

JACQUELINE M. BISKUPSKI
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING


Patrick Leary, Chief of Staff

David Luke, Deputy Chief of Staff

Date Received: 8-13-19

Date sent to Council: 8/14/2019

TO: Salt Lake City Council
Charlie Luke, Chair

DATE: 8/13/19

FROM: Jennifer McGrath, Interim Director Department of Community & Neighborhoods



SUBJECT: Zoning Map Amendment (RMF-35 to RMF-45) at 1937 South 1200 East

STAFF CONTACT: Christopher Lee, Principal Planner, 801-535-7706, chris.lee@slcgov.com

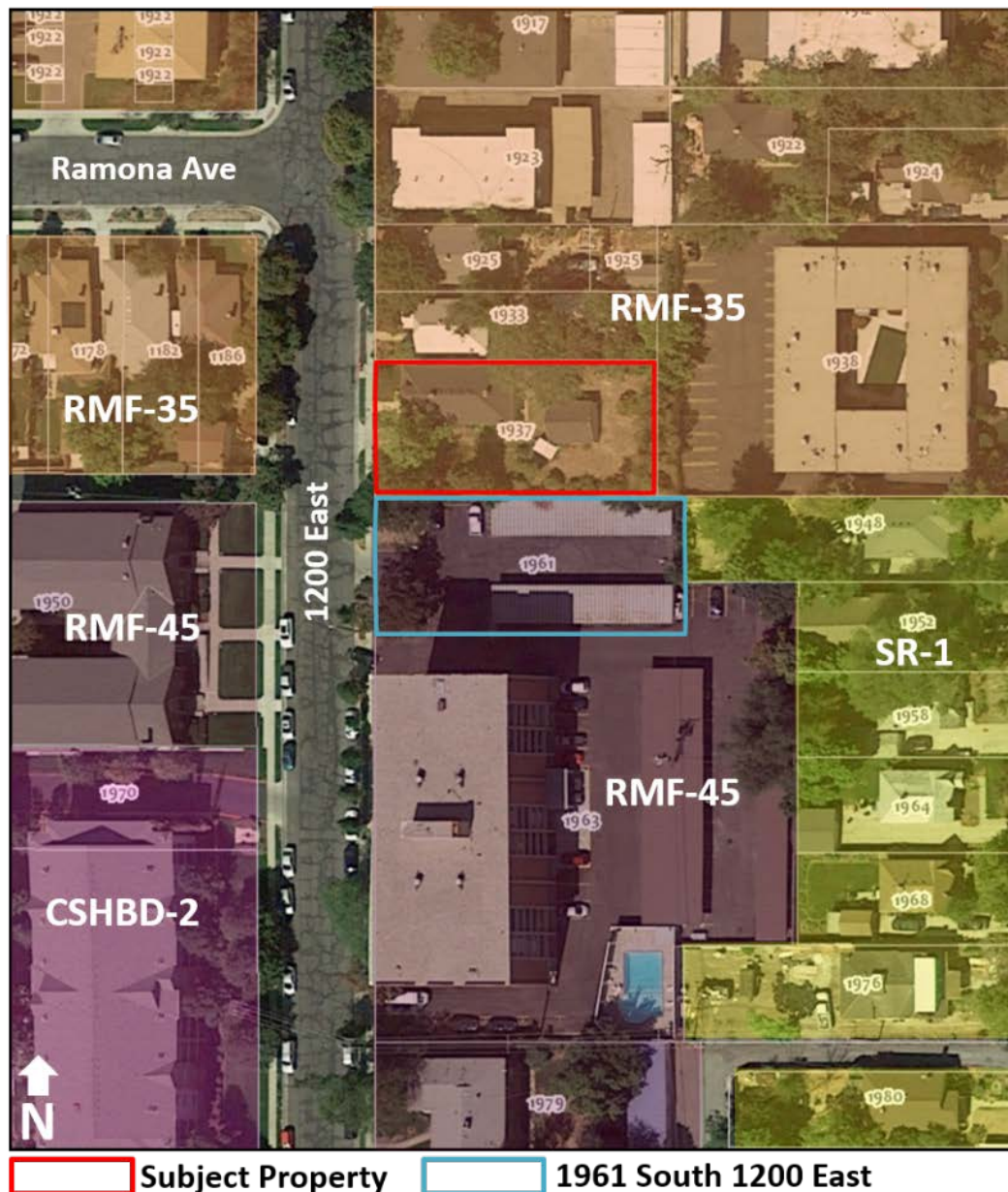
DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the Council follow the recommendation from the Planning Commission and deny zoning amendment petition PLNPCM2019-00183 to change the zoning of the parcel at approximately 1937 South 1200 East from RMF-35 to RMF-45.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: The owner and applicant, Ned Skanchy, proposes to amend the zoning map designation of a property at approximately 1937 South 1200 East from RMF-35 (Moderate Density Multi-Family Residential) to RMF-45 (Moderate/High Density Multi-Family Residential). The subject parcel abuts another parcel owned by the applicant directly to the south (1961 South 1200 East) which is currently zoned RMF-45. The intent of the proposal is to change the zoning of the subject parcel to RMF-45 to facilitate a development consisting of 18 residential units after consolidating the two parcels. Consolidation would allow for a development facing 1200 East rather than sideways oriented "box car" type buildings running lengthwise into the block on the two existing parcels. The zoning map amendment would allow for an increase in density from what would currently be allowed. The existing use of the subject parcel is a single family home and the parcel directly to the south is utilized as excess parking for the Irving Heights apartment building at 1963 South 1200 East.

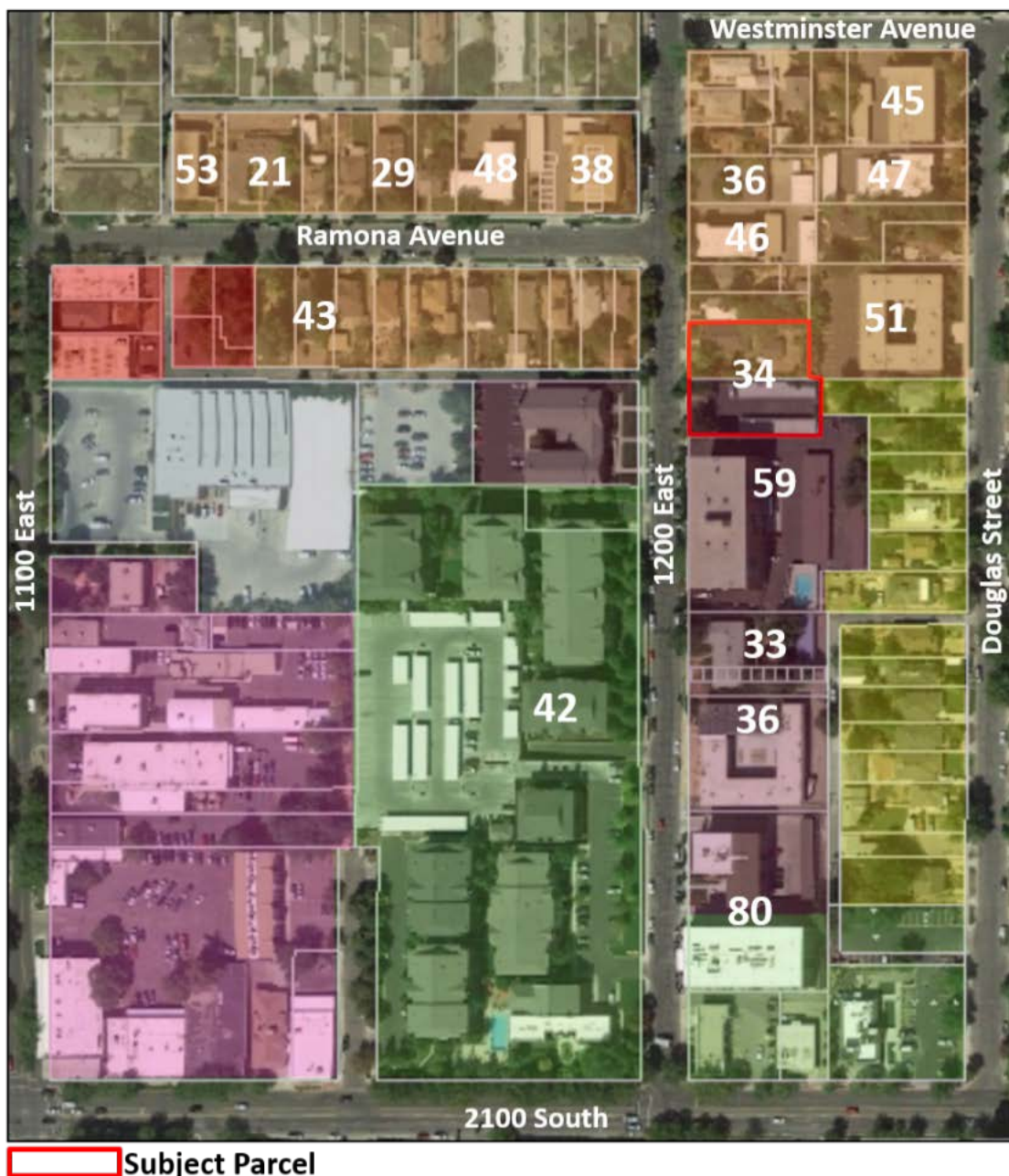
This map shows the location of the subject parcel as well as the abutting parcel and their different zoning designations. If both parcels were to be zoned RMF-35 and then consolidated, a maximum of 10 dwelling units could be built. If the zoning were to be RMF-45, the density would increase to 19 dwelling units. The RMF-45 zone would allow for the building height to be 45 feet which is ten feet higher than the RMF-35 standards. However, the applicant has indicated through his statements and a basic conceptual plan that his interest is not in building higher than 35 feet, but rather in the increased density allowed by the proposed zoning amendment.



High density levels are common within the immediate vicinity of the subject parcel. This Sugar House neighborhood anchored by 1200 East is diverse in building types and uses. Multi-family is the prevalent zoning type along this portion of 1200 East as illustrated by the zoning map and the existing development pattern of at least 16 multi-unit apartment projects within this small

area bounded by 1100 East, Douglas Street, Westminster Avenue, and 2100 South. It is located immediately adjacent to the Sugar House Business District which contains abundant amenities, infrastructure, and resources and is also close to major transportation corridors (2100 South and 1300 East) with robust public transit options.

The following map illustrates the location and density of the 16 multi-family developments. The numbers on the parcels indicate the density (units per acre) of the buildings at those locations. If the proposed zoning change was approved and the maximum number of units (19) were constructed on the consolidated parcel, the density would be 34 units per acre. This is congruent with the existing multi-family development pattern since 13 of the existing 16 projects would be denser than the maximum allowed if the petitioned change to RMF-45 was approved.



PUBLIC PROCESS:

- **Notice of Application to Sugar House Community Council**

A notice of application was sent to the Sugar House Community Council chairperson, Landon Clark, on March 8, 2019. The Community Council was given 45 days to respond with any concerns or request staff to meet with them and discuss the proposed rezoning and text amendment.

- **Sugar House Community Council Land Use Committee Meeting**

The Community Council requested that the Applicant and Planning Staff attend their Land Use Committee meeting held on April 15, 2019. The Applicant presented their overall plan to rezone the subject parcel and then consolidate it with 1961 South 1200 East in preparation for a future multi-family housing development.

There was discussion about the character of the neighborhood, appropriate density, automobile traffic, and potential impacts if the zoning change was permitted. The general consensus was to provide a negative recommendation which turned out to be the case as illustrated by the letter sent from the Sugar House Land Use Committee (see below).

- **Additional Materials**

The Applicant submitted additional materials composed of the conceptual plans included in this staff report in Attachment C. They were sent to Judi Short, Chair of the Land Use Committee on June 3, 2019 for consideration. Upon review, Ms. Short stated that the Land Use Committee stood by the previous feedback provided and was not interested in making any adjustments.

- **Notice of the Planning Commission Public Hearing**

Notice of the public hearing on July 10, 2019 were mailed and posted on June 27, 2019.

- **Planning Commission Public Hearing**

The discussion during the Planning Commission hearing focused primarily on the following:

- The height of the proposed future development (35 feet or less);
- The total number of units proposed (18);
- The lot size (24,219 square feet if consolidated);
- Building design;
- Potential parking and car issues.

Several people spoke or submitted comment cards. Five individuals were against the petition while three were in support.

As indicated in the staff report, Planning Staff supported the proposed amendment. A detailed analysis of the standards is available within the Key Considerations section of the included staff report. During the hearing, the general consensus of the Commission was that they appreciated the design proposed by the applicant but were concerned about

increased traffic in the area. Ultimately they determined to forward a negative recommendation to the City Council.

- **Public Input:**

Public comments have been received in the form of letters, emails, and comment cards. They were submitted at the Sugar House Community Council Land Use Committee meeting and at the Planning Commission public hearing. The majority were received as emails and letters sent to Planning Staff.

Some comments were in favor of the proposed zoning change but the majority of them were against it. Their concerns included the following:

- Increased traffic and parking issues;
- Potential changes to the character of the neighborhood by adding more people;
- Increased height and density;
- Increased amount of rental units.

Those comments in support of the proposed zoning change mentioned the following reasons:

- Better use of limited land in Sugar House;
- Providing additional missing middle and affordable housing;
- New buildings enhance the neighborhood and increase existing home values;
- Improved neighborhood aesthetics.

EXHIBITS:

1. Project Chronology
2. Notice of City Council Hearing
3. Planning Commission Public Hearing
 - a) Mailing Notice
 - b) Newspaper Notice
 - c) Staff Report
 - d) Agenda and Minutes
 - e) Comment Cards
4. Original Petition
5. Conceptual Development Renderings
6. Mailing List

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 - D) AGENDA AND MINUTES
 - E) COMMENT CARDS
4. ORIGINAL PETITION
5. CONCEPTUAL DEVELOPMENT RENDERINGS
6. MAILING LIST

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

PETITION: PLNPCM2019-00183

February 26, 2019	Petition for zoning map amendment was received by the Planning Division.
March 5, 2019	Petition was assigned to Christopher Lee, Principal Planner, for staff analysis and processing.
March 8, 2019	Information about the project was sent to the Chair of the Sugar House Community Councils in order to solicit public comments and start the 45-day recognized organization input and comment period. Early notification letters also sent to owners and residents within a 300' radius of the subject parcel.
April 15, 2019	Applicant presented at the Sugar House Community Council Land Use Committee.
April 20, 2019	Applicant presented at the Sugar House Community Council Land Use Committee.
April 22, 2019	Letter from the Sugar House Community Council Land Use Committee stating that they do not support the petition was received.
June 3, 2019	Additional materials consisting of the conceptual plans included in Attachment C of the staff report were sent to the Chair of the Sugar House Community Council Land Use Committee.
June 10, 2019	The Chair of the Sugar House Community Council Land Use Committee sent an email to Planning Staff stating that the conceptual plans did not alter the negative recommendation that was provided previously.
June 28, 2019	Public notice was posted on City and State websites, and sent via the Planning list serve for the Planning Commission meeting. Public hearing notice mailed.
June 29, 2019	Public notice of the Planning Commission meeting was published in local papers.
July 1, 2019	Public hearing notice sign with project information and notice of the Planning Commission public hearing posted on the subject property.
July 10, 2019	Planning Commission public hearing. The Planning Commission reviewed the petition, conducted a public hearing, and voted to forward a negative recommendation to the City Council for the proposed zoning map amendment.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2019-00183: Zoning Map Amendment at approximately 1937 South 1200 East** - Ned Skanchy, owner of the property at 1937 South 1200 East, has requested a zoning map amendment from RMF-35 (Moderate Density Multi-Family) to RMF-45 (Moderate/High Density Multi-Family). The subject parcel abuts another directly to the south which is also owned by the applicant and is zoned RMF-45. The petition is to change the zoning of the subject parcel to RMF-45 in order to facilitate consolidation of the two parcels for a multi-family residential development. If the petition is approved, up to 19 residential units could be constructed on the consolidated parcel whereas 10 units would be allowed if they were both zoned RMF-35 and then consolidated. The subject parcel is located in Council District 7, represented by Amy Fowler. (Staff Contact: Chris Lee at 801.535.7706 or chris.lee@slcgov.com). Case number: **PLNPCM2019-00183**

As part of its study, the City Council is holding an advertised public hearing to receive comments regarding the petition. 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:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Chris Lee at 801-535-7706 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at chris.lee@slcgov.com

The City & 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 attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. For questions, requests, or additional information, please contact the Planning Division at (801) 535-7757; TDD (801) 535-6021.

3A. PLANNING COMMISSION MAILING NOTICE



SALT LAKE CITY PLANNING DIVISION
451 S STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY UT 84114-5480

RETURN SERVICE REQUESTED

FIRST CLASS

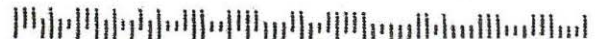


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STATE MAIL 07/01/2019

Salt Lake City Planning Division Chris Lee
PO BOX 145480
Salt Lake City, UT 84114

841145480 8900



Salt Lake City Planning Division
451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

Salt Lake City Planning Commission Wednesday, July 10, 2019, 5:30 p.m.
City and County Building 451 S State Street, Room 326

A public hearing will be held on the following matter. Comments from the Applicant, City Staff and the public will be taken.

Zoning Map Amendment at 1937 South 1200 East - Ned Skanchy, owner of the property at 1937 South 1200 East, has requested a zoning map amendment from RMF-35 (Moderate Density Multi-Family) to RMF-45 (Moderate/High Density Multi-Family). The subject parcel abuts another directly to the south which is also owned by the applicant and is zoned RMF-45. The petition is to change the zoning of the subject parcel to RMF-45 in order to facilitate consolidation of the two parcels for a multi-family residential development. If the petition is approved, up to 19 residential units could be constructed on the consolidated parcel whereas 10 units would be allowed if they were both zoned RMF-35 and then consolidated. The property is in Council District 7, represented by Amy Fowler. (Staff contact: Chris Lee, chris.lee@slcgov.com or 801-535-7706) **19 Case number PLNPCM2019-00183**

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility. For additional meeting information, please see www.slcgov.com or call 801-535-7757; TDD 535-6220.

