



## CITY COUNCIL TRANSMITTAL

Lisa Shaffer, Chief Administrative Officer

Date Received: 5/4/2021

Date sent to Council: 5/5/2021

**TO:** Salt Lake City Council  
Amy Fowler, Chair

**DATE:** April 28, 2021

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

**SUBJECT:** PLNPCM2020-00740 and PLNPCM2020-00741  
810 East 800 South

**STAFF CONTACT:** Sara Javoronok, AICP, Senior Planner  
(385) 226-4448, [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)

**DOCUMENT TYPE:** Ordinance

**RECOMMENDATION:** That the City Council amend the zoning map and master plan as recommended by the Planning Commission.

**BUDGET IMPACT:** None

**BACKGROUND/DISCUSSION:** The applicant, Stanford Bell of Altus Development Group, on behalf of the property owner, 810 E Holdings LLC, is requesting Master Plan and Zoning Map amendments for an approximately 0.15 acre (6,850 sq. ft.) property located at approximately 810 East 800 South. The applicant is requesting a Master Plan amendment to change the Central Community Future Land Use Map designation from Low Density Residential to Community Commercial. The applicant is also requesting a Zoning Map amendment to change the zoning of the parcel from R-2 (Single and Two-Family Residential) to CB (Community Business). The applicant submitted preliminary development plans for a two-story building that would have commercial space on the first floor, residential units on the second floor, and parking located to the rear.

The property is approximately 0.15 acres (6,850 sq. ft.) and is zoned R-2. The applicant is requesting a Zoning Map amendment to change the zoning of the parcel to CB. The Central

Community Master Plan was adopted in 2005 and the Future Land Use Map designates this area as Low Density Residential. The zoning map amendment to CB requires a change in the land use designation to Community Commercial. The property is currently vacant. The city's permit card files show that a single-family home was demolished in 1989.



*Map showing the area proposed for rezoning outlined in yellow with existing adjacent zoning identified*

**PUBLIC PROCESS:**

**Community Council Notice:** A notice of application was sent to the East Central and East Liberty Park Community Councils on October 14, 2020. The community council was given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment.

The East Liberty Park Community Council held a Zoom meeting on October 22, 2020 that the applicant, developer, and staff attended. Phil Winston presented the project and also stated the applicant was willing to enter into a development agreement prohibiting a restaurant or bar. Comments were generally supportive of the proposal and neighbors have indicated that they were against a restaurant or bar.

The Community Council submitted a letter of support (attached) for the project with a development agreement.

**Planning Commission Meeting:** On January 13, 2021, the Planning Commission held a public hearing regarding the proposed zoning map amendment. One citizen provided testimony in support of the request. One citizen spoke in opposition to the request because of the wide range of uses permitted in CB. A neighbor provided an email comment in support of the request. The Commission discussed recommending that the City Council limit the site to specific uses, but, ultimately, did not make a recommendation on use of the site. The Commission voted unanimously to forward a favorable recommendation to the City Council for the rezone and master plan amendment, consistent with the staff recommendation.

**EXHIBITS:**

1. Project Chronology
2. Notice of City Council Hearing
3. Planning Commission
  - A) Mailing Notice
  - B) Staff Report
  - C) Agenda/Minutes/Newspaper Notice
4. Public Comment
5. Original Petition
6. Mailing List

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2021

(Amending the zoning map pertaining to a parcel of property located at 810 East 800 South Street to rezone the parcel from R-2 Single- and Two-Family Residential to CB Community Business District and amending the Central Community Future Land Use Map)

An ordinance amending the zoning map pertaining to a parcel of property located at 810 East 800 South Street to rezone the parcel from R-2 Single- and Two-Family Residential District to CB Community Business District pursuant to petition number PLNPCM2020-00740 and amending the Central Community Future Land Use Map pursuant to petition number PLNPCM2020-00741.

WHEREAS, Stanford Bell of Altus Development Group submitted an application to rezone a parcel of property located at 810 East 800 South Street to rezone the parcel from R-2 Single- and Two-Family Residential District to CB Community Business District pursuant to petition number PLNPCM2020-00740 and amending the Central Community Future Land Use Map with respect to the property from Low Density Residential to Community Commercial pursuant to petition number PLNPCM2020-00741; and

WHEREAS, at its January 13, 2021 meeting, the Salt Lake City Planning Commission held a public hearing and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said applications; and

WHEREAS, after a public hearing on this matter, the city council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the parcel located at 810 East 800 South Street (Tax ID No. 16-



08-176-024-0000), which is more particularly described on Exhibit "A" attached hereto, is rezoned from R-2 Single- and Two-Family Residential District to CB Community Business District.

SECTION 2. Amending the Central Community Master Plan. The Future Land Use Map of the Central Community Master Plan shall be and hereby is amended to change the future land use designation of the property identified in Exhibit "A" from Low Density Residential to Community Commercial.

SECTION 3. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_Approved. \_\_\_\_\_Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2021  
Published: \_\_\_\_\_.

<b>APPROVED AS TO FORM</b>
Salt Lake City Attorney's Office
Date: <u>April 20, 2021</u>
By: <u><i>Paul Nielson</i></u>
<i>Paul Nielson, Senior City Attorney</i>

# Exhibit “A”

Legal description of the property parcel

Tax ID No. 16-08-176-024-0000

BEG 5 RDS E FR NW COR LOT 5, BLK 2, PLAT B, SLC SUR; E 5 RDS; S 5 RDS; W 5 RDS;  
N 5 RDS TO BEG.

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2. Notice of City Council Hearing
3. Planning Commission – January 13, 2021 Public Hearing
  - A. Mailing Notice
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  - C. Agenda/Minutes/Newspaper Notice
4. Public Comment
5. Original Petition
6. Mailing List

## **1. CHRONOLOGY**

## **PROJECT CHRONOLOGY**

**Petitions:** PLNPCM2020-00740 and PLNPCM2020-00741

- |                    |   |
|--------------------|---|
| September 23, 2020 | Stanford Bell of Altus Development Group submits application for rezone and master plan amendment of the property at 810 East 800 South.  |
| October 8, 2020    | Petitions PLNPCM2020-00740 and PLNPCM2020-00741 assigned to Sara Javoronok, Senior Planner, for staff analysis and processing.  |
| October 14, 2020   | Email sent to Recognized Community Organizations (East Central and East Liberty Park Community Councils) informing them of the petition.  |
| October 22, 2020   | Proposal discussed at East Liberty Park Community Council Zoom meeting  |
| December 29, 2020  | Sign posted on property.  |
| December 29, 2020  | Planning Commission hearing notices posted on City and State websites and Planning Division listserv. Notices also mailed out to property owners/residents. A newspaper notice was also requested to be printed as required for master plan amendments. |
| January 13, 2021   | Planning Commission reviewed the petition and held a public hearing. The commission voted unanimously to send a positive recommendation to the City Council.  |
| January 15, 2021   | Ordinance review requested from City Attorney's office.   |

## **2. NOTICE OF CITY COUNCIL HEARING**



## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petitions **PLNPCM2020-00740 Zoning Map Amendment and PLNPCM2020-00741 Master Plan Amendment**, requests by Stanford Bell of Altus Development Group, on behalf of the property owner, to amend the zoning map for the property located at approximately 810 East 800 South. The proposal would rezone the property from R-2 (Single and Two-Family Residential) to CB (Community Business) pursuant to petition PLNPCM2020-00740 and amend the Central Community Future Land Use Map with respect to the property from Low Density Residential to Community Commercial pursuant to petition number PLNCPM2020-00741. The applicant submitted preliminary development plans for a two-story building that would have commercial space on the first floor, residential units on the second floor, and parking located to the rear. The property is in Council District 5, represented by Darin Mano.

