

ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS  
Blake Thomas  
Director

## CITY COUNCIL TRANSMITTAL

Jill Love  
Jill Love (Jun 4, 2024 11:52 MDT)  
Jill Love, Chief Administrative Officer

**Date Received:** 06/04/2024  
**Date sent to Council:** 06/04/2024

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**TO:** Salt Lake City Council  
Victoria Petro, Chair

**DATE:** 06/03/24

**FROM:** Blake Thomas, Director, Department of Community & Neighborhoods



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**SUBJECT:** 1816 S State St Zoning Map Amendment – PLNPCM2024-00033

**STAFF CONTACT:** Trevor Ovenden, Principal Planner  
801-535-7168 or [trevor.ovenden@slcgov.com](mailto:trevor.ovenden@slcgov.com)

**DOCUMENT TYPE:** Ordinance

**RECOMMENDATION:** The City Council follows the Planning Commission's recommendation and approve the requested Zoning Map amendment.

**BUDGET IMPACT:** None

**BACKGROUND/DISCUSSION:** Tiffanie Price, property owner, is requesting to change the zoning designation of the property at 1816 S State Street from [BP, Business Park](#) to [CC, Corridor Commercial](#) to allow the building at this site to be leased for additional commercial uses. The request is supported by the [Central Community Master Plan](#).

The subject property consists of a 5,756 square-foot single-story commercial building that was constructed in 1948. The building is currently being used as a vocational school for tattooing and piercing. The property owner would like the option of leasing the building for other uses, such as restaurants and retail; however, the current BP zoning designation allows these uses only when they are associated with a business park development. Prior to 1995, this site was zoned "C-3, General Business Activity", which allowed for restaurants and retail businesses as standalone uses. After the zoning ordinance was rewritten in 1995, the zoning designation of the property was changed to BP, which made the commercial use of the building nonconforming.

Rezoning the property from BP to CC would allow the building to be used for many commercial uses that were historically allowed at this site. If the zoning amendment request is approved, the applicant could lease the building for any of the permitted uses listed in the CC column of table of [21A.33.030](#) of the City's zoning ordinance. All abutting property to the north is zoned CC.



*Vicinity map with zoning*



*Subject site - existing building*

## **PUBLIC PROCESS:**

- **Early Notification**

- February 29, 2024 – The Ballpark Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments.
- February 29, 2024 – Neighbors within 300 feet of the site were provided early notification of the proposal. No comments were received.
- April 11, 2024 – Public hearing notice mailed, posted on City and State websites, and posted on Planning Division list serve.
- April 12, 2024 – Public hearing notice sign posted on the property.

- **Planning Commission Meeting**

- April 24, 2024 – The Planning Commission reviewed the proposal and held a public hearing. The hearing can be viewed [here](#) beginning at 38:33. There were no public comments and no questions or concerns from the Commission. The Planning Commission voted unanimously to forward a recommendation of approval as proposed. The Planning Commission staff report can be found [here](#).

## **Planning Commission (PC) Records**

- a) [PC Agenda of April 24, 2024](#) (Click to Access)
- b) [PC Minutes of April, 2024](#) (Click to Access)
- c) [Planning Commission Staff Report of April 24, 2024](#) (Click to Access Report)
- d) [Planning Commission Meeting Recording](#)

## **EXHIBITS:**

- 1) Ordinance
- 2) Project Chronology
- 3) Notice of City Council Public Hearing
- 4) Emailed Comments Received After Publication of Planning Commission Staff Report
- 5) Mailing List

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## **1. ORDINANCE**

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2024

(Amending the zoning map pertaining to a parcel located at 1816 S State Street  
from BP Business Park to CC Corridor Commercial)

An ordinance amending the zoning map pertaining to a parcel located at 1816 S State  
Street (“Property”) from BP Business Park to CC Corridor Commercial pursuant to Petition No.  
PLNPCM2024-00033.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a  
public hearing on April 24, 2024, on an application submitted by Tiffanie Price on behalf of  
Axiom Properties II LLC to rezone the Property from BP Business Park to CC Corridor  
Commercial pursuant to Petition No. PLNPCM2024-00033.

WHEREAS, at its April 24, 2024, meeting, the Planning Commission voted in favor of  
forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said  
petition; 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 Property, as more particularly described on Exhibit “A”  
attached hereto, shall be and hereby is rezoned from BP Business Park to CC Corridor  
Commercial.

