

ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS  
Blake Thomas  
Director

**CITY COUNCIL TRANSMITTAL**

  
 Rachel Otto (Mar 20, 2024 09:38 MDT)  
Rachel Otto, Chief of Staff

**Date Received:** 03/20/2024  
**Date sent to Council:** 03/20/2024

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**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](mailto: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 28<sup>th</sup>, 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  
*Mayor*



**DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS**  
Blake Thomas  
*Director*

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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**

- |                          |                                                                                                                                                                                                                          |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>October 11, 2023</b>  | The petition for the amendment was initiated by the Salt Lake City Planning Division                                                                                                                                     |
| <b>October 11, 2023</b>  | Petition PLNPCM2023-00730 was assigned to Grant Amann, Principal Planner, for staff analysis and processing.                                                                                                             |
| <b>January 2nd, 2024</b> | 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. |
| <b>February 15, 2024</b> | Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted at the property.                                                                              |
| <b>February 16, 2024</b> | End of 45-day Recognized Community Organization notice period.                                                                                                                                                           |
| <b>February 28, 2024</b> | 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.sl.gov/council](http://www.sl.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](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 Grant Amann at 801-535-6171 or via e-mail at [grant.amann@slcgov.com](mailto: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](mailto: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!jog@s...mm](mailto:ZQ!jog@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](mailto:jboal@swlaw.com)

#### APPLICANT'S INTEREST IN PROPERTY (\*ow1ter'sconsentnrJ1tired)

Owner    Architect\*    Contractor\*    •    Other\*

#### IF OTHER, PLEASE LIST

Urban Planner

#### NAME OF PROPERTY OWNER (ifdiJJerentfi-omnpticm1t)

OVERMOE GROUP, LLC

#### PHONE

801.410.8179

#### MAILING ADDRESS

PO BOX 1265 SALT LAKE CITY UT 84110

#### EMAIL

[brad@ionproperties.com](mailto: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 signed by Brad J. Overmoe  
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_FULLOWN_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 FALLS2345 E STRINGHAM AV	SALT LAKE	UT		84109	
TWO FALLS2345 E STRINGHAM AV	SALT LAKE	UT		84109	
TWO FALLS2345 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 SOUTH918 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 OW1441 W UT	130 PARK CITY	UT		84098	
ASSOCIATEPO 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