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

**DATE:**       **Date #1 and Date #2**  
**TIME:**       **7:00 p.m.**  
**PLACE:**      **\*\*This meeting will not have a physical location.**

**\*\*This will be an electronic meeting pursuant to the Salt Lake City Emergency Proclamation. If you are interested in participating in the Public Hearing, please visit our website at <https://www.slc.gov/council/> to learn how you can share your comments during the meeting. Comments may also be provided by calling the 24-Hour comment line at (801)535-7654 or sending an email to [council.comments@slcgov.com](mailto:council.comments@slcgov.com). All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal, please call Sara Javoronok at 385-226-4448 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com). You may review the file online at <https://citizenportal.slcgov.com/citizen>, by selecting the Planning tab, and entering the petition numbers PLNPCM2020-00740 and PLNPCM2020-00741.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at [council.comments@slcgov.com](mailto:council.comments@slcgov.com), 801-535-7600, or relay service 711.

### **3. PLANNING COMMISSION**

#### **A. Mailing Notice**

December 29, 2020



## PLANNING COMMISSION MEETING

January 13, 2021, at 5:30 p.m.

*This meeting will be an electronic meeting pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b)*

**A public hearing will be held on the following matter.**

**Master Plan Amendment & Rezone at approximately 810 East 800** - Salt Lake City has received a request from Stanford Bell of Altus Development Group representing the property owner of 810 East 800 South, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the property located at approximately 810 East 800 South from R-2 (Single and Two-Family Residential) to CB (Community Business) and the Central Community Master Plan Future Land Use map designation from Low Density Residential to Community Commercial. The applicant anticipates developing the site with a two-story building with commercial on the first floor and residential units on the second floor. The subject property is zoned R-2 (Single and Two-Family Residential) and is located within Council District 5 represented by Darin Mano (Staff contact: Sara Javoronok at (385) 226-4448 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) Case numbers **PLNPCM2020-00740 & PLNPCM2020-00741**

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**This Meeting will not have an anchor location at the City and County Building.** Commission Members will connect remotely.

The Planning Commission meeting will be available on the following platforms:

- **YouTube:** [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- **SLCtv Channel 17 Live:** [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

### **Providing Comments:**

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email: [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on WebEx at:

- <http://tiny.cc/slc-pc-01132021>

For instructions on how to use WebEx visit: [www.slc.gov/planning/public-meetings](http://www.slc.gov/planning/public-meetings)

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*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). 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.*



**SALT LAKE CITY PLANNING DIVISION**

451 S State Street - Room 406  
Salt Lake City, UT 84114 - 5480  
PO BOX 145480

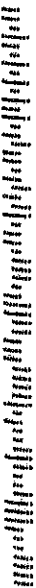
FIRST CLASS



U.S. POSTAGE PITNEY BOWES  
ZIP 84116 \$ 000.50<sup>0</sup>  
02 1W  
0001403442DEC 31 2020

Sara Javoronok, Planning Division / 05/2021 03:40:54  
PO Box 145480  
SALT LAKE CITY, UT 84114

8411435480 5500



### **3. PLANNING COMMISSION**

#### **B. Staff Report**

January 13, 2021



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Planning Commission

From: Sara Javoronok, Senior Planner, 801-535-7625

Date: January 13, 2021

Re: PLNPCM2020-00740 and PLNPCM2020-00741 – 810 East 800 South

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## Master Plan and Zoning Map Amendment

**PROPERTY ADDRESS:** 810 East 800 South

**PARCEL ID:** 16-08-176-024-0000

**MASTER PLAN:** Central Community

**ZONING DISTRICT:** R-2 (Single and Two-Family Residential)

**REQUEST:** The applicant, Stanford Bell of Altus Development Group, on behalf of the property owner, 810 E Holdings LLC, is requesting Master Plan and Zoning Map amendments for an approximately 0.15 acre (6,850 sq. ft.) property located at approximately 810 East 800 South. The applicant is requesting a Master Plan amendment to change the Central Community Future Land Use Map designation from Low Density Residential to Community Commercial. The applicant is also requesting a Zoning Map amendment to change the zoning of the parcel from R-2 (Single and Two-Family Residential) to CB (Community Business). The applicant submitted preliminary development plans for a two-story building that would have commercial space on the first floor, residential units on the second floor, and parking located to the rear.

**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 master plan and zoning map amendments.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Photographs](#)
- C. [Additional Applicant Information](#)
- D. [Existing Conditions & Development Standards](#)
- E. [Analysis of Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)



**BACKGROUND/PROJECT DESCRIPTION:**

The property is approximately 0.15 acres (6,850 sq. ft.) and is zoned R-2. The applicant is requesting a Zoning Map amendment to change the zoning of the parcel to CB. The Central Community Master Plan was adopted in 2005 and the Future Land Use Map designates this area as Low Density Residential. The zoning map amendment to CB requires a change in the land use designation to Community Commercial. The property is currently vacant. The city's permit card files show that a single-family home was demolished in 1989. Per the applicant, this was due to a fire. The residence is shown on the 1898 Sanborn maps, the first to cover this area, and is shown as two stories with brick on the first floor. The 1950 Sanborn maps also show the residence on the site (and approximately 19 residences and an 11-unit apartment building on the Smith's site).



*Map showing the area proposed for rezoning outlined in yellow with existing adjacent zoning identified*

**KEY ISSUES:**

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

**Issue 1: Compatibility with adopted planning documents**

The proposal is consistent with the *Central Community Master Plan* and *Plan Salt Lake*. The *Central Community Master Plan* identifies this property as Low Density Residential (5-10 dwelling units/acre). The property is currently vacant and located to the west of a Smith's grocery store and is to the east of a duplex zoned R-2. Slightly further to the east on the corner of 800 East and 800 South is a Small Neighborhood Business (SNB) zoned parcel. Residential properties are located to the north. The preliminary plans for a mixed-use development require the zoning map and master plan amendments. The CB zoning district and Community Commercial land use designation are consistent with the proposed development. They are also consistent with the zoning and land use on the adjacent Smith's property. While a change from the existing designations, it is appropriate for the site and the neighborhood. The property has been vacant since 1989. There is a commercial use on the adjacent Smith's property and on the corner of 800 East and 800 South (Vis). As such, the proposed amendments are appropriate for the context and the neighborhood.

Several goals and criteria in the *Central Community Master Plan* are applicable to this project. The plan's Vision for the Future identifies several applicable criteria among four goals:

*Livable communities and neighborhoods*

- A variety of residential land use supports all types of housing and the affordability of the housing stock.
- The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.

*Vital and sustainable commerce*

- Increased pedestrian accessibility and cultural activities encourage more housing that supports the employment center of the downtown area.
- An enhanced built environment encourages employees to work and live in the Central Community and supports the creation of smaller locally owned businesses.

*Unique and active places*

- New places where people can gather, meet, socialize, and recreate are created using design excellence and shared resources.
- Existing destination centers and gathering places are enhanced through urban design recommendations.

*Pedestrian mobility and accessibility*

- Children, senior adults, and those with disabilities can access destination points without being threatened by vehicular movement.
- Improved pedestrian movement along arterials and collectors ensures pedestrian safety.

The proposed rezoning and master plan amendment would allow for a future development that could include commercial and residential uses, including the development proposed in the preliminary plans for a building with a first-floor commercial use and second floor residential. The property is in a location that is accessible to pedestrians and near other commercial and residential uses.

Specific to the East Central North Neighborhood Planning Area, the following issues apply:

- Ensure that commercial development is compatible with any adjacent residential land uses
- Reduce excessive density potential, stabilize the neighborhood, and conserve the neighborhood's residential character.
- Improve zoning enforcement, including illegal conversion to apartments, yard cleanup, "slum lords," etc.

