


ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


rachel.otto (Mar 26, 2024 14:31 MDT)

Rachel Otto, Chief of Staff

Date Received: 3/26/2024
Date sent to Council: 3/26/2024

TO: Salt Lake City Council
Victoria Petro, Chair

DATE: 3/25/2024

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



SUBJECT: Petition PLNPCM2023-00609 - Zoning Map Amendment at 1050 W 1300 S

STAFF CONTACT: Rylee Hall, Principal Planner
801-535-6308 or rylee.hall@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follows the recommendation of the Planning Commission to approve the petition for a zoning map amendment.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Mayor Erin Mendenhall initiated a petition to amend the zoning map designation of City-owned property at 1050 W 1300 S in July 2023. The request is to rezone the entirety of the subject property from the R-1/5,000 Single Family Residential zoning district to the RMF-30 Low Density Multi-Family Residential zoning district. The proposal is intended to support appropriately scaled housing choices as recommended by the Westside Master Plan. On February 14th, 2024, the Planning Commission heard the petition and forwarded a positive recommendation to the City Council to amend the zoning map. If adopted, the new zone would facilitate construction of more residential units than would be allowed in the current zone as well as more options for housing types - including duplexes, townhomes, multi-family and cottage-style development.



In 2010, the Division of Housing and Neighborhood Development (now Housing Stability) purchased the property with funds intended for housing development and the land was bookmarked for future housing development. Definitive plans for development are awaiting the outcome of the rezone process.

The subject property is a large, vacant parcel with frontage on 1300 South. Properties directly adjacent to the site area are zoned R-1/5,000 Single Family Residential and the subject site's block is also entirely within the R-1/5,000 Zone and contains only single-family homes. The Jordan River and Jordan River Trail are located across the street from the property. Due to its proximity to the Jordan River, a portion of this property is within the RCO (Riparian Corridor Overlay) to protect this waterway from potential negative impacts caused by future development.

Any development of the property, under the current or proposed zone, will be required to obtain a RCO (Riparian Corridor Overlay) permit, and the requirements for this permit will restrict development potential in regards to building placement and overall density. The requirements for obtaining a permit include a 'no disturbance area,' measured from the AHWL (Annual High Water Line) which lands roughly along the front boundary of the property. For undeveloped land that is greater than 1 acre, the 'no disturbance area' extends 100 ft. from the AHWL. This translates as an approximate 100 ft. setback from the front property line and the land within this setback may not be disturbed. Only a portion of the 'no disturbance area' can be used to calculate the development potential (density) of future development.

The RMF-30 Low Density Multi-Family Residential zoning district is intended to create transitional residential development between neighborhoods primarily composed of detached single-family homes, like areas zoned R-1/5,000 Single Family Residential, and denser multi-family and mixed-use development. The residential development allowed in this zone is small

scale and low-density in nature. It is intended to maintain the existing character of established residential neighborhoods while allowing new small-scale multi-family development on underutilized lots to expand options for housing. The development regulations for the RMF-30 are similar to the existing zone with slightly higher allowable building height and lot coverage allowance. The RMF-30 Zone would also introduce design standards that are not required in the R-1/5,000 Zone, such as requirements for building materials, ground floor glass, and blank walls that face a street.

Key Zoning Standards Comparison (Minimum Requirements)								
Zone		Lot Area per unit	Lot Width	Max. Height	Front Yard	Side Yard	Rear Yard	Lot Coverage
R-1/5,000		5,000 SF	50 ft.	28 ft. or 20 ft. flat roof	20 ft. or the average of the block face		Min. 25% of the lot depth or 20 ft., whichever is less	40%
RMF-30	Single Family (detached)	2,000 SF	N/A	30 ft.		4 ft. on one side & 10 ft. on the other	Min. of 20% lot depth, need not exceed 25 ft..	50%
	Two-family							
	Multi-family (max. 8 attached units)					10 ft.		
	Row Houses (Max. 6 attached units)	6 ft. on one side and 10 ft. on the other						
	Cottage Development	1,500 SF			4 ft.	10 ft.		

