALT LAKE CITY, UT 84111-4319
DENNIS, MONICA; JT KODEDA, ADAM P; JT	411 E 900 S	SALT LAKE CITY, UT 84111-4303
DINOS LLC	1332 S COLONIAL DR	SALT LAKE CITY, UT 84108-2204
ECCLES, VINCE & KATHRYN; JT	1487 LYNNWOOD AVE	LOGAN, UT 84341-2812
FACKRELL, NORMAN A & MYRLE; JT	367 E HUBBARD AVE	SALT LAKE CITY, UT 84111-4320
GOFF, LARRIE S	942 S DENVER ST	SALT LAKE CITY, UT 84111-4318
GRAFF, SEAN M & SCOTT, KIRSTIN A; JT	944 S 500 E	SALT LAKE CITY, UT 84105-1119
GV & SONS, LLC	957 S 400 E	SALT LAKE CITY, UT 84111-4313
HANSEN, ELLIOTT S & KATHARINE R; JT	2785 E COMMONWEALTH AVE	SALT LAKE CITY, UT 84109-1460
HARDMAN, ALAN G & ELLEN W; JT	368 E HUBBARD AVE	SALT LAKE CITY, UT 84111-4321
HODGKIN, ALISON	923 S 400 E	SALT LAKE CITY, UT 84111-4313
HOUSING ATHORITY OF SALT LAKE CITY	1776 S WESTTEMPLE ST	SALT LAKE CITY, UT 84115-1816
HOYT-COYLE INVESTMENTS LLC	349 E 900 S	SALT LAKE CITY, UT 84111-4331
HRONEK, BENJAMIN & ANNA; JT	961 S 400 E	SALT LAKE CITY, UT 84111-4313
HUNTER GUNDERSEN & ETHNIE WRIGHT REVOCABLE TRUST	949 S DENVER ST	SALT LAKE CITY, UT 84111-4317
JOESTEN, COSETTE; TR	946 S 500 E	SALT LAKE CITY, UT 84105-1119
JOHNSON, BART	406 E 300 S	SALT LAKE CITY, UT 84111-2607
JONAS, RYAN D	958 S GRACE CT	SALT LAKE CITY, UT 84111-4319
JP INVESTMENTS AND HOLDINGS LLC	1431 E PENROSE DR	SALT LAKE CITY, UT 84103-4465
KANNO, JAMES D	947 S 400 E	SALT LAKE CITY, UT 84111-4313
KATIA LLC	1405 E PENROSE DR	SALT LAKE CITY, UT 84103-4465

KLEIN, VICTORIA L & KURZ, GREGORY; JT	1381 E SOMMERS DR	OAK CREEK, WI 53154
LARSEN, FREDRICK; JT LARSEN, LINDSEY S; JT	948 S GRACE CT	SALT LAKE CITY, UT 84111
LARSON, CHRISTOPHER	936 S GRACE CT	SALT LAKE CITY, UT 84111-4319
LIBERTY PARK PULP LLC	201 S MAIN ST	SALT LAKE CITY, UT 84111-2215
LINGSTUYL, CARA A	1905 S LAKE ST #B	SALT LAKE CITY, UT 84105-3479
LOFTHOUSE, KIMBERLEE	942 S 900 E	SALT LAKE CITY, UT 84105-1320
MALONEY, CORINNE	1074 E MILLBROOK WY	BOUNTIFUL, UT 84010
MANUS, PETER	326 E 6280 S	MURRAY, UT 84107-7574
MAPLE LEAF INVESTMENT PROPERTIES, LLC	1139 E ROOSEVELT AVE	SALT LAKE CITY, UT 84105-2539
MARCO & AMY LLC	2051 E LAMBOURNE AVE	SALT LAKE CITY, UT 84109-2436
MARGETTS, KELLY	921 S 400 E	SALT LAKE CITY, UT 84111-4313
MASH, ANTHONY P & MARY LOU; TRS	883 E 4900 S	MURRAY, UT 84107
MCCANN, MAYBELL A C	948 S DENVER ST	SALT LAKE CITY, UT 84111-4318
MINCK, LINDSAY K	434 E VAN NESS PL	SALT LAKE CITY, UT 84111-4312
MOODY, KENNETH B	906 S DENVER ST	SALT LAKE CITY, UT 84111-4318
MOSLEY, BENJAMIN C	369 E 900 S	SALT LAKE CITY, UT 84111-4331
MURDOCK, BARBARA T & JILIAN M T; JT	372 E HUBBARD AVE	SALT LAKE CITY, UT 84111-4321
NEUMANN, LAWRENCE	948 S JAMES CT	SALT LAKE CITY, UT 84111-4322
NUNEZ, MARIA & BAHENA, SANTOS; JT	872 S 400 E	SALT LAKE CITY, UT 84111-4302
OLD CHEVY SPRINGS ROAD LLC	2892 DESERT MOUNTAIN RD	PEOA, UT 84061