The current zoning and small size of the parcel limits the property to a single-family residence. This is likely why it remains vacant. While a single-family residence was its historic use, the previous residence on the property was demolished 30 years ago and it has not been redeveloped in the past 30 years. In addition, while not recent, the construction of the Smith's and the change to the character of the neighborhood with its development makes the proposed commercial zoning, change in the land use designation, and the preliminary proposal for a mixed-use development appropriate for the site.

The proposed master plan amendment and zoning map amendment are also compatible with the citywide *Plan Salt Lake*. Consistent with *Plan Salt Lake*, the proposal will provide a mix of uses, redevelopment of a vacant property, and additional commercial space and residential units in the central area of the city. The plan identifies several initiatives that the proposed rezoning helps to implement. In the Growth Chapter, the following apply:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
2. Encourage a mix of land uses.
3. Promote infill and redevelopment of underutilized land.

The proposed rezoning is located on 800 South, one block north of the 900 South "Funding our Future" frequent service transit route and one block west of the 900 East Route 209. As stated above, the site is currently vacant, and the proposed rezoning and master plan amendment are consistent with the use to the east and, given the small nature of the property, would serve as a transition to the residential and small neighborhood business uses to the west.

While a residential use would not be required, the applicant submitted a preliminary proposal that included housing units. In this case, two initiatives in the Housing Chapter apply as well:

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.

The site is located in close proximity to existing infrastructure, including frequent service transit routes. The preliminary proposal for commercial and residential would provide additional space for small businesses and additional residential units in the neighborhood.

## **Issue 2: Zoning compatibility with adjacent properties**

As detailed in Attachment A – Vicinity Maps and Attachment D – Existing Conditions and Development Standards, the surrounding properties are zoned CB and R-2. The R-2 zone generally permits single- and two-family residential properties. The CB zone, consistent with the Smith's property to the east, allows for a variety of commercial uses and multifamily development. Given these standards, the anticipated use of the site with commercial on the first floor and residential on the second floor would serve as a transition from adjacent higher intensity uses and would be compatible with the commercial development to the east and the mix of small scale commercial and residential development to the west.

## **Issue 3: Existing zoning limitations and proposed zone**

The subject property is currently zoned R-2, which allows for single-family and two-family dwellings. However, two-family dwellings require a minimum of 8,000 square feet, which is approximately 1,200 square feet larger than this parcel. With this requirement, the property is generally limited to single-family uses. It has been vacant since the previous residence was demolished in 1989, so this reuse seems unlikely. This is detailed in Attachment D – Existing Conditions and Development Standards.

As previously stated, the proposed CB zoning district is consistent with the zoning of the Smith's property to the east. Grocery stores are frequently zoned CB, which is intended to provide for the close

integration of moderately sized commercial areas with adjacent residential neighborhoods. It allows for an additional 5' of building height compared to the Neighborhood Commercial (CN) and SNB zoning districts, which could allow for a taller first floor ceiling height that often benefits commercial uses and is consistent with the zoning to the east. The maximum height in CB at 30' is 2' greater than the 28' permitted for a single-family home with a pitched roof in the R-2 zoning district. CB allows for a wider variety of uses compared to SNB. The uses in CB are similar to CN and many of the additional uses permitted in CB, such as an assisted living facility, gas station, or hotel are likely to be developed on larger parcels. This property is adjacent to an existing CB zoned property and the uses, height, and design standards related to glass and blank wall length as well as the maximum 30' height are appropriate for the site.

#### **DISCUSSION:**

The proposed master plan amendment from Low Density Residential to Community Commercial and the proposed zoning map amendment from R-2 to CB would allow for a variety of commercial uses and multifamily residential on the site. Currently, the property is vacant since a historically single-family residence was demolished in 1989. Generally, due to the small size of the site, development of a greater intensity than a single-family residence is not permitted due to lot area restrictions. The proposed CB zoning district is located on the Smith's property to the east and a rezoning of this small parcel to CB would serve as a transition to the R-2 and SNB zoned properties near the subject property.

The East Liberty Park Community Council discussed the proposed rezoning at their October meeting and submitted a letter in support of the proposal. At the meeting, there were questions about the proposed use, including whether a restaurant or bar would be permitted and a potential development agreement with a restriction on these uses. In addition, staff has received three emails in support of the proposal ([Attachment F](#)).

#### **NEXT STEPS:**

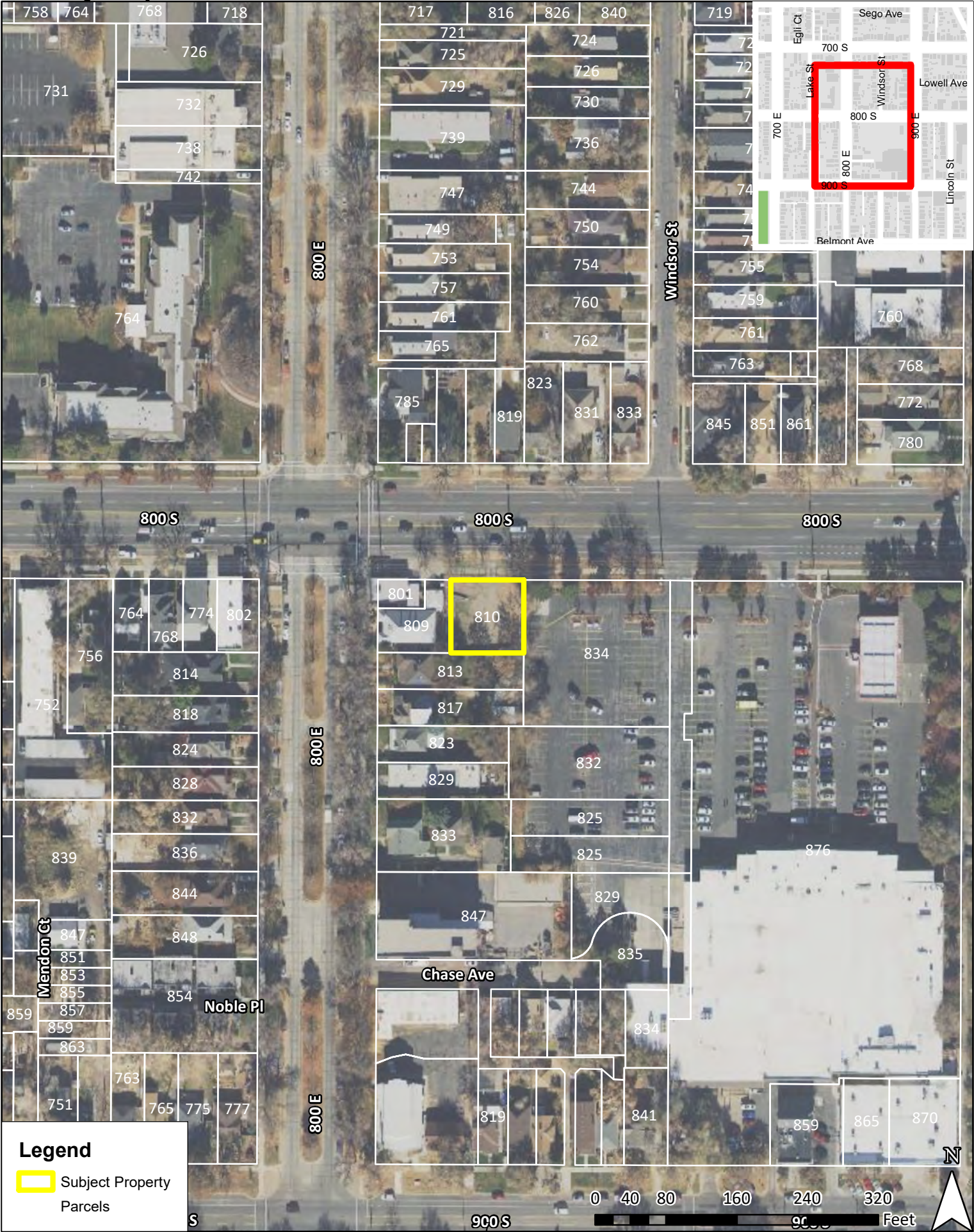
The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If ultimately approved, the applicant may proceed with the submission of plans to redevelop the site. If ultimately denied, the applicant would be able to construct a single-family home on the property.