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 \_\_\_\_\_,  
2024.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2024.  
Published: \_\_\_\_\_.  
Ordinance Rezoning 1816 S State to CC Corridor Commercial\_v1

<p><b>APPROVED AS TO FORM</b> Salt Lake City Attorney's Office Date: <u>May 7, 2024</u> By: <u><i>Katherine Pasker</i></u> Katherine D. Pasker, <i>Senior City Attorney</i></p>
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EXHIBIT "A"

1816 S State Street

Tax ID: 16-18-303-028-0000

Commencing 33 feet West of the Northeast corner of Lot 15, Block 6, Five Acre Plat "A" Big Field Survey, and running thence South 88.1 feet; thence West 10 rods; thence North 33 feet, thence West 10 rods; thence North 55.1 feet; thence East 330 feet to the point of beginning.

## **2. PROJECT CHRONOLOGY**



## **PROJECT CHRONOLOGY**

**Petition:** PLNPCM2024-00033

January 10, 2024	Application submitted
February 13, 2024	Application deemed complete
February 22, 2024	Petitions assigned to staff.
February 29, 2024	The Ballpark Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments.
February 29, 2024	Neighbors within 300 feet of the site were provided early notification of the proposal.
April 11, 2024	Public hearing notice mailed, posted on City and State websites, and posted on Planning Division list serve.
April 12, 2024	Public hearing notice sign posted on the property
April 24, 2024	The Planning Commission reviewed the proposal and held a public hearing. The Commission voted unanimously to forward a recommendation of approval as proposed.
April 25, 2024	Draft ordinance requested from City Attorney's office.
May 7, 2024	Ordinance received from City Attorney's office.

**3. NOTICE OF CITY COUNCIL  
PUBLIC HEARING**

## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petition **PLNPCM2024-00033 – 1816 S State St Zoning Map Amendment**. Salt Lake City has received this amendment request from Tiffanie Price, property owner. The applicant is requesting to change the zoning designation of this property from BP, Business Park to CC, Corridor Commercial to allow the building at this site to be leased for additional commercial uses. The project is located within Council District 5, represented by Darin Mano.

**DATE:**

**TIME:**

**PLACE:       Electronic and in-person options.  
                  451 South State Street, Salt Lake City, Utah**

**\*\* This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit [www.slc.gov/council/virtual-meetings](http://www.slc.gov/council/virtual-meetings). Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to [council.comments@slcgov.com](mailto:council.comments@slcgov.com). All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Trevor Ovenden at 801-535-7168 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [trevor.ovenden@slcgov.com](mailto:trevor.ovenden@slcgov.com). The application details can be accessed at <https://citizenportal.slcgov.com>, by selecting the “Planning” tab and entering the petition number PLNPCM2024-00033

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at [council.comments@slcgov.com](mailto:council.comments@slcgov.com), 801-535-7600, or relay service 711.

**4. EMAILED COMMENTS RECEIVED  
AFTER PUBLICATION OF THE  
PLANNING COMMISSION STAFF  
REPORT**

## Ovenden, Trevor

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**From:** Ali Mitchell [REDACTED]  
**Sent:** Thursday, April 25, 2024 1:50 PM  
**To:** Ovenden, Trevor  
**Subject:** (EXTERNAL) URGENT- 1816 S. State Street

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

Trevor,

Hi, my name is Alison Mitchell and I'm reaching out to you after a very disturbing event that happened with the developers who own the 1816 S state street property that we are very concerned about and have contacted the police, as well as civil enforcement.

I was in my backyard having morning coffee when workers came up to my back fence and started spray painting trees and the back of my fence, when I asked what they were doing they let me know they were cutting down over 15 large trees directly behind our house that go into our yard and the power cables above our yard and fence.

I was very surprised about this and asked when they were planning on doing this work and their response was to berate us and scream obscenities at us. They were so vulgar we called the police to report verbal harassment and document the incident in case it happens again. To say the least we're super concerned about their lack of care for the neighbors who are along the property line and what further damage they are going to do by removing the trees without telling us when it is going to happen. We can't plan for this construction at all.

Beyond that, we're deeply saddened to hear their plan is to destroy this green area and these beautiful trees that deeply improve the quality of our houses. We had no idea the proposal included so much destruction and thought the proposal was for them to simply change the zoning of the building with no development like the attached proposal states. Please reach out to them immediately to have them stop work if it is not approved.

My cell phone number is [REDACTED]

Thank you.