PUBLIC PROCESS:

- **Early Notification** - Information concerning this petition was sent to the Glendale Neighborhood Council on August 29th, 2023. The community council did not provide formal comments on this proposal. In addition to this, notice of the proposal was mailed to all property owners and residents within 300 ft. of the property on September 27th, 2023. An online open house has been posted on the Planning Division's website since October 3rd, 2023.
- **Planning Commission Meeting** - The petition was heard by the Planning Commission on February 14th, 2024. The Planning Commission voted 6-1 to forward a positive recommendation to the City Council regarding the proposed zoning map amendment. During the review process, Staff received some public comments from neighbors who have concerns about the proposal. These comments can be viewed in the Planning Commission Staff Report (link under Planning Commission Records). The general concerns were about impacts to their properties caused by an increase in residential density and a desire to maintain the existing undeveloped lot as is. Although the lot is vacant, it has not been set aside for recreational or preservation purposes and could be developed under its current zoning designation. Since the property was purchased by the City in 2010, there has been some discussion about developing the site as a park. In 2021, the city received and awarded funding for a CIP (Capital Improvement Program) grant for the 'Three Creeks West Park Planning and Design' through a constituent application. Following the approval of the CIP application, the city analyzed the property's suitability for a park and ultimately, the property was deemed ineligible, and the constituent was notified of this decision. Two public comments were received prior to the Planning Commission meeting and after the publication of the staff report. These can be viewed in Exhibit 6 – Additional Public Comment (received after staff report publication).

Planning Commission (PC) Records

- a) [PC Agenda of February 14th, 2024](#) (Click to Access)
- b) [PC Minutes of February 14th, 2024](#) (Click to Access)
- c) [Planning Commission Staff Report of February 14th, 2024](#) (Click to Access Report)
- d) [Planning Commission Meeting Recording](#)

EXHIBITS:

1. Ordinance
2. Project Chronology
3. Notice of the City Council Public Hearing
4. Original Petition
5. Mailing List
6. Additional Public Comment (received after staff report publication)

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**6. ADDITIONAL PUBLIC COMMENT
(RECEIVED AFTER STAFF REPORT PUBLICATION)**

1. ORDINANCE

SALT LAKE CITY ORDINANCE
No. _____ of 2024

(Amending the zoning map pertaining to a parcel of property located at 1050 West 1300 South to change the zoning from R-1/5,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District)

An ordinance amending the zoning map pertaining to property located at 1050 West 1300 South, as described in Exhibit A, attached hereto, (the “Property”) to change the zoning from R-1/5,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District pursuant to Petition No. PLNPCM2023-00609.

WHEREAS, on February 14, 2024, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing considering a petition submitted by Mayor Erin Mendenhall to rezone the Property from R-1/5,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District pursuant to Petition No. PLNPCM2023-00609; and

WHEREAS, at its February 14, 2024 meeting, the Planning Commission voted in favor of transmitting 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 shall be and hereby is rezoned from R-1/5,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District.

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

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

Rezoning 1050 W 1300 S from R-1 to RMF30_v1

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>March 24, 2024</u> By: <u>Katherine D. Pasker</u> Katherine D. Pasker, <i>Senior City Attorney</i></p>
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Exhibit A

Legal Description of the Property

Tax Parcel No. 15-11-381-053-0000

A PARCEL OF LAND LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH. COMPRISING 1.26 ACRES OF LOT "G" GLENDALE PARK PLAT "A" DESCRIBED AS PARCELS 1 AND 2 IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 17, 2003 AS ENTRY NO. 8896641, IN BOOK 8912, AT PAGE 4525 OF THE SALT LAKE COUNTY RECORDER, 0.03 ACRES OF THAT PARTICULAR REMAINDER PARCEL OF LOT "G", GLENDALE PARK PLAT "A" DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 22, 2002 AS ENTRY NO. 8430946, IN BOOK 8689, AT PAGE 0350 OF SAID COUNTY RECORDER AND 0.12 ACRES OF THE REMAINDER PARCEL OF SAID LOT "G" HISTORICALLY USED AS ACCESS FOR THE PARCELS WITHIN SAID LOT "G".

BASIS OF BEARING FOR SUBJECT PARCEL BEING SOUTH 89°49'52" EAST 2869.92 FEET COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11.

SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SALT LAKE COUNTY WELL MONUMENT
MONUMENTALIZING THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE SOUTH 89°49'52" EAST 2135.87 FEET COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION AND NORTH 00°10'08" EAST 354.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 3 ROD WIDE STREET AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°01'42" EAST 246.07 FEET ALONG A CHAIN LINK FENCE TO A FENCE CORNER;

THENCE SOUTH 86°25'53" WEST 40.17 FEET ALONG A FENCE LINE TO A POINT ON THE EASTERLY BOUNDARY OF CALIFORNIA PLACE PLAT C; THENCE NORTH 27°34'43" EAST (NORTH 27°20'00" EAST PER SAID PLAT) 66.44 FEET COINCIDENT WITH SAID EASTERLY BOUNDARY TO A NUMBER 5 REBAR AND CAP STAMPED PLS 356548;

THENCE NORTH 61°46'57" EAST 5.58 FEET TO A POINT OF INTERSECTION IN A FENCE LINE AND A NUMBER 5 REBAR AND CAP STAMPED PLS 356548;

THENCE NORTH 89°10'21" EAST 20.18 FEET ALONG SAID FENCE LINE TO A NUMBER 5 REBAR AND CAP STAMPED PLS 356548;

THENCE SOUTH 89°58'20" EAST 166.33 FEET TO THE SOUTHWEST CORNER OF LOT 6, CALIFORNIA PLACE SUBDIVISION PLAT "D" AND A NUMBER 5 REBAR AND CAP STAMPED PLS 356548;

THENCE SOUTH 89°08'04" EAST 109.51 FEET COINCIDENT WITH THE SOUTH LINE OF SAID SUBDIVISION, (SOUTH 89°24'28" EAST PER SAID PLAT), TO A NUMBER 5 REBAR AND CAP STAMPED PLS 356548 SAID REBAR LYING 1.08 FEET EAST OF A FENCE CORNER;

THENCE SOUTH 00°14'43" WEST 50.95 FEET TO A POINT 0.40 FEET SOUTHEASTERLY OF A FENCE CORNER;

THENCE NORTH 89°45'17" WEST 85.00 FEET TO A FENCE CORNER;

THENCE SOUTH 00°14'43" WEST 168.77 FEET ALONG A FENCE LINE TO A POINT ON THE NORTH RIGHT OF WAY OF SAID 3 ROD WIDE STREET;

THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH SAID RIGHT OF WAY SOUTH 75° 58'22" WEST 25.28 FEET;
SOUTH 67°09'43" WEST 201.33 FEET TO THE POINT OF BEGINNING.

2. PROJECT CHRONOLOGY



PROJECT CHRONOLOGY

Petition: PLNPCM2023-00609

- July 27, 2023** Petition for the zoning map and amendment received by the Salt Lake City Planning Division.
- August 17, 2023** Petition assigned to Rylee Hall, Principal Planner.
- August 29, 2023** Information about the proposal was sent to the Chair of the Glendale Neighborhood Council in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
- September 27, 2023** Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing information about the proposal and how to give public input on the project.
- October 3, 2023** Staff hosted an online Open House to solicit public comments on the proposal. The Online Open House was posted to the online open house webpage on October 3rd, 2023 through February 14th, 2024.
- October 13, 2023** The 45-day public comment period for Recognized Organizations ended. No formal comments were submitted to staff by the recognized organizations to date related to this proposal.
- October 18, 2023** The proposal was presented by Staff at the a Glendale Neighborhood Council meeting at the Chair's request.
- February 2nd, 2024** Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property. Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting on February 14, 2024. Public hearing notice mailed.
- February 14, 2024** The Planning Commission held a public hearing on February 14, 2024. By a majority vote of 6-1, the Planning Commission forwarded a positive recommendation to the City Council for the proposed zoning map amendment.

3. NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2023-00609 – Zoning Map Amendment at 1050 W 1300 S**– Mayor Mendenhall has initiated a petition to amend the zoning map for city-owned property at the above-listed address. The proposal would rezone the property from R-1/5000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential) District. The proposed amendment to the Zoning Map is intended to support appropriately scaled housing choices as recommended by the Westside Master Plan. The project is within Council District 2, represented by Alejandro Puy.

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

DATE:

PLACE: **Electronic and in-person options.**
 451 South State Street, Room 326, 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 <https://www.slc.gov/council/agendas/>. 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. 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 Rylee Hall at 801-535-6308 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at rylee.hall@slcgov.com. The application details can be accessed at <https://aca-prod.accela.com/SLCREF/Default.aspx>, by selecting the “Planning” tab and entering the petition number PLNPCM2023-00609.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, (801)535-7600, or relay service 711.

4. ORIGINAL PETITION



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

From: Nick Norris, Planning Director

CC: Lisa Shaffer, Chief Administrative Officer; Blake Thomas, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director

Date: July 20, 2023

Re: Petition Initiation to rezone city-owned land located at 756 South Montgomery Street, 929 South Navajo Street, and 1050 West 1300 South

This memo is to formally request that a petition be initiated to rezone city-owned land located at the referenced addresses. This proposal would rezone each parcel to RMF-30 to support appropriately scaled housing choices as recommended by the Westside Plan. Other zoning districts that are similar in scale may be considered based on community feedback. Please see the attached map for reference.