OLSEN-MILLS, MARTHA	431 E 900 S	SALT LAKE CITY, UT 84111-4303
PACE, CHRISTOPHER W	937 S 400 E	SALT LAKE CITY, UT 84111-4313
PARKER, GLENDA L	965 S 400 E	SALT LAKE CITY, UT 84111-4313
PEREZ, MANUEL; ET AL	916 S 400 E	SALT LAKE CITY, UT 84111-4314
PERRY, JOHN	962 S GRACE CT	SALT LAKE CITY, UT 84111-4319
PHILBRICK, PAULA	854 S 400 E	SALT LAKE CITY, UT 84111-4302
POUHA, SONASI & SUSANA	914 S 500 E	SALT LAKE CITY, UT 84105-1119
QUINTERO, VICTOR & VIRGINIA; JT	958 S DENVER ST	SALT LAKE CITY, UT 84111-4318
RATHUNDE, KENDALL; ET AL	864 S 400 E	SALT LAKE CITY, UT 84111-4302
REDONDO PROPERTIES LLC	646 S KATE WY	KAYSVILLE, UT 84037
Resident	355 E 900 S	Salt Lake City, UT 84111-4331
Resident	359 E 900 S	Salt Lake City, UT 84111-4331
Resident	361 E 900 S	Salt Lake City, UT 84111-4331
Resident	363 E 900 S	Salt Lake City, UT 84111-4331
Resident	367 E 900 S	Salt Lake City, UT 84111-4331
Resident	870 S 400 E	Salt Lake City, UT 84111-4302
Resident	876 S 400 E	Salt Lake City, UT 84111-4302
Resident	878 S 400 E	Salt Lake City, UT 84111-4302
Resident	880 S 400 E	Salt Lake City, UT 84111-4302
Resident	475 E 900 S	Salt Lake City, UT 84111-4344
Resident	857 S 400 E	Salt Lake City, UT 84111-4333
Resident	859 S 400 E	Salt Lake City, UT 84111-4333
Resident	861 S 400 E	Salt Lake City, UT 84111-4333
Resident	863 S 400 E	Salt Lake City, UT 84111-4333
Resident	867 S 400 E	Salt Lake City, UT 84111-4333
Resident	869 S 400 E	Salt Lake City, UT 84111-4333
Resident	410 E VAN NESS PL	Salt Lake City, UT 84111-4312

Resident	412 E VAN NESS PL	Salt Lake City, UT 84111-4312
Resident	414 E VAN NESS PL	Salt Lake City, UT 84111-4312
Resident	422 E VAN NESS PL	Salt Lake City, UT 84111-4312
Resident	426 E VAN NESS PL #PARK	Salt Lake City, UT 84111-4312
Resident	436 E VAN NESS PL	Salt Lake City, UT 84111-4312
Resident	401 E 900 S	Salt Lake City, UT 84111-4303
Resident	415 E 900 S	Salt Lake City, UT 84111-4303
Resident	421 E 900 S	Salt Lake City, UT 84111-4303
Resident	425 E 900 S	Salt Lake City, UT 84111-4303
Resident	427 E 900 S	Salt Lake City, UT 84111-4303
Resident	429 E 900 S	Salt Lake City, UT 84111-4303
Resident	439 E 900 S	Salt Lake City, UT 84111-4303
Resident	439 E 900 S #REAR	Salt Lake City, UT 84111-4303
Resident	447 E 900 S	Salt Lake City, UT 84111-4303
Resident	380 E 900 S	Salt Lake City, UT 84111-4316
Resident	922 S 400 E	Salt Lake City, UT 84111-4314
Resident	362 E 900 S	Salt Lake City, UT 84111-4316
Resident	370 E 900 S	Salt Lake City, UT 84111-4316
Resident	952 S 400 E	Salt Lake City, UT 84111-4342
Resident	402 E 900 S	Salt Lake City, UT 84111-4304
Resident	931 S 400 E	Salt Lake City, UT 84111-4313
Resident	932 S GRACE CT	Salt Lake City, UT 84111-4313
Resident	955 S 400 E	Salt Lake City, UT 84111-4313