## **ATTACHMENT A: VICINITY MAP**

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Vicinity Map





## ATTACHMENT B: SITE PHOTOGRAPHS

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*View of the property.*



*View of the property, the accessory structure on the property to the west, and the back of the commercial building on the corner of 800 S and 800 E.*





*View of Smith's property to the east.*



*View of east/front façade of commercial property at 800 S and 800 E.*





*View of adjacent duplex to the east – 800 E/front facade.*



*View of the front/west façade (800 E) of the property to the south of the subject property.*





*View from the site looking across 800 S*

## **ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION**

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# Master Plan Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Master Plan ☒ Amend the Land Use Map

## OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name of Master Plan Amendment:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

810 E 800 S, Salt Lake City, UT

Name of Applicant:

Altus Development Group, LLC

Phone:

Address of Applicant:

336 West Broadway, Salt Lake City, UT 84101

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner

☒ Contractor

☐ Architect

☒ Other:

Name of Property Owner (if different from applicant):

Josh Cook (with 810 East Holdings, LLC purchasing the property during this process)

E-mail of Property Owner:

Phone:

**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

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

## REQUIRED FEE

Filing fee of **\$992** plus **\$121** per acre in excess of one acre.

**\$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:

*Stanford Bell*

Date:

September 22, 2020



## SUBMITTAL REQUIREMENTS

Staff Review

### 1. Project Description (please attach additional sheets.)

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Describe the proposed master plan amendment.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Declare why the present master plan requires amending.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Land Use Map?<br>If so, please list the parcel numbers to be changed.           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Is the request amending the text of the master plan?<br>If so, please include exact language 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

SB 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

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):

810 E 800 S, Salt Lake City, UT

Name of Applicant:

Altus Development Group

Phone:

Address of Applicant:

336 West Broadway, Suite 110, Salt Lake City, UT 84101

E-mail of Applicant:

Cell/Fax:

801-884-9044

Applicant's Interest in Subject Property:

☐ Owner

☒ Contractor

☐ Architect

☒ Other:

Name of Property Owner (if different from applicant):

Josh Cook (with 810 East Holdings, LLC purchasing the property during this process)

E-mail of Property Owner:

Phone:

**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

**Map Amendment:** filing fee of **\$1,058** plus **\$121** per acre in excess of one acre

**Text Amendment:** filing fee of **\$1,058**, plus fees 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:

September 22, 2020

*Stanford Bell*

Updated 7/1/20

## 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?<br>If so, please list the parcel numbers to be changed.  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Is the request amending the text of the Zoning Ordinance?<br>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

SB 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.

**September 22, 2020**

Salt Lake City Planning Commission  
451 South State Street  
Salt Lake City, UT 84114

Re: Description of Master Plan Amendment and Zone Change for 810 E 800 S

Planning Commission,

We are seeking to develop and construct a mixed commercial / residential building at 810 E 800 S, Salt Lake City, UT, Salt Lake County Parcel Number 16-08-176-024-0000 (the “Property”). We are submitting two applications in conjunction with each other to begin this process: 1) an amendment to the Future Land Use Map in the Central Community Master Plan, changing the Property from Low Density Residential to Community Commercial, and 2) a zoning map amendment changing the Property from R-2 to CB (Community Business).

The Property is subject to the Central Community Master Plan, East Central North Neighborhood, which has the Property listed as Low Density Residential on the Future Land Use Map. Additionally, the property is currently zoned as R-2. The Property is an empty lot and has been that way for well over twenty-five years. It currently attracts the transient population and has been not beneficially used for a significant period of time.

The corner of 800 S 800 E has turned into a small commercial hub, with several businesses located immediately to the west of the Property and zoned as Small Neighborhood Business.<sup>1</sup> Smith’s grocery store is located immediately to the east of the Property, which is zoned CB. With the Property sandwiched between commercial uses, it is not a desirable location for a single family or two-family dwelling. Additionally, the market value of the Property, given its excellent commercial location, makes it cost prohibitive to build a single-family dwelling or two-family dwelling under the current zoning. The Property will most likely continue to sit vacant unless it is allowed to be used for commercial or mixed-use purposes.

We intend to build a two-story mixed-use building with commercial space on the first floor and residential units on the second floor. We have included a proposed site plan and a rough rendering of the elevation of the building as seen from 800 South. This use meets the purposes of the Master Plan by locating “community level retail sales and services on appropriate arterials,” in an area that is already surrounded by commercial uses. *See Central Community Master Plan, CLU-1.2, page 11.* There is also a heavy emphasis in the Central Community Master Plan on providing mixed use commercial / residential properties with “ground level

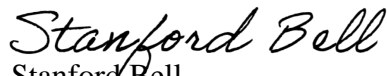
<sup>1</sup> There is a garage immediately to the west of the Property that is zoned R-2. However, that garage juts out from a parcel further to the south that has a duplex with in home business operating out of the property. The block face surrounding the Property appears to be all commercial. The only property that adjoins the Property and is used solely as a residential home is immediately to the south.

commercial space [and] apartment or condominium units above the first floor,” especially in the 9<sup>th</sup> and 9<sup>th</sup> area just to the south of the Property. *See* Central Community Master Plan, page 11. This development meets these objectives and will add to the community.

We respectfully request that the Central Community Master Plan Future Land Use Map be amended so that the Property is designated at Community Commercial and that the Property be rezoned to from R-2 to CB.

We’re excited to move forward with this project. Please reach out to me if you have any questions.

Best,

A handwritten signature in black ink that reads "Stanford Bell". The script is cursive and fluid.

Stanford Bell  
801-884-9044





810 EAST CONCEPT SKETCH 8/24/20  
BOUTIQUE COMMERCIAL GROUND FLOOR  
RESIDENTIAL UNITS ABOVE

## ATTACHMENT D: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

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### CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY

#### **Abutting property to the north:**

The properties to the north and across 800 South are single-family residences that are zoned R-2 (Single and Two-Family Residential).

#### **Abutting property to the south:**

The property to the south is zoned R-2 and there is a single-family home on the property.

#### **Abutting property to the east:**

The property to the east is zoned CB (Community Business) and there is a Smith's grocery store on the site.

#### **Abutting property to the west:**

The property to the west is zoned R-2 and there is a duplex on the property. The property to the west of it has a commercial building and is zoned SNB (Small Neighborhood Business).

### CURRENT AND PROPOSED ZONING STANDARDS (21A.24.110 and 21A.26.030)

The subject property is zoned R-2 and the proposal is for CB. The following table provides the general yard and bulk requirements for development within the zoning districts.

R-2 Zoning District (Existing)	
Minimum Lot Area (single-family detached dwellings)	Minimum Lot Width
5,000 sq. ft.	50 ft.

CB Zoning District (Proposed)	
Minimum Lot Area	Minimum Lot Width
None	None



R-2 Zoning District (Single-family)				
Front Yard	Rear Yard	Interior Side Yards	Maximum Building Coverage	Height
Average of block face or 20 ft.	25% of lot depth not less than 15 ft., need not be more than 25'	4 ft. on one or 10 ft. on the other	40%	28 ft. to the ridge or the average of the block face; 20 ft. for flat roofs

CB Zoning District						
Front Yard	Rear Yard	Interior Side Yards	Height	Maximum Building Coverage	Landscape Yards	Buffer Yards
None required	10 ft.	None required	30 ft.	NA	Front yard, if provided	7 ft. next to residential

### Allowed uses in each zone:

Land use tables for each zone are below for reference.

