Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Alicia Seeley, alicia.seeley@slc.gov, 801-535-7922

Date: November 18, 2026

Re: PLNPCM2026-00682 – Zoning Map Amendment
PLNPCM2026-00730 – General Plan Amendment

Zoning Map & General Plan Amendment

PROPERTY ADDRESSES:	1556 S 500 E
PARCEL ID:	16-18-255-035-0000
GENERAL PLAN:	Central Community Plan
CURRENT ZONING DISTRICT:	R-1-5000 (Single-Family Residential District)
PROPOSED ZONING DISTRICT:	MU-2 (Mixed Use 2 District)
OVERLAY DISTRICT:	None
COUNCIL DISTRICT:	District 5, Erika Carlsen

REQUEST:

Carson Cronk, the property owner, has submitted a petition to amend the zoning map for (or rezone) the property located at approximately 1556 S 500 E **from R-1-5000 Single-Family Residential District to MU-2 Mixed Use 2 District**. The subject property was the site of a former commercial building (most recently operating as a beauty salon) that was converted to a single-family home in 2018. The purpose of the requested zoning change is to restore the building's commercial designation, with the community benefit of providing commercial space for a local business to offer neighborhood-serving retail. Because the proposal does not align with the adopted future land use map in the Central Community Plan, an amendment to the General Plan (Low Density Residential to Neighborhood Commercial) is also being considered as part of the request.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval for a Zoning Map Amendment and a General Plan Amendment and therefore recommends the Planning Commission forward positive recommendations to the City Council.

ATTACHMENTS:

A. ATTACHMENT A: Zoning and Future Land Use Maps
B. ATTACHMENT B: Application Materials
C. ATTACHMENT C: Property and Vicinity Photos
D. ATTACHMENT D: Zoning District Comparison

E. ATTACHMENT E: Analysis of Standards

F. ATTACHMENT F: Public Process & Comments

G. ATTACHMENT G: Department Review Comments

PROJECT DESCRIPTION

Background

Property Description

The subject property is located at the corner of Bryan Avenue and 500 E, on a lot approximately 2,614 square feet in size. The building on the site is 1,620 square feet in size and 1.5 stories tall, approximately 17 feet in height. The applicant has been the owner and occupant since 2024. The property provides three off-street parking stalls as well as a two-car garage.

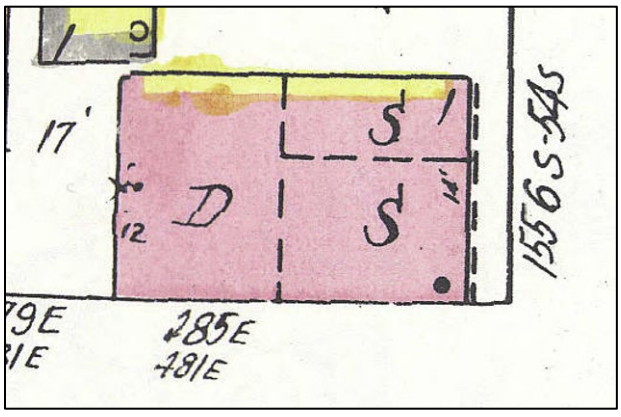


Subject property today, as viewed from the corner of 500 E and Bryan Avenue

Building History

The building was first constructed in 1917. The property operated commercially as early as 1950, where Sandborn maps show the building as mixed use: a residential dwelling in the rear and storefronts facing 500 E. The property operated most recently as a beauty salon, with business licenses going back to the mid 1980's. The zoning never matched the business designation, however, as the property has always been zoned to match the surrounding residential neighborhood (now single-family residential). This classified the business as a legal nonconforming use.

In 2018, the property owner at the time terminated the business license and obtained a permit to renovate the existing building into a one bedroom, one bathroom single-family home. With this conversion, the property lost its legal nonconforming designation. Therefore, conversion back into a commercial space requires zoning map and general plan amendments.



Subject property on a 1950 Sandborn Map: 'D' represents dwelling unit and 'S' represents store



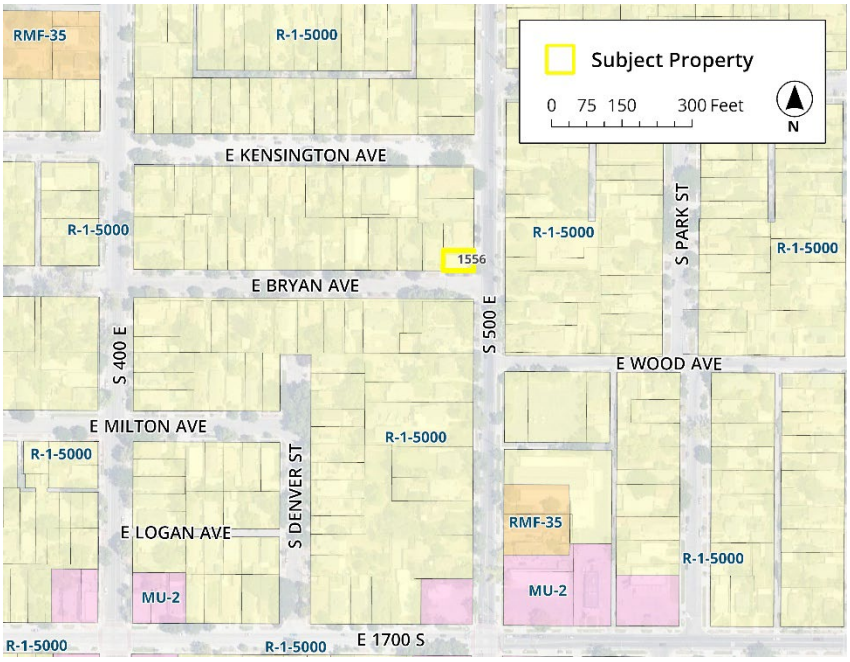
Subject property in 2007, when the entire building operated as a beauty salon

Neighborhood Context

Characteristics

The subject site is currently zoned R-1-5000, or single-family residential. While the majority of the surrounding parcels are zoned single-family residential, the broader neighborhood is also characterized by several small pockets of MU-2 mixed use zoning, particularly on corner properties.

The surrounding residential properties, although zoned R-1-5000, contain a mix of single-family and small-scale multi-family buildings containing two to four units. Like the subject property, many of these homes are on lots smaller than 5,000 square feet, and most are single-story bungalows with small front yards.



Amenities

As mentioned above, the neighborhood is served by several walkable neighborhood retail amenities compatible with the existing scale of housing. These include, but are not limited to, the following:

Amenity Type	Name	Distance from Site
Food and/or Coffee Establishment	Arctic Circle	0.2 miles
	Alchemy Coffee	0.3 miles
	Picnic Café	0.4 miles
	Park Cafe	0.6 miles
Retail/Personal Services	Red Kiln Pottery Gallery	0.3 miles
	Peak State Fit	0.4 miles
	Centered City Yoga	0.3 miles
	The Nail Room and Hair Room	0.3 miles
Grocery	Macey's Market	0.7 miles

The property is also close to regional destinations including Salt Lake Community College approximately half a mile west of the site, and Liberty Park less than half a mile to the north. The closest elementary school is Whittier Elementary, about 0.3 miles away.

Transportation and Parking

The existing building faces 500 E, which is classified as a neighborhood corridor in Salt Lake City's street typologies guide. The definition for neighborhood corridor is a principal street through and/or between neighborhoods. The street has a painted bike lane on the east side of the street only. Bryan Ave is a minor neighborhood street, where homes are the most common use and where trips begin or end. As such, it is a quiet street with very low vehicle traffic and speeds.

The neighborhood has excellent access to high-comfort bike facilities, including the 600 E neighborhood byway, Kensington Avenue neighborhood byway, 700 E trail, 9 line, and Parleys trail all accessible within a mile of the site.

The property sits 180 feet from the nearest bus stop serving UTA route 205, which provides service between Murray North Station and 400 S/Redwood along 500 E. Route 205 is a regular service bus, with headway times of approximately 30 minutes.

Street parking is available in the area along the west side of 500 E and both sides of Bryan Avenue.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission can provide positive or negative recommendations for the proposed zoning map and master plan amendments. Their recommendations will be included in the transmittal to the City Council. After holding a briefing and an additional public hearing on the proposals, the City Council may approve, deny or make modifications to proposed amendment requests as they seem fit and are not limited by any one standard.

KEY CONSIDERATIONS

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

1. Alignment with city goals and policies
2. Property history and housing loss
3. Proposed community benefit and potential future uses
4. Parking Requirements

Consideration 1: Alignment with city goals and policies

The proposed rezoning and plan amendment as applied to the city's adopted plans and policies are discussed below.