Resident	944 S GRACE CT	Salt Lake City, UT 84111-4319
Resident	908 S DENVER ST	Salt Lake City, UT 84111-4318
Resident	922 S DENVER ST	Salt Lake City, UT 84111-4318
Resident	924 S DENVER ST	Salt Lake City, UT 84111-4318
Resident	934 S DENVER ST	Salt Lake City, UT 84111-4318
Resident	944 S DENVER ST	Salt Lake City, UT 84111-4318
Resident	954 S DENVER ST	Salt Lake City, UT 84111-4318
Resident	416 E 900 S	Salt Lake City, UT 84111-4304
Resident	422 E 900 S	Salt Lake City, UT 84111-4304
Resident	428 E 900 S	Salt Lake City, UT 84111-4304
Resident	462 E 900 S	Salt Lake City, UT 84111-4335
Resident	935 S DENVER ST	Salt Lake City, UT 84111-4317
Resident	953 S DENVER ST	Salt Lake City, UT 84111-4317
Resident	906 S 500 E	Salt Lake City, UT 84105-1119
Resident	918 S 500 E	Salt Lake City, UT 84105-1119
Resident	928 S 500 E #1	Salt Lake City, UT 84105-1110
Resident	928 S 500 E #2	Salt Lake City, UT 84105-1110
Resident	928 S 500 E #3	Salt Lake City, UT 84105-1110
Resident	928 S 500 E #4	Salt Lake City, UT 84105-1110
Resident	932 S 500 E	Salt Lake City, UT 84105-1119
Resident	934 S 500 E	Salt Lake City, UT 84105-1119
Resident	450 E 900 S	Salt Lake City, UT 84111-4335
Resident	964 S DENVER ST	Salt Lake City, UT 84111-4318
Resident	966 S DENVER ST	Salt Lake City, UT 84111-4318
Resident	932 S 400 E	Salt Lake City, UT 84111-3104
RICHARD T PRATT LTD	PO BOX 520965	SALT LAKE CITY, UT 84152-0965
RUMSEY, CHRISTINE	440 E VAN NESS PL	SALT LAKE CITY, UT 84111-4312
SALT LAKE CITY CORP	PO BOX 145460	SALT LAKE CITY, UT 84114-5460
SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY, UT 84114-4575

SEVERE, BURKE	929 S 400 E	SALT LAKE CITY, UT 84111-4313
SHOWELL, GEOFFREY D	PO BOX 6	RIVERSIDE, CA 92502-0006
SKIDMORE, STEVE	916 S DENVER ST	SALT LAKE CITY, UT 84111-4318
SKOGLUND, TIMOTHY F	856 S 400 E	SALT LAKE CITY, UT 84111-4302
SMITH, SAMUEL JR & CATHERINE F; JT	934 S 400 E	SALT LAKE CITY, UT 84111-4314
SMITH, STEPHANIE B	966 S GRACE CT	SALT LAKE CITY, UT 84111-4319
STEIN, CHRISTINE & JEFF; TRS	10307 S WALNUT CANYON LN	SOUTH JORDAN, UT 84009-7105
STOUT, JULIE	353 E 900 S	SALT LAKE CITY, UT 84111-4331
THAMERT, JOHN P & NANCI J; JT	373 E HUBBARD AVE	SALT LAKE CITY, UT 84111-4320
TONELLI, ANDREW & NIKI; JT	3709 E BROCKBANK DR	MILLCREEK, UT 84124-3907
TRAVELERS AID SOCIETY OF SALT LAKE CITY	210 S RIO GRANDE ST	SALT LAKE CITY, UT 84101-1104
VALERIY AND MARIYA BUDILOV TR	928 S DENVER ST	SALT LAKE CITY, UT 84111-4318
VENIZELOS, GEORGE A	470 E 900 S	SALT LAKE CITY, UT 84111-4335
WALKER, BROOKS	2720 ANZA ST	SAN FRANCISCO, CA 94121
WHITTAKER, GREGORY S & BUFFINGTON, ANN; TC	941 S 400 E	SALT LAKE CITY, UT 84111-4313
WOLFE TONELLI LLC	3709 E BROCKBANK DR	SALT LAKE CITY, UT 84124-3907
Lauren Parisi - Salt Lake City Planning Division	PO Box 145480	Salt Lake City, Utah 84114