This initiation would also authorize a lot line adjustment for the parcel located at 929 South Navajo Street in order to maintain the 9-Line trail. The Department of Community and Neighborhoods would coordinate with Parks and Public Lands and Engineering on the lot line adjustment.

This memo includes a signature block to formally initiate the associated petitions. Please notify the Planning Division when the memo is signed.

Please contact me at ext. 6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the text amendment petitions as noted above.

[Erin Mendenhall](#) (Jul 25, 2023 09:41 MDT)

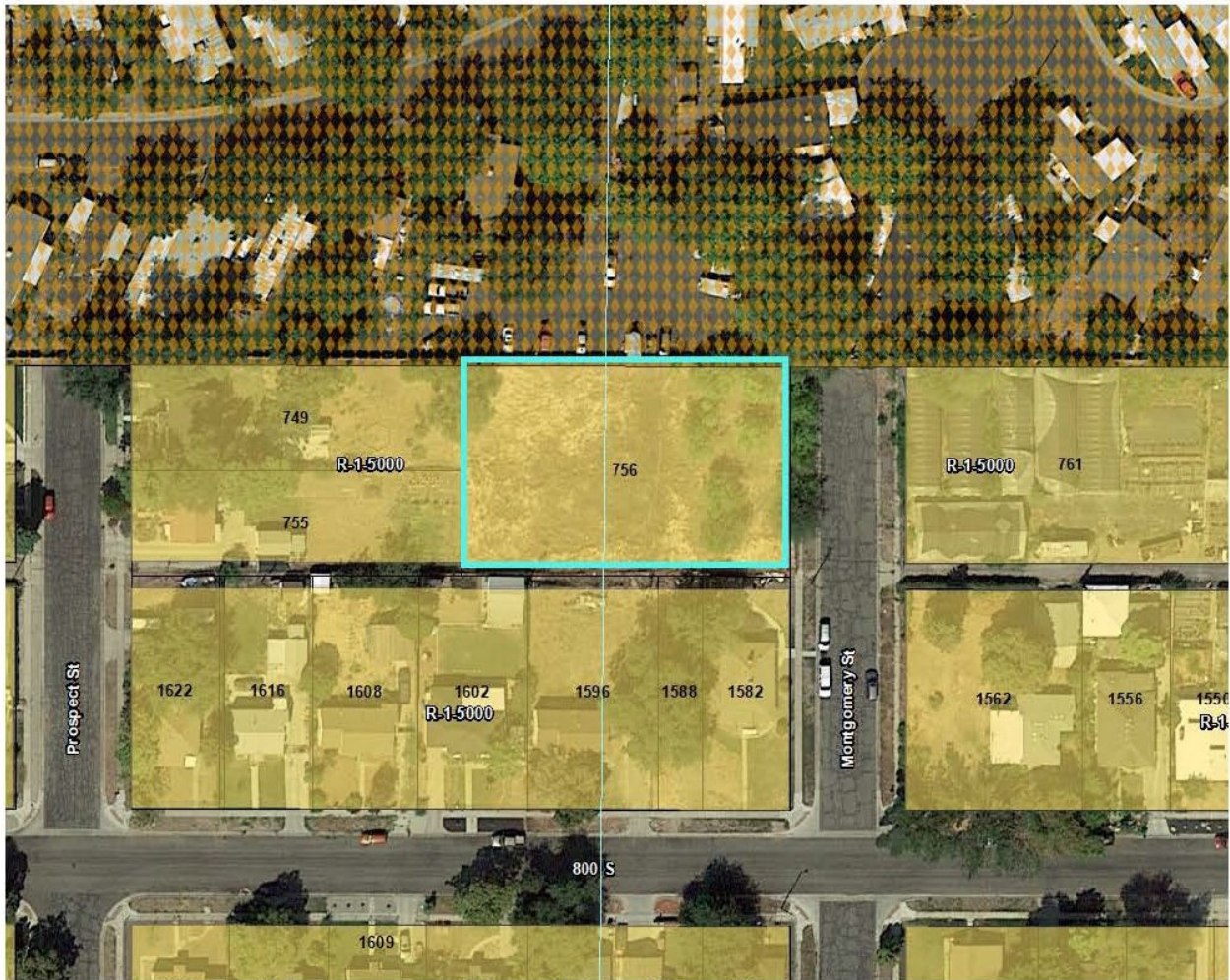
Erin Mendenhall, Mayor

07/25/2023

Date

Vicinity Maps of Subject Properties

756 South Montgomery Street



929 South Navajo Street



1050 West 1300 South



Rezone City Owned land in westside plan

Final Audit Report

2023-07-25

Created:	2023-07-20
By:	Nick Norris(nick.norris@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzUCdiPJg3AA-x-Nu4NWZt94vuRcB_RYH