3B. PLANNING COMMISSION NEWSPAPER NOTICE

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News

Utah
Media
Group

The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS		ACCOUNT NUMBER
PLANNING DIVISION, PO BOX 145480 SALT LAKE CITY UT 84114		9001394298
ACCOUNT NAME		DATE
PLANNING DIVISION,		7/1/2019
TELEPHONE	ORDER # / INVOICE NUMBER	
8015357759	0001259410 / 101259410-06292019	
PUBLICATION SCHEDULE		
START 06/29/2019 END 06/29/2019		
CUSTOMER REFERENCE NUMBER		
Planning Commission Meeting 7/10/19		
CAPTION		
Notice of Public Hearing On Wednesday, July 10, 2019, the Salt Lake City Planning Comr		
SIZE		
40 LINES	2 COLUMN(S)	
TIMES	TOTAL COST	
2	105.00	

Notice of Public Hearing

On Wednesday, July 10, 2019, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

1. **Zoning Map Amendment at 1937 South 1200 East** - Ned Skandhy, owner of the property at 1937 South 1200 East, has requested a zoning map amendment from RMF-35 (Moderate Density Multi-Family) to RMF-45 (Moderate/High Density Multi-Family). The subject parcel abuts another directly to the south which is also owned by the applicant and is zoned RMF-45. The petition is to change the zoning of the subject parcel to RMF-45 in order to facilitate consolidation of the two parcels for a multi-family residential development. If the petition is approved, up to 19 residential units could be constructed on the consolidated parcel whereas 10 units would be allowed if they were both zoned RMF-35 and then consolidated. The property is in Council District 7, represented by Amy Fowler. (Staff contact: Chris Lee, chris.lee@slcgov.com or 801-535-7706) 19 Case number **PLN-PW2019-00183**

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

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 Planning Office at 801-535-7757, or relay service 711.

1259410

UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **Notice of Public Hearing On Wednesday, July 10, 2019, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to t** FOR **PLANNING DIVISION**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 06/29/2019 End 06/29/2019

DATE 7/1/2019

SIGNATURE

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 29TH DAY OF JUNE IN THE YEAR 2019

BY LORAIN GUDMUNDSON.



Jae Levi
NOTARY PUBLIC SIGNATURE

3C. PLANNING COMMISSION STAFF REPORT
July 10, 2019



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Christopher Lee, Principal Planner, 801-535-7706, christopher.lee@slcgov.com

Date: July 28, 2019

Re: PLNPCM2019-00183: Zoning Map Amendment at approximately 1937 South 1200 East

Zoning Map Amendment

PROPERTY ADDRESS: 1937 South 1200 East

PARCEL ID NUMBER: 16-17-476-008

MASTER PLAN: Sugar House

ZONING DISTRICT: Current: RMF-35 (Moderate Density Multi-Family Residential District)

Proposed: RMF-45 (Moderate/High Density Multi-Family Residential District)

REQUEST: The applicant, Ned Skanchy, on behalf of the owner, UHP Kuvasz, LLC, proposes to amend the zoning map designation of a property at approximately 1937 South 1200 East from RMF-35 (Moderate Density Multi-Family Residential) to RMF-45 (Moderate/High Density Multi-Family Residential). The subject parcel abuts another parcel owned by the applicant directly to the south (1961 South 1200 East) which is currently zoned RMF-45. The intent of the proposal is to change the zoning of the subject parcel to RMF-45 to facilitate a development consisting of 18 residential units after consolidating the two parcels. The zoning map amendment would allow for an increase in density from what would currently be allowed. The current use of the subject parcel is a single family home and the parcel directly to the south is utilized as excess parking for the Irving Heights apartment building at 1963 South 1200 East.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendment.

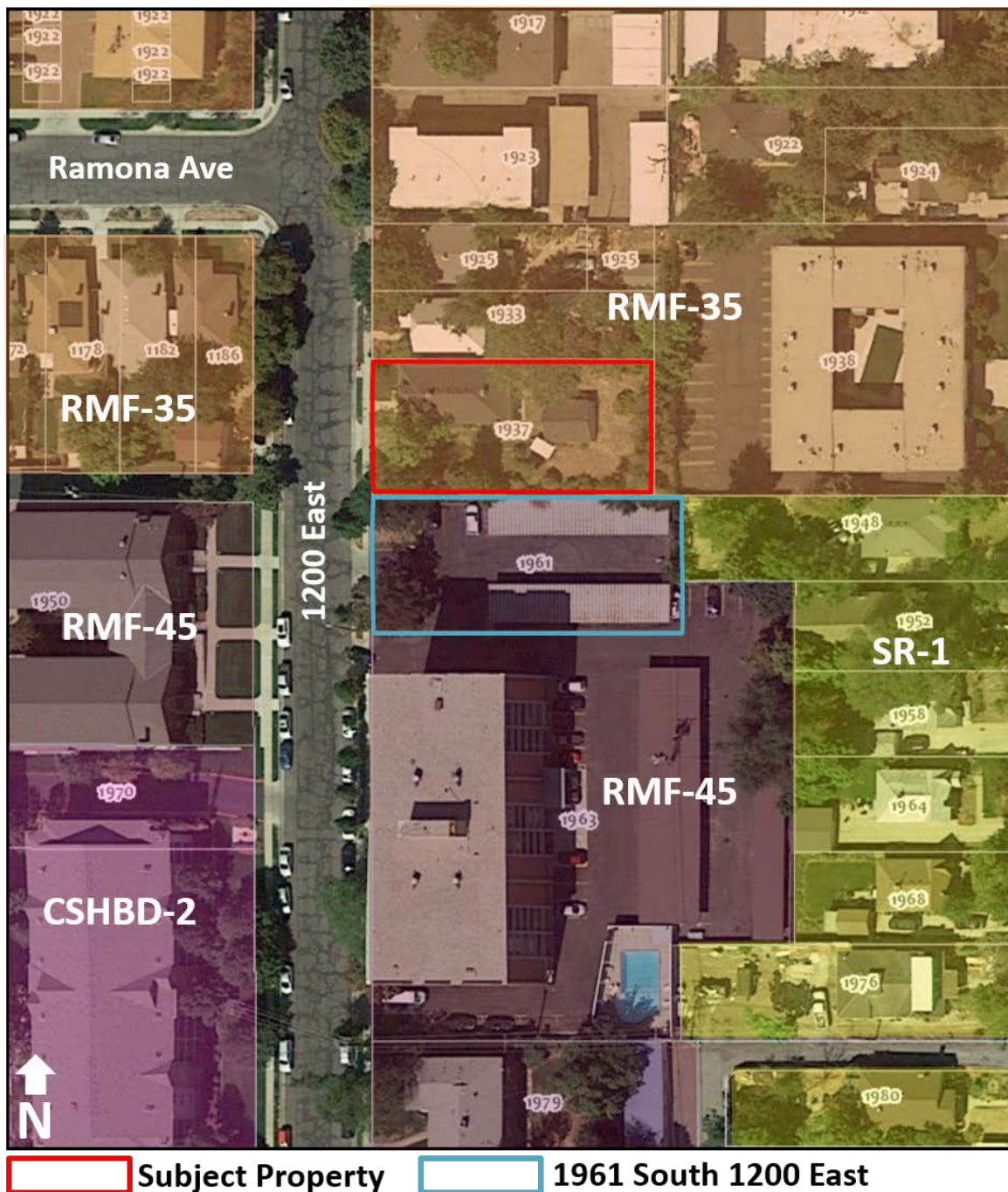
ATTACHMENTS:

- A. [Vicinity and Zoning Map](#)
- B. [Site and Area Photographs](#)
- C. [Application and Concept Drawings](#)
- D. [Analysis of Standards](#)
- E. [Public Process and Comments](#)
- F. [Department Review Comments](#)

PROJECT DESCRIPTION:

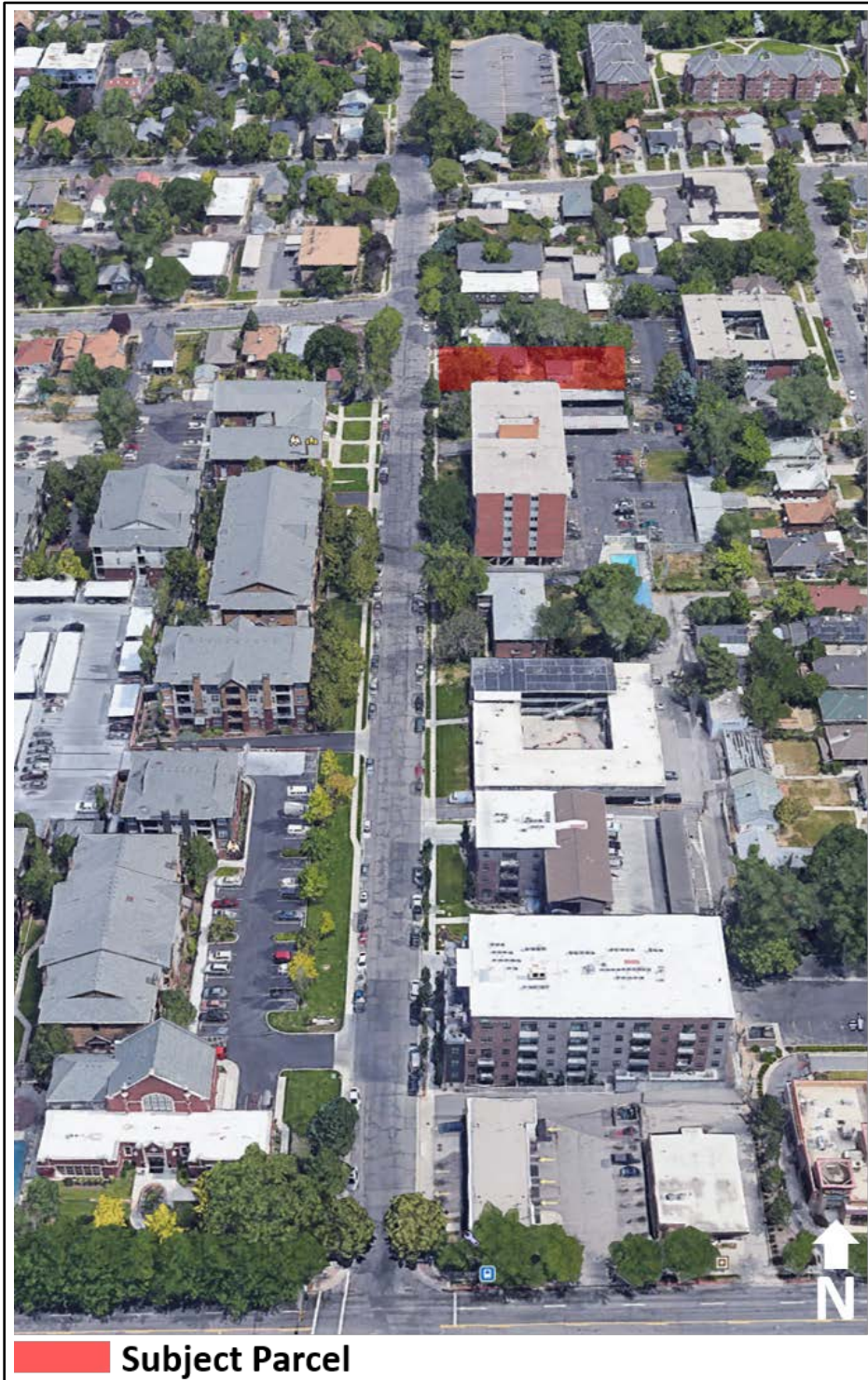
Overview

As illustrated on the following map, the subject parcel is located at approximately 1937 South 1200 East within the Sugar House neighborhood. It is zoned RMF-35 but directly abuts a parcel to the south (1961 South 1200 East) which is also owned by the applicant and that is zoned RMF-45. The applicant wants the subject parcel to also be zoned RMF-45 to facilitate consolidation of the two parcels followed by the development of a multi-family residential building on the consolidated parcel. There is an existing single family dwelling on the subject parcel. The 1961 South 1200 East parcel features covered parking that is currently utilized by the Irving Heights building at 1963 South 1200 East. The subject parcel is approximately .267 acres (11,614 square feet) while 1961 South 1200 East is approximately .289 acres (12,597 square feet). If consolidated they would be approximately .556 acres (24,219 square feet) in cumulative size. ([See Attachment A for the vicinity map](#))



Existing Development Pattern

The section of 1200 East between 2100 South and Garfield Avenue (1835 South) is a dynamic and eclectic mix of building types and uses including dense multi-story mixed-use residential/commercial buildings, apartment buildings, a church, and single-family dwellings. Multi-family residential is the most prevalent building form. With the exception of a Jiffy lube station on the corner of 2100 South and 1200 East, all buildings on both sides of the street are multi-family residential moving north from



2100 South until you reach the subject parcel on the east side of the street and an LDS church and single-family residence across from it on the west side.

Continuing northward, there are then three single family dwellings on the east side (including the subject parcel) and one on the west side which fronts on Ramona Avenue.

The development pattern then reverts back to multi-family residential with two more buildings on the east and one on the west side of 1200 East. Six single-family residences follow on the east side of the street before the street terminates at Garfield Avenue with a large development of Westminster student housing.

The west side of 1200 East features five more single family dwellings before intersecting with Garfield Avenue. Please see Attachment B for photographs of several of the mentioned properties.

The development pattern along 1200 East is not the only corridor to consider within this vibrant neighborhood, however. Both Ramona Avenue and Douglas Street contain single-family and multi-family residential buildings along with commercial uses where they intersect with 1100 East and 2100

South, respectively. That dynamic mix of uses is also typical along both 1100 East and 1300 East which serve as de-facto boundaries for this area. The area development pattern is addressed in more depth in the Key Considerations section of this report.

Existing Uses within the Immediate Vicinity of the Subject Parcel

North: Two single family dwellings then multi-family residential developments

South: Overflow parking lot and Irving Heights apartment building

East: 3 story multi-family residential building

West: 1200 East roadway with a single family dwelling across the street

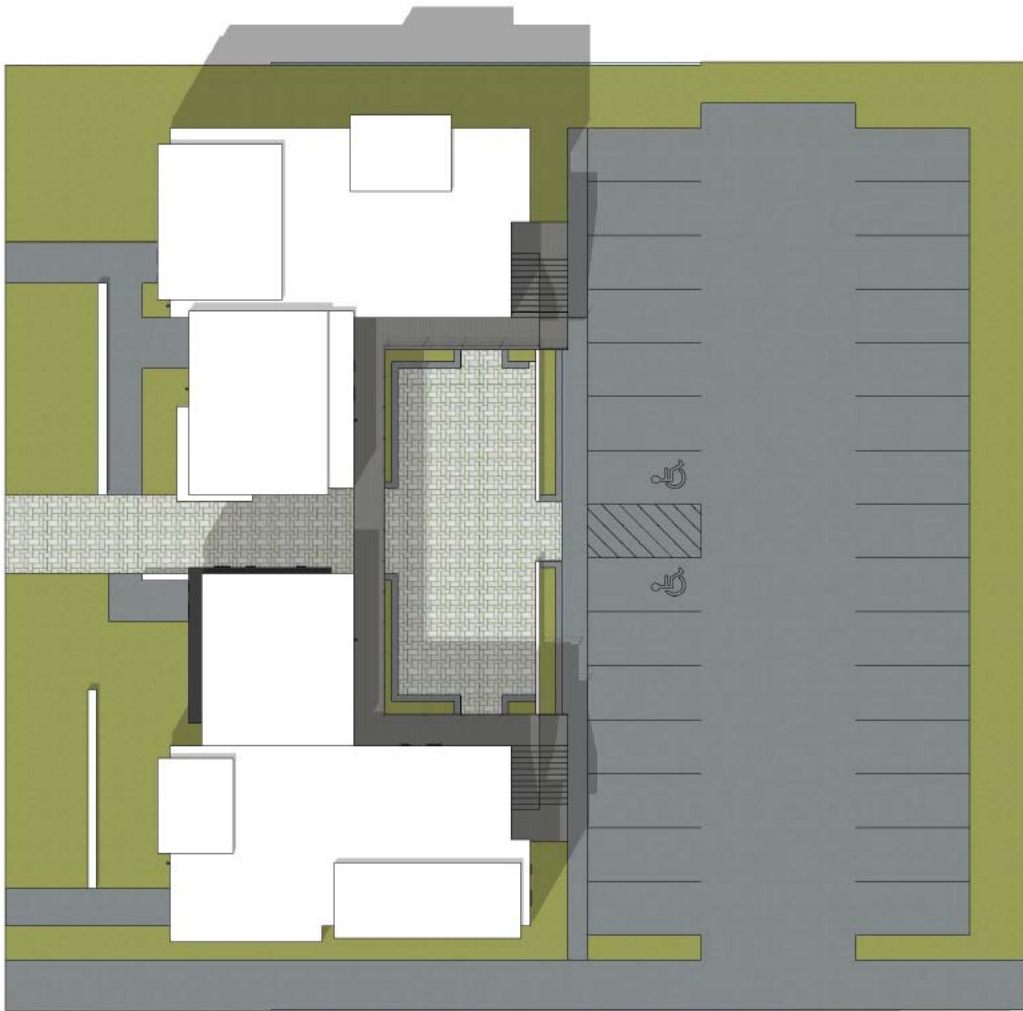
Development Objective

As has been stated previously, in addition to the subject parcel, the applicant owns two parcels directly abutting it to the south which are zoned RMF-45. Irving Heights is located on 1963 South 1200 East. It contains a total of 62 units and is seven stories tall with a total height of approximately 75-80 feet. It significantly exceeds the 45 foot height limit because it was built prior to adoption of the existing RMF-45 zoning standards and is classified as a legal, non-conforming, building.

The parcel directly abutting the subject parcel, known as 1961 South 1200 East, contains overflow parking for the Irving Heights building. There are 79 total parking stalls on the Irving Heights parcel itself which meets the requirement for the building. The excess parking that was provided at 1961 South 1200 East is not required for the Irving Heights building. Consequently, the applicant is seeking to change the zoning of the subject parcel to RMF-45 to be consistent with 1961 S 1200 East and then to consolidate them. If the zoning is changed and the lots are consolidated, the total square footage of the new parcel would allow for up to 19 units per the RMF-45 standards.

