



CITY COUNCIL TRANSMITTAL



rachotto (Dec 12, 2023 11:48 MST)
Rachel Otto, Chief of Staff

Date Received: 12/12/2023
Date sent to Council: 12/12/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: December 5, 2023

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



SUBJECT: Woodland Commons Phase 2 Zoning Map and General Plan Amendments
2445 S 500 E (PLNPCM2023-00538 & PLNPCM2023-00462)

STAFF CONTACT: Trevor Ovenden, Principal Planner, 801-535-7168 or trevor.ovenden@slcgov.com

DOCUMENT TYPE: Ordinance

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

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Jason Foster with Atlas Architects representing the property owner initiated the following amendment requests to facilitate the construction of 8 townhomes at approximately 2445 South 500 East:

1. **General Plan Amendment (PLNPCM2023-00538)** The applicant is requesting to amend the property's future land use designation from the [Sugar House Master Plan](#) future land use map from "Low Density Residential" (5-10 units/acre) to "Medium Density Residential" (8-20 dwelling units/acre) to facilitate the Zoning Map amendment request.
2. **Zoning Map Amendment (PLNPCM2023-00462)** The applicant is requesting to rezone the property from R-1/7,000 Single-family residential to RMF-35, Moderate Density Multi-Family. The zoning map amendment is necessary because townhomes are not permitted in the R-1/7,000 zone, but they are permitted in RMF-35.

For additional information regarding this proposal, please refer to the [Planning Commission Staff Report](#). This is the second phase of the project. The first phase has already received planning approval and includes 20 townhomes at 2435 South. The City Council approved General Plan and Zoning Map amendment requests applicable to the Phase 1 property in 2022 with petitions [PLNPCM2021-01041](#) and [PLNPCM2021-01042](#). The area to be rezoned in this phase is approximately 0.34 acres or 14,810.4 sq ft.

Planning Commission Hearing and Recommendation

On October 25, 2023 the Planning Commission reviewed the proposal and held a public hearing. The hearing can be viewed [here](#) beginning at 2:48:17. The only topic that was discussed regarded the removal of several mature trees that is necessary for this project. The landscape plan provided by the applicant includes several new evergreen trees to replace the trees that will be removed. The Planning Commission voted unanimously to forward a recommendation of approval as proposed.

PUBLIC PROCESS:

- August 3, 2023 – The Sugar House Community Council was sent the 45-day required notice for recognized community organizations. A letter in support of the request was received from the First Vice Chair of the Sugar House Community Council
- August 3, 2023 – Residents within 300 feet of the development were provided early notification of the proposal.
- August 21, 2023 – Applicant presented project to Sugar House Community Council.
- October 16, 2023 – Public hearing notice sign posted on the property.
- October 12, 2023 – Public hearing notice mailed, posted on City and State websites, and posted on Planning Division list serve.

Comments from the Sugar House Community Council were received after publication of the Planning Commission staff report and can be found in Exhibit 3.

Planning Commission (PC) Records

- a) [PC Agenda of October 25, 2023](#) (Click to Access)
- b) [PC Minutes of October 25, 2023](#) (Click to Access)
- c) [Planning Commission Staff Report of October 25, 2023](#) (Click to Access Report)

EXHIBITS:

- 1) Project Chronology
- 2) Notice of City Council Public Hearing
- 3) Comments Not Included With Planning Commission Staff Report
- 4) Mailing List

SALT LAKE CITY ORDINANCE

No. _____ of 202__

(Amending the zoning map pertaining to a parcel of property located at 2445 South 500 East to rezone the parcel from R-1/7,000 Single-Family Residential to RMF-35 Moderate Density Multi-Family Residential, and amending the Sugar House Community Master Plan Future Land Use Map)

An ordinance pertaining to property located at 2445 South 500 East (the “Property”), amending the zoning map from R-1/7,000 Single-Family Residential to RMF-35 Moderate Density Multi-Family Residential pursuant to Petition No. PLNPCM2023-00462; and amending the Sugar House Community Master Plan Future Land Use Map from Low Density Residential to Medium Density Residential pursuant to Petition No. PLNPCM2023-00538.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on October 25, 2023, regarding applications submitted by Jason Foster of Atlas Architects to rezone the Property from R-1/7,000 Single-Family Residential to RMF-35 Moderate Density Multi-Family Residential pursuant to Petition No. PLNPCM2023-00462, and amend the Sugar House Community Master Plan Future Land Use Map from Low Density Residential to Medium Density Residential Ave pursuant to Petition No. PLNPCM2023-00538.

WHEREAS, at its October 25, 2023 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said applications.

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 parcel located at 2445 South 500 East (Tax ID No. 16-19-428-002-0000) as more particularly described on Exhibit "A" attached hereto, is rezoned from R-1/7,000 Single-Family Residential to RMF-35 Moderate Density Multi-Family Residential.

SECTION 2. Amending the Sugar House Community Master Plan. The Future Land Use Map of the Sugar House Community Master Plan shall be and hereby is amended to change the future land use designation of the Property from Low Density Residential to Medium Density Residential.