"Rezone City Owned land in westside plan" History

'E Document created by Nick Norris (nick.norris@slcgov.com)

2023-07-20 - 11:03:08 PM GMT

e. Document emailed to Erin Mendenhall (erin.mendenhall@slcgov.com) for signature

2023-07-20 - 11:03:55 PM GMT

ti Email viewed by Erin Mendenhall (erin.mendenhall@slcgov.com)

2023-07-21 - 4:50:46 AM GMT

00 Document e-signed by Erin Mendenhall (erin.mendenhall@slcgov.com)

Signature Date: 2023-07-25 - 3:41:42 PM GMT - Time Source: server

9 Agreement completed.

2023-07-25 - 3:41:42 PM GMT



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Acrobat Sign

5. MAILING LIST

OWN_FULL_NAME	OWN_ADDR	OWN_CITY	OWN_STATE	OWN_ZIP
ADAN GAMBOA MORGA	1226 S 1000 W	SALT LAKE CITY	UT	84104
AGUSTIN LOPEZ	1188 S MODESTO CIR	SALT LAKE CITY	UT	84104
ALFREDO ARELLANO; XOCHITI VILLALOBOS; JUAN J GOMEZ VILLALOBOS (JT)	1194 S ONTARIO DR	SALT LAKE CITY	UT	84104
ANDRZEJ FORYS; KRYSZYNA FORYS (TC)	1191 S GLENDALE ST	SALT LAKE CITY	UT	84104
ANNA L MARTINEZ; MARIA A MARTINEZ (JT)	1190 S SANTA YNEZ CIR	SALT LAKE CITY	UT	84104
ARIC CAMPBELL; VIRGINIA CAMPBELL (JT)	1014 W 1300 S	SALT LAKE CITY	UT	84104
AURORA GONZALEZ	1202 S MODESTO CIR	SALT LAKE CITY	UT	84104
BERNARDO E HERNANDEZ	1042 W 1300 S	SALT LAKE CITY	UT	84104
CHRISTOPHER E SHELTON; COTY A SHELTON (JT)	1080 W CALIFORNIA AVE	SALT LAKE CITY	UT	84104
CVN&TNIT	1117 W ONTARIO DR	SALT LAKE CITY	UT	84104
EFRAIN VAZQUEZ SANCHEZ	1191 S SANTA YNEZ CIR	SALT LAKE CITY	UT	84104
EPIFANIO SARINANA; MARTHA E SARINANA (JT)	1204 S ONTARIO DR	SALT LAKE CITY	UT	84104
GILES C LARSEN	1030 W CALIFORNIA AVE	SALT LAKE CITY	UT	84104
GTTC PROPERTIES LC	17 N EAGLEWOOD DR	NORTH SALT LAKE	UT	84054
HANS G EHRBAR 08/23/2006	3375 W MOUNT ELLEN WY	TAYLORSVILLE	UT	84129
HUBERT CARDENAS	1203 S ONTARIO DR	SALT LAKE CITY	UT	84104
HUGO SILVA; ANA L SILVA (JT)	1118 W ONTARIO DR	SALT LAKE CITY	UT	84104
JAMES B SWAYDAN & LORIE R SWAYDAN REVOCABLE LIVING TRUST 05/10/20	2959 PALMETTO CIR	ST GEORGE	UT	84790
JAMIE M FENN; JEREMY R FENN	1084 W CALIFORNIA AVE	SALT LAKE CITY	UT	84104
JANET KNUDSEN	1018 W CALIFORNIA AVE	SALT LAKE CITY	UT	84104
JEREMY P. KING	1205 S GLENDALE ST	SALT LAKE CITY	UT	84104
JERRY D VANDEMERWE	1088 W CALIFORNIA AVE	SALT LAKE CITY	UT	84104
JOEL W CANNON; SHAWN CANNON (JT)	1183 S ONTARIO DR	SALT LAKE CITY	UT	84104
JOSE A MORENO-ARRIAGA (JT)	1187 S GLENDALE ST	SALT LAKE CITY	UT	84104
JOSE CHAVEZ; REBECA CHAVEZ (JT)	1066 E 600 S	SALT LAKE CITY	UT	84102
JOSE LUIS ESTRADA; SANDRA ALFARO RIOS (JT)	1197 S SANTA YNEZ CIR	SALT LAKE CITY	UT	84104
JOSE OJEDA; BLANCA OJEDA (JT)	1198 S ONTARIO DR	SALT LAKE CITY	UT	84104
JOSE R HERNANDEZ; ROSALBA R HERNANDEZ (JT)	1213 S ONTARIO DR	SALT LAKE CITY	UT	84104
KAP HLUN; BLAK ZING (JT)	1211 S GLENDALE ST	SALT LAKE CITY	UT	84104
KEITH E TILLMAN; CARLA J TILLMAN (JT)	1212 S ONTARIO DR	SALT LAKE CITY	UT	84104
KEVIN HOBBS; TANNISHA HOBBS (JT)	1106 W 1300 S	SALT LAKE CITY	UT	84104
LORETTA J QUINTANA	1058 W CALIFORNIA AVE	SALT LAKE CITY	UT	84104
LULU S JIMENEZ	2929 S LAZY J CIR	WEST VALLEY	UT	84120
LUONG H LE; BINH THANH NGUYEN (JT)	1120 W 1300 S	SALT LAKE CITY	UT	84104
MANUEL SANTIAGO	1115 W 1300 S	SALT LAKE CITY	UT	84104
MARGARET H MADSEN; SCOTT K MADSEN (JT)	1199 S SANTA YNEZ CIR	SALT LAKE CITY	UT	84104
MARIA SALAZAR	1188 S ONTARIO DR	SALT LAKE CITY	UT	84104
MICHAEL C CLAPIER	6610 CHARLES ST	RACINE	WI	53402
MINH QUANG NGUYEN; SANG THI KIM LAI (JT)	7088 W ECHOMOUNT RD	WEST VALLEY	UT	84118
OWEN QUINONEZ	1201 S MODESTO CIR	SALT LAKE CITY	UT	84104
PATRICIA QUIROZ; VICTOR RAUL QUIROZ (JT)	1200 S MODESTO CIR	SALT LAKE CITY	UT	84104
PEDRO GUTIERREZ; NICOLASA GUTIERREZ (JT)	1194 S MODESTO CIR	SALT LAKE CITY	UT	84104
PHAP VO; BICH LE T VO (JT)	1197 S GLENDALE ST	SALT LAKE CITY	UT	84104
PHUONG VAN NGUYEN; TRUOC THI VO (JT)	1093 W MODESTO AVE	SALT LAKE CITY	UT	84104
PROVO-JORDAN RIVER PARKWAY AUTHORITY	PO BOX 146001	SALT LAKE CITY	UT	84114
RALPH PLESCIA; VONNA R PLESCIA (TC)	1048 W CALIFORNIA AVE	SALT LAKE CITY	UT	84104