The applicant has submitted a basic site plan and conceptual elevations for two buildings on the new parcel (assuming that the existing parcels are consolidated). They would have a total of 18 residential units. It is only a conceptual plan however, and is not being considered as part of this review. The applicant decided to prepare it after receiving initial public feedback and concluding that it could better convey his vision for the site. Parking is to be located behind the structures in an open lot that is accessed from 1200 East along a drive on the south of the parcel. Heights and other measurements were not provided but the structures are shown to be three stories. A typical structure with three stories would likely be somewhere between 30-40 feet in height. Both the submitted concept plans, as well as the applicant himself, indicate that the impetus to change the zoning designation from RMF-35 to RMF-45 is not to gain additional height, but to increase the number of permitted units. The complete set of concept drawings can be accessed in Attachment C but the front elevation and basic site plan are included here:





KEY CONSIDERATIONS:

The key considerations listed below have been identified through analysis of the project, community input, and department review comments.

1. Guiding Documents (*Plan Salt Lake*, the *Sugar House Master Plan*, and *Growing SLC*)
2. Compatibility with Existing Properties
3. Development Potential (RMF-35 vs. RMF-45 Standards)

Consideration 1 – Guiding Documents

As mentioned previously, guiding planning documents are crucial when considering map amendments. Three distinct master plans are pertinent to this petition: *Plan Salt Lake*, the *Sugar House Master Plan*, and *Growing SLC: A Five Year Housing Plan 2018-2022*. *Plan Salt Lake* serves as the overarching planning document for the entire City focusing on broad priorities and goals. In contrast, the *Sugar House Master Plan* has a specific focus on the neighborhood and provides finer detail on the future of the specific area while *Growing SLC* is focused on addressing the city's existing housing issues. Taken together, they provide a dynamic vision for future development and provide crucial guidance for proposed changes such as this map amendment.

Plan Salt Lake

The objective of the applicant is to increase the density on his property and *Plan Salt Lake* contains various sections and initiatives that speak to density issues. The following sections focusing on *Neighborhoods*, *Growth*, and *Housing*, are particularly pertinent:

Neighborhoods:

- 3. Create a safe and convenient place for people to carry out their daily lives.*
- 4. Support neighborhood identity and diversity.*

Growth:

- 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- 3. Promote infill and redevelopment of underutilized land.*
- 6. Accommodate and promote an increase in the City's population.*

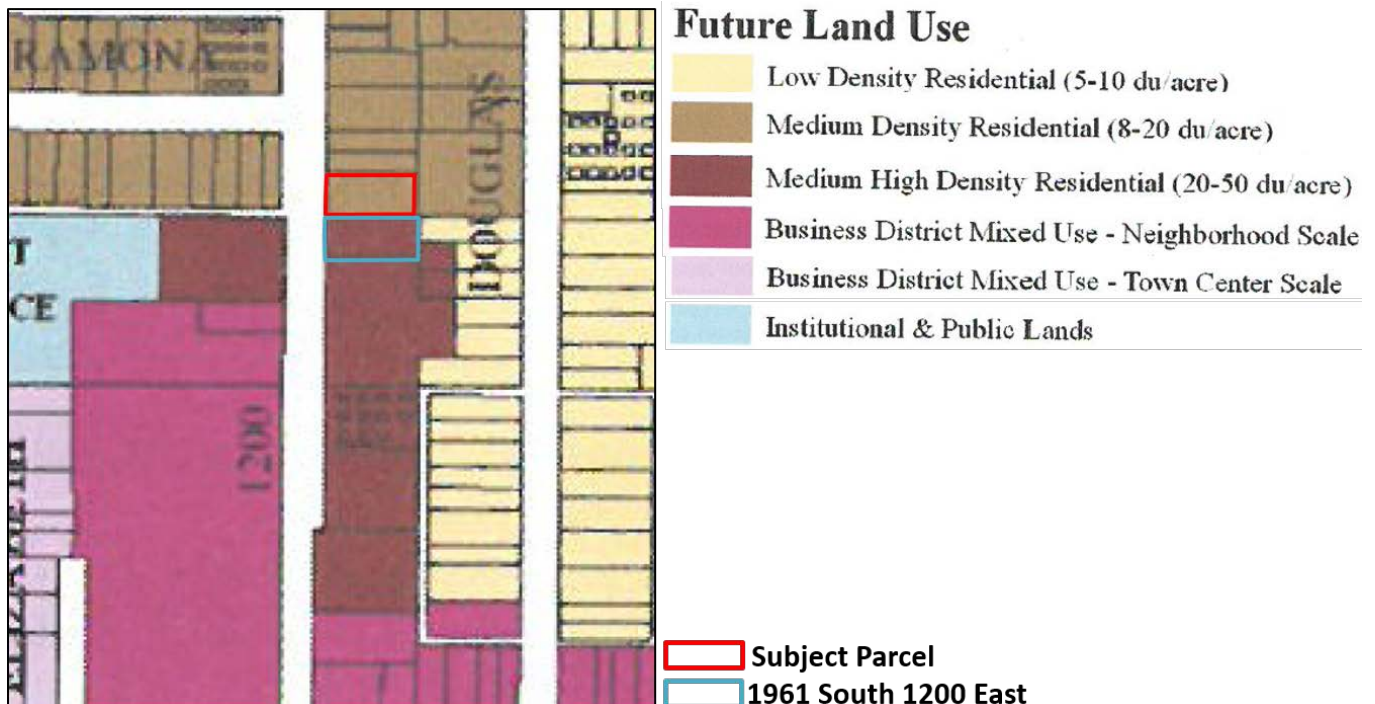
Housing:

- 2. Increase the number of medium density housing types and options.*
- 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- 5. Enable moderate density increases within existing neighborhoods where appropriate.*

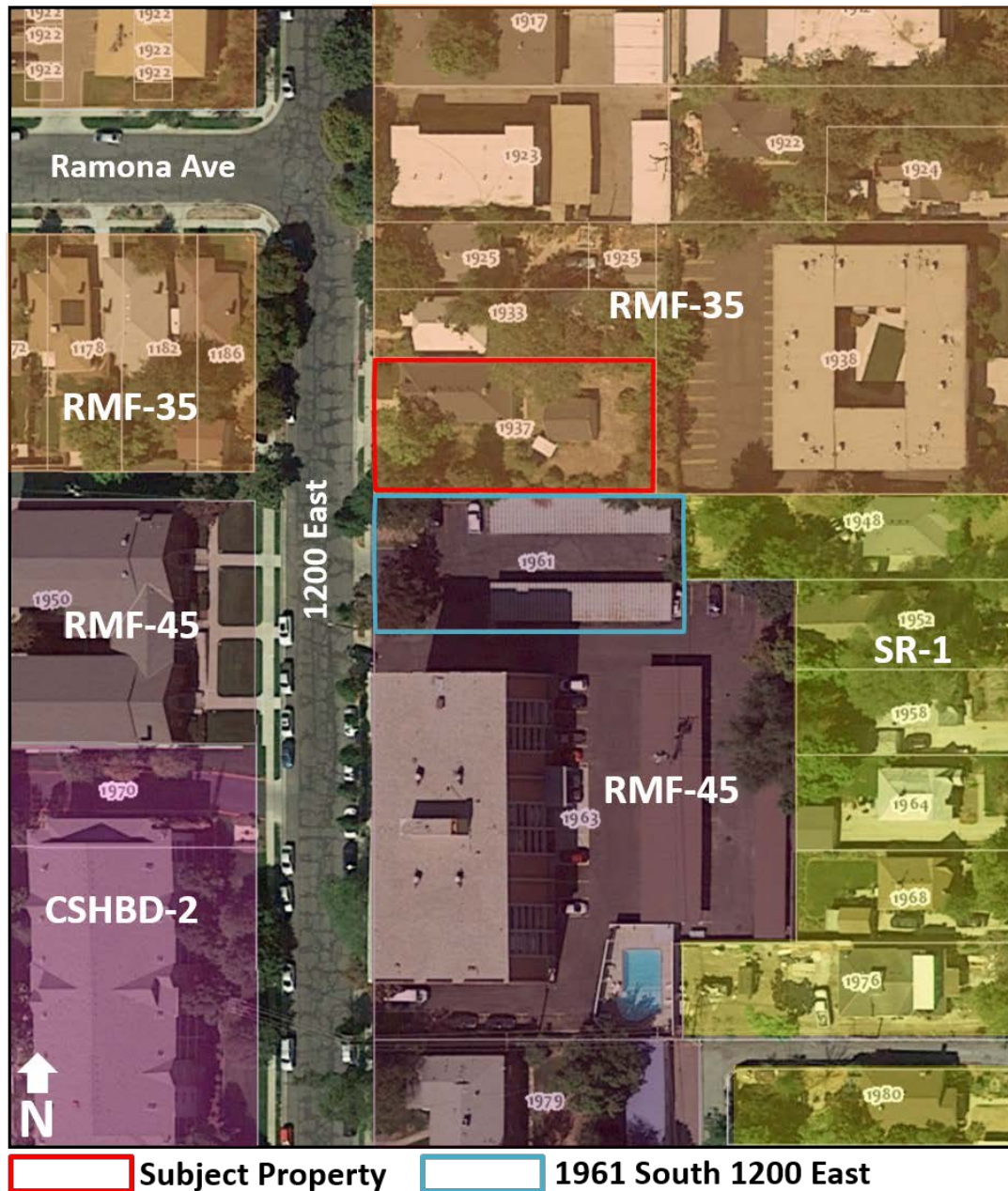
This small area within the greater Sugar House neighborhood is a unique space full of diverse buildings and uses. There is a strong emphasis on larger multi-unit apartment buildings given the existing development pattern, the proximity to the Sugar House Business District, and the established multi-family zoning districts. The subject parcel is located within close proximity to two major transportation corridors (2100 South and 1300 East) with abundant amenities, infrastructure, and resources. Both parcels proposed for development are underutilized with only one single family dwelling and superfluous parking for the Irving Heights apartment building.

Sugar House Master Plan

The *Sugar House Master Plan* contains guiding information at a much more granular level than *Plan Salt Lake*. A key consideration is the Future Land Use Map. It is a visual representation of the growth and development objectives across Sugar House established through a community based master planning process. The subject parcel is on the boundary between two distinct designations: Medium Density Residential and Medium-High Density Residential as illustrated on this small section of the map:



The boundary also correlates to the division between zoning districts. Within this specific area, the Medium Density Residential designation of the Future Land Use map is aligned with the RMF-35 zone while Medium High Density Residential is aligned with the RMF-45. The distinct zones on the two parcels owned by the applicant (as illustrated below) is what prompted this petition in that consolidation and development, in the opinion of the applicant, would be easier if they were the same zone and would allow for more units if both were RMF-45.



The Medium Density Residential (8-20 du/acre) designation is described in the *Sugar House Master Plan*:

Medium-Density Residential areas are designed to accommodate a mix of low-rise housing types. These include single-family through four-plex units, garden apartments, townhouses and mixed use or live/work units. This land use classification allows net densities between ten and twenty (10-20) dwelling units per acre. Examples of zoning districts consistent with these recommended densities are the R-1-5,000, R-2, SR-1, and RMF-30.

The Medium-High Density Residential (20-50 du/acre) section states that:

...Although Medium-High Density is not a prevalent land use in Sugar House, it is appropriate that the community have some higher density housing. The density range for this land use category is from twenty to fifty (20-50) dwelling units per net acre.

Higher density residential development within or on the periphery of the Sugar House Business District is desirable. Examples of zoning districts that can be used to implement this density are C-SHBD, RO, RMF-35, and RMF-45.

It is telling that although the Medium Density Residential designation correlates with the RMF-35 zoning district in this area, the *Sugar House Master Plan* clearly states that Medium Density should only extend up to the RMF-30 zoning district, while the Medium-High Density designation belongs in both the RMF-35 and RMF-45 zoning districts. Considering this, the Medium Density designation on the subject property may not be appropriate and the commission may consider whether Medium-High Density Residential (20-50 du/acre) is a more appropriate designation.

Growing SLC

Growing SLC: A Five Year Plan 2018-2022 is a guiding document dedicated to addressing the city's housing needs including providing solutions to the growing deficit of affordable housing across the city. While it specifically focuses on the need for truly affordable housing for residents at lower income levels, it also speaks to the problem of insufficient amounts of housing across the board:

Salt Lake City is in the beginning stages of a systemic housing crisis that highlights the shortcomings of the multi-year economic rally. While many factors have contributed to the housing crisis, at its root is the demand for housing in Salt Lake City driving up home prices and rental rates at a faster pace than wage increases...

The housing crisis also impacts middle-income households. The historically low vacancy rate of 2 percent in Salt Lake City in 2017 has driven prices up in every neighborhood. In many cases, middle-income households are forced to make the decision to locate in neighborhoods that they would not otherwise choose, take on greater amounts of debt, or move to another community. In August 2016, Salt Lake City conducted the Salt Lake Live Work Survey, which included people that commuted into the city for work. Among these commuters, 52 percent indicated that they would consider living in Salt Lake City if housing were more affordable. Salt Lake City's population grows by 60 percent every day from incommuters, which creates significant stress on our transportation network and the environment. Providing more affordable options could greatly reduce these impacts, which are shared by all residents.

It goes on to state that:

Exacerbating the housing crisis are local barriers to housing development. These barriers, such as density limitations, prohibitions on different types of housing, and other development regulations, have contributed in part to a general supply deficit and economic segregation. Many of these regulations were created at a time of population contraction.

Goals and objectives were established in *Growing SLC*, to address these issues and others. Those of most pertinence to this petition are the following:

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market.

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

Objective 2: Remove impediments in City processes to encourage housing development.

The City is striving to remove impediments to development that is appropriate to help meet the needs of the people seeking housing of all types. Much of that work will need to be implemented via adopted legislation to amend the zoning code. However, increases in housing options and levels of density should be encouraged when petitions meet the objectives of already established master plans and are located in neighborhoods that can reasonably accommodate the additional influx of development.

Consideration 2 – Compatibility with Existing Properties

The Medium-High Density Residential (20-50 du/acre) section of the Sugar House Master Plan goes on to state that:

Although few areas in Sugar House are suitable for Medium-High Density housing, it should be encouraged where feasible. Location criteria are similar to those of the Medium-Density Residential area, with emphasis on existing patterns of Medium-High Density development. The development objective for new Medium-High Density projects is to locate and design the new projects so that land use conflicts with surrounding single-family housing or other uses are minimized. These multiple-family housing developments need to provide open space amenities, adequate off-street parking, appropriate building scale and mass, and adequate access to transit...

The following specific policies are also mentioned:

- *Support opportunities for conversion and infill development of Medium-High Density housing while requiring appropriate design and location to minimize land use conflicts with existing single-family development.*
- *Direct higher density housing in locations served within walking distance to transit, commercial services and parks such as in and near the Sugar House Business District.*

Taken together, these directives indicate that:

- Although relatively rare in Sugar House, Medium-High Density Residential housing should be encouraged with an emphasis on allowing it within areas of similarly dense residential development.
- New developments should provide open space amenities, adequate off-street parking, appropriate building scale and mass, and access to transit.
- Appropriate locations for said developments are within, or on, the periphery of the Sugar House Business District.
- Conflicts with surrounding single-family and other uses be minimized through appropriate design and location.

As illustrated by the concept drawings discussed in the *Project Description* section and included in Attachment C, the proposed development would provide for significant open space amenities with a large front yard area as well as a common central plaza in the rear yard area. There would be abundant parking located behind the buildings that should not put additional pressure on street parking. The location is on the periphery of the Sugar House Business District with access to multiple transit options including established bus routes along 2100 South, 1300 East, 1700 South, and 1100 East. It should also be mentioned that regardless of the proposed concept, both the RMF-35 and RMF-45 zoning districts require significant front and rear setbacks as discussed in more depth in the following section.

The existing development pattern indicates that the proposed development may be appropriate for the neighborhood due to the extensive number of buildings that are similar to the design and density of that being proposed. The following map was prepared to illustrate the level of housing density within existing structures in the area surrounding the subject parcel. It should be noted that only multi-unit residential properties that were easily identified as such were included. The numbers on said properties represent the density (units per acre) for each of those developments.



The map illustrates the development pattern of the neighborhood and demonstrates the following:

- The maximum density that could occur on the subject parcel (if the zoning change was approved and it was consolidated with the one abutting it to the south as proposed by the owner) would be 34 units per acre.

- A density of 34 units per acre is similar to the existing development pattern. It is actually on the low end when compared to other multi-family projects in the neighborhood (3 developments are less dense and 13 are more dense).
- The maximum density of the proposed future parcel is well below that of the parcels that it would directly abut both to the south (Irving Heights at 59 units per acre) and to the east (1938 S Douglas Street at 51 units per acre).
- The average density of all the multi-family residential housing shown on the map is 45.9 units per acre.
- Even when considering only the parcels with multi-family buildings within the RMF-35 zone, the average density is still 42.6 units per acre.

The density levels illustrate that the proposed zoning change would conform well with existing development patterns in that the multi-family buildings within the area (including the RMF-35 zone) are already well above the Medium Density Residential (8-20 du/acre) designation and is more similar to Medium-High Density Residential (20-50 du/acre).

The remaining item that the *Sugar House Master Plan* mentions when discussing development of Medium-High Density Residential projects, is the minimization of conflicts with single family uses. In this specific case dense multi-family residential developments abut the subject parcel to the south and the east and there is a single family dwelling to the west across 1200 East. Consequently, the single-family parcel directly north of the subject parcel at 1933 South 1200 East would have the highest likelihood to be impacted by future development.



1937 Subject Parcel

The map shows that the existing house on the subject parcel is very close to the property line (approximately 2 feet). If the zoning is changed to RMF-45, and a new structure were built, it would need to be at least 8 feet from the property line which would provide a greater setback than currently exists and help mitigate the proximity of a new structure.

