

# Snell & Wilmer

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April 11, 2024

Salt Lake City Council  
Salt Lake City  
451 South State Street  
Salt Lake City, UT 84111

Dear Salt Lake City Council Members,

I hope this message finds you well. I wanted to provide further information and address the points discussed during the April 2, 2024, work meeting regarding the rezoning request for the property located at 536 S 200 W in Salt Lake City.

1. The ability to utilize the parcel with D-1 Zoning.

The property owner, Overmoe Group, LLC, has engaged in discussions with the owner of the adjacent D-1 zoned parcel at the corner of 500 S and 200 W. While the details and results of those conversations are not known at this time, it's important to note that even if a joint development doesn't materialize, there is sufficient lot size at 536 S 200 W to construct a new structure independently, with an approximate area of 22,869 square feet, and a lot line of approximately sixty-six feet along 200 West.



## 2. Desire to expand the higher density/intensity of the downtown core of Salt Lake City.

Salt Lake City was awarded a grant from Wasatch Regional Council in 2021. This grant was used to update Salt Lake City's Zoning Ordinance for the downtown area. The goal of this update was to revise the code in order to "accommodate growth and respond to new development pressures while developing standards for public spaces that improve the livability of the downtown area."<sup>1</sup> The desired result of these ordinance changes were to insure the future growth of the downtown area is safe, aligns transportation and land use to reduce vehicle trips, and encourage downtown living. Although modifications to the zoning map were ultimately not included in the approved ordinance, it was clear that an expanded D-1 area would assist in accomplishing those goals.

### 1) Safe Development

The proposed rezone is adjacent to 200 West and Orchard Place. The potential redevelopment of this property, with the incentivization of more intense/dense development, would allow the city to review and improve pedestrian and vehicular

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<sup>1</sup> Downtown Building Height and Street Activation Updates (May 9, 2022) - <https://storymaps.arcgis.com/stories/2afa66ba9d684dacb480edec55f86dd1>

safety at this intersection.

2) Align transportation and land use to reduce vehicle trips.

This site receives a “Walk Score” of 92 out of 100, Transit Score of 68 out of 100 and a Bike Score of 90 out of 100.<sup>2</sup> The location is approximately 0.3 miles from a Route 4 (400 S) bus stop and a Route 451 (500 S) bus stop. Additionally, the Courthouse Station of the Red, Blue, and Green Trax lines is less than a ten-minute walk. The Walk Score website identifies this location as a “Walker’s Paradise” where a car is not needed for daily errands. To expand transit usage in the downtown area, sites like this will need to be redeveloped with additional intensity/density, added to the existing car-centric uses that exist on the site today.

3) Encourages downtown living.

The desire of Salt Lake City to increase residential opportunities is made clear, not only with the Downtown Zoning amendments, but also in the Housing SLC Plan.<sup>3</sup> This plan acknowledges that the scarcity of developable land has increased land values where high density is permitted, which has resulted in the difficulty in developing housing, especially affordable housing, in the downtown area. One of the solutions the Housing SLC Plan presents is to increase density, which is exactly what this petition is seeking to do. Build Salt Lake recognized the alignment of the Housing SLC plan and the Downtown Zoning amendments.<sup>4</sup> The article states that:

*The city would also incentivize the creation of more affordable housing units in the D-1 zone by allowing taller buildings if they include more affordable units. (This type of incentive is sometimes referred to as a density bonus.)*

*Under the proposed changes, the city’s zoning map for the D-2 zone may be adjusted in two areas:*

- *Between 400 South and 700 South and 300 West to West Temple.*
- *Between 600 South to 800 South between the west side of State Street and 200 West.*