SECTION 3. Effective Date. This ordinance shall take effect immediately after it has been published in accordance with Utah Code Section 10-3-711 and recorded in accordance with Utah Code Section 10-3-713.

Passed by the City Council of Salt Lake City, Utah, this ____ day of _____, 202__.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 202__
Published: _____.
Ordinance rezoning 2445 S 500 E to RMF-35

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>November 30, 2023</u> By: <u>Katherine Pasker</u> Katherine Pasker, Senior City Attorney

EXHIBIT “A”

COM 507.62 FT S OF NW COR LOT 5 BLK 43 10 AC PLAT A BF SUR E 197.4 FT S 75 FT
W 197.4 FT N 75 FT TO BEG 0.34 AC 6040-1821 6797-1263,1264

Tax ID No. 16-19-428-002-0000

Contains 0.34 acres, more or less.

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1. PROJECT CHRONOLOGY

Project Chronology

Petitions: PLNPCM2023-00538 & PLNPCM2023-00462

June 13, 2023	Application submitted
July 10, 2023	Petitions assigned to staff. Staff worked with applicant to provide all necessary information and submittal materials.
August 3, 2023	Staff sent the 45-day required notice for recognized community organizations to the Sugar House Community Council.
August 3, 2023	Neighbors within 300 feet of the development were provided early notification of the proposal.
September 14, 2023	Petitions routed for Department Review Comments.
September 18, 2023	The 45-day public comment period for recognized organizations ended.
October 12, 2023	Public hearing notice mailed, posted on City and State websites, and posted on Planning Division list serve.
October 16, 2023	Public hearing notice sign posted on the property.
October 25, 2023	Planning Commission Public Hearing and recommendation.
October 31, 2023	Draft ordinance requested from City Attorney's office.
November 30, 2023	Draft ordinance received from City Attorney's office.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2023-00538 & PLNPCM2023-00462–Woodland Commons Phase 2 General Plan and Zoning Map Amendments – 2445 S 500 E**

Salt Lake City has received these amendment requests, specified below, from Jason Foster with Atlas Architects representing the property owner. The intent of these amendment requests is to facilitate the construction of eight townhomes at this property. The project is located within Council District 7, represented by Sarah Young.

A. General Plan Amendment (Case number PLNPCM2023-00538)

The applicant is requesting to amend the Sugar House Future Land Use designation of this property from *Low Density Residential* to *Medium Density Residential* to facilitate the Zoning Map amendment request.

B. Zoning Map Amendment (Case number PLNPCM2023-00462)

The applicant is requesting to rezone the property from R-1/7,000 Single-family residential to RMF-35, Moderate Density Multi-Family.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding these petitions. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

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. 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 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. The application details can be accessed at <https://citizenportal.slcgov.com>, by selecting the “Planning” tab and entering the petition numbers PLNPCM2023-00538 and PLNPCM2023-00462.

The City & County Building is an accessible facility. 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.

**3. COMMENTS NOT INCLUDED
WITH PLANNING COMMISSION
STAFF REPORT**

COMMENTS 2445 SOUTH 500 EAST REZONE AND TOWNHOMES



Erica Oliver <erica.d.oliver35@gmail.com>

12:01 PM (7
minutes ago)

to Judi.Short@gmail.com

To whom it may concern,

I understand that there's a plan to build additional new townhouses on the lot adjacent to the current project, but I have a few concerns about it. While I appreciate the need for growth and development, I believe it should be done in a way that preserves the unique character and charm of our neighborhood.

Firstly, the dense nature of townhouses might lead to increased traffic congestion in the area. Adding an additional subset of townhomes will dramatically increase this. We already face challenges with parking, and adding more households into the mix without addressing this issue could exacerbate the problem. It's important for the developers to consider the impact their project will have on the existing infrastructure and come up with viable solutions.

Finally, the potential impact on property values is a valid concern for many homeowners in the neighborhood. The addition of new townhouses could potentially lead to increased supply, which may affect property prices negatively. This could be particularly concerning for those who have invested in their homes as a long-term asset and are reliant on property appreciation for their financial future.

While the idea of new townhouses can bring benefits like increased housing options, it's essential to address these concerns to ensure that the development aligns with the interests and needs of the existing community.

As a homeowner I am highly opposed to adding an additional subset of townhouses on the lot of 2445 S 500 E but would be open to hearing alternative uses to add value to the current townhouse project.

Sincerely,

Erica Oliver



2435 S 500 E. Zoning from private family to multi-family.
I think SLC needs more condos and support this change. The area is appropriate for condos though why anyone would pay 600,000+ to live right next to the freeway I don't know. I do know

you can't find a condo for less than 400K and these will be larger and have two car garage. So, I'm in favor.

Heidi Schubert

[REDACTED]

Salt Lake City, UT 84105

heidi@biochem.utah.edu

[REDACTED]

Judi, I have no opposition to the request for a rezone from R-1/7000 to RMF 35 for the property located at 2445

S 500 E. It makes sense to rezone it since the developers want it to be part of Woodland Commons Townhomes on the property to the north at 2345 S 500 E.