PLAN SALT LAKE (2015)

Policy Statement 1: *Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.* (Guiding Principle, Neighborhoods)

> **Discussion:** The intent of the proposal is to provide a neighborhood amenity that can foster opportunities for social interaction and offer services to the community.

Policy Statement 2: *Maintain neighborhood stability and character.* (Initiative, Neighborhoods)

> **Discussion:** The historic development pattern of this neighborhood was characterized by small residential lots and small local businesses on corner lots. This petition is in line with that pattern and will contribute to the existing neighborhood character. The

opportunity for increased access to goods and services also promotes neighborhood stability and identity.

Policy Statement 3: *By creating places with a diverse mix of uses, building types, connections, and transportation options, people have the choice of where they live, how they live, and how they get around. As our City grows and evolves overtime, having a diverse mix of uses in our neighborhoods citywide will become increasingly important to accommodate responsible growth and provide people with real choices.* (Sustainable Growth & Development)

Discussion: This request proposes to add a commercial space to a largely residential neighborhood. This change supports adding a broader mix of uses in a way that is thoughtful and sensitive to the existing neighborhood. Projects such as this one will promote the future responsible growth of the area and increased choices for residents.

CENTRAL COMMUNITY PLAN (2005)

Policy Statement: *Vision: Various types of business land uses in scale with the residential community support livable neighborhoods. Pedestrians use transit and walk comfortably to services, shopping, and recreational opportunities.*

Discussion: The existing building is compatible in scale with the residential community. No alterations to the building are proposed as part of this rezone. However, if the building were to be altered or rebuilt in the future, the MU-2 district regulations, as well as the small size of the parcel, would ensure that the building stays compatible with the surrounding community.

Policy Statement: *The location of neighborhood businesses within residential areas shortens travel times and makes it possible to walk, cycle, or take the bus rather than using the automobile, thus benefiting the community through improved air quality and reduced congestion on the City's streets.*

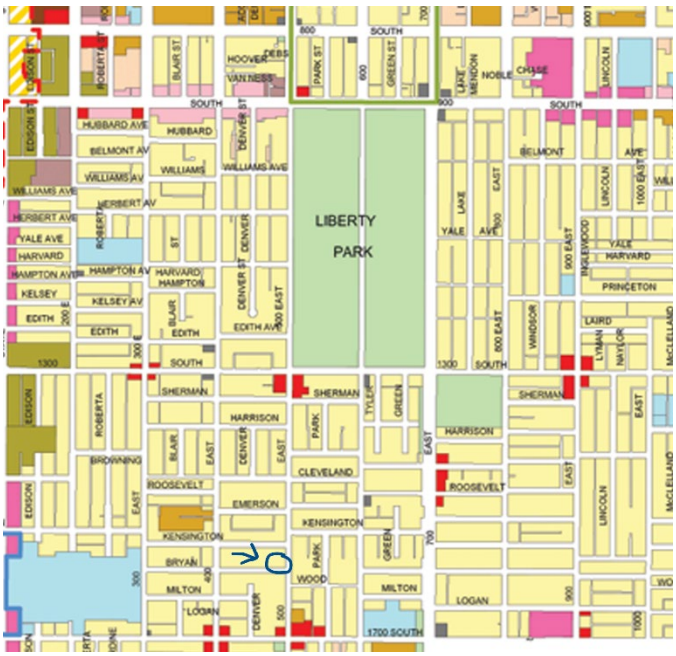
Discussion: As discussed in the project background, this site is well situated to serve patrons arriving via bike, public transit, or on foot. The building's proximity to many small homes on small lots, as well as its corner location, make it an ideal site for a neighborhood business.

Policy Statement: *Non-conforming land uses, such as a commercial business on residentially zoned property, can serve the local community. In some cases, these businesses may be 20 to 50 years old and have provided convenient service to the neighborhood. These types of businesses also add character and opportunities for social exchanges in the neighborhood.*

Discussion: The property in question was a former non-conforming land use. Although it lost its non-conforming status with the 2018 renovation, restoring the building's historic commercial use is supported by this statement, as it represents an opportunity to provide additional services and character to the neighborhood, and restore the historic use of the property.

FUTURE LAND USE MAP:

Discussion: The adopted future land use map for Central Community designates this property as Low Density Residential (1 – 15 dwelling units/acre). The proposed change to commercial or mixed-use would amend the designation of this site to neighborhood commercial, according to the categories identified on the Future Land Use Map legend. The change requires general plan amendment approval. As discussed above, the proposal is in line with the goals and vision for Central Community as outlined in the plan.





Consideration 2: Property history and housing loss

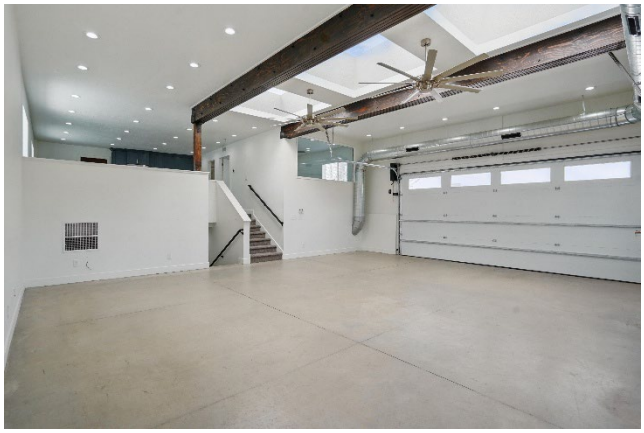
Section 21A.50.050.E outlines provisions for replacing a demolished unit that results from a zoning change. While no demolition is proposed as a result of the requested amendments, the change of use would potentially remove a dwelling unit from the neighborhood's housing stock, which warrants a discussion about housing loss.

The subject building's history is distinctly different from most residential structures in the area. It has a long history of legal nonconforming commercial use before being converted into a residential dwelling in 2018. The building was also clearly designed for commercial use and poses some challenges to effectively function as a residential dwelling. The applicant has provided the photos below detailing the unique layout and construction details, including the following:

- Closets: the bedroom was a previous office space and has no closets or storage.
- Window: the bedroom/former office has a large window looking into the living room.
- Garage: The garage shares space with the living room, directly behind the front door.
- Roofing: The roof is polyvinyl chloride, a costly material characteristic of commercial, industrial, and institutional roofs.
- Laundry: There is no laundry room or laundry hookups.



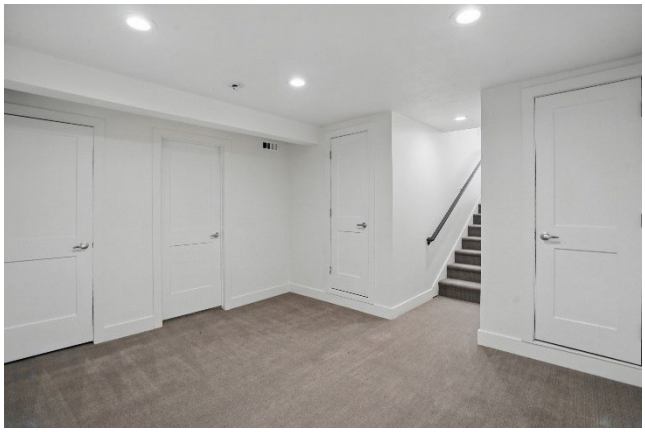
View of the garage from the landing



Shared garage and living room space



Bedroom/former office. Industrial venting along the ceiling also visible



Basement

The applicant is the current property owner and resident of the property. The only displacement that may result from the change in use is the applicant voluntarily moving to lease the space to a local business or nonprofit organization.

The building also offers flexibility to be a multi-use development and retain a dwelling unit in addition to a commercial use. The applicant has expressed interest in maintaining a dwelling unit on site if the future commercial use allows. This use flexibility aligns well with the purpose of the Mixed-Use zoning designation and the property's history.

Staff find that given the property's history, design, use, and the intent of the proposal, the transition of the unit back into a commercial or mixed-use property is appropriate and no additional housing replacement or mitigation fees are necessary.

Consideration 3: Proposed community benefit and potential future uses

The applicant's proposed community benefit falls under section 21A.50.050.C.1.b *Providing commercial space for local businesses or charitable organizations*. In the applicant's submitted materials (see Attachment B), the applicant's narrative proposes to provide this benefit by utilizing the existing building as *'a space for businesses that are local to Salt Lake City, run by locals, and built for locals, whether that's a neighborhood café, a small studio, a personal service business, or a community-serving nonprofit.'*

At this stage, the applicant has not identified a tenant or a specific use for the space. If the City Council chooses to adopt the amendments, parameters for an appropriate business or organization for the space will be defined in a development agreement to ensure the community benefit is provided as intended.