However, the proposed development would likely be taller than the current 2-story house on the site. It is worth noting that the existing zoning (RMF-35) anticipates future multi-family residential development which would allow for a structure to be up to 35 feet in height. The

change in zoning would allow that to go up to 45 feet, but the applicant has submitted conceptual plans that are only 3 stories in height which would conform more closely to the existing height limit. The conceptual plans also show the access lane to the rear yard parking being located on the south side of the parcel away from the single family dwelling which would also reduce impacts due to not having cars entering and exiting along the shared property line.

Consideration 3 – Development Potential (RMF-35 vs. RMF-45 Standards)

The zoning standards for the RMF-35 and RMF-45 zones spell out the differences between the two zones in more depth (see the following tables). The major differences apply mostly to height and density. Seeing as the applicant owns both parcels and is planning to consolidate them, staff has evaluated what could be done on that consolidated parcel if it were zoned RMF-45, as requested by this petition, versus if both parcels were zoned RMF-35. Density would be the biggest difference in this scenario with 10 units being allowed by the RMF-35 zone and 19 by the RMF-45 zone. There could be nearly twice as many units by granting the petition. The maximum height in the RMF-45 zone could be 45 feet which is 10 feet taller than within the RMF-35. Side yard setbacks (distance from the side property line to the principal building) would vary slightly with them being 8 feet for RMF-45 and 10 feet for RMF-35.

RMF-35 Development Standards (21A.24.130)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	MAX HEIGHT	LOT COVERAGE	LANDSCAPE
80 feet	9,000 square feet minimum for first 3 units plus 2000 square feet for each additional dwelling unit up to and including 11 units (on less than one acre)	20 feet	25% of lot depth (not less than 20 feet or more than 25 feet)	10 feet on each side	35 feet	All principal and accessory buildings shall not exceed 60% of the lot area.	When abutting a single or two-family zone, landscape buffers are required. Front and one of the interior side yards must be landscaped

RMF-45 Development Standards (21A.24.140)							
LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	MAX HEIGHT	LOT COVERAGE	LANDSCAPE
80 feet	21,000 square feet minimum for developments of 15 or more units on less than one acre (21,000 square feet for 15 units, plus 800 square feet for each additional unit up to 1 acre)	20% of lot depth, but need not exceed twenty five feet (25')	25% of lot depth (need not exceed 30')	8 feet provided that no principal building is erected within ten feet of a building on an adjacent lot	45 feet	All principal and accessory buildings shall not exceed 60% of the lot area.	When abutting a single or two-family zone, landscape buffers are required. Front and one of the interior side yards must be landscaped

DISCUSSION:

This proposed zoning map amendment is supported by the existing development pattern within the neighborhood as well as adopted master plan documents, as illustrated in the Key Considerations section of this staff report. The proposed zoning change to RMF-45 would allow for density that is similar to established developments within the neighborhood. The maximum density that could occur if the zoning change was approved and the subject parcel were consolidated with the one abutting it to the south as proposed by the owner, would be 34 units per acre which is less than the average of 45.9 units/acre of existing multi-unit residential developments in the area.

This site is located within easy walking distance (just over a block) of the Sugar House Business district and is served well by various transit options, parks, and other services. As illustrated in the previous pages, this proposed zoning map change is in line with both the *Sugar House Master Plan* and *Plan Salt Lake*. Additionally, Salt Lake City is experiencing a housing shortage as illustrated in *Growing SLC: A Five Year Housing Plan 2018-2022* which encourages more dense development in appropriate areas such as this.

Staff is cognizant of potential impacts that this zoning change could cause. However, the subject parcel is already zoned RMF-35 which allows for multi-family residential development up to a height of 35 feet. Even though the subject parcel and the abutting parcel to the south have both been underutilized for years, the underlying zoning code allows for major changes. If this petition were granted, there would be two principal potential impacts: a 10 foot maximum height increase from 35 feet to 45 feet (even though the conceptual plans only show a 3 story building) and almost a doubling of the allowed density on the consolidated parcel from 10 units to 19 units. With these limited impacts to adjacent properties, the amendment should be supported given the existing development pattern throughout the area and the support of the guiding documents. Consequently, Planning Staff is of the opinion that the petition to amend the zoning map to RMF-45 for the subject parcel should be approved.

NEXT STEPS:

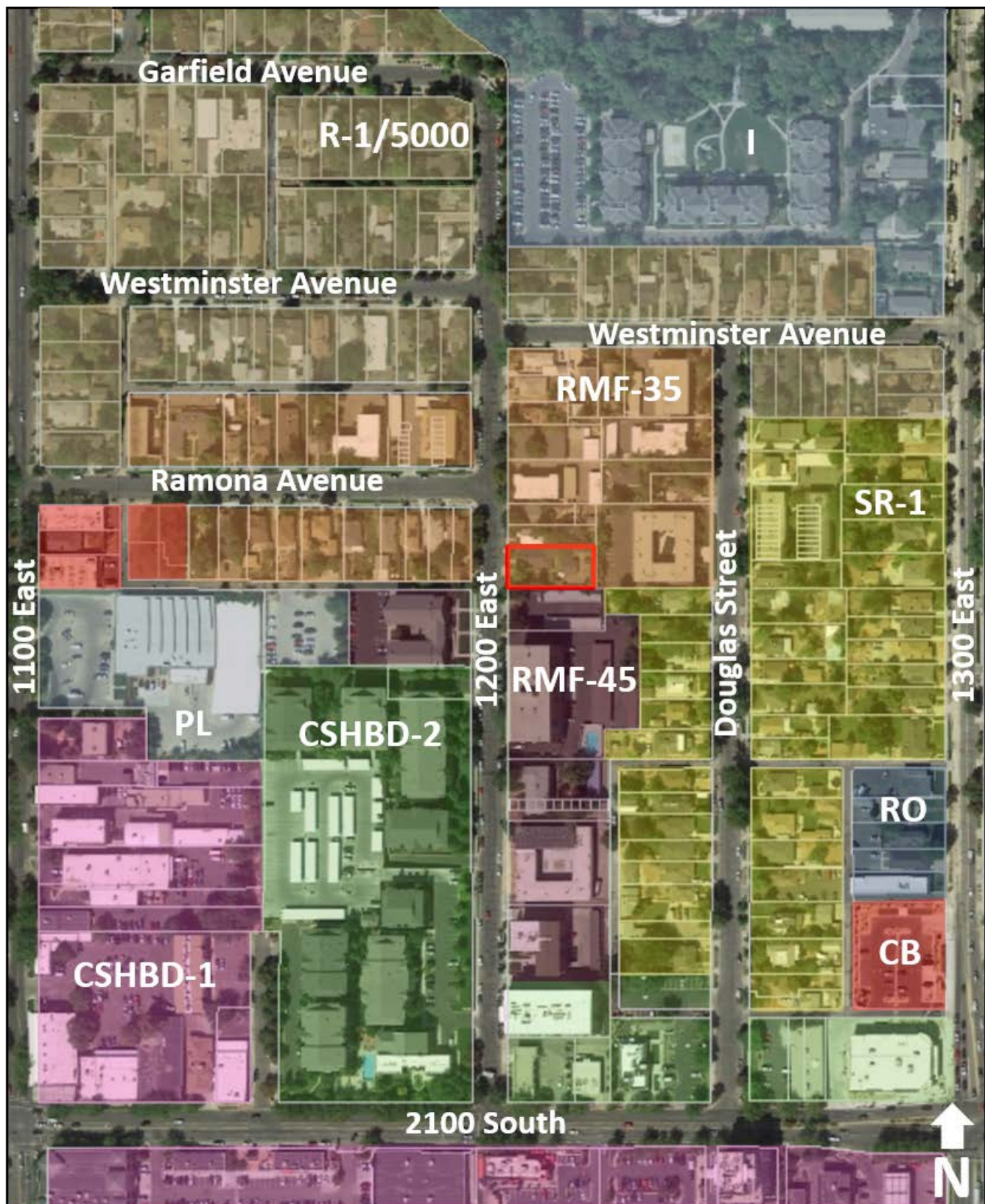
Regardless of the recommendation of the Planning Commission, the proposed zoning map change from RMF-35 to RMF-45 will be sent to the City Council for a final decision. The City Council may approve, deny, or modify the petition.

If the zoning map amendment is approved, the subject property will be given the zoning designation RMF-45 (Moderate/High Density Multi-Family Residential) and the required changes to the land use map will be made. Any specific proposals for development would need to comply with the RMF-45 zoning regulations, be approved, and have appropriate permits issued. Any future development of these properties would need to comply with the RMF-45 zoning regulations.

If the proposal is approved with modifications, any future development would have to comply with the applicable zoning regulations or any conditions placed on the property by the City Council. The City Council does have the option of entering into a development agreement. A development agreement is essentially site specific zoning regulations. It generally cannot provide greater development right than the approved zoning, but can further restrict what would otherwise be permitted in the approved zoning regulations.

If the zoning map amendment is denied, the properties will remain zoned RMF-35 (Moderate Density Multi-family Residential) and any potential development would need to meet the standards of that zoning district.

ATTACHMENT A: VICINITY AND ZONING MAP



Subject Parcel

ATTACHMENT B: SITE AND AREA PHOTOGRAPHS



1937 South 1200 East (Subject Parcel) with Irving Heights to the right



1937 South 1200 East (Subject Parcel)



1961 South 1200 East and Irving Heights



1961 South 1200 East (Irving Heights additional parking)



1933 South 1200 East and 1937 South 1200 East (Subject Parcel)



1925 South 1200 East, 1933 South 1200 East, and 1937 South 1200 East (Subject Parcel)



Irving Schoolhouse (1155 East 2100 South)



Irving Schoolhouse (looking south from the north end)



Sugar House Apartments (2057 South 1200 East)



The Sands Apartments (1985 South 1200 East)



Sugar House Villa (1979 South 1200 East)



Ramona Condos (1922 South 1200 East)



Lisa Ann Apartments (1923 South 1200 East)



Paula Apartments (1917 South 1200 East)



Martin Manor (1900 S Douglas Street)



Martin Manor (1900 S Douglas Street)



The Darvi (1912 S Douglas Street) and Martin Manor (1900 S Douglas Street)



1938 S Douglas Street



1938 S Douglas Street



Ramona Apartments (1167 E Ramona Avenue)



1151 E Ramona Avenue



The Harvey (1140 E Ramona Avenue)



1129 E Ramona Avenue



1125 E Ramona Avenue

ATTACHMENT C: APPLICATION & CONCEPT DRAWINGS



Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

1937 South 1200 East, Salt Lake City, UT 84105 - Parcel 16-17-476-008-0000

Name of Applicant:
Ned Skanchy

Phone:
801-448-6336

Address of Applicant:

1963 South 1200 East, Suite 106, Salt Lake City, UT 84145

84105

E-mail of Applicant:
ned@urbanhiveproperties.com

Cell/Fax:
801-448-6336

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

UHP Kuvasz, LLC

E-mail of Property Owner:
ned@urbanhiveproperties.com

Phone:
801-448-6336

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.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Filing fee of \$1,011 plus \$121 per acre in excess of one acre,
- Text amendments will be charged \$100 for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

2-26-18 19

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)


- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A description of the proposed use of the property being rezoned. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List the reasons why the present zoning may not be appropriate for the area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

 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.

Zoning Amendment Application:

1937 South 1200 East, Salt Lake City, UT 84105

Purpose of Amendment:

Rezone parcel #16-17-476-008-0000 from RMF-35 to RMF-45 so that it can be combined and equal to parcel #16-17-476-009-0000 which is RMF-45.

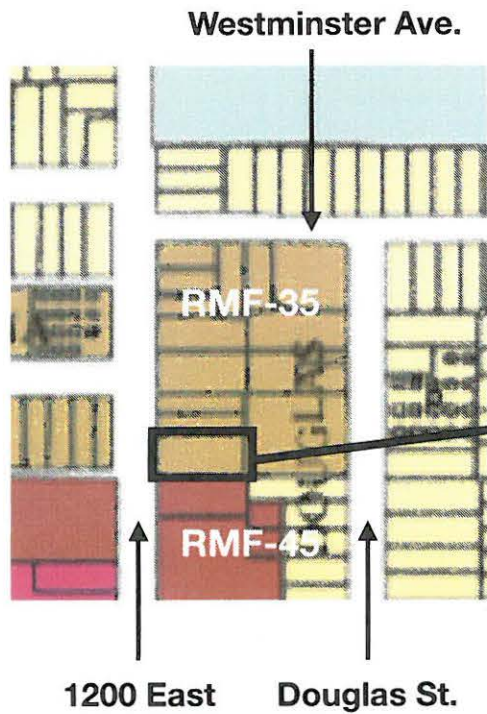
Description of proposed use of the property being rezoned:

Once the two parcel are combined and have equal zoning we wish to construct 14 to 16 townhomes to be rented.

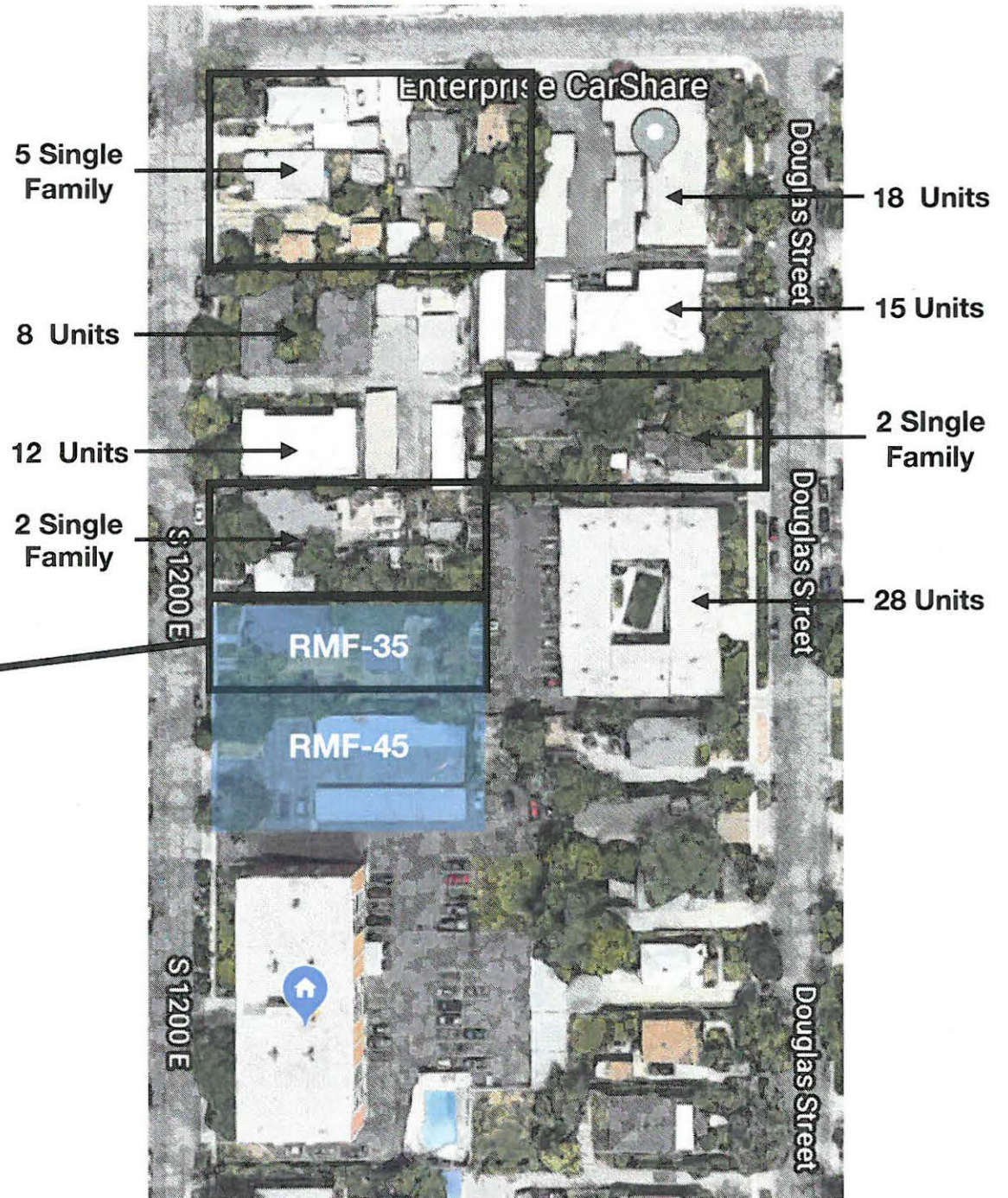
Reasons why the present zoning may not be appropriate for the area:

- The current zoning of the subject property makes it inconsistent with the surrounding land uses. That is, although there are two single family homes to the north of the subject property, the density prescribed under RMF-35 is inconsistent with the existing density of most adjacent parcels and the rest of the street (1200 East) and block, effectively creating an island of low density amidst existing higher density development.
- Directly south of the subject property is a multi-family property with 63 units
- Directly east of the subject property is a multi-family property with 28 units (many other properties to the east on the same block are multi-family properties).
- To the north of the subject property on the same street (1200 East) are multi-family properties with 12 and 8 units.
- To the west of the subject property on the same street (1200 East) are a church and a multi-family property.
- All parcels to the south of the subject property--on both sides of the street (1200 East)--are zoned RMF 45, and existing development consists of large multi-family properties and a church
- The subject property is within 0.5 mile of numerous retail, office and commercial developments, parks, and the trolley station; rezoning the subject property to be consistent with nearby development furthers the City's goals of creating more walkable neighborhoods and more housing near transit (i.e., transit-oriented development).