RAUL & MARIE SEOANE FAMILY TRUST 03/13/2018	7455 S 4950 W	WEST JORDAN	UT	84081
REYNALDO B ROSALES	1182 S MODESTO CIR	SALT LAKE CITY	UT	84104
ROBERTO C PONCE; CARMEN A PONCE (JT)	1196 S SANTA YNEZ CIR	SALT LAKE CITY	UT	84104
ROLANDO GARCIA; EDGAR GARCIA (JT)	1198 S SANTA YNEZ CIR	SALT LAKE CITY	UT	84104
ROSA GARCIA-PLANCARTE	1179 S SANTA YNEZ CIR	SALT LAKE CITY	UT	84104
SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	UT	84114
SCOTT GOSLIN; VICKI GOSLIN (JT)	1207 S ONTARIO DR	SALT LAKE CITY	UT	84104
SIRIAN ESPERANZA HERNANDEZ ROMERO; SERGIO GARCIA VARILLAS (JT)	1197 S ONTARIO DR	SALT LAKE CITY	UT	84104
TALITA LATU; PASILI LATU (JT)	1020 W 1300 S	SALT LAKE CITY	UT	84104
TANIELA VAKE	1100 W CALIFORNIA AVE	SALT LAKE CITY	UT	84104
THANH DAC NGUYEN; TU THI HUYNH (TC)	1123 W ONTARIO DR	SALT LAKE CITY	UT	84104
THANH H SR NGUYEN; HUE T VO (JT)	1057 W MODESTO AVE	SALT LAKE CITY	UT	84104
TIN CEU AUNG	1113 W ONTARIO DR	SALT LAKE CITY	UT	84104
TRUST NOT IDENTIFIED	1193 S ONTARIO DR	SALT LAKE CITY	UT	84104
TRUST NOT IDENTIFIED	1010 W 1300 S	SALT LAKE CITY	UT	84104
TRUST NOT IDENTIFIED	4657 E 20TH ST	JOPLIN	MO	64801
URIEL M RODRIGUEZ; MARIA D RODRIGUEZ (JT)	1187 S SANTA YNEZ CIR	SALT LAKE CITY	UT	84104
VIET TRUONG MAI; CHAN P PYO; NEE LA; THEH P PYO	1217 S ONTARIO DR	SALT LAKE CITY	UT	84104
WAYNE XIA; AMY XINGYUAN LI (JT)	6535 S CANYON CREST DR	HOLLADAY	UT	84121
ZARA AND TAJ INVESTMENTS, LLC	1121 W 1300 S	SALT LAKE CITY	UT	84104