Throughout the public comment period, several community members inquired about what kind of commercial use they could expect to see on the site. Some voiced support for certain commercial uses but were wary or unsupportive of others. While the full list of permitted uses that would be permitted the under MU-2 zoning district is found in 21A.33.030, not all of these uses are likely to be feasible due to the size of the building and the lot. Staff have also determined that MU-2 is the most appropriate zoning designation for the intent of introducing neighborhood retail, and that all uses permitted under this zoning designation are in alignment with the purpose and goals of this district.

However, planning staff also acknowledge that the desire to understand and anticipate changes in one's neighborhood is an understandable and reasonable position. While planning staff cannot predict exactly how the space will be used, the following chart analyzing the feasibility of each of the commercial uses permitted under MU-2 zoning is provided with the intent of giving residents, the Planning Commission, and the City Council more clarity on potential future uses. This analysis should be used for reference only, and not as a firm determination of options, as property conditions may change in the future.

MU-2 Permitted or Conditional Use	Feasibility
Bar Establishment, Brewpub, or Tavern	Medium
Animal service (kennel, cremation, veterinary office)	Low
Art Gallery	High
Artisan Food Production	Medium
Artisan Production	High
Artists' loft/Studio	High
Bed and Breakfast	Low
Botanical Garden	Low
Bus line station/terminal	Low
Charity dining hall	Low
Clinic (medical/dental)	Medium
Community garden	Low
Convent/Monastery	Low
Daycare center, adult	Low

Feasibility Scale:

Low: Insufficient size or would need major renovation to accommodate

Medium: Needs conditional use approval and/or would need moderate renovation

High: Current space adequate with only minor renovation or improvements

Daycare center, child	Low
Farmers' market	Low
Financial institution	Medium
Greenhouse	Low
Library	Low
Mixed use development	High
Mobile business	High
Museum	Medium
Office	High
Pharmacy	Medium
Recreation (indoor, outdoor)	Low
Restaurant	Medium
Retail (goods or services)	High
Studio, art	High
Automobile repair (minor)	Low

Staff finds that any of the commercial uses permitted under MU-2 could meet the intent of 21A.50.050.C.1.b to provide commercial space for a local business or charitable organization. The proposed community benefit is also proportional to the increase in development and use potential that would be received with the zoning change. The size of the lot and the MU-2 standards work to ensure that any future business will be at an appropriate scale for the neighborhood with minimal impacts on surrounding neighbors. The site will also need to comply with all city and county ordinances in terms of noise, trash management, deliveries, and other considerations.

Consideration 4: Parking Requirements

One of the concerns cited by neighbors was impacts to on-street parking in a quiet neighborhood.

The current site includes three off-street parking stalls. If the garage is used for future business parking, the site could offer up to five off-street parking stalls. This meets the minimum parking requirements for most uses for this size of building under MU-2 zoning.

Because the current building on site was built prior to 1944, a change of use would not require the site to add parking beyond what is existing,



Current available off-street parking on site

per 21A.44.020.3.b. However, if the building is altered, expanded, or rebuilt in the future, the new lot configuration would need to comply with the minimum off-street parking as required by 21A.44.040, including adding new stalls if necessary.

Staff finds that the scale of the business and uses permitted are unlikely to demand more than a few parking stalls at any one time. The three to five off-street parking stalls are likely to be sufficient for any future commercial use with little need for street parking, although the street parking along Bryan Avenue and 500 E can support increased demand if necessary. The lot is also situated on a site with excellent pedestrian and bike access and some transit access, allowing future patrons and employees convenient options to access the site without a car.

STAFF RECOMMENDATION

Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 and the factors to consider for a general plan amendment in 19.06.070, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment and General Plan Amendment.

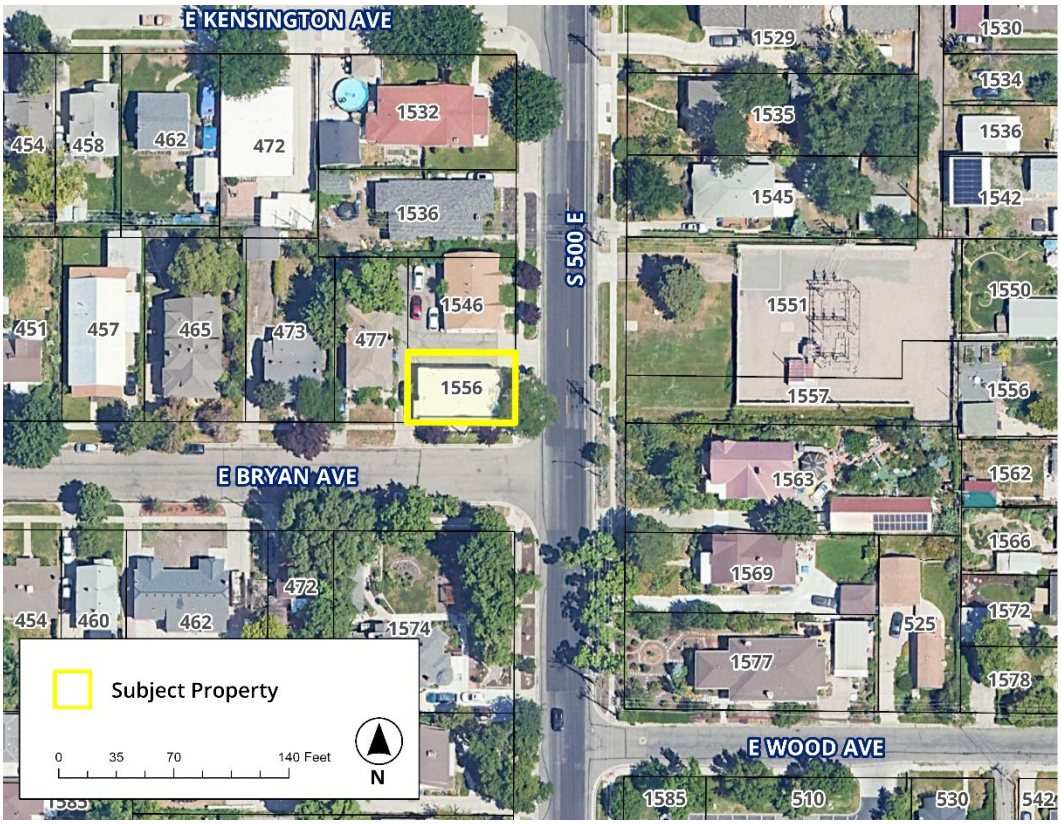
NEXT STEPS

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

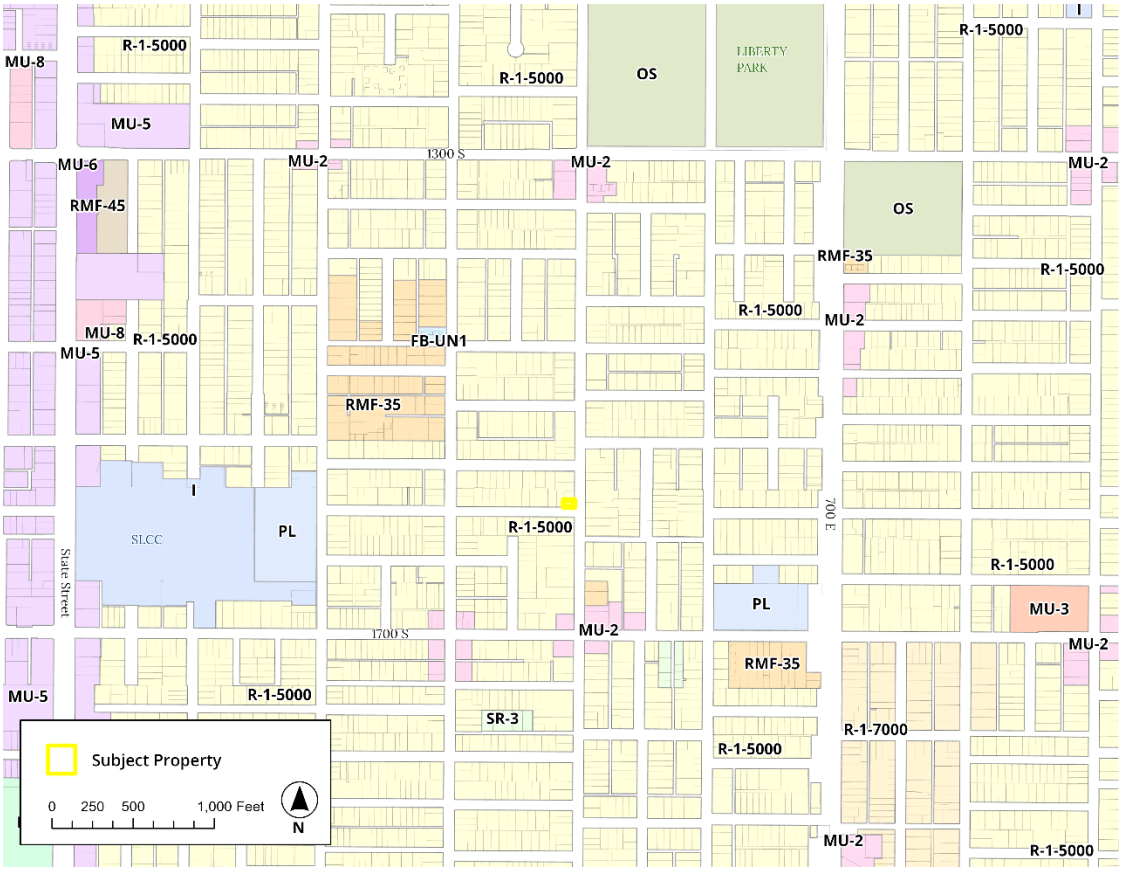
ATTACHMENT A: Zoning and Future Land Use Maps