**Zoning Amendment Application:
1937 South 1200 East**



**Sugar House
Future Land Use
Plan**

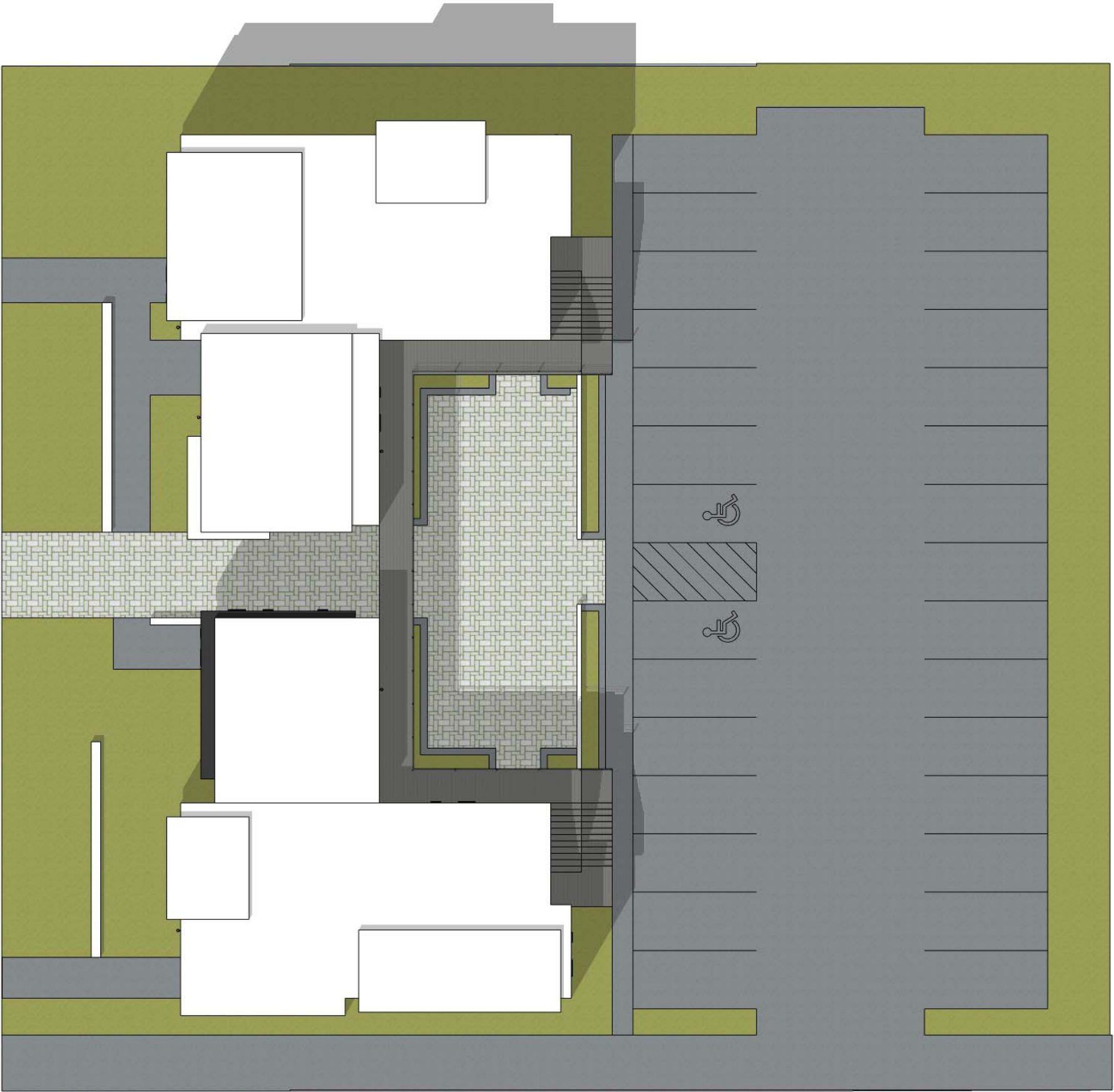


Townhouse Project

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.

1

SITE PLAN



RAW DESIGN STUDIO
517 S. 200 S. SUITE D
SALT LAKE CITY, UTAH

phone: (801) 215-9729
email: info@rawdesignstudio.com
web: www.rawdesignstudio.com

12th EAST APARTMENTS
URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

SITE PLAN

A101

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



RAW DESIGN STUDIO
517 S. 200 S. SUITE D
SALT LAKE CITY, UTAH

phone: (801) 215-9729
email: info@rawdesignstudio.com
web: www.rawdesignstudio.com

12th EAST APARTMENTS
URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

SOUTH WEST VIEW

A102

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



12th EAST APARTMENTS
URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

EAST VIEW

A103

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



12th EAST APARTMENTS

URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

STREET VIEW

A104

ATTACHMENT D: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies.	Please see the <i>Key Considerations</i> regarding applicable master plan policies and goals. As discussed, staff finds that the proposed zoning amendment is consistent with the purposes, goals, objectives, and policies of <i>Plan Salt Lake</i> , <i>Growing SLC</i> , and the <i>Sugar House Master Plan</i> .
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies.	<p>The purpose statement of the RMF-45 zone,</p> <p><i>...is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.</i></p> <p>The subject property is in a location with extensive multi-unit residential</p>

		<p>development already existing at a greater density than what is proposed. It would be directly next to the Irving Heights apartment which are seven stories (approximately 80 feet) in height. It is compatible with the neighborhood serving as an intermediary between the over height Irving Heights building and surrounding smaller multi-family and single-family residences. The Sugar House Master Plan does call for development density less than 43 units per acre in this area. It would preserve the existing character of the neighborhood due to the compatibility with existing development. It also encourages sustainable living due to the proximity to the business core of Sugar House as well as various transit options.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Complies.</p>	<p>As discussed in the Key Issues and Discussion sections of this staff report, the proposed map amendment would have minimal impacts upon adjacent properties. The most impacted property will likely be the single family dwelling directly north of the subject parcel at 1933 South 1200 East. However, those impacts will be minimized due to the fact that any structure built on the subject parcel would need to be at least 10 feet from the house at 1933 South 1220 East, while the existing house on the subject property is much closer than that.</p> <p>The proposed development could be taller than what exists currently but the existing zone (RMF-35) already allows for multi-family residential development with a structure which could be 35 feet in height. The change in zoning would allow that to go up to 45 feet, but the applicant has submitted conceptual plans that are only 3 stories in height which wouldn't reach that maximum height. The conceptual plans also show the access lane to the rear yard parking being located on the south</p>

		side of the parcel away from the single family dwelling.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	The property is not located within an overlay zoning district that imposes additional standards.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Complies	<p>The subject property is located within a built environment where public facilities and services already exist. Future development on these properties such as the conceptual concept provided by the applicant, would not put any outsized burden on the public facilities and services that are already established within the neighborhood.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for additional development intensity/density on this parcel.</p>

ATTACHMENT E: PUBLIC PROCESS & COMMENTS

Notice of Application to Sugar House Community Council:

A notice of application was sent to the Sugar House Community Council chairperson, Landon Clark, on March 8, 2019. The Community Council was given 45 days to respond with any concerns or request staff to meet with them and discuss the proposed rezoning and text amendment.

Sugar House Community Council Land Use Committee Meeting

The Community Council requested that the Applicant and Planning Staff attend their Land Use Committee meeting held on April 15, 2019. The Applicant presented their overall plan to rezone the subject parcel and then consolidate it with 1961 South 1200 East in preparation for a future multi-family housing development.

There was discussion about the character of the neighborhood, appropriate density, automobile traffic, and potential impacts if the zoning change was permitted. It seemed that the general consensus was to provide a negative recommendation which turned out to be the case as illustrated by the letter sent from the Sugar House Land Use Committee (see below).

Additional Materials Sent to Sugar House Community Council Land Use Committee

The Applicant submitted additional materials composed of the conceptual plans included in this staff report in Attachment C. They were sent to Judi Short, head of the Land Use Committee on June 3, 2019 for consideration. Upon review, Ms. Short stated that the Land Use Committee stood by the previous feedback provided and was not interested in any making any adjustments.

Notice of the Planning Commission Public Hearing:

Notice of the public hearing scheduled for July 10, 2019 were mailed and posted on June 27, 2019.

Public Input:

Public comments have been received in the form of letters, emails, and comment cards. All public comments are included on the following pages.

April 20, 2019

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council



RE: Rezone at 1937 South 1200 East from RMF-35 to RMF- 45.

The Sugar House Community Council Land Use and Zoning Committee discussed this at its April 15 meeting. There were at least 15 people at the meeting, including the planner and the petitioner. The previous weekend, we put flyers on the porches of the single-family homes surrounding this parcel. Many of the lots have apartment buildings on them, and we were unable to flyer those parcels. There were at least four neighbors at the meeting, and I received email comments from a number of people. Those comments are attached.

Ned Skanchy, the petitioner, gave a short presentation, explaining why he felt the parcel at 1937 should be rezoned, and then we asked questions. Mr. Skanchy explained that he felt the RMF-35 zoning for this parcel was out of character with the rest of the zoning in the area, because many of the other buildings to the south were larger apartment buildings, already zoned RMF-45 or CSHBD-2, and most of the rest were single-family homes, although zoned RMF-35. I think it was clear that most people in the room didn't agree with that.

The biggest concern we heard had to do with traffic. They felt adding 16 more units would increase parking on the street, which is already over capacity, and increase the amount of traffic on the streets. Many cars travel 12th east and one of the side streets, Westminster or Ramona, in order to bypass the traffic bottlenecks at 11th or 13th East and 2100 South. Plus, all of these apartment dwellers have to travel those same roads to get out of their area. They agreed that it should be a walkable area, but felt that many times there was so much traffic on the roads they didn't feel safe trying to walk to destinations in Sugar House. There were suggestions that the Department of Transportation needed to be involved, to work with speeding, or one-way streets, to help calm the traffic. A few people agreed that having townhomes on that parcel that faced 1200 East would be a better design than having the buildings oriented east/west on the parcel, but then said that wasn't enough to get them to say the rezone was acceptable.

We did not even talk about other uses that could be allowed if the parcel was rezoned. They seemed to be pretty clear that the neighborhood was about as dense as it should be, because their quality of life was already diminished due to extra people and traffic. They said that every apartment building on the street didn't have enough parking and there were extra cars always on 1200 East, and spilling into Ramona and Westminster as well. Telling them this rezone would allow 6 more units than if it weren't rezoned, and would help the city housing shortage was not a selling point.

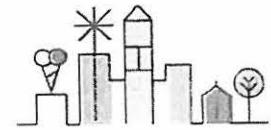
There were some comments about the modern look to the new buildings that Mr. Skanchy was proposing, they felt they stood out from the traditional feel of the neighborhood. I reminded them that this had nothing to do with the request. If the property were rezoned, Mr. Skanchy would have to work with the city to design a building that met the code. If he needed an exception to the code for some reason, then it probably would come back to our LUZ committee. The question was whether or not it should be rezoned. The plans do not call for having any of the units be affordable, and the group was not pleased with that. One participant suggested we have a density bonus if affordable units were included. Another comment made was that we should require a certain percent of three-bedroom units in each project. We should be allowing for families to stay in the area, to help keep stability in the neighborhoods.

Our recommendation is that this rezone request for 1937 South 900 east be denied.

Attachment: Community Comments

COMMENT CARD

Name Donna Elmqvist



Sugar House
COMMUNITY COUNCIL

Issue/Land Use Topic Rezoning

Email Address _____

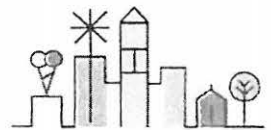
☒ Sign me up for email newsletter to be informed of future issues and meeting dates

Before rezoning occurs we need to specifically plan on ways to calm traffic, cross streets, make more walkability available, etc. Don't rezone unless working in tandem with the Dept of Transportation.

www.sugarhousecouncil.org

COMMENT CARD

Name Jane Hartford



Sugar House
COMMUNITY COUNCIL

Issue/Land Use Topic Rezoning RMF to RMF 35 45 1937 South 1200 E.

Email Address none

☒ ^{Printed} Sign me up for ~~email~~ newsletter to be informed of future issues and meeting dates

I am opposed to this change! We are quickly becoming too crowded. Parking is already growing difficult and we are destroying the very charm of Sugarhouse, that first attracted people. Taxes on homeowners but NOT apartment dwellers, change of care of properties. Parking, parking, congestion, traffic. www.sugarhousecouncil.org

COMMENTS 1937 S 1200 EAST REZONE FROM RMF 35 TO RMF 45

Hi Judi,

In terms of 1937 S 1200 E, I'd love to rezone that whole part of the block that is currently RMF-35 up to RMF-45 (or above). There is a stark lack of affordable housing in SLC and one of the ways—in my opinion—we can solve it is by allowing and building missing middle multi-family housing as high as the neighborhoods will allow. Levi Thatcher

This very helpful. Thank you, Judi! I second other people's concerns about walking safety. Feel free to include my voice in the letter regarding that matter. I can also submit my comments directly to the planning committee.

For the 1200 E. project, it seems that the best compromise for the neighborhood and the developer is to leave the current zoning in place. The developer will be able to get his 8 units under the current zoning without maximizing impact to the street and neighborhood. It seems like the consideration for 16 units under a rezone would simply be too much - especially for the homes smashed in between. Brandon Hill

Wanted to comment as got notice of meeting on day of it had plans. We live at 1155 westminster just around corner from this site. Must firmly oppose this re-zone. We visited the house at 1937 a few years ago when it was for sale. A fine home renovated and a great asset to the bungalow architecture of the area. As opposed to some of the truly ugly residential buildings of the last 20-30 years. This seems like an attempt to make a lot of \$. The boom in Sugarhouse has been great and all for much increased density, just seems there are enough vacant and underutilized lots to use first. Jim Muldoon

Meggie Troili

3:05 PM (2 hours ago)

I would like to emphasize the look and feel of the units. They really do stand out a little too much. One of the developers comments was that the juxtaposition of bungalows next to the modern units would allow us to enjoy and love the classic style even more. I thought that their comment was expressing exactly the concern that was brought up but not addressing it. Why do they have to be so extremely modern? I think they should rethink the design. The high density building itself is jarring for residents, I don't want them to add to that by designing something that stands out so much and doesn't fit into the neighborhood. At least try to fit in.

Judi,

I am wanting to support the residents on the street and not have the zoning changed at 1937 S 1200 East.

Traffic and congestion are going to continue to increase with all of the apartments in the area, even though

we encourage walking. Some quieter residential streets need to be preserved. LAURIE BRAY

I was on the fence about 1200 East, only because I think the orientation of the houses on rezoned lots would be better. But, all things considered, I am not in favor of the re-zone. The increased density is not worth it without some compensating affordable units. It seems they would be small rentals with 16 units crammed in. The picture looked nice but there is many a slip twixt the cup and the lip. It is too bad that a density bonus can't be tied to a required % of affordable units. Lynn Schwartz

Hello Judi,

I was just looking at the Sugar House Community Council website to see if there was any information about Allen Park. Meanwhile, I saw a rezoning issue coming up for town houses on 1200 East. I just want to say I am against rezoning for town houses as this just opens up the whole area to rezoning and we don't need any more of an increase in development of this area for residential units. YDA SMITH

Julie Adams-Chatterley

Wed, Apr 17, 9:22 PM (14 hours ago)

to me

Hello,

I have been a homeowner at 1150 Ramona Ave S, Salt Lake City, UT 84105 for nine years. I am against the rezoning of this parcel. If rezoned, this construction would fundamentally change 1200 East and the surrounding neighborhood. In my opinion, my neighborhood is saturated with rentals and I feel that this greatly reduced stable homeowners from moving into the area.

Also, I am concerned that if rezoned, all of these townhomes would be at market value and this will exacerbate, even further, the limited availability of low-income housing in Sugar House.

Thank you for your time and consideration of my comments

Judi, I appreciate all of this. From this reading and the other research I've done, one thing I've noted is that there are very few three bedroom units in these new (and proposed) buildings.

It troubles me because it's quite difficult for most families to remain for long in a two bedroom and these growing neighborhoods will be quite transient without families. As [Brent Toderian said](#), indicator species of a healthy downtown (and I would say SH is the second downtown). Vancouver BC actually made it a requirement that 10 percent of units be three bedrooms (see section 3.0 [here](#)). What are your thoughts? Levi Thatcher

FromSue2U

May 13, 2019, 11:21 PM (2 days ago)

to me

Thank you for the report.

I agree with the neighbors. That Street is a nightmare. A customer was in our shop a few weeks ago and gave us an earful of how the overbuilding on neighborhood streets has negatively impacted current residents/home owners.....think I mentioned this to you about a month ago. Many Residents that live between 1700 south and 2600 south from 900 east to 1700 east are outraged. I also think all of this building has negatively impacted any safe way to include bicycle paths on narrow overcrowded streets with limited sidewalk space.

Hi Christopher,

My name is Kyle Severinsen and I am a property owner on the 1200 east block in Sugar House. I wanted to write you and personally express my support for the newly proposed zoning changes for which I was notified in the mail. I support this project for a number of reasons. First, much of the land around that part of Sugar House is wasted on either old developments or outdated parking lots. With the area growing so much, it seems like an appropriate time to change the zoning and put in some updated housing. Additionally, as a property owner, updated housing benefits me personally as newer developments help improve the aesthetics of the neighborhood and increases home values. Both of these reasons are a big motivation for me to support this change.

Please feel free to contact me with questions/comments. I look forward to seeing the outcome, hopefully in the direction of improving the neighborhood and livability of Sugar House.

Thank You

Kyle D. Severinsen MD, MPH

Dear Judi Short,

I am writing you today in reference to re-zone application for parcel #16-17-476-008-000 from RMF-35 to RMF-45. The address of the property is 1936 S 1200 East.

My name is Arne Hultquist and I am the owner of the single family home adjacent to this parcel. My address is 1933 S 1200 East. I have never considered myself a not in my backyard type of person but this time it is in my backyard and I have concerns about the impacts of this rezone to my home.

My biggest concern is tangible but not a finding of fact. If the property is rezoned to RMF-45 and the developer proceeds with his plans for 16 townhomes on the lot adjacent to my home, the sun will never shine through my windows.

However, more pertinent to the discussion would be the change in character of our street. Although my single family home is currently in a RMF-35 zone, our area is a transition area from the high density RMF-45 to Single Family Housing. There are apartments currently mixed in with several single family homes in this area and it provides a buffer from the high density zones to the south. It is only about 100 yards of buffer between the two zones. Furthermore, the character of our neighborhood to north of this property is the classic sugarhouse bungalow style and this redevelopment and rezone will change the character of our street.

I realize this area is part of the infill area of the sugarhouse master plan. I do not have any issues with the property being developed according to the RMF-35 specifications, however I do believe RMF-45 is too dense for its proximity to single family housing.