Becky Davis

[REDACTED]

Salt Lake City, UT 84105

[REDACTED]



Thea Brannon

5:38 PM (3
hours ago)

to me

As a person who has long admired the long, beautiful glen next door (slated for adjoining development), with its many overarching mature trees, I am greatly concerned about the preservation of the mature trees on this proposed development. There are several specimen trees along the property line between 2435 and 2445 which appear healthy and I believe could be preserved. In addition, there are 5, I believe along the property line and within the 2455 property, which should be protected.

However, I worry that some of the mature trees which need a lot of pruning will not be chosen for preservation, given the preference for simply declaring them "diseased or damaged" and thus expendable. The developer's previously stated plan to use fast-growing evergreens as replacement trees is commendable, as they will absorb more carbon in their first years, but they are not a total substitute for the established carbon sequestration of the wonderful mature trees in situ. Many of them will be sacrificed. In addition, it could create a boring monoculture not conducive to a healthy micro-ecosystem. I suppose that would fit with the spare, boring, top-heavy box look of the previously proposed buildings for the development.

Thea Brannon

4. MAILING LIST

OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STA	OWN_ZIP
GUENTHER, COREY & LAUREN; JT	470 E ROBERT AVE		SALT LAKE	UT	84115
PANDO, ERNESTO & HULENE; JT	465 E WARNOCK AVE		SALT LAKE	UT	84115
ADAIR, PATRICK Q	478-486 E ROBERT AVE		SALT LAKE	UT	84115
OLIVER, ERICA D	2446 S 500 E		SALT LAKE	UT	84106
BERNSTEIN, HUNTER; JT	2458 S 500 E		SALT LAKE	UT	84106
BOURDOS, EVANGELINE	2460 S 500 E		SALT LAKE	UT	84106
WYMAN, CAROLYN V & ROBISON, LARAIN F; JT	470 E WARNOCK AVE		SALT LAKE	UT	84115
MARTISKA, VLADIMIR F	2480 S 500 E		SALT LAKE	UT	84106
LAZALDE, GERONIMO & LAURA I; TRS	4163 S WILLIAMSBURG DR		WEST VALL	UT	84128
LONG, ESTHER J	2445 S 500 E		SALT LAKE	UT	84106
MICHAEL F HOLLAND TRET AL	1128 KAINUI DR		KAILUA	HI	96734
STARK, RYAN; JT	2467 S 500 E		SALT LAKE	UT	84106
SCHILD, MORGAN; JT	529 E DIVISION LN		SALT LAKE	UT	84106
MARK & PATRICIA BEEKHUIZEN LIVING TRUST; ET AL	535 E DIVISION LN		SALT LAKE	UT	84106
GRAY WILLOW, LLC	257 E 200 S		SALT LAKE	UT	84111
SALT LAKE CITY CORP.	PO BOX 145460		SALT LAKE	UT	84114
TUCKER, DAVID C	549 E DIVISION LN		SALT LAKE	UT	84106
BANCROFT, RUSSELL C	557 E DIVISION LN		SALT LAKE	UT	84106
CORP OF PB OF CH JC OF LDS	50 E NORTH TEMPLE ST #2225		SALT LAKE	UT	84150
1996 WALSH FAM TRET AL	2475 S 500 E		SALT LAKE	UT	84106
SANDOVAL, RAFAEL C; JT	2479 S 500 E		SALT LAKE	UT	84106
SWIDERSKI, JASON E & BARRETT, KELLY J E; JT	2487 S 500 E		SALT LAKE	UT	84106
PURKEY, TODD G; JT	2478 S PARK ST		SALT LAKE	UT	84106
QUESTAR GAS COMPANY (STATE TAX COMMISSION)	PO BOX 27026		RICHMOND	VA	23216
PATEL, RAJENDRA KUMAR & JAISWAL, NALANDABEN R; TC	2484 S PARK ST		SALT LAKE	UT	84106
MACOMBER, CATHERINE D	2477 S PARK ST		SALT LAKE	UT	84106
EARLES, EDWARD E & MARLENE	1397 W 6020 S		TAYLORSVILLE	UT	84123
Current Occupant	478 E ROBERT AVE		Salt Lake C	UT	84115
Current Occupant	2490 S 500 E		Salt Lake C	UT	84106
Current Occupant	2455 S 500 E		Salt Lake C	UT	84106
Current Occupant	2435 S 500 E		Salt Lake C	UT	84106
Current Occupant	543 E DIVISION LN		Salt Lake C	UT	84106
Current Occupant	531 E DIVISION LN		Salt Lake C	UT	84106
Current Occupant	2450 S 600 E		Salt Lake C	UT	84106
Current Occupant	2482 S PARK ST	#NFF1	Salt Lake C	UT	84106
Current Occupant	2479 S PARK ST		Salt Lake C	UT	84106