Future Land Use Map from the Central Community Plan (2005), Subject Property Highlighted



Vicinity Map



Surrounding Zoning Designations

ATTACHMENT B: Application Materials



Description of Subject Property

Existing Dwelling and Occupancy Information

Property Address:	1554 South 500 East, Salt Lake City, UT 84105
Parcel Number:	16-18-255-035-0000
Lot Size:	0.06 acres (approx. 2,614 SF)
Existing Structure:	1,620 SF 1 Bedroom, 1 Bathroom
Current Zoning:	R-1-5000 (Single-Family Residential)
Proposed Zoning:	MU-2 (Mixed Use)
Applicant:	Carson Cronk — Property Owner
Current/Prior Number of Dwelling Units:	1 dwelling unit. The property has never contained more than 1 dwelling unit.
Current Rent / Rent History (Prior 36 Months):	Not applicable — the unit is owner-occupied and has not been rented. The applicant (property owner) resides in the unit.
Total Number of People Residing on the Property:	2 people.

1554 S 500 E REZONE 2

Photos of Subject Property







Zoning Map Amendment

- The properties immediately North and West are residential duplexes occupied by tenants.
- The subject property is on the hard corner of Bryan Ave and 500 E.
- Nearby MU-2 properties: 1700 S 500 E, 1700 S 400 E, 1300 S 500 E, as well as multiple nearby RMF-35 on 400 E, and OS at Liberty Park.
- All referenced properties are within one-half mile of the subject property.

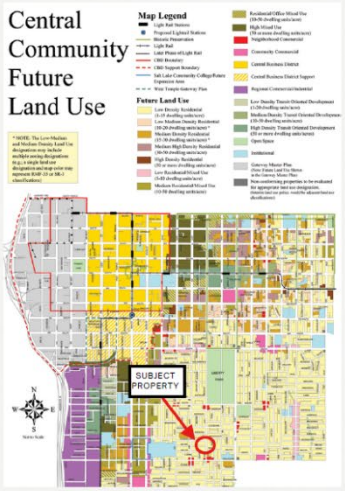
Proposed Change: R-1-5000 to MU-2



General Plan Amendment

Proposed Change:
Low Density Residential to Neighborhood Commercial

- Multiple MU-2 zoned properties exist within a half-mile at 1700 South 500 East and 1300 South 500 East.
- The surrounding area includes multifamily housing and other inner-city-scaled uses that historically combine well with neighborhood commercial.
- The Subject Property sits roughly a half-mile from Liberty Park, one of SLC's major public open spaces and would support a walkable connection between neighborhood-commercial uses and high-traffic recreational space.
- An existing bus stop directly in front of the subject property gives the site immediate public transit access.
- A 0.06-acre, 1,600 SF site is not a large-scale commercial expansion



Community Benefit

Providing commercial space for local businesses or charitable organizations

The proposed community benefit is being able to create a space for independently-owned local businesses and nonprofit or charitable organizations. A space for businesses that are local to Salt Lake City, run by locals, and built for locals, whether that's a neighborhood café, a small studio, a personal service business, or a community-serving nonprofit.

Creating more small neighborhood commercial space bring new life and energy to the Liberty Wells neighborhood. This addition to the community would be reactivating a building that already exists, drawing foot traffic within walking distance of Liberty Park, and giving neighbors a reason to gather, linger, and connect close to home.

The goal is to make this stretch of the neighborhood feel more whole and connected, all while creating local jobs, funding local services, and shaping community identity.

Additional Highlights & Considerations:

Making a case for neighborhood commercial

- **Located on a Collector Road:** 500 East is a collector corridor, making it an appropriate and low-impact location for small-scale commercial use rather than deep in a residential interior.
- **Directly Adjacent to Highly Active Bus Stops:** Supports transit-oriented access rather than car-dependent traffic.
- **Walkable Access to Everyday Services:** Residents can walk or bike to a coffee shop, salon, small retail, or professional service instead of driving across town.
- **Reduces Short Car Trips:** Brings everyday destinations closer to home, supporting a more pedestrian-friendly neighborhood.
- **Creates a Natural Gathering Point:** Small commercial spaces double as informal third places where neighbors run into each other and build community
- **Keeps Activity and Investment Local:** Supports independent, locally-owned businesses and keeps spending circulating in the neighborhood
- **Benefits Residents with Limited Mobility:** Older adults, people with disabilities, teens, and car-free residents gain the most from services within walking distance.

Nearby Local Examples

The Avenues



Sugarhouse / 11th East



Central 9th / Milk Block



1300 S 500 E



1700 S 900 E



Housing Loss Mitigation

Single Family Detached is a permitted use within the MU-2 zone. The rezone does not create any housing loss to mitigate. The applicant is not seeking to demolish the existing dwelling unit and it would continue to be a legally permitted use under the proposed MU-2 designation just as it is under the current R-1-5000 designation.

Under the current zoning, only “home occupation” is permitted. Under MU-2, the existing structure could function as a live-work space. The live-work flexibility doesn’t force a choice between housing and commercial use.



Live



Work



Parking

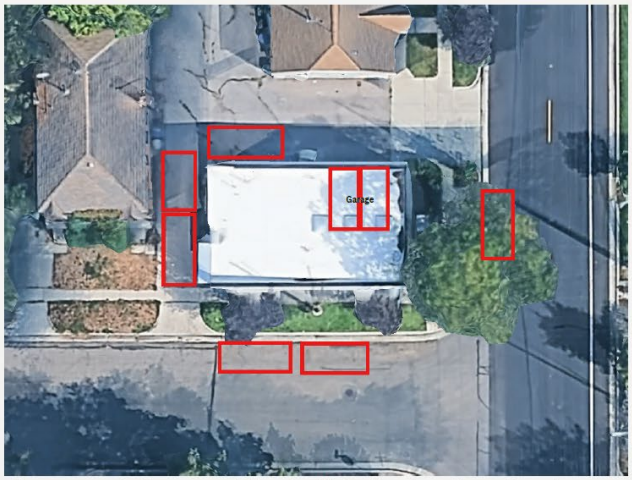
Current Parking:

5 x Parking Spaces on the Subject Property

- *3 x Outside*
- *2 x Garage*

3 x Parking Spaces on the Street

- *2 x Bryan Ave*
- *1 x 500 E*



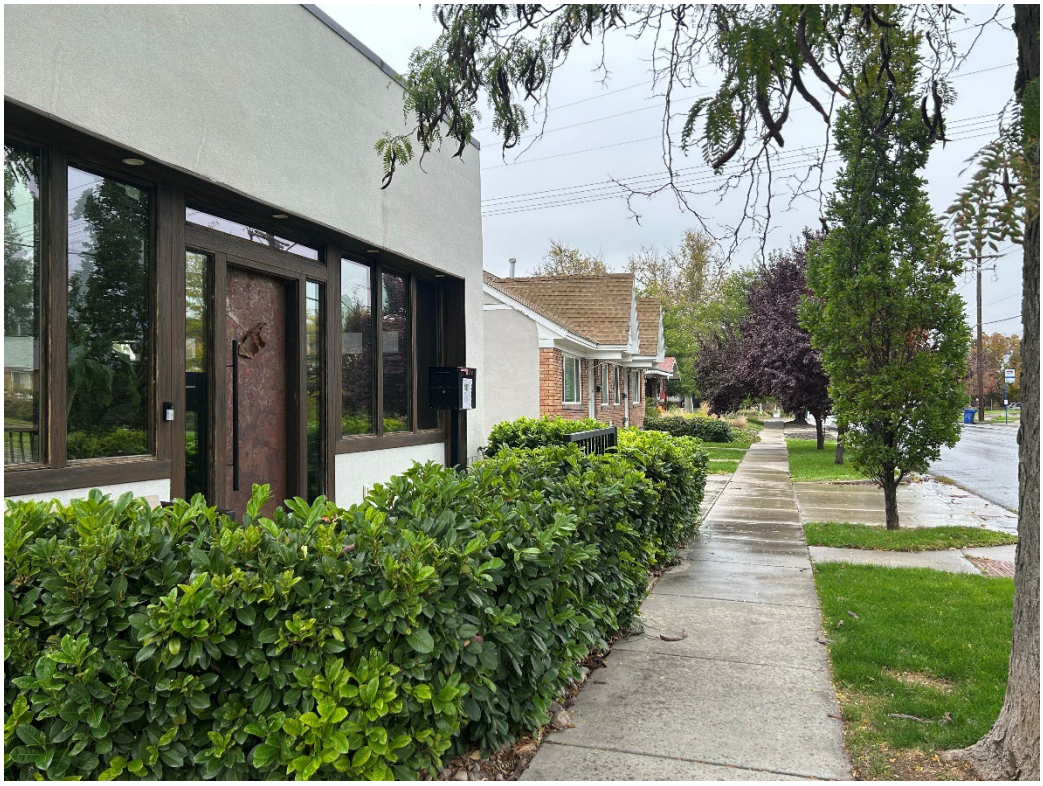
**any use occupying the space would have to abide by city code parking requirements*