Permitted and Conditional Uses by District		
Use	R-2	CB
Accessory use, except those that are specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C <sup>8</sup>	P
Alcohol:		
Bar establishment (2,500 square feet or less in floor area)		C <sup>10,11</sup>
Brewpub (2,500 square feet or less in floor area)		C <sup>10,11</sup>
Tavern (2,500 square feet or less in floor area)		C <sup>10,11</sup>
Animal: Veterinary office		P
Antenna, communication tower		P
Antenna, communication tower, exceeding the maximum building height in the zone		C
Art gallery		P
Artisan food production (2,500 square feet or less in floor area)		P <sup>24</sup>
Bed and breakfast		P
Bed and breakfast inn		P
Bed and breakfast manor		C <sup>3</sup>
Clinic (medical, dental)		P
Commercial food preparation		P
Community garden	C	P

Daycare center, adult		P
Daycare center, child	C <sup>22</sup>	P
Daycare, nonregistered home daycare or preschool	p <sup>22</sup>	p <sup>22</sup>
Daycare, registered home daycare or preschool	p <sup>22</sup>	p <sup>22</sup>
Dwelling:		
Assisted living facility (large)		P
Assisted living facility (small)		P
Dwelling, accessory unit	P	
Dwelling, assisted living facility (limited capacity)	C	
Dwelling, group home (small) <sup>15</sup>	P	
Dwelling, manufactured home	P	
Dwelling, single-family (detached)	P	
Dwelling, twin home and two-family	p <sup>2</sup>	
Group home (large) <sup>17</sup>		P
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage <sup>18</sup>		P
Living quarter for caretaker or security guard		P
Multi-family		P
Rooming (boarding) house		P
Eleemosynary facility	C	P
Financial institution		P
Financial institution with drive-through facility		p <sup>9</sup>
Gas station		C
Government facility	C	C
Government facility requiring special design features for security purposes		P
Home occupation	p <sup>24</sup>	p <sup>23</sup>
Hotel/motel		C
Large wind energy system		P
Library		P
Limousine service (small)		C
Mixed use development		P
Mobile food business (operation on private property)		P
Municipal service uses, including City utility uses and police and fire stations	C	C
Museum		P
Nursing care facility		P
Office		P
Open space		P
Open space on lots less than 4 acres in size	P	
Park	P	P
Parking:		

Off site		P
Park and ride lot		C
Park and ride lot shared with existing use	P	P
Place of worship on lot less than 4 acres in size	C	P
Reception center		P
Recreation (indoor)		P
Recycling collection station		P
Restaurant		P
Restaurant with drive-through facility		p <sup>9</sup>
Retail goods establishment		P
Plant and garden shop with outdoor retail sales area		P
With drive-through facility		p <sup>9</sup>
Retail service establishment		P
Furniture repair shop		P
With drive-through facility		p <sup>9</sup>
Reverse vending machine		P
Sales and display (outdoor)		P
School:		
College or university		P
Music conservatory		P
Professional and vocational		P
Seminary and religious institute	C	P
Seasonal farm stand		P
Studio, art		P
Theater, live performance		p <sup>12</sup>
Theater, movie		C
Urban farm	P	P
Utility, building or structure	p <sup>5</sup>	p <sup>2</sup>
Utility, transmission wire, line, pipe, or pole	p <sup>5</sup>	p <sup>2</sup>
Vehicle:		
Automobile repair (minor)		P

Qualifying provisions for CB:

2. Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility regulations.
9. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
10. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
11. In CN and CB Zoning Districts, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
22. Subject to section [21A.36.130](#) of this title.
23. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.

24. Must contain retail component for on-site food sales.

Qualifying provisions for R-2:

2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
5. See subsection [21A.02.050B](#) of this title for utility regulations.
8. Subject to conformance with the provisions of subsection [21A.24.010S](#) of this title.
22. Subject to section [21A.36.130](#) of this title.
24. Subject to section [21A.36.030](#) of this title.

# ATTACHMENT E: ANALYSIS OF STANDARDS

## MASTER PLAN AMENDMENTS

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)

In this case, the master plan is being amended in order to provide consistency between the *Central Community Master Plan* and the proposed zoning designation of the subject property. In this case, the master plan identifies the property as low density residential. The zoning map and master plan requests facilitate a rezoning of the property to the Community Business district, consistent with the adjacent property to the east. This district allows for a much wider variety of uses. The small size of the parcel limits the practicality of many of these permitted uses on the site. The applicant's preliminary proposal for two-story mixed-use building with commercial on the first floor and residential units on the second floor would be compatible with the neighborhood and serve as a transition between the more intensive use of the Smith's property to the east and the duplex and small commercial building to the west. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission for a master plan amendment. The required process and noticing requirements have been met. Should the Planning Commission make a positive recommendation for the zoning map amendment, an amendment to the master plan is also appropriate.

## 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	As discussed in Issue 1, the proposed zoning amendment is consistent with <i>Plan Salt Lake</i> and policies within the <i>Central Community Master Plan</i> . The master plan amendment will provide consistency with the land use map in the <i>Central Community Master Plan</i> . This proposal would provide a transition from the more intensive commercial development to the east with the residential and small commercial development to the west.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	Section 21A.02.030 of the Salt Lake City Code provides the purpose and intent of the overall Zoning Ordinance stating that it is to, "promote the health, safety, morals, convenience, order, prosperity and

		<p>welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act...and other relevant statutes.” Additionally, it is to address the following:</p> <ul style="list-style-type: none"> <li>A. Lessen congestion in the streets or roads;</li> <li>B. Secure safety from fire and other dangers;</li> <li>C. Provide adequate light and air;</li> <li>D. Classify land uses and distribute land development and utilization;</li> <li>E. Protect the tax base;</li> <li>F. Secure economy in governmental expenditures;</li> <li>G. Foster the city's industrial, business and residential development; and</li> <li>H. Protect the environment.</li> </ul> <p>The proposed master plan and map amendment would foster the city's development with additional commercial space and residential units on a parcel that has been vacant for 30 years. It would protect, and likely increase, the tax base and possibly lessen congestion in the streets by placing more residences and neighborhood scale commercial space in the neighborhood.</p>
<b>3. The extent to which a proposed map amendment will affect adjacent properties;</b>	<b>Complies</b>	<p>As discussed in Issue 2 and Attachment D, the proposed map amendment will have an effect on the adjacent properties since a use more intensive than a single-family home could be constructed. However, the parcel has been vacant for 30 years and has not redeveloped. The proposed zone is consistent with the property to the east and, given its size, would likely provide a transition to the less intensively developed properties to the west.</p>
<b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b>	<b>The zone is consistent with any other applicable overlays.</b>	<p>The site is located within the Groundwater Source Protection Overlay and is within the boundaries of a National Historic District. It would be required to comply with the requirements of the Groundwater Source Protection overlay. City historic preservation requirements do not apply to properties within National Historic Districts.</p>

<p><b>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.</b></p>	<p><b>City services can be provided to the site.</b></p>	<p>The subject property is located within a built environment where public facilities and services already exist. Redevelopment on this property may require upgrading or installation of utilities and drainage systems.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for development on these properties as long as normal development requirements are met.</p>
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## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

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### **Public Notice, Meetings, Comments**

The following is a list of public meetings and other public input opportunities related to the proposed project:

#### **Notice of Application to Recognized Community Organization:**

A notice of application was sent to the East Central and East Liberty Park Community Councils on October 14, 2020. The community council was given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment.

The East Liberty Park Community Council held a Zoom meeting on October 22, 2020 that the applicant, developer, and staff attended. Phil Winston presented the project and also stated the applicant was willing to enter into a development agreement prohibiting a restaurant or bar. Comments were generally supportive of the proposal and neighbors have indicated that they were against a restaurant or bar.

The Community Council submitted a letter of support (attached) for the project with a development agreement.