The majority of the applications justifications for the zone change consist of the low and medium density properties in this RMF-35 area are consistent with RMF-45 zoning. Granted the area to the south is high density, he built it that way. I have a difficult time accepting the logic that because it's already medium and low density the area is appropriate for high density.

The applicant also suggests the rezoning is consistent with the Sugarhouse master plan. The applicant states the property is consistent because it is within .5 miles of the Sugarhouse S line station. Technically he is correct, according to google earth a straight line between the property and the S line is .45 miles. However, you can't walk a straight line to the S line and the actual walking distance is .65 miles. Furthermore, I don't believe the intent of the master plan was to displace single family, low density housing with high density housing. I thought the intent was to develop the underdeveloped commercial area around the S line station.

Please consider our neighborhood and put forth a negative recommendation for this rezone.

Thank you,



Arne Hultquist
1933 S 1200 East
SLC, UT 84105

From: Kris and Kent Matthews
Sent: Monday, July 8, 2019 10:33 PM
To: Lee, Christopher <Christopher.Lee@slcgov.com>
Subject: Zoning change

Hi, Chris

My husband and I have been residents/homeowners at 1968 South Douglas Street for 42 years. We love the Sugar House area, but we are frustrated and disappointed to see so many multi-family units being built. We recently received notice of a proposed change in zoning, case number PLNPCM2019-00183, for 1937 South 1200 East. I am writing to request that this change NOT be granted. There are so many apartments in our area now that the streets are crowded with an overabundance of traffic and parked cars line what used to be quiet residential streets. It is difficult to find street parking for those attending our church at 1950 South 1200 East because of the many cars already parked on the street. We know Sugar House is a desirable area, and we would prefer to see single-family homes rather than more apartment buildings.

Thank you for your consideration!

Kristine Matthews

From: janae Wallace
Sent: Wednesday, July 10, 2019 1:12 PM
To: Lee, Christopher <Christopher.Lee@slcgov.com>
Subject: change in zoning 1200 east

Hi Chris,

I am writing to express my concerns on one of the agenda items for tonight's planning committee meeting. I had planned on attend the meeting, but after reading the agenda and the minutes from the last meeting, realize my topic of concern is listed as the last point of discussion (re; the potential for rezoning on 1200 east)-and I am typically in bed by 9 p.m., likely the time of the Public Hearing for this agenda item.

I am writing to voice my concern to you in lieu of attending. Personally, I am against the rezone because I live at 1933 South 2200 East, adjacent to this rezoning request with Arne Hultquist, the property owner. He is unable to attend this meeting due to scheduling conflicts (and I realize he has previously discussed this situation with you).

Obviously I have personal issues with this rezone as it will detract from the ambiance of my single family home. I have issues with the potential development of a 3 story unit blocking sunlight through my windows and garden and from additional crowding in my neighborhood (not to mention the dust and contamination that will arise from the demolition and construction of the new development)--I realize these are my personal issues. But beyond my personal feelings about the change, I don't believe the potential rezone application complies with the Sugarhouse master plan.

This rezone doesn't follow the development plan for Sugarhouse because it decreases the buffer between single family homes and high density housing. It would better serve our community if we rezoned the smaller parcel to RMF-35. Furthermore, the streets in our neighborhood were designed for single family homes. The traffic on 1200 East is heavy, and available street parking is non-existent. This increased density will only exacerbate the problem. Backing out of the driveway is already challenging, similar to the high density of vehicles on 1700 south. Too many vehicles already occupy 1200 24/7, so there is a safety concern with a potential increase in cars!

I encourage the commission to protect our community from over-development by voting against rezone application.

Thank you for your time, I appreciate the time and effort put forth on this commission.

Sincerely, Janae Wallace

1933 South 1200 East

SLC, UT 84105

385-252-8672

From: janae Wallace

Date: Jul 10, 2019 5:10 PM

Subject: Re: change in zoning 1200 east

To: "Lee, Christopher" <Christopher.Lee@slcgov.com>

Cc: Arne Hultquist

Hi Chris, I would like to add an amendment to my previous email. I would also like noted that on garbage collection days, typically there is no space to put my bins on the curbside due to the high density parking. I cannot park them in my driveway because we have a shared driveway with the neighbor to the north. There has been more than one occasion where the garbage collectors failed

to pick up our garbage. Both the neighbors to the North and South did not have their garbage cans collected at least on two different occasions because of the parking situation. Often times I must put my bins where the fire hydrant exists on the curb. I think the situation is unsafe. with increased development, there will be an increase in vehicles and visitor visitation. There is already too much traffic on this very small Street. Thank you for your time, Janae

From: George Kelner
Sent: Wednesday, July 10, 2019 2:45 PM
To: Lee, Christopher <Christopher.Lee@slcgov.com>
Cc: Fowler, Amy <Amy.Fowler@slcgov.com>
Subject: proposed zoning change PLNPCM219-00183

Hi Chris,

Our names are George and Cathy Kelner and we own a property at 1220 Westminster Avenue. Unfortunately, we are unable to attend tonight's public hearing for the zoning map amendment at 1937 South 1200 East, so we appreciate the opportunity to provide a written comment.

We wholeheartedly oppose this requested zoning change. Currently there are still a number of single family dwellings on and around this area. Sugarhouse has in recent years has been overwhelmed with an astounding amount of high density apartment buildings. Traffic as a result of this increased density is at best, a nightmare. We believe strongly that Sugarhouse should maintain a commitment to some stock of single family dwellings. Allowing this zoning amendment would facilitate the housing density and apartment creep which would erode the remaining single family housing stock and the quality of life that comes with it. We worry that with more density accidents and crime will also rise deteriorating the quality of life and property values. We urge the Planning Commission and the City Council to hold firm with current zoning which does allow this parcel to develop up to ten units.

Thank you for your time and consideration.

Cathy and George Kelner

ATTACHMENT F: DEPARTMENT REVIEW COMMENTS

Engineering (Scott Weiler)

No objections.

Zoning (Greg Mikolash)

No zoning related issues associated with this proposed zoning map amendment at this time. Future comments may be associated with the review of the building permit construction drawings at the time of plan submittal.

Building (Tim Burke)

Any new construction shall comply with the 2015 IRC (until the 2018 is adopted by the State).

Transportation (Michael Barry)

No comments from Transportation.

Public Utilities

No comments received.

Fire

No comments received.

3D. PLANNING COMMISSION AGENDA & MINUTES
July 10, 2019

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

July 10, 2019, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR JUNE 26, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **A Major Modification to the RR Planned Development at approximately 171 N. Redwood Rd.** – Mr. Blake Henderson is requesting an amendment to an existing Planned Development. The Planned Development was previously approved on November 28, 2018 to develop a 299-unit multi-family residential development. The original Planned Development required a review by the Planning Commission to allow a building to exceed the maximum corner side yard along Harold St., allow surface parking in the corner side yard and waive some design standards along the west façade. The proposed amended Planned Development requests to extend the structure along Harold St. which would exceed the permitted 200 feet façade length by approximately 78 feet, allow for off-site parking on a lot with frontage on a public street and reduce the required amount of glass on a portion of the west façade from 60% to 50%. The development as proposed would now meet the standards that were modified in the original approval. The subject property is located within Council District 1, represented by James Rogers. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case number PLNSUB2018-00641**
2. **Conditional Use - ADU at 1143 S Lake Street** - Kari Larson, owner of the property at 1143 S Lake Street, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) to the rear of the existing single-family home on site. It will measure approximately 520 square feet in size and be 11 feet 7 inches tall. Two parking spaces are provided on site. All ADU proposals in the R-1/5,000 Single-Family Residential zoning district are required to go through the Conditional Use review process. The subject property is located within Council District 5, represented by Erin Mendenhall. (Planning Staff contact: Kristina Gilmore - (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2019-00412**

3. **Conditional Use for Emerson ADU** - Osamu Uchiyama, the designer representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) to construct a detached accessory structure in the rear yard of the home located at 815 E. Emerson Avenue. It will measure approximately 427 square feet in size and 17 feet tall with one off street parking space. The Salt Lake City Zoning Ordinance requires ADUs be reviewed as a conditional use within single-family residential zoning districts. The subject property is zoned R-1-5,000; Single-Family Residential and is located in within Council District 5, represented by Erin Mendenhall. (Staff contact; Lauren Parisi at (801-535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00349**
4. **Washington Street Alley Vacation** - A request by Kevin Theobald, representing the property owners of adjacent parcels, to vacate the alley north of the property at approximately 1040 S Washington Street. The alley runs west from Washington Street and dead ends at the railroad tracks. The intent of the request is to incorporate the alley into the adjacent properties. The subject property is located in the CG (General Commercial) zoning district and is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2019-00400**
5. **Zoning Map Amendment at 1937 South 1200 East** - Ned Skanchy, owner of the property at 1937 South 1200 East, has requested a zoning map amendment from RMF-35 (Moderate Density Multi-Family) to RMF-45 (Moderate/High Density Multi-Family). The subject parcel abuts another directly to the south which is also owned by the applicant and is zoned RMF-45. The petition is to change the zoning of the subject parcel to RMF-45 in order to facilitate consolidation of the two parcels for a multi-family residential development. If the petition is approved, up to 19 residential units could be constructed on the consolidated parcel whereas 10 units would be allowed if they were both zoned RMF-35 and then consolidated. The property is in Council District 7, represented by Amy Fowler. (Staff contact: Chris Lee, chris.lee@slcgov.com or 801-535-7706) **Case number PLNPCM2019-00183**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com. 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 Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, July 10, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:50 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Maurine Bachman; Commissioners Amy Barry, Adrienne Bell, Weston Clark,Carolynn Hoskins, and Matt Lyon. Vice Chairperson Sara Urquhart; Commissioners Andres Paredes, and Brenda Scheer were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; John Anderson, Planning Manager; Krissy Gilmore, Principal Planner; Mayara Lima, Principal Planner; Lauren Parisi, Principal Planner; Chris Lee, Principal Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, and Carolynn Hoskins. Staff members in attendance were Nick Norris, Krissy Gilmore, Mayara Lima, Chris Lee, and Lauren Parisi.

- **1143 S Lake Street** – Staff gave an overview of the proposal.
- **815 E Emerson Avenue** – Staff gave an overview of the proposal.
- **1937 South 1200 East** – Staff gave an overview of the proposal.
Q: How tall can a building be in both zones?
A: RMF-35: 35 feet in height, RMF-45: up to 45 feet.
- **1040 S Washington Street** – Staff gave an overview of the proposal.

APPROVAL OF THE JUNE 26, 2019, MEETING MINUTES. [5:33:53 PM](#)

MOTION [5:33:58 PM](#)

Commissioner Clark moved to approve the June 26, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Lyon, Clark, and Hoskins voted “Aye”. Commissioners Bell, and Barry abstained from voting. The motion passed.

REPORT OF THE CHAIR AND VICE CHAIR [5:34:44 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart was not present.

REPORT OF THE DIRECTOR [5:34:50 PM](#)

Nick Norris, Planning Director, provided the Commission with the following updates:

- Informed the Commission regarding Deborah Severson’s retirement,

- Updates regarding the City Council's briefings on the D-2 design standards and rezoning's,
- Updated the Commission on public engagement of the parking chapter,
- Informed the Commission that the Planning Division has begun the public engagement on the Fleet block
- Summer Planning series on July 29, 2019 in Sugar House
- Planning Division work load
- Mayor's office working on applications for new Commissioners

[5:39:13 PM](#)

A Major Modification to the RR Planned Development at approximately 171 N. Redwood

Rd. – Mr. Blake Henderson is requesting an amendment to an existing Planned Development. The Planned Development was previously approved on November 28, 2018 to develop a 299-unit multi-family residential development. The original Planned Development required a review by the Planning Commission to allow a building to exceed the maximum corner side yard along Harold St., allow surface parking in the corner side yard and waive some design standards along the west façade. The proposed amended Planned Development requests to extend the structure along Harold St. which would exceed the permitted 200 feet façade length by approximately 78 feet, allow for off-site parking on a lot with frontage on a public street and reduce the required amount of glass on a portion of the west façade from 60% to 50%. The development as proposed would now meet the standards that were modified in the original approval. The subject property is located within Council District 1, represented by James Rogers. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case number PLNSUB2018-00641**

John Anderson, Planning Manager, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve with condition listed in the staff report.

The Commission and Staff discussed the following:

- Parking spots to be removed by extending the building
- Clarification on whether the applicant will still meet the parking ordinance if parking spaces are removed
- Whether the applicant can request to use the lot as a surface parking lot not connected to the development at a future date

John Simianer, Blake Henderson, and Payton Wunderli, applicant, provided a presentation with design details and were available for questions.

The Commission and Applicant discussed the following:

- Affordability of the proposed units
- Clarification on whether parking will be fenced and gated

PUBLIC HEARING [6:01:58 PM](#)

Chairperson Bachman opened the Public Hearing; seeing no one wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission, Staff and Applicant further discussed the following:

- Clarification on the road to the West of the building and whether it's a private drive or a road
- Clarification on where the right of way ends
- Whether a mid-block crossing was considered
- Whether the applicant can turn the private surface parking lot into a commercial lot in the future
- Increasing green space possibility

MOTION [6:13:54 PM](#)

Commissioner Barry stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve major modifications to PLNSUB2018-00641 RR Planned Development, with the following conditions:

1. **That the applicant remove 4 stalls out of the proposed off-site parking to increase the green space**
2. **Provide authorization from the other property owner to staff.**

Commissioner Lyon seconded the motion. Commissioners Bell, Lyon, Barry, Clark and Hoskins voted "Aye". The motion passed unanimously.

[6:17:10 PM](#)

Conditional Use - ADU at 1143 S Lake Street - Kari Larson, owner of the property at 1143 S Lake Street, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) to the rear of the existing single-family home on site. It will measure approximately 520 square feet in size and be 11 feet 7 inches tall. Two parking spaces are provided on site. All ADU proposals in the R-1/5,000 Single-Family Residential zoning district are required to go through the Conditional Use review process. The subject property is located within Council District 5, represented by Erin Mendenhall. (Planning Staff contact: Kristina Gilmore - (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2019-00412**

Krissy Gilmore, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the request with conditions.

Kari Larson, applicant, provided detailed information for request of accessory dwelling unit.

PUBLIC HEARING [6:24:48 PM](#)

Chairperson Bachman opened the Public Hearing;

Nick Norris, Planning Division Director provided definition for a Conditional Use for the public.

Robert Markham – Requested clarification on location of parking and whether there will be adequate parking provided.

Krissy Gilmore, Principle Planner, provided information regarding location of parking and number of spaces.

Seeing no one else wished to speak; Chairperson Bachman closed the Public Hearing.

MOTION [6:30:02 PM](#)

Commissioner Lyon stated, based on the findings listed in the Staff Report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Conditional Use PLNPCM2019-00412 for the attached accessory dwelling unit (ADU) with the conditions of approval below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff conditions 1,2, & 3 as listed in the staff report.

Commissioner Bell seconded the motion. Commissioners Bell, Lyon, Barry, Clark and Hoskins voted “Aye”. The motion passed unanimously.

[6:31:07 PM](#)

Conditional Use for Emerson ADU - Osamu Uchiyama, the designer representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) to construct a detached accessory structure in the rear yard of the home located at 815 E. Emerson Avenue. It will measure approximately 427 square feet in size and 17 feet tall with one off street parking space. The Salt Lake City Zoning Ordinance requires ADUs be reviewed as a conditional use within single-family residential zoning districts. The subject property is zoned R-1-5,000; Single-Family Residential and is located in within Council District 5, represented by Erin Mendenhall. (Staff contact; Lauren Parisi at (801-535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00349**

Lauren Parisi, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the request with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Qualifications for ADU parking
- ADU height requirements
- Window requirements

Osamu Uchiyama, applicant, provided intent for ADU use.

The Commission and Applicant discussed the following:

- Exterior material to be used

PUBLIC HEARING [6:39:54 PM](#)

Chairperson Bachman opened the Public Hearing;

Sue Ebertz – Raised concerns with materials proposed to be used and lack of parking space.

Robert Minor – Raised concerns with lack of street parking and requested further details regarding parking on property.

Robert Markham – Raised concern regarding whether there will be adequate parking.

Seeing no one else wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission and Staff further discussed the following:

- Parking location and number of spaces to be provided There will be an off-street parking space within the shared garage and a tandem space in the front of the garage to accommodate the ADU. The new house on the lot will also have an attached garage with two off-street spaces
- Clarification of materials to be used
- There are no design standards for ADUs

MOTION [6:53:35 PM](#)

Commissioner Bell stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve petition PLNPCM2019-00349 for the Detached Accessory Dwelling Unit Conditional Use with the conditions listed in the staff report.

Commissioner Clark seconded the motion. Commissioners Bell, Lyon, Barry, Clark, and Hoskins voted “Aye”. The motion passed unanimously.

[6:55:16 PM](#)

Washington Street Alley Vacation - A request by Kevin Theobald, representing the property owners of adjacent parcels, to vacate the alley north of the property at approximately 1040 S Washington Street. The alley runs west from Washington Street and dead ends at the railroad tracks. The intent of the request is to incorporate the alley into the adjacent properties. The subject property is located in the CG (General Commercial) zoning district and is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2019-00400**

Mayara Lima, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Master plans clarification

Kevin Theobald, applicant, provided information regarding the intent for vacating the alley.

PUBLIC HEARING [7:03:12 PM](#)

Chairperson Bachman opened the Public Hearing; seeing no one wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- UTA transit corridor and whether the easement will be used
- Clarification on use in zoning ordinance

MOTION [7:06:03 PM](#)

Commissioner Bell stated, based on the findings and analysis in the staff report, the policy consideration for alley vacation, and the input received, I move that the Planning Commission forward a positive recommendation to the City Council for the alley vacation proposed in PLNPCM2019-00400 with the following conditions listed in the staff report.

Commissioner Lyon seconded the motion. Commissioners Bell, Lyon, and Hoskins voted “Aye”. Commissioners Barry and Clark voted “Nay”. 4 votes is needed in order to have majority of quorum. Chairperson Bachman voted “Aye”. The motion passed 4-2.