Occupant	PARCEL_ADDR	CITY	STATE	ZIPCODE
Current Occupant	1127 W 1300 S	Salt Lake City	UT	84104
Current Occupant	1123 W 1300 S	Salt Lake City	UT	84104
Current Occupant	1109 W 1300 S	Salt Lake City	UT	84104
Current Occupant	1103 W 1300 S	Salt Lake City	UT	84104
Current Occupant	1091 W 1300 S	Salt Lake City	UT	84104
Current Occupant	1120 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1110 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1108 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1060 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1050 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1042 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1032 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1040 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1086 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1082 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1114 W 1300 S	Salt Lake City	UT	84104
Current Occupant	1189 S ONTARIO DR	Salt Lake City	UT	84104
Current Occupant	1026 W 1300 S	Salt Lake City	UT	84104
Current Occupant	1063 W MODESTO AVE	Salt Lake City	UT	84104
Current Occupant	1203 S MODESTO CIR	Salt Lake City	UT	84104
Current Occupant	1189 S MODESTO CIR	Salt Lake City	UT	84104
Current Occupant	1195 S MODESTO CIR	Salt Lake City	UT	84104
Current Occupant	1064 W 1300 S	Salt Lake City	UT	84104
Current Occupant	1026 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1020 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1016 W CALIFORNIA AVE	Salt Lake City	UT	84104
Current Occupant	1024 W CALIFORNIA AVE	Salt Lake City	UT	84104

**6. ADDITIONAL PUBLIC COMMENT
(RECEIVED AFTER STAFF REPORT PUBLICATION)**

> -----Original Message-----

> From: scott goslin, [REDACTED]

> Sent: Tuesday, February 6, 2024 6:31PM

> To: Hall, Rylee <rylee-hall@slcgov.com>

> Subject: Re: (EXTERNAL) Request for plans, information about PLNPCM

> 2023-00609

>

> Hello Rylee, thanks you for your response.

> So I the neighbor have anything to say about this change? Or proposed change?

> I think what may be built would affect the overall decision

> It originally stated a change in zoning, height of structure at center point and distances to other property.

> You informed me that a? 20%

> Size or distance would apply (something like that clause).

> I see it affecting changing the traffic, infrastructure, property price (in re.sale), etc..

> I will be attending and hoping they move the project to mayor Mendall's neighborhood!! Her policies do not help our area.

> I also see a raising the base lot height to accommodate the drainage or septic systems. It a problem nei, "t to the rh<er, we have an additional pumping station L lhis neighborhood to deal With just that.

> Please let me know any details for this project since in directly in my BACKYARD!

> Sincerely scott goslin

From: [scott.goslin](#)
To: [Hall, Rylee](#)
Subject: Re: (EXTERNAL) Request for plans , information about PLNPCM 2023-00609
Date: Tuesday, February 13, 2024 9:53:52 AM

Hello Rylee , I have some additional comment's to say about this project.

Even though this project does directly affect me in the backyard of my community, I have new thoughts about it and the current housing situation in Salt Lake City.

I have seen new information on this topic through a local And nationwide view. Due to some PBS reporting. (Harvard study).

I was wrong in feeling about a loss of community value. This is a small view and not a community building issue. The extra traffic congestion, noise, sight lines, loss of green space etc.