#### **Open House:**

An online open house was posted on October 19, 2020.

#### **Notice of the public hearing for the proposal included:**

Early notification sent to property owners within 300' on October 15, 2020.

Public hearing notice posted on December 29, 2020.

Public notice posted on City and State website and Planning Division list serve on December 29, 2020.

Public hearing notice sent to property owners within 300' on December 29, 2020.

#### **Public Input:**

Staff has received three emails in support of the proposal that are attached.





January 6, 2021

Dear SLC Planning Commission:

The board of ELPCO, the East Liberty Park Community Organization, is writing in support of the request by Stanford Bell and Phil Winston of Altus Development Group to amend the Central Community Master Plan and the zoning map for a development project at [810 East 800 South](#) [Case numbers PLNPCM2020-00740 & PLNPCM2020-00741].

Our positive recommendation results from a careful examination of this proposal, a comprehensive presentation by the developers, and feedback from residents who live near the project area.

We support this project for the following reasons:

- The development creates a better use for a vacant property
- The project adds housing units to the neighborhood
- The zoning change to CB (Community Business) is consistent with the proposed design and with the zoning of adjacent parcels
- The project mixes residential and commercial uses in a scale that is appropriate for the streetscape
- The zoning and master plan changes are supported by nearby residents

In October 2020, Phil Winston from Altus Designs presented about this project for 20 minutes during an online ELPCO community meeting. He described the purpose of the development and the reason for the zoning changes and reviewed his team's community engagement efforts.

You can watch the ELPCO presentation by Phil Winston here: <https://youtu.be/IYhdavQ-QIE?t=480>

During this presentation, Phil Winston mentioned his [decision to not allow a restaurant or bar to occupy the commercial space](#) based on his conversations with residents. He added he would codify this in a development agreement attached to the project.

ELPCO supports this development agreement, would recommend that it be expanded to include confirmation of mixed-use design with residential units and the use of durable building materials consistent with the surrounding properties. We would also like to see this development agreement attached to the title of the property. We recommend the SLC City Council work with Altus to complete this development agreement.

Additionally, ELPCO contacted residents of 800 East who live adjacent to the project and have recently been involved with the Telegraph Exchange Lofts proposal. Here are two comments we received regarding this project.

*We support it completely. First of all, it fits the location and scale very well. They have done a great job of checking in and clearing the idea with us and other neighbors. We feel it does a great job filling that eyesore of a space that is not ideal for home or duplex, while also adding housing. The design acts as a buffer to yards/homes from 800 S and has well thought out design and greenery to blend, while still creating a structure that will visually enhance the neighborhood.*



*[...] are in support of the project. While hesitant to set the precedent of spot rezoning, we agree that this is a different situation than Telegraph Exchange and this lot will never thrive as anything but commercial. Phil Winston and the Demuris did a good job in engaging the immediate neighborhood for feedback and the mixed-use design will greatly improve this stretch of 800 South.*

In summary, ELPCO supports the master plan and zoning map amendments for the project at 810 East 800 South.

Sincerely,

Jason Stevenson, ELPCO co-chair  
Darryl High, ELPCO co-chair  
Dave Richards, Land Use advisor  
Judi Short, Land Use advisor

**About ELPCO**

*ELPCO is the East Liberty Park Community Organization—a local, city-sanctioned community organization that represents the residents and businesses in the East Liberty Park area of Salt Lake City. The area covered by ELPCO is defined by the boundaries of 700 E to 1300 E and 800 S to 1700 S. ELPCO currently meets online on the fourth Thursday of every month. Learn more at [www.facebook.com/ELPCO](http://www.facebook.com/ELPCO) or by emailing [elpcoslc@gmail.com](mailto:elpcoslc@gmail.com) - Sign up for ELPCO's twice-monthly e-newsletters here: <http://eepurl.com/qcOcCL>*

**From:** [John Webster](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) 810 East 800 South proposal  
**Date:** Friday, November 20, 2020 12:01:54 PM

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Hi Sara,

I'm writing in favor of the development proposal on 800 south and 810 East, just West of the Smith's grocery store.

I've been a home owner in the area since the early 1990s and watched the surrounding area improve dramatically. That 800 South area around Smiths has been a bit of a neglected space. Seems that city and private development has favored the 900 South corridor. We appreciate the amenities that development afforded and would welcome extending the rejuvenation to 800 South. The mix of commercial space with residential above is a great combination. We need the tax base business brings and more residential housing. Win win.

Thank you for your consideration.

If you have any questions please feel free to contact me.

Warm regards,  
- John Webster

**From:** [Tom Brennan](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) PLNPCM2020-00740/00741 Public Comment  
**Date:** Friday, October 23, 2020 8:46:48 AM

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Sara,

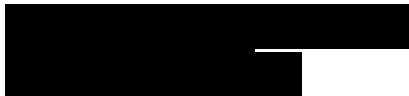
I'm writing in general support of the proposed development at 810 East 800 South. This is an appropriate use at this location. The general scale of the proposed development is in character with other neighborhood business in the 9<sup>th</sup> and 9<sup>th</sup> neighborhood.

While this is an application for a zoning change and not a design review, I would encourage that the application to change zoning be tied in some manner to the materials used for the exterior. Specifically I would encourage that materials be appropriate for the neighborhood – specifically not Exterior Insulated Insulation (EIFS) more commonly referred to as stucco or Dryvit. While the rendering is conceptual (and could in fact drastically change), what appears to be proposed is a traditional brick and industrial sash façade could easily be built using an EIFS system which would be completely inappropriate for the area.

Thank you,

--

Thomas S. Brennan, AIA, LEED AP, NCARB  
1018 S. Lake Street  
Salt Lake City, UT 84105



**From:** [John Ewanowski](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) Public Comment - 810 E. 800 South development  
**Date:** Monday, November 30, 2020 1:03:33 PM

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Sara,

I am writing as an architect, member of the SLC Historic Landmark Commission, and 9th and 9th resident to register my support for Altus Development Group's proposed project at 810 E. 800 South. The current vacant lot is an eyesore, and the building depicted in the 8/24/20 Concept Sketch is handsome and appropriately scaled. I like how the design references the past while utilizing contemporary materials. As a result, I support the zoning map amendment and master plan amendment as depicted by the applicant.

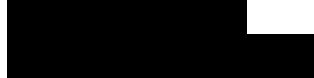
Sincerely,

John

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**John Ewanowski**

1022 S. 900 East | Salt Lake City, UT 84105



## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

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**Public Utilities** – Jason Draper, [Jason.Draper@slcgov.com](mailto:Jason.Draper@slcgov.com)

No objections to the zone and master plan amendment. Development will likely require off-site improvements including and upgrade of the water main.

**Zoning, Building, and Fire Code** – Greg Mikolash, [Gregory.Mikolash@slcgov.com](mailto:Gregory.Mikolash@slcgov.com)

Building Services finds no zoning, building code, or fire code related issues associated with this request.

**Engineering** – Scott Weiler, [Scott.Weiler@slcgov.com](mailto:Scott.Weiler@slcgov.com)

No objection.