[7:07:25 PM](#)

Zoning Map Amendment at 1937 South 1200 East - Ned Skanchy, owner of the property at 1937 South 1200 East, has requested a zoning map amendment from RMF-35 (Moderate Density Multi-Family) to RMF-45 (Moderate/High Density Multi-Family). The subject parcel abuts another directly to the south which is also owned by the applicant and is zoned RMF-45. The petition is to change the zoning of the subject parcel to RMF-45 in order to facilitate consolidation of the two parcels for a multi-family residential development. If the petition is approved, up to 19 residential units could be constructed on the consolidated parcel whereas 10 units would be allowed if they were both zoned RMF-35 and then consolidated. The property is in Council District 7, represented by Amy Fowler. (Staff contact: Chris Lee, chris.lee@slcgov.com or 801-535-7706)19 **Case number PLNPCM2019-00183**

Chris Lee, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- Analysis of the Sugar House master plan and how it supports the proposed zoning change

Ned Skanchy, applicant; Darin Mano, Architect, provided presentation and further details regarding intent of the proposed zoning map amendment request.

The Commission, Staff and Applicant discussed the following:

- Height being proposed
- Number of total units
- Lot size
- Whether the applicant had considered design alternatives to consolidating the lot and not changing the zoning

PUBLIC HEARING [7:29:02 PM](#)

Chairperson Bachman opened the Public Hearing;

Judi Short, Sugar House Community Council – Raised concerns with traffic and parking.

Lynn Schwarz, Land Use and Zoning Committee Sugar House Community Council- Raised concern with compatibility and increase in congestion.

Lara Fisher – Provided a comment card and did not wish to speak. Chairperson Bachman read the comment card stating her support of the rezone.

Alan Skanchy – Provided a comment card and did not wish to speak. Chairperson Bachman read the comment card stating his support in the rezone.

Joe W.– Raised concern with traffic impact and stated you can't have a normal family experience because of the amount of traffic.

Skyler R. – Raised concern with traffic.

Andrew S.– Stated he is in favor of the project.

Roger Burge – Raised concern with traffic increase.

Seeing no one else wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission, Staff and Applicant further discussed the following:

- Clarification on current density
- Off street parking
- Clarification as to how many parking spots are available for rental behind the building
- What the rationale was for creating RMF zones
- Whether the up-zone is the only way additional density can be achieved

MOTION [8:19:40 PM](#)

Commissioner Lyon stated, based on the findings listed in the staff report, the information presented, and the input received, I move that the Planning Commission forward a negative recommendation to the City Council in regards to the zoning map amendment at 1937 South 1200 East (Petition PLNPCM2019-00183) to change the subject parcel from RMF-35 to RMF-45 with concerns whether additional height is appropriate on the parcel and whether additional density is appropriate given traffic, parking, other pressures and those two things do not necessarily meet the master plan as drawn when it comes to meeting housing density.

Commissioner Clark seconded the motion. Commissioners Bell, Lyon, Barry, Clark and Hoskins voted "Aye". The motion passed unanimously.

The meeting adjourned at [8:21:10 PM](#)

3E. PLANNING COMMISSION COMMENT CARDS
July 10, 2019

Salt Lake City Public Meeting Comment Card (please print)		Date 7/10/19
Name: Judi Short		
Address 862 Harrison Ave 84105		
Case # or Subject: 1937 S. 1200 East		
<input checked="" type="checkbox"/> I wish to speak	<input type="checkbox"/> In Support	<input type="checkbox"/> In Opposition
<input type="checkbox"/> I do not wish to speak, but I would like to submit the following comments: (Use the back if necessary.)		

Salt Lake City Public Meeting Comment Card (please print)		Date 7/10/19
Name: LYNN SCHWARZ		
Address 2023 E. CRYSTAL AVE SLC 84109		
Case # or Subject: 1937 S 1200 E		
<input checked="" type="checkbox"/> I wish to speak	<input type="checkbox"/> In Support	<input checked="" type="checkbox"/> In Opposition
<input type="checkbox"/> I do not wish to speak, but I would like to submit the following comments: (Use the back if necessary.)		

Salt Lake City Public Meeting Comment Card (please print)		Date July 10, 2019
Name: LARA FISHER		
Address 1963 S. 1200 East		
Case # or Subject: Rezone on 1200 East, 1937 South		
<input type="checkbox"/> I wish to speak	<input checked="" type="checkbox"/> In Support YES!	<input type="checkbox"/> In Opposition
<input checked="" type="checkbox"/> I do not wish to speak, but I would like to submit the following comments: (Use the back if necessary.) Rezone promotes smart urban infill in pedestrian-friendly neighborhood near transit, retail, and offices. SLC needs housing in these types of neighborhoods to reduce smog and traffic.		

Salt Lake City Public Meeting Comment Card (please print)		Date 7/10/2019
Name: ALAN SKANKEY		
Address 1963 S. 1200 E. #506		
Case # or Subject: RE-ZONE = 1200 E. RMF-35 to RMF-45		
<input type="checkbox"/> I wish to speak	<input checked="" type="checkbox"/> In Support	<input type="checkbox"/> In Opposition
<input checked="" type="checkbox"/> I do not wish to speak, but I would like to submit the following comments: (Use the back if necessary.) FEEL THIS RE-ZONE MAKES BETTER USE OF THE LOT. WILL IMPROVE THE AREA AND NEIGHBORHOOD- CURRENTLY A WALAN PARKING LOT AND		

OLD HOUSE. FEEL THIS PROJECT WILL
ADD THE RIGHT DENSITY WHERE IT
^
KIND OF

IS ALREADY ALLOWED.

4. ORIGINAL PETITION



Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

1937 South 1200 East, Salt Lake City, UT 84105 - Parcel 16-17-476-008-0000

Name of Applicant:
Ned Skanchy

Phone:
801-448-6336

Address of Applicant:

1963 South 1200 East, Suite 106, Salt Lake City, UT 84145

84105

E-mail of Applicant:
ned@urbanhiveproperties.com

Cell/Fax:
801-448-6336

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

UHP Kuvasz, LLC

E-mail of Property Owner:
ned@urbanhiveproperties.com

Phone:
801-448-6336

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.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Filing fee of \$1,011 plus \$121 per acre in excess of one acre,
- Text amendments will be charged \$100 for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

2-26-18 19

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)


- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A description of the proposed use of the property being rezoned. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List the reasons why the present zoning may not be appropriate for the area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

 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.

Zoning Amendment Application:

1937 South 1200 East, Salt Lake City, UT 84105

Purpose of Amendment:

Rezone parcel #16-17-476-008-0000 from RMF-35 to RMF-45 so that it can be combined and equal to parcel #16-17-476-009-0000 which is RMF-45.

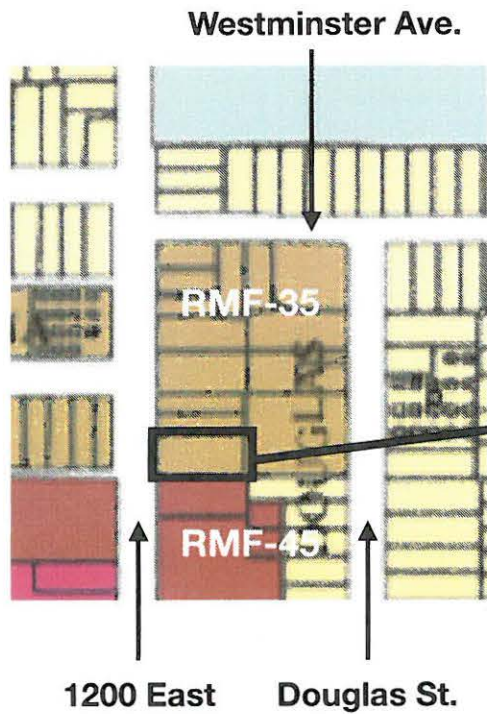
Description of proposed use of the property being rezoned:

Once the two parcel are combined and have equal zoning we wish to construct 14 to 16 townhomes to be rented.

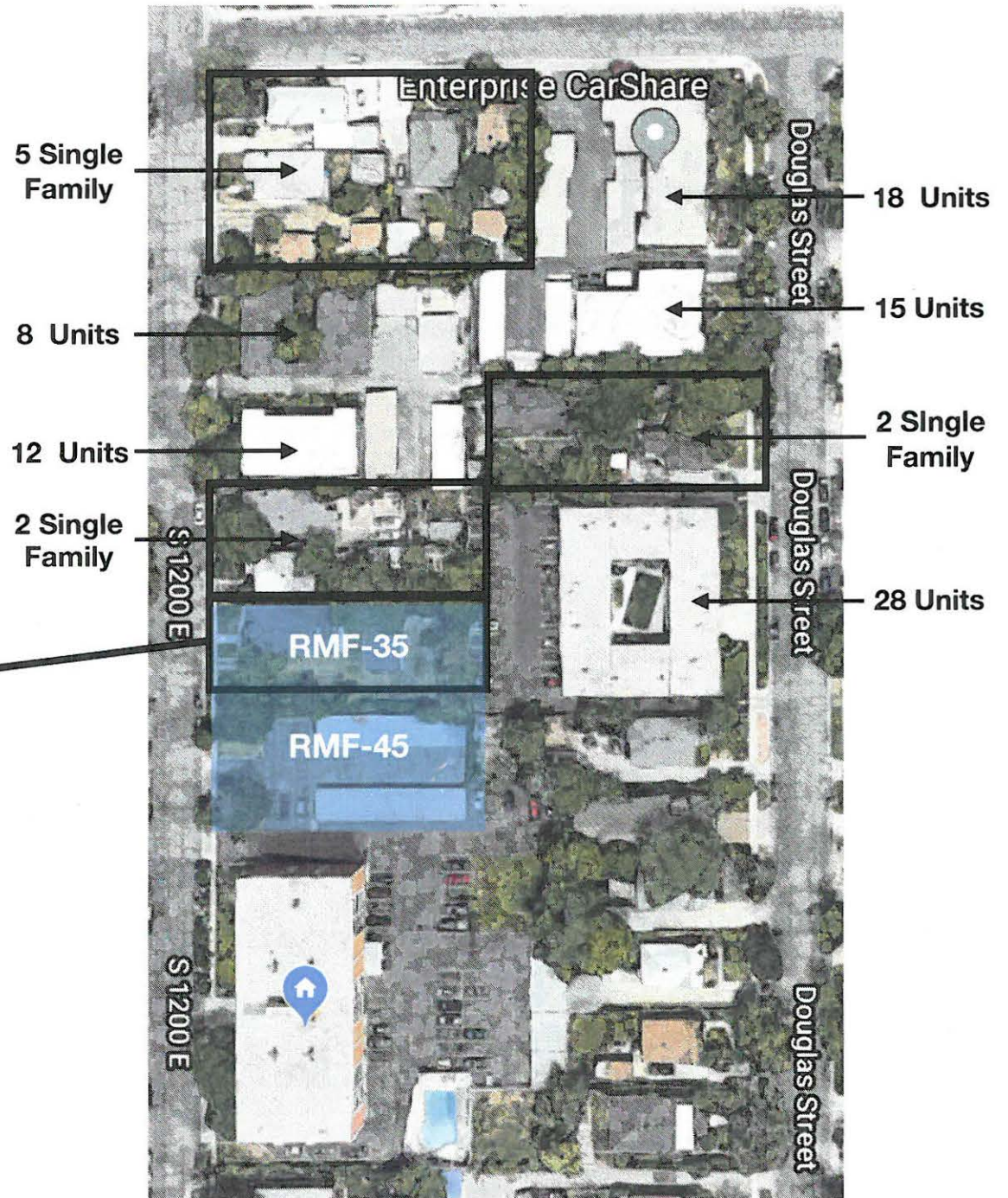
Reasons why the present zoning may not be appropriate for the area:

- The current zoning of the subject property makes it inconsistent with the surrounding land uses. That is, although there are two single family homes to the north of the subject property, the density prescribed under RMF-35 is inconsistent with the existing density of most adjacent parcels and the rest of the street (1200 East) and block, effectively creating an island of low density amidst existing higher density development.
- Directly south of the subject property is a multi-family property with 63 units
- Directly east of the subject property is a multi-family property with 28 units (many other properties to the east on the same block are multi-family properties).
- To the north of the subject property on the same street (1200 East) are multi-family properties with 12 and 8 units.
- To the west of the subject property on the same street (1200 East) are a church and a multi-family property.
- All parcels to the south of the subject property--on both sides of the street (1200 East)--are zoned RMF 45, and existing development consists of large multi-family properties and a church
- The subject property is within 0.5 mile of numerous retail, office and commercial developments, parks, and the trolley station; rezoning the subject property to be consistent with nearby development furthers the City's goals of creating more walkable neighborhoods and more housing near transit (i.e., transit-oriented development).

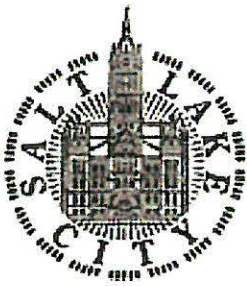
**Zoning Amendment Application:
1937 South 1200 East**



**Sugar House
Future Land Use
Plan**



Townhouse Project



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Treasurer's Office
Rcpt# 12116666
PL PLNPCM2019-00183 Card
\$179.66 2/26/2019

Date: Feb 26, 2019

NED SKANCHY

PLANNING COMMISSION

1963 S 1200 EAST SUITE 106
SALT LAKE CITY, UT 84105

Project Name: ZONE CHANGE TO RMF-45

Project Address: 1937 S 1200 E

Detailed Description:



* P L N P C M 2 0 1 9 - 0 0 1 8 3 *

□

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1587728							
Postage	357	06	00600	1890	\$174.93	\$0.00	\$174.93
Filing Fee	1	06	00900	125111	\$1,012.00	\$0.00	\$1,012.00
Total for invoice 1587728					\$1,186.93	\$0.00	\$1,186.93
Total for PLNPCM2019-00183					\$1,186.93	\$0.00	\$1,186.93

OFFICE USE ONLY
Intake By: AA1589

CAP ID #
PLNPCM2019-00183
Total Due: \$1,186.93



Treasurer's Office
Rcpt# 12116665
PL PLNPCM2019-00183
\$1,011.00 2/26/2019



* P L N P C M 2 0 1 9 - 0 0 1 8 3 *

www.slcpermits.com

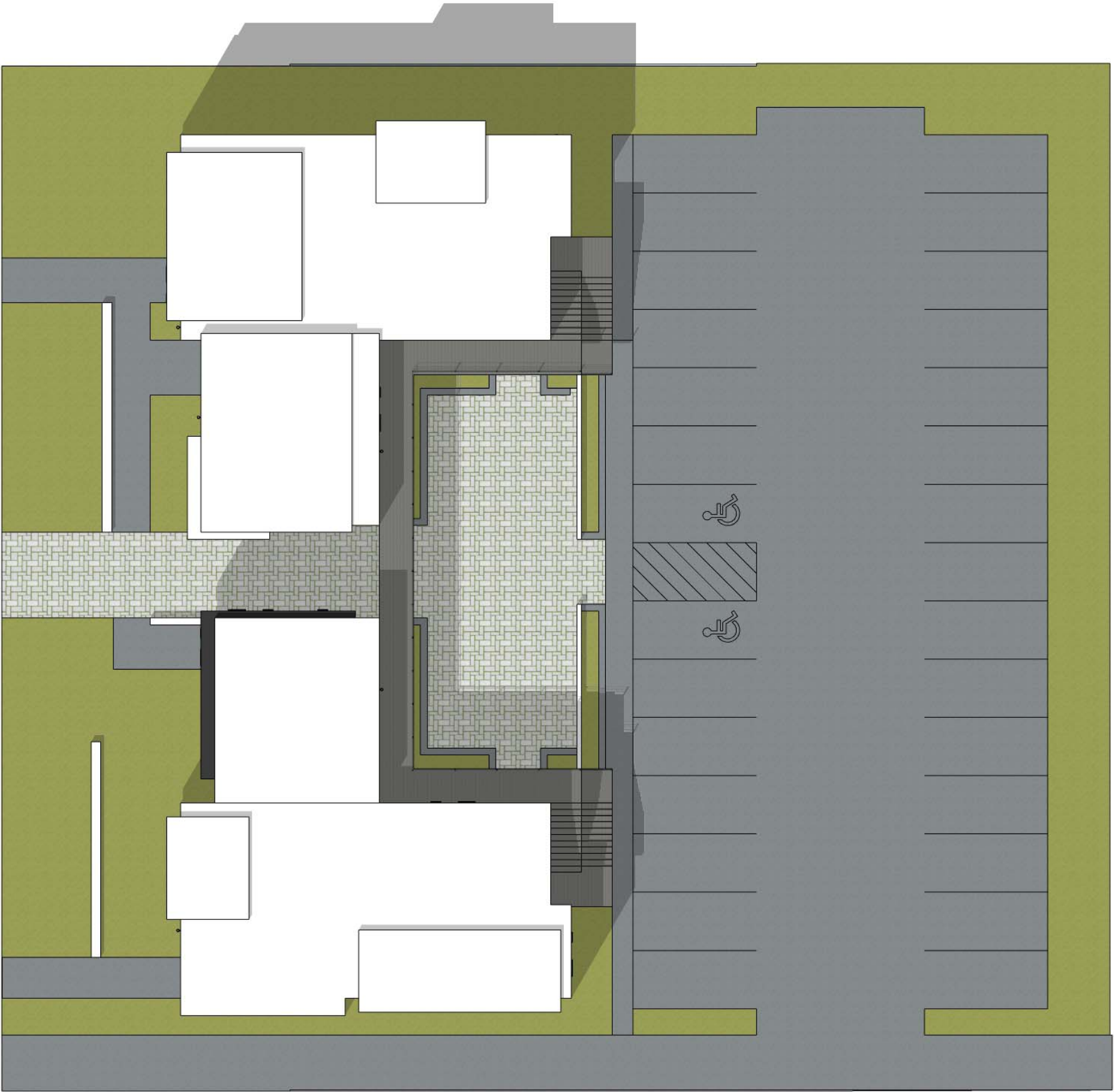
Please Keep This
Box Clear

5. CONCEPTUAL DEVELOPMENT RENDERINGS

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.