However I do feel that property values will slide down, but taxes go higher. With the city finding long term excuse to manage this property to keep its values.

Once a property is Rezoned it cannot be undone. Thus forcing the neighborhood to deal with is short sighted vote.

I see that rents and housing pricing is outrageous in all Community's and in ours.

I understand that city wants to help alleviate this issue in any way they can for it residents. However I do Not see this being realized. Lots of new housing and no cost breaks given to those tenants.

But I do see several other issues that have fueled my opinion about this in a negative way.

1) A lot of housing but really not helping anyone but companies.

The city removed a housing structure for homelessness, only to build a new overpriced building. I'm speaking of the downtown shelter. I'm sure the city has made money and "Rezoned" this land to accommodate these projects.

Maybe the city sets up a long term deal with these resources. to help Provide housing at reduced rate for tax relief or something to relief these tenants.

The current property's of 1000w between Glendale , Modesto do not have septic connections to city. No sidewalks or lights.

The property in discussion will have to be raised in base elevation to help with drainage. We have a pumping station to help with this matter already.

A rise in base elevation will affect the overall height of these structures. These properties and the one for mentioned will also have a loss of 20 plus feet in lot size , to accommodate the street and infrastructure codes.

Also this street that will be clogged due to heavier traffic.

I see the need for a rezoning but nobody can show me a Proposed site plan. Just any long term thought to what this might be.

With any details of the change of height restrictions ,(2 feet increased height. This does not do anything except hide the views).

The proposed setback will put neighboring house looking into my home. And restricting river and Mountain Views.

These are some of the details that seems to be lacking in this debate.

So I cannot believe anything good long term will Come out of this rezoning with out full ideas, some thought into what we need and want this land to be. Also some full disclosure of what the city wants and needs are.

In writing this I have contacted my local councilman Alejandro Puy, still awaiting a response.

2) I see rezoning all over the city but not helping anyone but white men, (and I'm white). The Conditional Use Permits have been done away with in salt lake county, city. Making it very hard to find a space to start and grow a business . (explaining later)

3) I see a huge taxes increase for anything in SLC, and not getting anything out of it. Except Constant Construction, removal Of parking downtown. And more F\$@king scooters on the sidewalks. And as a Pedestrian getting almost hit daily walking on sidewalks but Nobody using those bike lanes! The city has received monies from these companies and they park their product on city land. But this doesn't improve anyone's health. Just more fat dangerously unaware people! So much for bikes. I'm not a big fan of this bike program so far.

I moved out of south salt lake after 17 years , when the huge increase of high rise apartments(ritz bowling), and seemed lack of long term vision. It was I , whom lacked the vision and did not want live in such a congested area. (and I have met Mayor Wood and like her vision at that time.)

This was south salt city's lack of Vision to me. And it only seems more money for the city as we cram more into a smaller space.

They rezoned for the dodge dealerships and forced 6 blocks of traffic onto one street, Wentworth ave. Not good for the community.

This being one of the reasons. I Moved to a lower income area. Better house 1910 to a 1998 build.

Only to Have a 100% increased taxes in less than 4 years in (Glendale).

So with the lack of clear vision, I would ask for a negative vote for this project.

So I feel that Salt Lake City may be doing the same quick fixes.

But lacking the best vision for long term growth.

I do not appreciate how mayor Medhall is more Media savey, to Have a camera running for all Her great deeds. But not really for the greater good of our community.

So The business side,

Let me explain.

I was going to start and new year round food business to provide fresh greens growing hydroponically, year round .

But when researching this issue. However when trying to find space to have the business, almost impractical. The rise Land cost, city fees and lack of augiculture space. (no rezoning or permits, C.U.P. Changes.)

So with our Bad air and such seems uncontrolled growth, land, costs. I've chosen to Kill my business and keep my head above water.

Now with high Interest rates not
Even possible now!

As for fair wages to pay for housing. I am a UNION member for 35 years. Being a union member helps my bottom Line. Only because we Believe in wages for work. I see a lack of good wages and people stretching to make ends meet. Paying more in a tip does not help people long term and insults the consumer.

Pay a fair wages and this might float the boat! Amazing how nobody wants that?

Furthermore all city wants is another team. Really more growth forcing people out. I'm sure these same issues are Occurring in the north part of the city. Forcing others to find somewhere else to live but nowhere to go, in SLC county, city. So in closing I'm glad to Hear the city wants to help. But I don't think they have thought this out.

Vote No !

Sincerely Scott Goslin