**Transportation** – Michael Barry, [Michael.Barry@slcgov.com](mailto:Michael.Barry@slcgov.com)

Transportation has no objections to this Zoning Map and master Plan amendment

**3. PLANNING COMMISSION**  
**C. Agenda/Minutes/Newspaper Notice**  
January 13, 2021

## **SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**

**This meeting will be an electronic meeting pursuant to the  
Salt Lake City Emergency Proclamation**

**January 13, 2021, at 5:30 p.m.**

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

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTV Channel 17 Live: [www.slctv.com/livestream/SLCTV-Live/2](http://www.slctv.com/livestream/SLCTV-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on Webex at:

- <http://tiny.cc/slc-pc-01132021>

Instructions for using Webex will be provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

### **PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM**

#### **APPROVAL OF MINUTES FOR DECEMBER 9, 2020**

#### **REPORT OF THE CHAIR AND VICE CHAIR**

#### **REPORT OF THE DIRECTOR**

### **PUBLIC HEARINGS**

1. **Maven Lofts Design Review & Planned Development at approximately 156 East 900 South** - Joe Jacoby, representing Jacoby Architects, has submitted applications to the city for Design Review and a Planned Development to construct an addition that would create 57 new residential units located at approximately 156 E 900 South. The proposal is for a 4-story building that will be located roughly on the same footprint as the existing building. The applicant is requesting Design Review approval to allow for an additional 15 FT of building height, for a total building height of approximately 45 FT. Through the Planned Development process, the applicant is requesting to decrease the front, rear, and corner side yard setbacks for the second, third, and fourth stories of the building. The exterior wall of the proposed upper stories is slightly stepped back from the exterior wall of the existing building, which is located right at the property line. The CC zoning district requires a front and corner side yard setback of 15' and a rear yard setback of 10'. In order to utilize the ground floor of the existing building, the applicant is also requesting to allow the rooftop garden areas to count toward landscaping requirements. The property is located within the CC (Commercial Corridor) zoning district in council district 5, represented by Darin Mano (Staff contact: Amy Thompson at (385) 226-9001 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case numbers PLNPCM2020-00721 & PLNPCM2020-00722**
2. **Windsor Court Planned Development at approximately 1966 S Windsor Street** - Mike Spainhower, representing the property owner, is requesting approval for a 17-unit multi-family dwelling at 1966 S. Windsor Street. The project would be built on an existing vacant lot. The total site is 0.7 acres. The Planned Development is needed to address a modification to the front yard setback and landscape buffers. The subject property is located in the RMF-35 zoning district and within



Council District 7, represented by Amy Fowler (Staff contact: Katia Pace at (385) 226-8499 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)) **Case number PLNPCM2020-00727**

3. **Village at North Station Building D Design Review at approximately 1925 W North Temple** – Michael Batt, representing the property owner, is seeking Design Review approval to modify a front setback requirement for a proposed building located at approximately 1925 W North Temple. The applicant is requesting to modify the maximum 5' front yard setback requirement due to the location of a high voltage power line along Orange Street. They are requesting increased front yard setback so that the front of the building is a required minimum safe distance from the power line. Modifications to the front yard setback can be approved through the Design Review process. The subject property is located within the TSA-MUEC-T (Transit Station Area District - Mixed Use Employment Center Station – Transition) zoning district. The property is in Council District 1, represented by James Rogers (Staff contact: Daniel Echeverria at (385) 226-3835 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)) **Case Number PLNPCM2020-00730**
4. **9<sup>th</sup> Mixed-Use Multifamily Design Review** – Eric Moran, on behalf of the property owner and management company, RD Management, along with architects Peter Jacobsen and Jeff Byers of The Richardson Design Group, are seeking Design Review approval to redevelop the property located at the southwest corner of the intersection of 400 South and 900 East with residential and commercial space. The proposal includes 264 residential units and approximately 16,000 square feet of commercial space. The applicant is requesting Design Review by the Planning Commission to allow for a façade length greater than 200 feet in the TSA-UN-C zoning district and for modifications to the design standards in 21A.37. The property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Sara Javoronok at (385) 226-4448 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case number PLNPCM2020-00641**
5. **AT&T Wireless Communication Facility Conditional Use at approximately 1550 South 5600 West** – A request by Brian Sieck of Smartlink for a new AT&T wireless communications facility with an 80' monopole and unmanned communication site located at approximately 1550 South 5600 West. The proposed site would be located in the northwest corner of the parcel. The subject property is located within the M-1 (Light Manufacturing) zoning district and is located within Council District 2, represented by Andrew Johnston (Staff Contact: Sara Javoronok at (385) 226-4448 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case number PLNPCM2020-00819**
6. **Master Plan Amendment & Rezone at approximately 810 East 800 South** – Salt Lake City has received a request from Stanford Bell of Altus Development Group representing the property owner of 810 East 800 South, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the property located at approximately 810 East 800 South from R-2 (Single and Two-Family Residential) to CB (Community Business) and the Central Community Master Plan Future Land Use map designation from Low Density Residential to Community Commercial. The applicant anticipates developing the site with a two-story building with commercial on the first floor and residential units on the second floor. The subject property is zoned R-2 (Single and Two-Family Residential) and is located within Council District 5 represented by Darin Mano (Staff contact: Sara Javoronok at (385) 226-4448 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case numbers PLNPCM2020-00740 & PLNPCM2020-00741**
7. **Master Plan Amendment and Rezone at approximately 554 & 560 South 300 East** - Salt Lake City has received a request from Mariel Wirthlin, with The Associated Group and representing the property owner of 554 and 560 South 300 East, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the properties located at approximately 554 and 560 South 300 East from RO (Residential Office) to RMU (Residential/Mixed Use) and amend the Central

Community Future Land Use Map from Residential/Office Mixed Use to High Mixed Use. The proposed Master Plan amendment to High Mixed Use and rezone to RMU is intended to allow retail service uses on the property, in addition to office use. The subject property is zoned RO (Residential Office) and is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case numbers PLNPCM2020-00604 & PLNPCM2020-00712**

8. **Fence Height Zoning Ordinance Amendment** – A request by the City Council to amend the zoning ordinance regulations to remove the special exception process that allows for over-height fences (Chapter 21A.52.030) and to define instances where a taller fence may be appropriate and approved by right. The proposed amendments would limit fence, wall, and hedge height to four feet (4') in front yards and six feet (6') in the side or rear yards, except for in a few specific instances. Those instances include when a residential district abuts a nonresidential district, in extraction industries and manufacturing districts, public facilities and recreation facilities where a greater height is necessary to protect public safety, private game courts, and construction fencing. Additionally, the Planning Commission and the Historic Landmark Commission would have the authority to grant additional fence, wall, or hedge height as part of a land use application. The amendments proposed to Chapter 21A.40 will affect all zoning districts throughout Salt Lake City. The changes would apply Citywide. (Staff contact: Krissy Gilmore at (801) 535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)) **Case number PLNPCM2020-00511**

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). 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.*

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically pursuant to the**  
**Salt Lake City Emergency Proclamation**  
**Wednesday, January 13, 2021**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 05:30 PM. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Chairperson, Brenda Scheer; Vice Chairperson, Amy Barry; Commissioners, Adrienne Bell,Carolynn Hoskins, Matt Lyon, Sara Urquhart, and Crystal Young-Otterstrom. Commissioners Jon Lee, and Andres Paredes were excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Deputy Director; Nick Norris, Planning Director; Paul Nielson, Attorney; Amy Thompson, Senior Planner; Katia Pace, Principal Planner; Daniel Echeverria, Senior Planner; Sara Javoronok, Senior Planner; Nannette Larsen, Principal Planner; Krissy Gilmore, Principal Planner; and Marlene Rankins, Administrative Secretary.

**Chairperson Brenda Scheer, read the emergency proclamation for holding a remote meeting.**

**APPROVAL OF THE DECEMBER 9, 2020, MEETING MINUTES. 02:31**

**MOTION 02:46**

**Commissioner Young-Otterstrom moved to approve the December 9, 2020 meeting minutes.**

**Commissioner Urquhart seconded the motion. Commissioners Bachman, Barry, Bell, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. Commissioner Hoskins abstained from voting as she was not present for the said meeting. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR 04:24**

Chairperson Scheer informed the public of the long agenda and that there will be a break half-way through the agenda.

Vice Chairperson Barry stated she had nothing to report.

**REPORT OF THE DIRECTOR 05:33**

Michaela Oktay, Planning Director, stated she had nothing to report.