Thank You
1554 S 500 E REZONE AND GENERAL PLAN AMENDMENT
Carson Cronk
PROPERTY OWNER

ATTACHMENT C: Property and Vicinity Photos



Subject building from the corner of Bryan Ave and 500 E



Façade of subject building along 500 E



Garage access on the north side of the building



Duplex to the north as viewed from the subject site



Rear (west side) of building as viewed from Bryan Ave



Rear of building (west and north sides)



500 E looking toward the subject site



Sidewalk along Bryan Ave looking west from subject site



Bus stop for route 205 on 500 E



Alleyway between subject site and duplex to the north



View directly east across 500 E



Properties along Bryan Avenue



View directly south across Bryan Avenue



One of many neighboring duplexes in the vicinity



500 E as viewed from the subject building



Parking signs along the south façade of the subject building

ATTACHMENT D: Zoning District Comparison

The proposed MU-2 district has different development standards than the current R-1-5000 district. A comparison can be found below:

Parameter	R-1-5000 (existing)	MU-2 (proposed)
Maximum Building Height	Pitched Roof: **28'** Flat Roof: **20'**	**30'**
Minimum Front Yard	Equal to the average of the front yards of existing buildings within the block face, or **20'**	**5'**
Minimum Corner Side Yard	**10'**	**5'**
Minimum Interior Side Yard	Corner Lots: **4'** Interior Lots: **4', 10'**	**4'**
Minimum Rear Yard	**25%** of the lot depth, or **20'**	**20'**
Minimum Lot Area	**5,000 sq. ft.**	**None**
Minimum Lot Width	**50'**	**None**
Maximum Lot Width	**None**	**110'**

Design Standards

Design standards as found in Chapter 21A.28.040.H do not apply to the R-1-5000 zoning district. However, the MU-2 district is subject to certain design standards. The table below summarizes what is required in this district.

Parameter	MU-2 (proposed)
Ground floor use: active use (%)	**75**
Building materials: ground floor (%)	**70**
Building materials: upper floors (%)	**70**
Glass: ground floor (%)	**40**
Glass: upper floors (%)	**15**
Building entrances	At least one operable building entrance on the ground floor is required for every street facing façade.
Blank wall: maximum length (feet)	**15**
Street facing facade: maximum length (feet)	**110**

Uses

The following is a list of permitted and conditional uses. Those that are unique to each district are in **bold**. Uses marked with a (C) are conditional within their respective districts.

R-1-5000 (existing)	MU-2 (proposed)
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	Accessory use, except those that are specifically regulated elsewhere in this title
Adaptive reuse for additional uses in eligible buildings (C)	Adaptive reuse for additional uses in eligible buildings
Affordable housing incentives development	Affordable housing incentives development
Community garden (C)	**Bar establishment (C)**
Daycare center, child	**Brewpub (C)**
Dwelling, accessory unit (ADU)	**Tavern (C)**
Dwelling, assisted living facility (limited capacity) (C)	**Animal: Cremation Service**
Dwelling, congregate care facility (small) (C)	**Animal, Kennel (C)**
Dwelling; dormitory, fraternity, sorority	**Animal, Veterinary Office**
Dwelling, group home (small)	**Art gallery**
Dwelling, manufactured home	**Artisan food production**
Dwelling, multi- family	**Artisan production**
Dwelling, single- family (detached)	**Artists' loft/Studio**
Governmental facility (C)	**Bed and breakfast**
Home occupation	**Botanical garden**
Municipal service use, including City utility use and police and fire station (C)	**Bus line station/terminal**
Open space on lots less than 4 acres in size	**Charity dining hall**
Park	**Clinic (medical, dental)**
Parking, park and ride lot shared with existing use	Community garden
Place of worship on lots less than 4 acres in size (C)	**Convent/Monastery**
School, seminary and religious institute (C)	**Daycare center, adult**
Urban farm	Daycare center, child
Utility, building or structure	Dwelling, assisted living facility (limited capacity)
	Dwelling, assisted living facility (small)
	Dwelling, accessory unit (ADU)
	Dwelling, congregate care facility (small)
	Dwelling, group home (small) (C)
	Dwelling, living quarter for caretaker or security guard
	Dwelling, multi-family
	Dwelling, residential support, (small)

	Dwelling, rooming (boarding) house
	Dwelling, shared housing
	Dwelling, single-family attached
	Dwelling, single-family (detached)
	Dwelling, twin home
	Dwelling, two-family
	Farmer's market
	Financial institution
	Greenhouse
	Home occupation
	Library
	Mixed use development
	Mobile business
	Municipal service uses, including City utility uses and police and fire stations (C)
	Museum
	Office
	Open space
	Park
	Parking, off site
	Pharmacy
	Place of worship
	Plaza
	Recreation (indoor, outdoor)
	Restaurant
	Retail (goods or services)
	School, Music conservatory
	School, Professional and vocational
	School, Seminary and religious institute
	Short term rental
	Studio, art
	Urban farm
	Utility, building or structure
	Vehicle, Automobile repair (minor) (C)

PURPOSE STATEMENTS

RMF-1-5000 SINGLE-FAMILY RESIDENTIAL DISTRICT

Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for single-family residential dwellings and affordable housing incentive developments with up to four units on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

MU-2 MIXED USE 2 DISTRICT

Purpose Statement: The purpose of the MU-2 Mixed Use 2 District is to provide small-scale commercial and mixed-use development located within and serving residential neighborhoods. Buildings in this district are generally no taller than two stories. The main purpose of the district is to provide neighborhood-serving commercial uses; however, residential uses may be allowed as part of a mixed-use development. Development regulations are intended to reinforce the historic scale and design of traditional neighborhood-serving businesses that are oriented toward the pedestrian, restricted in size to promote local orientation, and designed to limit adverse impacts on nearby residential areas. This zone is appropriate in areas supported by applicable general plans and along local streets. This designation may also be appropriate along collector streets in areas with low-scale development patterns.

ATTACHMENT E: Analysis of Standards

ZONING MAP AMENDMENTS

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

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

Finding: Complies

Discussion: The proposed map amendment is consistent with purposes, goals, objectives, and policies of the city as outlined in adopted planning documents. See key consideration 1 for a detailed analysis.

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

Finding: Complies

Discussion: The proposed map amendment is consistent with the general purpose and intent of the city's zoning ordinance. Negative impacts to the health, safety, morals, prosperity, or welfare of neighborhood residents have not been identified. However a new neighborhood amenity will promote increased convenience and can to a smaller extent help lessen congestion in the nearby streets.

General Purpose and Intent of the Salt Lake City Zoning Ordinance

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

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

Current Zoning District Purpose Statement

R-1-5000 SINGLE-FAMILY RESIDENTIAL DISTRICT

Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for single-family residential dwellings and affordable housing incentive developments with up to four units on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Proposed Zoning District Purpose Statement

MU-2 MIXED USE 2 DISTRICT

Purpose Statement: The purpose of the MU-2 Mixed Use 2 District is to provide small-scale commercial and mixed-use development located within and serving residential neighborhoods. Buildings in this district are generally no taller than two stories. The main purpose of the district is to provide neighborhood-serving commercial uses; however, residential uses may be allowed as part of a mixed-use development. Development regulations are intended to reinforce the historic scale and design of traditional neighborhood-serving businesses that are oriented toward the pedestrian, restricted in size to promote local orientation, and designed to limit adverse impacts on nearby residential areas. This zone is appropriate in areas supported by applicable general plans and along local streets. This designation may also be appropriate along collector streets in areas with low-scale development patterns.