Alison Mitchell

## Ovenden, Trevor

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**From:** Ali Mitchell [REDACTED]  
**Sent:** Thursday, April 25, 2024 10:50 PM  
**To:** Ovenden, Trevor  
**Subject:** Re: (EXTERNAL) Re: URGENT- 1816 S. State Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Trevor,

After spending time with this document you prepared, **the staff report of the zoning map amendment**, I just have one question for you: **Are these the documents being provided to the city council for their consideration?** It's clear to me after what happened today that they are very inaccurate to the actual intention of the owner, Tiffanie Price. They immediately jumped to remove the trees after the planning commission meeting last night, I worked in development, I'm sure they will submit a proposal to develop a building on it shortly after it's zoning is approved. I wasn't worried when I read your notice to come to the planning commission because it said they weren't planning on developing there... and now here we are... with them starting to develop something right now behind my house.

It's very unfortunate we didn't come to the meeting, we were under the impression that they weren't going to be developing anything based on the statements in the notice about the meeting. I think after today, my neighbors and I can all agree this plot of land should absolutely be zoned as residential or business garden like it was... it shares sides with about 4 or 5 quiet residential properties. We are all going to come together to create a petition and show up at the city council meeting.

My fear, is that like I thought initially, these documents stating they don't intend to develop anything swayed my decision before I knew anything about it, and I'm worried that the materials presenting in it aren't accurate based on their actions today and might not be a fair representation to the city council of our situation. I'm going to reach out to the city council members tomorrow with an email about this to try to get on top of it, but I do need to know if the documents you created are going to the city council members.

I had the civil enforcement come and document in photos over 20 trees that were marked for removal today.... Please let me know if I can send pictures.

## Ovenden, Trevor

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**From:** Tiffanie Provost Price [REDACTED]  
**Sent:** Tuesday, April 30, 2024 12:34 PM  
**To:** Ovenden, Trevor  
**Subject:** Re: (EXTERNAL) Re: Zoning Amendment - 1816 S State St/PLNPCM2024-00033

Trevor,

Yes, there was a confrontation which the neighbor started. There is no development planned or otherwise but there are overgrown bushes and junk trees that are being trimmed and removed and abiding by city code to cut greenery down to 6". The renter in the house thought that they owned the property and told the guys they couldn't cut down the trees and bushes on the lot regardless of it being private property. We have had homeless living in the bushes so they need to be cleared strictly on our property. They were very demanding and we did tell them they needed to mind their own business but the boyfriend came over and was trespassing on our property. Our tree removal guy was on our property and nowhere near theirs and there is a full fence between the properties. They feel very entitled and told us that we had no right to cut trees and bushes down even on our own property. I have no idea how they thought this or what laws they think would be broken but the only one breaking the law was them by trespassing on our property. That particular neighbor does not want us removing our trees or scrubs. The neighbor next to them wants us to remove ours and theirs and says they are intruding. They basically all think they are entitled to tell us what to do. But there is no development just trying to clean up and keep the homeless out of the lot. They keep cutting the fence at OC Tanner because there is so much green growth in the back and plenty of places to hide.

They all also have this confused with the Mavern 1815 project.

Thanks

**Tiffanie Price**

AxisT, Axiom and Provost Investments

[REDACTED]

**Ovenden, Trevor**

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**From:** Tiffanie Provost Price [REDACTED]  
**Sent:** Tuesday, April 30, 2024 1:04 PM  
**To:** Ovenden, Trevor  
**Subject:** Re: (EXTERNAL) Re: Zoning Amendment - 1816 S State St/PLNPCM2024-00033

Trevor,  
This may be added to the documents. This is a pic of the overgrowth on our property where the homeless have been camping. That is what prompted us to clear the overgrowth on our property.



