

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


 Rachel Otto (May 20, 2024 09:38 MDT)

Rachel Otto, Chief of Staff

Date Received: 03/20/2024

Date sent to Council: 03/20/2024

TO: Salt Lake City Council
Victoria Petro, Chair

DATE: 3/19/2024

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



SUBJECT: Petition PLNPCM2023-00730
Approx. 536 S. 200 W. Zoning Map Amendment

STAFF CONTACT: Grant Amann, Principal Planner
grant.amann@slcgov.com, 801-535-6171

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Approve the ordinance amending the zoning map for the property at approximately 536 S. 200 W. as recommended by Planning Commission.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: The applicant is requesting to amend the zoning map for 5 neighboring properties located near 536 S. 200 W. which are approximately 0.525 acres in size combined – 536 S. 200 W., 216 W. Orchard Pl., 224 W. Orchard Pl., 226 W. Orchard Pl., and 230 W. Orchard Pl. The applicant is seeking to rezone the subject properties from D-2 (Downtown Support District) to D-1 (Central Business District). No development plans were submitted with this application. This rezone would be in line with a recently approved D-2 to D-1 amendment for a neighboring property to the north.

The requested map amendments are in line with the applicable adopted guiding documents. The Planning Commission voted to forward a positive recommendation after a positive recommendation from City staff.



The applicant is requesting the rezone as they are considering options for the property.

PUBLIC PROCESS:

- Notice of the project and request for comments was sent to all property owners and current occupants within 300 ft. on January 2, 2024.
 - No letters or emails were received in opposition to the proposal.
- The Planning Commission public hearing was held on February 28th, 2024.
The Planning Commission voted unanimously to forward a positive recommendation to the City Council for the proposal as requested by the applicant.

Planning Commission (PC) Records

- a) [PC Agenda of February 28, 2024](#) (Click to Access)
- b) [PC Minutes of February 28, 2024](#) (Click to Access)
- c) [Planning Commission Staff Report of February 28, 2024](#) (Click to Access Report)

EXHIBITS:

1. Ordinance: Final and Legislative Versions
2. Project Chronology
3. Notice of City Council Hearing
4. Petition Initiation Request

ERIN MENDENHALL
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**DEPARTMENT of COMMUNITY
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1. ORDINANCE: FINAL AND LEGISLATIVE VERSIONS

SALT LAKE CITY ORDINANCE

No. _____ of 2024

(Amending the zoning map pertaining to five parcels located at approximately 536 South 200 West, 216 West Orchard Place, 224 West Orchard Place, 226 West Orchard Place, and 230 West Orchard Place to change the zoning from D-2 Downtown Support District to D-1 Central Business District)

An ordinance amending the zoning map pertaining to property located at 536 South 200 West, 216 West Orchard Place, 224 West Orchard Place, 226 West Orchard Place, and 230 West Orchard Place, as described in Exhibit A, attached hereto, (the “Property”) to change the zoning from D-2 Downtown Support District to D-1 Central Business District pursuant to Petition No. PLNPCM2023-00730.

WHEREAS, on February 28, 2024, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing considering a petition submitted by Jason Boal, representing the property owner, to rezone the Property from D-2 Downtown Support District to D-1 Central Business District pursuant to Petition No. PLNPCM2023-00730; and

WHEREAS, at its February 28, 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 D-2 Downtown Support District to D-1 Central Business District.

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

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 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 536 S 200 W from D2 to D1_v1

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: March 11, 2024

By: Katherine D. Pasker
Katherine D. Pasker, Senior City Attorney

Exhibit A

Legal Description of the Property

Tax Parcel No. 15-01-452-018-0000

Tax Parcel No. 15-01-452-024-0000

Tax Parcel No. 15-01-452-016-0000

Tax Parcel No. 15-01-452-014-0000

Tax Parcel No. 15-01-452-013-0000

A parcel of land situated in the Southeast Quarter of Section 1, Township I South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at the intersection of the north line of Orchard Place and the west line of 200 West Street said point being North 0°08'47" East 13.00 feet along the west line of said 200 West Street from the Southeast Corner of Lot 7, Block 31, Plat A, Salt Lake City Survey, and running;

thence North 89°50'21" West 198.00 feet along the north line of said Orchard Place;

thence North 0°08'47" East 3.50 feet along the north line of said Orchard Place;

thence North 89°50'21" West 66.00 feet along the north line of said Orchard Place;

thence North 0°08'48" East 148.50 feet to the north line of said Lot 7, Block 31;

thence South 89°50'21" East 66.00 feet along the north line of said Lot 7, Block 31;

thence South 0°08'48" West 86.00 feet;

thence South 89°50'21" East 198.00 feet to the west line of 200 West Street;

thence South 0°08'47" West 66.00 feet along the west line of said 200 West Street to the point of beginning.