General Purpose of the Zoning Amendments Process

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

3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;

Finding: Complies

Discussion: The proposed map amendment would allow for additional uses that do not currently apply to the property. While a commercial use may have minor impacts on nearby properties, the site has a demonstrated history of accommodating commercial use without disturbing adjacent residents. The design of the building and site are adequate to manage parking needs, trash management, and other externalities.

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

Finding: N/A

Discussion: The property is not subject to any overlay 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.

Finding: Complies

Discussion: No concerns were received from the city's public utilities department regarding the zoning amendment and existing public utilities. The city's transportation department also did not have concerns about impacts to the adjacent roadways. The proposed rezone is in an established neighborhood with sufficient facilities to serve the site, and a commercial use at this scale is not anticipated to put significant additional strain on public facilities and services.

6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements;

Finding: Complies

Discussion: The petitions will not require any changes to existing transportation facilities. The site has adequate off-street parking space to meet the requirements for most commercial uses under MU-2.
7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle;
Finding: Complies
Discussion: The subject site will provide an additional commercial amenity within an established residential neighborhood, expanding transportation choices and giving community members the option to access the new amenity without having to rely on a personal vehicle.
8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment;
Finding: Complies
Discussion: No impacts to public safety resources are anticipated
9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;
Finding: Complies
Discussion: The property has served as an exclusively residential property only for the last 8 years through a conversion. The only impacted resident is the petitioner, who owns and lives in the affected structure. Any relocation as a result of the petition would be voluntary. The property owner can also choose to remain residing in the property if desired.
10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;
Finding: Complies
Discussion: No business currently operates on the site and therefore no business would be displaced as a result of this zoning map amendment.
11. The community benefits that would result from the proposed map amendment, as identified in Section 21A.50.050.C;
Finding: Complies
Discussion: Planning staff find the proposed community benefit meets the criteria for 21A.50.050.C.2 which is to provide commercial space for

GENERAL PLAN AMENDMENTS

19.06.070: The intent of this section is to establish a list of factors that the planning commission and city council should consider when evaluating a proposed plan or plan amendment. Each factor should be considered with the understanding that not all factors will be applicable to all petitions.

A. If an amendment is approved by the city council, no certificate of occupancy shall be issued until the property owner demonstrates compliance with the council approval, an applicable development agreement, and this chapter if required by the approval.

B. Consideration Factors: In reviewing a proposal to modify the general plan, the planning commission and city council should consider, but are not limited to, the following factors:

1. Whether the proposal is consistent with citywide policies.

Finding: Complies

Discussion: The proposal is consistent with citywide policies that support walkable, neighborhood retail and mixed use development at scales compatible with the existing neighborhood.

2. Whether the proposal is consistent with the goals, policies, or implementation actions of the general plan, including applicable element plans.

Finding: Complies

Discussion: The proposal is consistent with goals and policies outlined in Plan Salt Lake, the city's general plan. The proposal furthers the plan's goals for transportation, neighborhoods, and growth. See key consideration 1 for a detailed analysis.

3. Whether significant change has occurred that warrants the creation of a new plan or an update to an adopted plan.

Finding: Complies

Discussion: The Central Community Plan was last adopted in 2005. There have been many changes to the neighborhood since the plan's adoption. Creation of a new Central Community Plan is in progress, but will not be adopted before a decision on this ordinance is made.

4. Whether the goals, policies, or implementation actions of the plan to be amended have been achieved, are no longer relevant to or capable of addressing the current issues or needs of the neighborhood or the city, or are no longer aligned with policies in citywide plans.

Finding: Complies

Discussion: Although the future land use map in the Central Community Plan does not match the desired zoning designation for this property, the plan does support small scale commercial and nonconforming commercial uses. This property operated for many decades as a small scale nonconforming commercial use.

5. For petitions submitted by a property owner, the extent, effectiveness, and proportionality of the public benefit proposed by the petitioner to the increase in development potential if the proposal were to be adopted by the city council.

Finding: Complies

Discussion: The proposed public benefit will directly benefit a local business or charitable organization who leases the space. The community will also gain a new commercial amenity. Planning staff finds that the public benefit is proportional to the increase in development and use potential of the property.

6. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

Finding: Complies

Discussion: The subject building is owned and currently occupied by the applicant. The applicant may choose to continue to reside on the property if desired. Any relocation would be voluntary.

7. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

Finding: Complies

Discussion: No businesses would be displaced as part of this proposal

8. The potential impacts to properties in the immediate vicinity of the proposal.
Finding: Complies
Discussion: The scale of the property and adequate off-street parking will limit negative impacts to surrounding properties. Any future business will need to comply with County noise ordinances and city regulations for trash management, deliveries, and other business operations.
9. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property based on the additional development potential of future development.
Finding: Complies
Discussion: No concerns were received from Public Utilities regarding the amendment. Any future upgrades to public utilities associated with the change of use would be the property owner's responsibility.
10. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.
Finding: Complies
Discussion: No significant impacts to public safety resources are expected. No additional development is proposed or expected.
11. The potential impacts to any other city service, infrastructure, or resource that may be impacted by the increase in development potential that may result from the proposed amendment.
Finding: Complies
Discussion: No significant impacts to other city services or infrastructure are expected to result from the proposed amendment.

COMMUNITY BENEFIT STANDARDS

21A.50.050.C: Each petition for a zoning amendment that is initiated by a private property owner shall identify community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.

Type of Community Benefit

1. The proposed community benefit(s) shall be within any of the following categories: **a.** Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase; **b.** Providing commercial space for local businesses or charitable organizations; **c.** Providing a dedication of public open space; **d.** Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands; **e.** Preserving historic structures not otherwise protected; **f.** Expanding public infrastructure that expands capacity for future development.
Finding: Complies
Discussion: The applicant's proposed community benefit falls under (b) providing commercial space for local businesses or charitable organizations.

Community Benefit Standards

21A.50.050.C.2: The Proposed Community Benefit May be evaluated based on the following, if applicable:

a. For proposals that are intended to increase the housing supply, the level of affordability of the additional density that may be allowed if the proposal were to be adopted;
Finding: NA
Discussion: This proposal is not intended to increase the housing supply
b. The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site;
Finding: Complies
Discussion: It is expected that the entire ground floor space will be dedicated to a local business or community organization. The space may also be split to allow a residential dwelling to remain on site.
c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;
Finding: NA
Discussion: No public open space is proposed
d. The relative size and environmental value of any land that is to be dedicated;
Finding: NA
Discussion: No dedication of public land is proposed.
e. The historic significance of the structures proposed to be preserved;
Finding: **NA**
Discussion: Preservation of structures is not a proposed community benefit
f. The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area;
Finding: Complies
Discussion: Public infrastructure capacity is adequate for the change of use. No increase in development is proposed.
g. The input received related to the community benefit during the 45-day engagement period;
Finding: Complies
Discussion: The majority of public comments received were in support of the proposed change. See Attachment F for more details on public input.
h. Policies in the general plan that support the proposed community benefit.
Finding: Complies
Discussion: Plan Salt Lake supports vibrant neighborhoods with a mix of uses to provide residents with greater options about where they live, where they shop, and how they get around. This proposal will contribute to a mix of uses compatible with the area's historic development pattern and existing scale, and is therefore supported by the general plan.

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- September 14, 2026 – Notice of the proposed amendment was posted on the property
- September 14, 2026 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- September 10, 2026 – The Liberty Wells Community Council was sent the 45-day required notice for recognized community organizations.
- September 17, 2026 – The applicant presented the request at the Liberty Wells Community Council meeting.

Notice of the public hearing for the proposal included:

- November 4, 2026
  - Public hearing notice sign posted on the property
- November 4, 2026
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division listserv

Public Input:

A few public comments were received during the public input period. Most were in support of the proposed change and expressed excitement for a new neighborhood amenity. The Liberty Wells Community Council also wrote a letter of support for the project.

A few concerns were raised regarding parking availability and preferences for some commercial uses over others, as well as concerns about not knowing what the future space will be.

The full record of public comments received are attached below.

Outlook

Re: (EXTERNAL) Petition Numbers: PLNPCM2026-00682

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Tue 9/22/2026 8:39 AM
To Bruce Goudelock <[redacted]>

Good morning, Bruce,

Thank you for taking the time to send in comments on the proposed rezone and share your thoughts about the tradeoffs of a commercial space and potential impacts. Your comments will be added to the staff report for the Planning Commission and City Council to consider.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
WWW.SLC.GOV

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From: Bruce Goudelock <[redacted]>
Sent: Monday, September 21, 2026 5:11 PM
To: Seeley, Alicia <alicia.Seeley@slc.gov>
Subject: (EXTERNAL) Petition Numbers: PLNPCM2026-00682

You don't often get email from [redacted]. Learn why this is important

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

Hi Alicia

I got a mailer for public input regarding the property across the street from me.