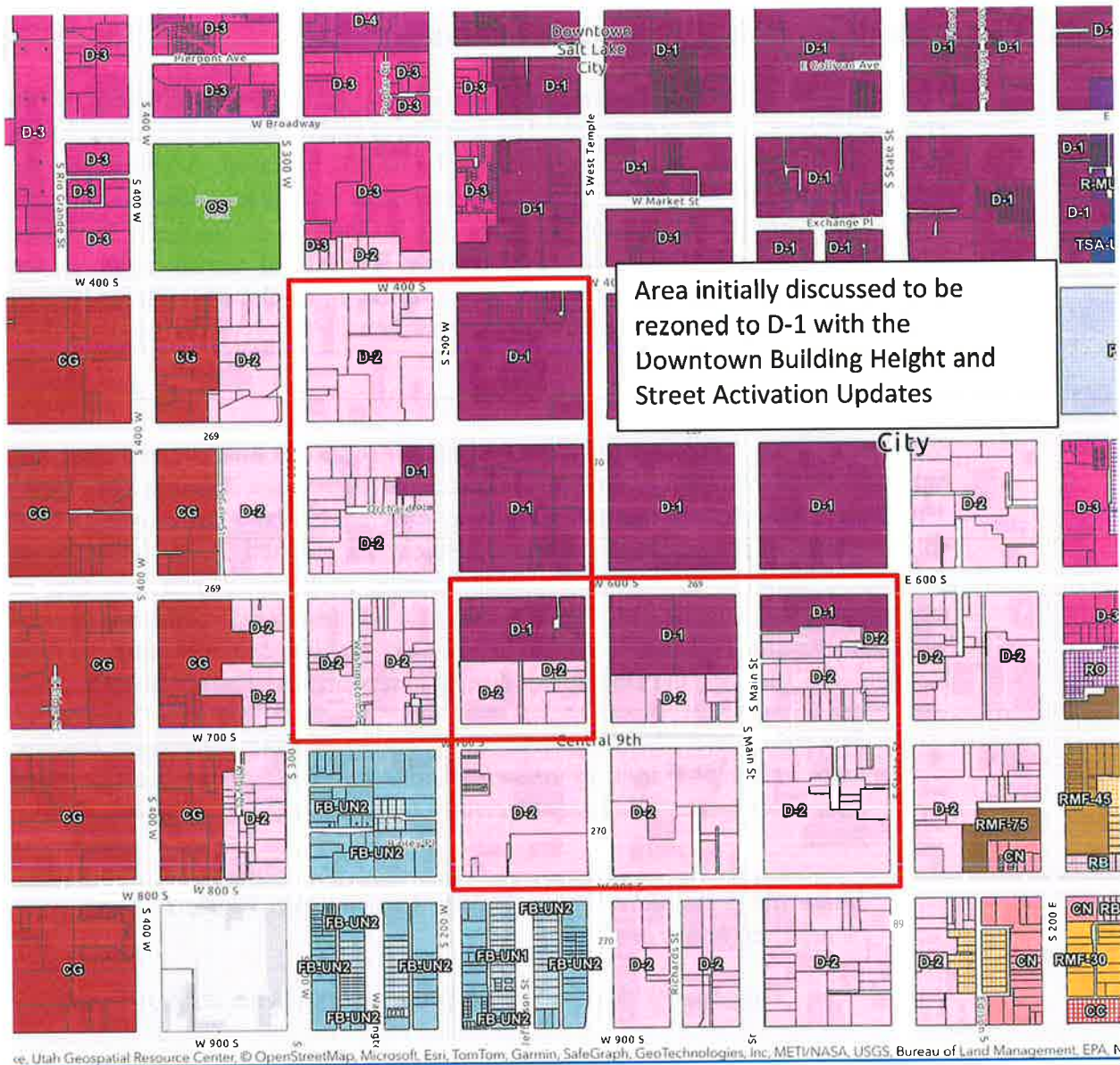
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<sup>2</sup> Walk Score - <https://www.walkscore.com/score/536-s-200-w-salt-lake-city-ut-84101>

<sup>3</sup> Housing SLC - [https://www.slc.gov/can/wp-content/uploads/sites/8/2023/05/Housing-SLC-Plan\\_No-Appendices.pdf](https://www.slc.gov/can/wp-content/uploads/sites/8/2023/05/Housing-SLC-Plan_No-Appendices.pdf)

<sup>4</sup> Here are the big changes proposed for all new buildings in the greater Downtown area<sup>4</sup>. Jacob Klopfenstein on May 20, 2022 - <https://buildingsaltlake.com/here-are-the-big-changes-proposed-for-all-new-buildings-in-the-greater-downtown-area/>





As stated before, the ordinance that was presented to Salt Lake City Council did not include the proposal to rezone portions of the D-2 zone to D-1. However, the stated goals of that effort do align with the rezone petition that we have presented to you.

### 3. Public Comment

It was mentioned in the work meeting that there is an interest in hearing public comment regarding this application. We have been open and willing to discuss our petition with the public

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and/or the Downtown Community Council. However, this application was noticed twice and had two 45-day comment periods with the Planning Commission and no comments were received. We do look forward to any additional public comments at the public hearing with the City Council, but we do not anticipate much, if any, public comment.

We do appreciate your thoughtful approach in considering our rezone petition. I am happy to answer any additional questions or concerns that you might have regarding this proposal. Please feel free to reach out to me at any time.

Respectfully submitted,

**SNELL & WILMER**



Jason Boal, AICP

JB