Contains 22,869 square feet. 0.525 acres

2. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petition: **PLNPCM2023-00730 –**
 Approx. 536 S. 200 W. Zoning Map Amendment

October 11, 2023	The petition for the amendment was initiated by the Salt Lake City Planning Division
October 11, 2023	Petition PLNPCM2023-00730 was assigned to Grant Amann, Principal Planner, for staff analysis and processing.
January 2nd, 2024	Early notification announcement of the project to all property owners within 300ft., providing information about the proposal and how to give public input on the project. Beginning of 45-day input and comment period.
February 15, 2024	Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted at the property.
February 16, 2024	End of 45-day Recognized Community Organization notice period.
February 28, 2024	Planning Commission holds a public hearing and makes a positive recommendation to approve the proposed map amendment.

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2023-00730**- Jason Boal, representing the property owners, is requesting to amend the zoning map for the properties located at approximately 536 S. 200 W., 216 W. Orchard Pl., 224 W. Orchard Pl., 226 W. Orchard Pl., and 230 W. Orchard Pl. The applicant is seeking to rezone the subject properties from D-2 (Downtown Support District) to D-1 (Central Business District). The subject properties are approximately 0.525 acres in total. No development plans were submitted with this application.

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

DATE:

TIME:

PLACE: Room 326, 451 South State Street Salt Lake City, Utah

**** This meeting will be held in-person, 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, please visit www.slc.gov/council. 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 Grant Amann at 801-535-6171 or via e-mail at grant.amann@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition number **PLNPCM2023-00730**.

The City and County Building is an accessible facility. 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, 801-535-7600, or relay service 711.

4. ORIGINAL PETITION

ZONING AMENDMENT

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at ZQ!iog@s...mm.



SUBMISSION

Submit your application online through the [Citizeo Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).

CD

REQUIRED FEES

- **Map Amd: \$1,214** filing fee, plus **\$121** per acre (in excess of 1 ac).
- **Text Amd: \$1,214** filing fee.
- Additional required notice fees assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

Overmoe Rezone

ADDRESS OF SUBJECT PROPERTY

536 S 200 W

REQUEST

Rezone from D-2 to D-1

NAME OF APPLICANT

Jason Boal

PHONE

801.257.1917

MAILING ADDRESS

15 W South Temple, Suite 1200, Salt Lake City, UT 84101

EMAIL

jboal@swlaw.com

APPLICANT'S INTEREST IN PROPERTY (*ow1ter'sconsentmrJ1tired)

Owner Architect* Contractor* • Other*

IF OTHER, PLEASE LIST

Urban Planner

NAME OF PROPERTY OWNER (ifdiJJerentfi-omnpptcm1t)

OVERMOE GROUP, LLC

PHONE

801.410.8179

MAILING ADDRESS

PO BOX 1265 SALT LAKE CITY UT 84110

EMAIL

brad@ionproperties.com

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

Jason Boal

EMAIL

jboal@swlaw.com

MAILING ADDRESS

15 W South Temple, Suite 1200, Salt Lake City, UT 84101

PHONE

801.257.1917

APPLICATION TYPE

Rezone

SIGNATURE



DATE

9/7/23

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

A parcel of land situate in the Southeast Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian more p

NAME OF OWNER

OVERMOE GROUP, LLC

EMAIL

brad@ionproperties.com

MAILING ADDRESS

PO BOX 1265 SALT LAKE CITY UT 84110

SIGNATURE

Brad J. Overmoe

Digitally
Date: 2023.09.07 11:33:16 -0600

DATE

September 7, 2023

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

REQUIREMENTS [\(21A.50.040.A\)](#)

0

Project Description:

- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.
- Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