This building has been a private (house) dwelling for a few years now after Carson bought it, previously being a "work from home property" (which was really just the way TAG SLC labelled it while they where running their business from there for a few years), and a Salon for years before.

I think there are pluses and minuses to the property being zoned as business, the plus is for Carson to have options for selling the property, cause it's a tough layout for a house and he's a nice guy; and if it's a business that serves the community, more the welcome.

The drawback for changing the property to business zoning is the property's very limited area for parking. I think property is laid out for 1-2 cars on the driveway to the West, and a shared driveway to the North (not really sure what the laws are for parking on the North, but maybe 2 cars there), leaving maybe 4 spots adjacent to the property on the street. When it was a Salon we often had 2-3 cars in front of our house during business hours (South side of Bryan Ave - 482 E to 5th), which was really not that big of a deal unless we had guests or for the need of an occasional sprinkler repair for the foot traffic on our park strip.

So, I guess it really depends on the business model proposed for new tenants. If it's a business that's likely to need more than 6 cars, I don't think the rezoning makes sense for the neighborhood, as 5th tends to be close to full with the apartments and rentals on 5th East (these have been filling up 5th South of Bryan Ave).

Best wishes and thanks, Bruce Goudelock, [redacted]

Outlook

Re: (EXTERNAL) Opposition to Zoning Map Amendment at Approximately 1556 S 500 E

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Tue 9/15/2026 8:29 AM
To A <[redacted]>

Good morning, Amber

Thank you for taking the time to submit comments on these petitions. We will certainly be taking parking and other potential impacts on surrounding neighbors into account as we evaluate the request. Your comments will also be added to the staff report for the Planning Commission and City Council to consider.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
WWW.SLC.GOV

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From: A <[redacted]>
Sent: Monday, September 14, 2026 7:08 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) Opposition to Zoning Map Amendment at Approximately 1556 S 500 E

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

Dear Ms. Seeley,

I am writing to express my opposition to the requested zoning map amendment and General Plan amendment for the property at approximately **1556 S 500 E** (Petition Nos. **PLNPCM2026-00682** and **PLNPCM2026-00730**).

This is a quiet, established residential neighborhood, and introducing a commercial business at this location would be inconsistent with the character and intended use of the surrounding area. The property does not appear to have dedicated parking sufficient for a business. Increased customer and employee parking would likely place additional pressure on the limited street parking that residents currently rely on.

A commercial use could also bring increased traffic, noise, deliveries, lighting, and activity to the block. These impacts may affect residents' privacy, safety, and quality of life. Without an appropriate parking and access plan, the proposal could create congestion and make it more difficult for the people who live nearby to park near their homes.

I respectfully request that the Planning Division deny the zoning and General Plan amendments, or at minimum require a thorough evaluation of parking, traffic, lighting, noise, hours of operation, deliveries, and public-safety impacts before considering approval. Any proposed use should be compatible with the surrounding single-family residential neighborhood and should not impose additional burdens on nearby residents.

Please include my comments in the public record and confirm that they have been received.

Thank you for your consideration.

Respectfully,

Amber Andrews
[redacted]
Resident on E Bryan Ave

Outlook

Re: (EXTERNAL) 1554 S. 500 E. Re-zone

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Mon 9/21/2026 9:47 AM
To Brett Markum <[redacted]>

Good morning, Brett

Thank you for taking the time to submit comments on the proposed rezone. Your comment will be included in the staff report for the Planning Commission and City Council to review.

And thank you for bringing up those parcels along the bike path on 700 E. While we don't have jurisdiction over what happens on those parcels, We can highlight them as a key opportunity for activation in our upcoming 'Building the Village' study about child and family friendly planning, where we will include initiatives to activate underutilized space for informal play opportunities. Happy to do what we can to move the conversation forward and see something happen there.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
WWW.SLC.GOV

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From: Brett Markum <[redacted]>
Sent: Friday, September 18, 2026 9:45 AM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) 1554 S. 500 E. Re-zone

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I am emailing to offer support for the re-zone request at this property. I feel that a small local business at this location would fit in with the neighborhood, benefit the community, and that Carson presented a thoughtful and compelling case for this change.
Thanks!
Brett Markum
[redacted]

P.S. Any thoughts or assistance you could provide regarding activating those UDOT parcels along the bike path from 1300-2100 South would be greatly appreciated!
Sent from my iPhone

Outlook

Re: (EXTERNAL) Plnpcm2026-00682

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Mon 9/28/2026 8:56 AM
To Colour Maisch <[redacted]>

Hi Colour. While the applicant doesn't have a specific tenant for the space yet, the intent is that this will be leased by a locally owned small business and will be a use that welcomes neighborhood residents, such as a cafe, coffee shop, bakery, bike shop, studio, or similar use. The full list of uses that would be permitted under MU-2 zoning can be found in table 21A.33.030 in the MU-2 column, although the size of the building limits the feasibility for some of these uses.

Let me know if you have any other questions or wish to submit comments about the proposal.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
WWW.SLC.GOV

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From: Colour Maisch <[redacted]>
Sent: Saturday, September 26, 2026 5:39 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) Plnpcm2026-00682

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Hi,

I am curious about what the “neighborhood serving retail”is for the lot?

Thank you,

Colour Maisch



Sent from my iPhone

Outlook

Re: (EXTERNAL) 1556 S 500 E

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 9/24/2026 9:46 AM
To rlilliquist <[redacted]>

Good Morning, Rebecca,

Thank you for reaching out and submitting comments on the proposed rezone. Your comment of support will be included in the staff report for Planning Commission and City Council to consider.

The complete list of uses that would be allowed under the MU-2 can be found in Table 21A.33.030. While the applicant doesn't have a specific tenant yet, his intent and proposed community benefit is to create space for a locally owned small business that would serve neighborhood residents (IE a cafe, coffee shop, bakery, bike shop, small retail space, or similar). If the request is approved, the applicant will sign a development agreement that will outline parameters to ensure that the community benefit is provided as intended.

Let me know if you have any other questions about the proposal.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
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From: rlilliquist <[redacted]>
Sent: Wednesday, September 23, 2026 6:09 PM

To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) 1556 S 500 E

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Hi,

I'm emailing in general support of the zoning change for 1556 S 500 E. I live about a block away and I would love to have a small business serving the neighborhood so close to me.

What type of businesses would be allowed with this zoning change?

Thanks,
Rebecca

Sent from my Galaxy

Outlook

Re: (EXTERNAL) Fwd: Zone Change 1556 S 500 E

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Tue 9/29/2026 9:03 AM
To William Stoneking <[redacted]>

Good morning, William

Thank you for taking the time to submit your input on the proposed rezone. Although the applicant does not have a specific tenant in mind for the building at this point, the type of business permitted and expected impacts on neighbors (including parking demands) is certainly being considered. Specific parameters for use of the space will be outlined in a development agreement if the City Council approves the zoning change. Your comments will be included in the staff report for the Planning Commission and City Council to consider. Let me know if I can answer any other questions about the request or the process.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
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From: William Stoneking <[redacted]>
Sent: Monday, September 28, 2026 9:13 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) Fwd: Zone Change 1556 S 500 E

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1556 S 500 E

Just want to leave a comment on the potential zone change for the single-family house located at 1556 S. 500 E..

My first concern is the amount of additional traffic. This would bring to the community area.
A lot of this would depend on what type of business is being placed in this house.
Before it was a beauty and tanning salon and traffic was very minimal because of that.
If something similar was placed back in there, it probably would not increase a lot of of the traffic issues.
But we don't need things like tattoo, parlors, or smoke shops because bringing increased traffic and increased problems into the neighborhood.
So at this point, my vote would be do not chang change the zoning the continue to keep it as housing.

Todd Stoneking
[redacted]

LIBERTY WELLS
COMMUNITY COUNCIL

October 12, 2026

To whom it may concern,

I am writing to express my, and the Liberty Wells Community Council's support of the proposed commercial rezone request at 1554 S 500 E set forth by Carson Cronk.

Mr. Cronk attended our public meeting on September 17, 2026 and his rezone proposal was well-received by members of the community in attendance. Points that were highlighted in favor of his request were:

- Prioritizing leasing to locally-owned businesses
- Keeping the current building's design, which is low in scale and blends seamlessly into the neighborhood
- Enhancing and supporting the walkability of Liberty Wells

The Liberty Wells Community Council board also supports the points above and would welcome a locally-owned business along the 500 E corridor which connects the small commercial districts at the corner of 1700 S and 500 E with Liberty Park and the businesses at 1300 S and 500 E.