**Tiffanie Price**  
AxisT, Axiom and Provost Investments



## **5. MAILING LIST**

<b>Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
EDUARDO ROJAS	1793 S MAIN ST	SALT LAKE CITY	UT	84115
PAULA JO STEELE	17 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
TEREN L. CHRISTENSEN; CHRISTINA ROSE THOMAS (JT)	21 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
R TIMOTHY BREEZE; BONNIE BREEZE (TC)	5170 S CLOVER MEADOW DR	MURRAY	UT	84123
R TIMOTHY BREEZE; BONNIE BREEZE (JT)	5170 S CLOVER MEADOW DR	MURRAY	UT	84123
TIFFANY F SAWYER	33 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
TOMAS F RODRIGUEZ	37 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
VERONICA WYATT	179 N T ST	SALT LAKE CITY	UT	84103
MARIA G GARCIA	45 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
MARIA G GARCIA	49 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
EXPERT 1780 SOUTH STATE LLC	2658 E 6200 S	HOLLADAY	UT	84121
EXPERT 1760 SOUTH STATE LLC	2658 E 6200 S	HOLLADAY	UT	84121
LUIS A ROJAS; DELORES ROJAS (JT)	329 E 1850 S	BOUNTIFUL	UT	84010
LUIS A ROJAS; DELORES I ROJAS (JT)	329 E 1850 S	BOUNTIFUL	UT	84010
DOLORES ROJAS	329 E 1850 S	BOUNTIFUL	UT	84010
ALLIANCE HOUSE INC	1724 S MAIN ST	SALT LAKE CITY	UT	84115
JAMES TERRY II ALLEN; RACHEL A BAARDA (JT)	16 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
BLAKE STEVENS; RACHEL FOX (JT)	20 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
JEFFREY L BRANTZEG; LISA G BRANTZEG (JT)	26 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
SCOT A HARGETT	38 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
PATSY A ORTEGA	44 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
EDUARDO GALICIA	48 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
JASON D GUNN	52 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
MATTHEW BLAZE WHARTON	PO BOX 521749	SALT LAKE CITY	UT	84152
LUCY GELB; ANDREW CHARLES KARLSON (JT)	62 E COATSVILLE AVE	SALT LAKE CITY	UT	84115
TAK SANG SIU; SHAO MEI MAI (JT)	2805 S 2000 E	MILLCREEK	UT	84109
AXIOM PROPERTIES II LLC	351 W 400 S	SALT LAKE CITY	UT	84101
MIN CHEN; XIAOYAN TIAN (JT)	625 N REDWOOD RD # 2	SALT LAKE CITY	UT	84116
J C ENTERPRISES LTD	262 E 3900 S # 200	MURRAY	UT	84107
O C TANNER COMPANY	1930 S STATE ST	SALT LAKE CITY	UT	84115
YOUSUF KHANANI	6474 S MCKINLEY LN	TAYLORSVILLE	UT	84129
COLMAVEN, LLC	1201 E WILMINGTON AVE	SALT LAKE CITY	UT	84106
ZION'S MOTEL LLC	1009 S MAIN ST	SALT LAKE CITY	UT	84111
TIMOTHY REDMOND; RENEE N REDMOND (TC)	122 E DOWNINGTON AVE	SALT LAKE CITY	UT	84115
TRUST NOT IDENTIFIED	1833 S STATE ST	SALT LAKE CITY	UT	84115
Current Occupant	1779 S MAIN ST	Salt Lake City	UT	84115
Current Occupant	27 E COATSVILLE AVE	Salt Lake City	UT	84115
Current Occupant	29 E COATSVILLE AVE	Salt Lake City	UT	84115

Current Occupant	43 E COATSVILLE AVE	Salt Lake City	UT	84115
Current Occupant	1780 S STATE ST	Salt Lake City	UT	84115
Current Occupant	1760 S STATE ST	Salt Lake City	UT	84115
Current Occupant	1793 S MAIN ST	Salt Lake City	UT	84115
Current Occupant	1795 S MAIN ST	Salt Lake City	UT	84115
Current Occupant	1799 S MAIN ST	Salt Lake City	UT	84115
Current Occupant	1805 S MAIN ST	Salt Lake City	UT	84115
Current Occupant	58 E COATSVILLE AVE	Salt Lake City	UT	84115
Current Occupant	66 E COATSVILLE AVE	Salt Lake City	UT	84115
Current Occupant	72 E COATSVILLE AVE	Salt Lake City	UT	84115
Current Occupant	1792 S STATE ST	Salt Lake City	UT	84115
Current Occupant	1798 S STATE ST	Salt Lake City	UT	84115
Current Occupant	1816 S STATE ST	Salt Lake City	UT	84115
Current Occupant	1817 S MAIN ST	Salt Lake City	UT	84115
Current Occupant	1785 S STATE ST	Salt Lake City	UT	84115
Current Occupant	1791 S STATE ST	Salt Lake City	UT	84115
Current Occupant	118 E COATSVILLE AVE	Salt Lake City	UT	84115
Current Occupant	1829 S STATE ST	Salt Lake City	UT	84115