DISCLAIMER: I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

5. MAILING LIST

OWN_FULL	OWN_ADD	own_unit	OWN_CITY	OWN_STAT	OWN_ZIP
X/SLC LLC	185 S STAT	1300	SALT LAKE	UT	84111
MCDONAL	ONE MCDONALD'S PL		OAK BROO	IL	60523
TWO FALLS	2345 E STRINGHAM AV		SALT LAKE	UT	84109
TWO FALLS	2345 E STRINGHAM AV		SALT LAKE	UT	84109
TWO FALLS	2345 E STRINGHAM AV		SALT LAKE	UT	84109
PARR-TAYL	7924 GRAPE ST		LE MESA	CA	91941
ALOHA PR	525 S 300 W		SALT LAKE	UT	84101
ALOHA PR	525 S 300 W		SALT LAKE	UT	84101
PARR-TAYL	7924 GRAPE ST		LA MESA	CA	91941
OVERMOE	PO BOX 1265		SALT LAKE	UT	84110
LC MSM IN	252 W ORCHARD PL		SALT LAKE	UT	84101
ROME MAL	545 S 300 W		SALT LAKE	UT	84101
LP SLC	510 500 W 5TH SUITE 700		AUSTIN	TX	78701
OVERMOE	PO BOX 1265		SALT LAKE	UT	84110
ROME MAL	545 S 300 W		SALT LAKE	UT	84101
TRP PROPE	546 S 200 W		SALT LAKE	UT	84101
BAIRD ASS	2150 S 130 # 500		SALT LAKE	UT	84106
600 SOUTH	918 W IDAHO ST		BOISE	ID	83702
RODAK PR	2435 FORE # 200		SAN JOSE	CA	95128
KEITH D KO	670 E NORTHCREST D		SALT LAKE	UT	84103
M6 SLC OW	1441 W UT	130	PARK CITY	UT	84098
ASSOCIATE	PO BOX 478		SALT LAKE	UT	84110
HADES MA	376 E 400 S	311	SALT LAKE	UT	84111
171 WEST,	376 E 400 S	311	SALT LAKE	UT	84111
Current Oc	620 S STATE ST		SALT LAKE	UT	84111
Current Oc	620 S STATE ST		SALT LAKE	UT	84111
Occupant	PARCEL_A	NEW_UNIT	CITY	ZIPCODE	STATE
Current Oc	230 W 500 S		Salt Lake C	84101	UT
Current Oc	210 W 500 S		Salt Lake C	84101	UT
Current Oc	511 S 300 W		Salt Lake C	84101	UT
Current Oc	261 W 500 S		Salt Lake C	84101	UT
Current Oc	257 W 500 S		Salt Lake C	84101	UT
Current Oc	235 W 500 S		Salt Lake C	84101	UT
Current Oc	523 S 300 W		Salt Lake C	84101	UT
Current Oc	262 W ORCHARD PL		Salt Lake C	84101	UT
Current Oc	236 W ORCHARD PL		Salt Lake C	84101	UT
Current Oc	230 W ORCHARD PL		Salt Lake C	84101	UT
Current Oc	226 W ORCHARD PL		Salt Lake C	84101	UT
Current Oc	224 W ORCHARD PL		Salt Lake C	84101	UT
Current Oc	536 S 200 W		Salt Lake C	84101	UT
Current Oc	240 W ORCHARD PL		Salt Lake C	84101	UT
Current Oc	533 S 300 W		Salt Lake C	84101	UT
Current Oc	510 S 200 W		Salt Lake C	84101	UT

Current Oc 216 W ORCHARD PL	Salt Lake C	84101 UT
Current Oc 225 W ORCHARD PL	Salt Lake C	84101 UT
Current Oc 250 W 600 S	Salt Lake C	84101 UT
Current Oc 214 W 600 S	Salt Lake C	84101 UT
Current Oc 176 W 600 S	Salt Lake C	84101 UT
Current Oc 517 S 200 W	Salt Lake C	84101 UT
Current Oc 179 W 500 S	Salt Lake C	84101 UT
Current Oc 171 W 500 S	Salt Lake C	84101 UT
Current Oc 539 S 200 W	Salt Lake C	84101 UT
Current Oc 154 W 600 S	Salt Lake C	84101 UT