1

SITE PLAN



RAW DESIGN STUDIO
517 S. 200 S. SUITE D
SALT LAKE CITY, UTAH

phone: (801) 215-9729
email: info@rawdesignstudio.com
web: www.rawdesignstudio.com

12th EAST APARTMENTS
URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

SITE PLAN

A101

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



RAW DESIGN STUDIO
517 S. 200 S. SUITE D
SALT LAKE CITY, UTAH

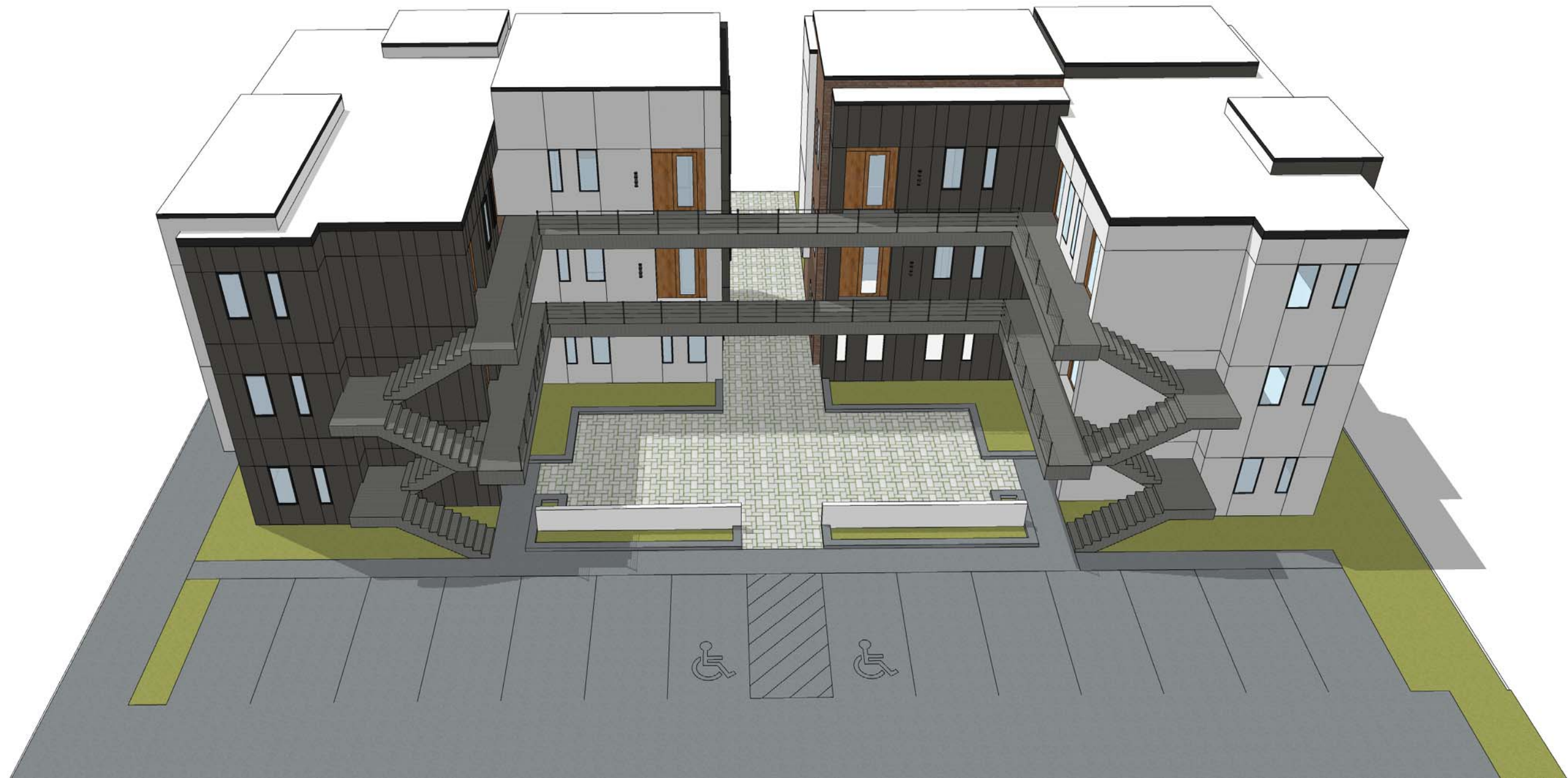
phone: (801) 215-9729
email: info@rawdesignstudio.com
web: www.rawdesignstudio.com

12th EAST APARTMENTS
URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

SOUTH WEST VIEW

A102

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



12th EAST APARTMENTS
URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

EAST VIEW

A103

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



12th EAST APARTMENTS

URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

STREET VIEW

A104

6. MAILING LIST

Name	Address1	Address2
PETRIE, DAVID JT PETRIE, JO ANN JT	124 19TH ST	HERMOSA BEACH, CA 90254-2825
MORLAN, R BRIAN	363 NEWPORT AVE #212	LONG BEACH, CA 90814
ANDERSON, ERIC M & MARJORIE K; JT	1140 KAREN WY	MOUNTAIN VIEW, CA 94040
WALKOWSKI, ALOYSIUS J& MARIAN F; TRS	2010 W SAN MARCOS BLVD	SAN MARCOS, CA 92078
WALKOWSKI, AL & MARIAN; JT	2010 W SAN MARCOS BLVD	SAN MARCOS, CA 92078-3900
SLC 2100 SOUTH 2010 LLC	101 S ELLSWORTH AVE #300	SAN MATEO, CA 94401
MCP CENTURY LLC	429 SANTA MONICA BLVD	SANTA MONICA, CA 90401-3409
UNITED STATES POSTAL SERVICE CANYONS LLC	7500 E 53RD PL RM 1108	DENVER, CO 80266-9918
PETERSON, MYRA D	71 NEWTON AVE	NORWALK, CT 06851
SWANSON, JOHN	PO BOX 988	KETCHUM, ID 83340-0988
NEXT GENERATION ENTERPRISES INC	130 MEADOW DR	LORETTO, MN 55357-9502
ZEM LLC	3225 MCLEOD DR #110	LAS VEGAS, NV 89121
SUGARHOUSE DOUGLAS 17, LLC	3989 SW 19TH ST	GRESHAM, OR 97080-8349
BEATY FAMILY INVESTMENTS, LLC	PO BOX 1373	AMERICAN FORK, UT 84003-1373
BURGE, RODGER	433 E HAVEN CREST RD	DRAPER, UT 84020-5201
DUNBAR, JOHN; JT DUNBAR, GLORIA; JT	1521 E STANFORD CT	DRAPER, UT 84020-8858
MADSEN, JAMES	1510 E SPRING RUN DR	HOLLADAY, UT 84117-6844
TRIBE OF DON LLC	560 S 90 EA ST	KAMAS, UT 84036
HARRY & MARRY TR SORENSEN, HAROLD; TR	1268 E 10 S	LINDON, UT 84042
GRIM, SCOTT	7861 S FARM WOOD LN	MIDVALE, UT 84047-2875
PAULA APARTMENTS LLC	4611 S SHILOH PARK LN	MILLCREEK, UT 84117-4232
SORENSEN, RODNEY C & ROBYN R; TRS	5725 S 665 W	MURRAY, UT 84123-5705
RED SIGN INVESTMENTS LLC	PO BOX 226	OAKLEY, UT 84055
BUTLER, DEWI	841 N 900 W	OREM, UT 84057
POPESCU, RUTH D; TR	PO BOX 680912	PARK CITY, UT 84068-0912
NOURSE, VINCENT J	1901 S 1200 E	SALT LAKE CITY, UT 84105-3511
RAMONA CONDMN COMMON AREA MASTER CARD	1911 S 1200 E	SALT LAKE CITY, UT 84105-3511
GORDON, KEITH W & OLIVIA; JT	1922 S 1200 E #1	SALT LAKE CITY, UT 84105-3571
THOMPSON, SHERYL L	1922 S 1200 E #10	SALT LAKE CITY, UT 84105-3572
DUFFIN, PATRICIA	1922 S 1200 E #11	SALT LAKE CITY, UT 84105-3573
WHITE, ALEX J	1922 S 1200 E #6	SALT LAKE CITY, UT 84105-3572
BRAMHALL, JULIE A; JT ET AL	1922 S 1200 E	SALT LAKE CITY, UT 84105-3512
HULTQUIST, ARNE	1925 S 1200 E	SALT LAKE CITY, UT 84105-3511
UHP KUVASZ LLC	1933 S 1200 E	SALT LAKE CITY, UT 84105
AOS APARTMENTS LLC	1963 S 1200 E	SALT LAKE CITY, UT 84105-3511
SKANCHY, BROOKLYN E	1963 S 1200 E #106	SALT LAKE CITY, UT 84105-3530
HOPKINS, MICHAEL S	1963 S 1200 E #106	SALT LAKE CITY, UT 84105-3530
MARGARET TUREY TR TURLEY, MARGARET L; TR	1979 S 1200 E #5	SALT LAKE CITY, UT 84105-3539
TUKE, DOUGLAS A	1979 S 1200 E	SALT LAKE CITY, UT 84105-3511
SUGARHOUSE VILLA CONDO COMMON AREA MASTER CARD	1979 S 1200 E #11	SALT LAKE CITY, UT 84105-3540
WATTS, KIMBERLY J	1979 S 1200 E #8	SALT LAKE CITY, UT 84105-3540
CASHON, STEPHEN S	1979 S 1200 E #2	SALT LAKE CITY, UT 84105-3539
	1979 S 1200 E #3	SALT LAKE CITY, UT 84105-3539

LAW, MICHAEL J & JULIANN M; JT	1322 E 1300 S	SALT LAKE CITY, UT 84105-1943
BENHAM, GIBSON REBECCA A; JT	3019 E 3135 S	SALT LAKE CITY, UT 84109-2115
SEVERINSEN, KYLE D & ASHLEY D; JT	2216 E 3380 S	SALT LAKE CITY, UT 84109-2641
SKR INVESTMENTS LLC	2202 E BLAINE AVE	SALT LAKE CITY, UT 84108-3006
CLAYTON, ANDREW K	1383 S CHANCELLOR CIR	SALT LAKE CITY, UT 84108-2800
SMITH, ANN N	1953 DOUGLAS ST	SALT LAKE CITY, UT 84105
CHRISTENSEN, NEAL R	1935 S DOUGLAS ST	SALT LAKE CITY, UT 84105-3605
BRENNAN, SCOTT W; JT CLAWSON, CODY J; JT	1935 S DOUGLAS ST #14	SALT LAKE CITY, UT 84105-3645
NGUYEN, TIFFANY C	1935 S DOUGLAS ST	SALT LAKE CITY, UT 84105
LANGTON, T ANDREW	1935 S DOUGLAS ST #9	SALT LAKE CITY, UT 84105-3646
MOSER, BARBARA M; TR	1935 S DOUGLAS ST #10	SALT LAKE CITY, UT 84105-3646
STALEY, LYNN	1935 S DOUGLAS ST #11	SALT LAKE CITY, UT 84105-3646
MAROSTICA, JILL M	1935 S DOUGLAS ST #1	SALT LAKE CITY, UT 84105-3647
CAMPBELL, IAN D A	1943 S DOUGLAS ST	SALT LAKE CITY, UT 84105-3605
BAIN, JENEAL N ET AL	1949 S DOUGLAS ST	SALT LAKE CITY, UT 84105
MCKENZIE, MARK	1957 S DOUGLAS ST	SALT LAKE CITY, UT 84105-3605
MATTHEWS, KENT C & KRISTINE W; TRS	1968 S DOUGLAS ST	SALT LAKE CITY, UT 84105-3606
1976 DOUGLAS LLC	1976 S DOUGLAS ST	SALT LAKE CITY, UT 84105-3606
EMERSON, LYSKA L	5655 EMIGRATION CANYON RD	SALT LAKE CITY, UT 84108-1776
MARKS NEVE OPPORTUNITIES LLC	2763 E EVERGREEN AVE	SALT LAKE CITY, UT 84109-3137
HOLT, GABRIELLE	834 E HUDSON AVE	SALT LAKE CITY, UT 84106-1610
SCHUBACH, JAMES R & MICHAEL D; JT	1485 S LINCOLN ST	SALT LAKE CITY, UT 84105-2317
DREES, BETH E	2195 S LINCOLN ST	SALT LAKE CITY, UT 84106-2331
WESTMINSTER A SERIES OF KELNER PROPERTIES LLC	1000 S MILITARY DR	SALT LAKE CITY, UT 84105-1714
CORP OF PB OF CH JC OF LDS	50 E NORTHTEMPLE ST #2225	SALT LAKE CITY, UT 84150
AJAX, WENDY G	PO BOX 520803	SALT LAKE CITY, UT 84152-0803
UHP KUVASZ LLC	PO BOX 526297	SALT LAKE CITY, UT 84152-6297
BI-SKAN RAMONA LLC	PO BOX 526297	SALT LAKE CITY, UT 84152-6297
HDRE IVESTORS DARVI LLC	1604 E PRINCETON AVE	SALT LAKE CITY, UT 84105-1738
MILLER, CHAD	1027 E RAMONA AVE	SALT LAKE CITY, UT 84105-3452
DENNISON, ARTHUR A & LAVERNA; JT	1166 E RAMONA AVE	SALT LAKE CITY, UT 84105-3506
MOWER, ALLYSON; JT WILLIAMS, ALYSSA N; JT	1172 E RAMONA AVE	SALT LAKE CITY, UT 84105-3506
AMY BARRY REV TR BARRY, AMY; TR	1178 E RAMONA AVE	SALT LAKE CITY, UT 84105-3506
PEACOCK, JANET G	1186 E RAMONA AVE	SALT LAKE CITY, UT 84105-3506
EVANS, GEORGIA K (TR)	123 E SECOND AVE #603	SALT LAKE CITY, UT 84103-4716
MANWILL, JIM S & SANDRA E; JT	1930 E WALNUT MILL CV	SALT LAKE CITY, UT 84106-4370
HOLT, LYNN Y	1222 E WESTMINSTER AVE	SALT LAKE CITY, UT 84105-3610
DAY, ROGER; ET AL	1847 E YALE AVE	SALT LAKE CITY, UT 84105-1837
SNOW, KATHERINE F	2894 S ZENITH CIR	SALT LAKE CITY, UT 84106-2131
DOUGLAS PLAZA APT HOMES CONDO COMMON AREA MASTER CARD	8180 S 700 E #120	SANDY, UT 84070-0568
WALKER, H BLAINE & C HILEA; JT	24 E ALTAWOOD LN	SANDY, UT 84092-3522
DIXON, MICHAEL R & ANDRUS-DIXON, KIM D; TRS (DF T	11831 S CASPER RD	SANDY, UT 84092-5708
SHAYLARISSA PROPERTIES LLC	825 E SILVER SAGE DR	SANDY, UT 84094-4919

THOMPSON, JONATHAN & SOLORZANO-THOMPSON, NOHEMY; JT	19115 112TH AVE NE	BOTHELL, WA 98011
Resident	1180 E WESTMINSTER AVE	Salt Lake City, UT 84105-3554
Resident	1186 E WESTMINSTER AVE	Salt Lake City, UT 84105-3554
Resident	1156 E RAMONA AVE	Salt Lake City, UT 84105-3506
Resident	1158 E RAMONA AVE	Salt Lake City, UT 84105-3506
Resident	1160 E RAMONA AVE	Salt Lake City, UT 84105-3506
Resident	1182 E RAMONA AVE	Salt Lake City, UT 84105-3506
Resident	1950 S 1200 E	Salt Lake City, UT 84105-3547
Resident	1905 S 1200 E	Salt Lake City, UT 84105-3511
Resident	1917 S 1200 E #1	Salt Lake City, UT 84105-3575
Resident	1917 S 1200 E #2	Salt Lake City, UT 84105-3575
Resident	1917 S 1200 E #3	Salt Lake City, UT 84105-3575
Resident	1917 S 1200 E #4	Salt Lake City, UT 84105-3575
Resident	1917 S 1200 E #5	Salt Lake City, UT 84105-3575
Resident	1917 S 1200 E #6	Salt Lake City, UT 84105-3575
Resident	1917 S 1200 E #7	Salt Lake City, UT 84105-3575
Resident	1917 S 1200 E #8	Salt Lake City, UT 84105-3575
Resident	1923 S 1200 E # 1	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E # 2	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E # 3	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E # 4	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E # 5	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E # 6	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E # 7	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E # 8	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E # 9	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E #10	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E #11	Salt Lake City, UT 84105-3541
Resident	1923 S 1200 E #12	Salt Lake City, UT 84105-3541
Resident	1937 S 1200 E	Salt Lake City, UT 84105-3511
Resident	1924 S DOUGLAS ST	Salt Lake City, UT 84105-3606
Resident	1948 S DOUGLAS ST	Salt Lake City, UT 84105-3606
Resident	1958 S DOUGLAS ST	Salt Lake City, UT 84105-3606
Resident	1964 S DOUGLAS ST	Salt Lake City, UT 84105-3606
Resident	1978 S DOUGLAS ST	Salt Lake City, UT 84105-3606
Resident	1922 S DOUGLAS ST	Salt Lake City, UT 84105-3606
Resident	1220 E WESTMINSTER AVE	Salt Lake City, UT 84105-3610
Resident	1919 S DOUGLAS ST	Salt Lake City, UT 84105-3605
Resident	1953 S DOUGLAS ST	Salt Lake City, UT 84105-3605
Resident	1155 E 2100 S #111	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #112	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #113	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #114	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #115	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #116	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #121	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #122	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #123	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #124	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S #125	Salt Lake City, UT 84106-2801

[illegible]

[illegible]

[illegible]

Resident	1155 E 2100 S	#834	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#835	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#836	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#837	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#838	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#841	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#842	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#843	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#844	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#845	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#846	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#847	Salt Lake City, UT 84106-2801
Resident	1155 E 2100 S	#848	Salt Lake City, UT 84106-2801
Resident	1952 S DOUGLAS ST		Salt Lake City, UT 84105-3606
Salt Lake City Planning Division	PO BOX 145480		Salt Lake City, UT 84114
Chris Lee			