Thank you for your consideration,

Margaret G. Coppin
Chair, Liberty Wells Community Council

cc. Liberty Wells Community Council Board
Carson Cronk, property owner

Outlook

Re: (EXTERNAL) 1556 s 500 e rezone

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 10/29/2026 10:20 AM
To Cecilia Bean <[redacted]>

Hi Cecilia. Thank you for your email. Your support is noted, and I'll make sure to include it in the staff report for the Planning Commission and City Council as well.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
WWW.SLC.GOV

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From: Cecilia Bean <[redacted]>
Sent: Wednesday, October 28, 2026 5:37 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) 1556 s 500 e rezone

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Hi I'm a resident in the area and I'm in support of this rezone! Thanks!

Outlook

Re: (EXTERNAL) Public Endorsement 1556 S 500 E/PLNPCM2026-00682 and PLNPCM2026-00730.

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 10/29/2026 10:36 AM
To Colter Merritt <[redacted]>

Hi Colter. Thank you for reaching out and sharing your thoughts on the proposal and the potential for a new small business to add to the neighborhood's character. Your comment will be included in the staff report for the Planning Commission and City Council as well.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
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From: Colter Merritt <[redacted]>
Sent: Wednesday, October 28, 2026 8:53 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) Public Endorsement 1556 S 500 E/PLNPCM2026-00682 and PLNPCM2026-00730.

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Hi Alicia,

I live within City Council District 5, a neighbor on 500 E, I'd like to share my endorsement of the zoning amendment petition: PLNPCM2026-00682 and PLNPCM2026-00730.

I believe there is considerable community benefit to allowing small businesses to have a place within a residential area. We tend to zone neighborhoods as if people only sleep in them. But a neighborhood with nowhere to go is just a dormitory with a lawn. A corner bakery or a small hardware shop does something no planning document can: it gives people a reason to bump into each other. Small businesses in residential areas don't dilute a neighborhood's character, they create it.

I support this project, and I hope it's the first of many.

Colter Merritt

Outlook

Re: (EXTERNAL) PLNPCM2026-00682/PLNPCM2026-00730

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 10/29/2026 10:25 AM
To Cody Wratten <[redacted]>

Hi Cody. Thank you for your email. Your support is noted, and your comment will be included in the staff report for the Planning Commission and City Council as well.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
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From: Cody Wratten <[redacted]>
Sent: Wednesday, October 28, 2026 8:49 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) PLNPCM2026-00682/PLNPCM2026-00730

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Hey there,

I support the rezone of 1556 South and 500 east to MU-2. This will allow for the potential of businesses to run in residential areas creating a more inclusive and walkable community.

Thanks,
Cody

Outlook

Re: (EXTERNAL) Proposed Rezone

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 10/29/2026 10:58 AM
To Delaney Dangerfield <[redacted]>

Hi Delaney,

Thanks for reaching out and sharing your support for the proposed rezone. Your comment will be included in the staff report for the Planning Commission and City Council to consider as well.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
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From: Delaney Dangerfield <[redacted]>
Sent: Thursday, October 29, 2026 5:28 AM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) Proposed Rezone

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Hello,

My name is Delaney and I wanted to write you in support of the proposed rezone for 1556 S 500 E (PLNPCM2026-00682). This neighborhood would benefit greatly from rezoning to a commercial designation to allow a coffee shop, bookstore, boutique, or other third space.

Thank you for your consideration!
Best,
Delaney Dangerfield

Outlook

Re: (EXTERNAL) 1556 S 500 E - re-zone

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 10/29/2026 10:23 AM
To Isabella <[redacted]>

Hi Isabella. Thank you for your email. Your support is noted, and your comment will be included in the staff report for the Planning Commission and City Council as well.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
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From: Isabella <[redacted]>
Sent: Wednesday, October 28, 2026 5:53 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) 1556 S 500 E - re-zone

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Hello,

I’m a resident in the area and am supportive of this re-zone.

Thank you,
Isabella

Outlook

Re: (EXTERNAL) 1556 S 500 E Rezone

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 10/29/2026 10:22 AM
To Mitchell Rasmussen <[redacted]>

Hi Mitchell. Thank you for your email. Your support is noted, and your comment will be included in the staff report for the Planning Commission and City Council as well.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
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From: Mitchell Rasmussen <[redacted]>
Sent: Wednesday, October 28, 2026 5:53 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) 1556 S 500 E Rezone

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HI Alicia,

I'm a homeowner in the area and I support this rezone.

Thank you,

Mitchell

Outlook

Re: (EXTERNAL) 1556 S 500 E Rezone

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 10/29/2026 10:24 AM
To Olivia Vincent <[redacted]>

Hi Olivia. Thank you for your email. Your support is noted, and your comment will be included in the staff report for the Planning Commission and City Council as well.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
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From: Olivia Vincent <[redacted]>
Sent: Wednesday, October 28, 2026 7:54 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) 1556 S 500 E Rezone

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Good evening!

I am a resident of Liberty Wells and am in support of the rezone for this address.
Please feel free to reach out to me for any further comments.

Thanks so much,
Olivia Vincent
[redacted]

Outlook

Re: (EXTERNAL) MU-2

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 10/29/2026 10:22 AM
To Tate Cronk <[redacted]>

Hi Tate. Thank you for your email. Your support is noted, and your comment will be included in the staff report for the Planning Commission and City Council as well.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
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From: Tate Cronk <[redacted]>
Sent: Wednesday, October 28, 2026 5:44 PM
To: Seeley, Alicia <Alicia.seeley@slc.gov>
Subject: (EXTERNAL) MU-2

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Hello Alicia,
I live near the property located at 1556 S 500 E and formally support its rezoning to MU-2.
Best regards,
Tate Cronk

Outlook

Re: (EXTERNAL) Project Location: 1556 S 500 E

From Seeley, Alicia <Alicia.Seeley@slc.gov>
Date Thu 10/29/2026 2:15 PM
To Bee Losee <[redacted]>

Hello Bee and Justin,

Thank you for reaching out and sharing your comments on the proposed rezone. Your concerns are noted and your comments will be included in the staff report for the Planning Commission and City Council to consider.

Respectfully,

ALICIA SEELEY | (*She/Her/Hers*)
Principal Planner
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-7922
Email: alicia.seeley@slc.gov
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From: Bee Losee <[redacted]>
Sent: Thursday, October 29, 2026 1:37 PM
To: Seeley, Alicia <alicia.seeley@slc.gov>
Subject: (EXTERNAL) Project Location: 1556 S 500 E

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Dear Alicia Seeley,

We are writing in regards to the above property and these specific petition numbers and requests.

Petition Number:
PLNPCM2026-00682 & PLNPCM2026-00730

Current Zoning District:
R-1-5000 Single-Family Residential

Proposed Zoning District:
MU-2 Mixed Use 2

Having lived in the neighborhood for close to 35 years now we are opposed to the switch from residential to commercial. The street is quieter in many ways with it now being a residence. Businesses bring in more traffic, and usually with little regard for the neighborhood except for finding a space quickly; also there will be afded noise with potential deliveries and hours of operation. Parking would definitely be a huge concern; currently at times there is no street parking even to accommodate the existing residences. The prior business attracted consistent tagging/graffiti during the night which, these incidences were not always safe and often required calling police; along with drug deals that occurred in this zone after hours and even daytime hours with the unknown/unfamiliar traffic. It has been nice to have a neighborhood without these concerns so upfront and frequent. We hope you take these into consideration.

As the city is looking to have more available housing at different price points it would be unfortunate to replace a residence with a business. There are vacant business locations being built on the surrounding corridors which seem more aligned with city planning.

Please include during discussion and considerations and let us know this has been received. We request our response be included in the public record regarding these petitions.

Thank you,
Bee and Justin Losee
Residents on Bryan Ave

Sent from my iPhone

ATTACHMENT G: Department Review Comments

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

Engineering:

Corey Legge - Corey.Legge@slc.gov 801-535-6159

No comments

Fire:

Doug Bateman – Douglas.Bateman@slc.gov 801-535-6619

No comments related for the application - Applicant is proposing to change the zoning for the above property from R-1-5000 Single Family Residential to MU-2 Mixed Use 2. The purpose is to allow the building to operate as a neighborhood-serving retail space. Any change in use will require a building permit and code compliance review.

Public Utilities:

Kristeen Beitel – Kristeen.Beitel@slc.gov 801-483-6733

Public Utilities has no issues with the proposed zoning map and general plan amendment. Please note that any change of use, remodel, or building permit must comply with all PU standards.

Building Code:

Jason Rogers – Jason.Rogers@slc.gov 801-535-7163

FOR FUTURE PLANS SUBMITTED- REQUIRED 2024 COMMERCIAL BUILDING CODES AND NEC2023 CODE CYCLE

Transportation:

Jena Carver – jena.carver@slc.gov 801-573-5058

Transportation has no concerns with the proposed amendment.

Housing Stability:

Heather Royall – Heather.milner@slc.gov 801-535-7273

I reviewed the proposed amendment and have no concerns with this proposal.