05:55

**Maven Lofts Design Review & Planned Development at approximately 156 East 900 South** - Joe Jacoby, representing Jacoby Architects, has submitted applications to the city for Design Review and a Planned Development to construct an addition that would create 57 new residential units located at approximately 156 E 900 South. The proposal is for a 4-story building that will be located roughly on the same footprint as the existing building. The applicant is requesting Design Review approval to allow for an additional 15 FT of building height, for a total building height of approximately 45 FT. Through the Planned Development process, the applicant is requesting to decrease the front, rear, and corner side yard setbacks for the second, third, and fourth stories of the building. The exterior wall of the proposed upper stories is slightly stepped back from the exterior wall of the existing building, which is located right at the property line. The CC zoning district requires a front and corner side yard setback of 15' and a rear yard setback of 10'. In order to utilize the ground floor of the existing building, the applicant is also

**PUBLIC HEARING 2:28:51**

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

**MOTION 2:29:15**

**Commissioner Bachman 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 for the AT&T communications site with an 80-foot monopole and associated equipment (Petition PLNPCM2020-00819) subject to the following conditions:**

- 1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.**
- 2. Applicant shall comply with all other department/division requirements.**

**Commissioner Hoskins seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.**

2:30:50

**Master Plan Amendment & Rezone at approximately 810 East 800 South** – Salt Lake City has received a request from Stanford Bell of Altus Development Group representing the property owner of 810 East 800 South, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the property located at approximately 810 East 800 South from R-2 (Single and Two-Family Residential) to CB (Community Business) and the Central Community Master Plan Future Land Use map designation from Low Density Residential to Community Commercial. The applicant anticipates developing the site with a two-story building with commercial on the first floor and residential units on the second floor. The subject property is zoned R-2 (Single and Two-Family Residential) and is located within Council District 5 represented by Darin Mano (Staff contact: Sara Javoronok at (385) 226-4448 or sara.javoronok@slcgov.com) **Case numbers PLNPCM2020-00740 & PLNPCM2020-00741**

Sara Javoronok, Senior 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.

The Commission and Staff discussed the following:

- Whether it's in the Commissions purview to require a development agreement

Phillip Winston, applicant, provided a presentation with further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on why the CB zone was chosen
- Setback standards for CB zone

**PUBLIC HEARING 2:48:35**

Chairperson Scheer opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

Cindy Cromer – Stated there is no way that the CB zone with its wide array of allowed uses is appropriate with at this sensitive location.

Nathan Florence - Provided an email comment stating his support of the request.

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

The Commission discussed the following:

- Possibility of additional condition for a recommendation to the City Council

**MOTION 3:01:53**

**Commissioner Bell stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment, file PLNPCM2020-00740, proposed zone change from R-2 (Single and Two Family Residential District) to CB (Community Business) and file PLNPCM2020-00741 proposed master plan amendment from Low Density Residential to Community Commercial.**

**Commissioner Bachman seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.**

3:03:36

**Master Plan Amendment and Rezone at approximately 554 & 560 South 300 East** - Salt Lake City has received a request from Mariel Wirthlin, with The Associated Group and representing the property owner of 554 and 560 South 300 East, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the properties located at approximately 554 and 560 South 300 East from RO (Residential Office) to RMU (Residential/Mixed Use) and amend the Central Community Future Land Use Map from Residential/Office Mixed Use to High Mixed Use. The proposed Master Plan amendment to High Mixed Use and rezone to RMU is intended to allow retail service uses on the property, in addition to office use. The subject property is zoned RO (Residential Office) and is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case numbers PLNPCM2020-00604 & PLNPCM2020-00712**

Nannette Larsen, 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.

The Commission and Staff discussed the following:

- Clarification on how the height difference changes with the RMU zone
- Clarification on what the rezone is allows

Mariel Wirthlin, applicant, provided further information.

**PUBLIC HEARING 3:16:38**

Chairperson Scheer opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

Cindy Cromer – Stated this RO zone is a bad zone and every square inch of it we can get rid of in the City is a good thing.

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

## Notice of Public Hearing

On Wednesday, January 13, 2021, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

### **1. Master Plan Amendment & Rezone at approximately 810 East 800 South**

– Salt Lake City has received a request from Stanford Bell of Altus Development Group representing the property owner of 810 East 800 South, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the property located at approximately 810 East 800 South from R-2 (Single and Two-Family Residential) to CB (Community Business) and the Central Community Master Plan Future Land Use map designation from Low Density Residential to Community Commercial. The applicant anticipates developing the site with a two-story building with commercial on the first floor and residential units on the second floor. The subject property is zoned R-2 (Single and Two-Family Residential) and is located within Council District 5 represented by Darin Mano (Staff contact: Sara Javoronok at (385) 226-4448 or sara.javoronok@slcgov.com) **Case numbers PLN-PCM2020-00740 & PLNPCM2020-007412.**

### **2. Fence Height Zoning Ordinance Amendment**

– A request by the City Council to amend the zoning ordinance regulations to remove the special exception process that allows for over-height fences (Chapter 21A.52.030) and to define instances where a taller fence may be appropriate and approved by right. The proposed amendments would limit fence, wall, and hedge height to four feet (4') in front yards and six feet (6') in the side or rear yards, except for in a few specific instances. Those instances include when a residential district abuts a nonresidential district, in extraction industries and manufacturing districts, public facilities and recreation facilities where a greater height is necessary to protect public safety, private game courts, and construction fencing. Additionally, the Planning Commission and the Historic Landmark Commission would have the authority to grant additional fence, wall, or hedge height as part of a land use application. The amendments proposed to Chapter 21A.40 will affect all zoning districts throughout Salt Lake City. The changes would apply Citywide. (Staff contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLN-PCM2020-00511**

The public hearing will begin at 5:30 p.m. via Webex. To participate go to: <http://tiny.cc/slc-pc-01132021>

This Meeting will not have an anchor location at the City and County Building. Commission Members will connect remotely. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings) SLctv Channel 17 Live: [www.slctv.com/livestream/SLctv-Live/2](http://www.slctv.com/livestream/SLctv-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com).

**DN0000000**



## **4. PUBLIC COMMENT**

**From:** [cindy.cromer](#)  
**To:** [Javoronok, Sara](#)  
**Subject:** (EXTERNAL) comments on proposal for 810 E 800 S  
**Date:** Wednesday, January 13, 2021 4:24:29 PM

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To Members of the Salt Lake Planning Commission

From cindy cromer

Re request for rezoning and master plan amendment at 810 E 800 S

1/13/21

My history with this parcel goes back almost 35 years to the expansion of the Smith's Food King, certainly one of the worst land use decisions the City has made in the past 40 years. In addition to wiping out dozens of units of modest housing, the City threw the balance of the 9th and 9th business district out of whack and precipitated the demolition of even more housing to accommodate the loading dock after the expansion.

It was the inadequate loading dock on 900 S which led to the demise of the house at 810 E 800 S. The owner fled because of the trucks idling outside his bedroom and then the house burned.

There is no way that the CB zone with its wide array of allowed uses is appropriate at this sensitive location. And the neighbors and community organization can only be assured of getting what they are willing to support if the City Council enters into a development agreement with the owner to specify the mass and materials of the new building as well as limiting the uses. I am not speaking to the integrity of the owner, only that there are no guarantees that he will be able to do what the neighbors can support. The CB zone itself will allow abundant uses, forms, and materials which no one would support.

The appropriate zone is the RMU-35 which would allow the proposed uses without the encroachment of a more intensive zone into the smaller scale uses to the west. There are lessons to learn from what the City did decades ago. One of them is that if you make a mistake in land use, you probably will not be able to fix it. Another one is that the bad decision will haunt future development. The CB zone was never appropriate here and its extension into the residential area is a request that I cannot support when there is a new alternative zone to accomplish what the owner wants to do, the RMU-35.

**From:** [Rankins, Marlene](#)  
**To:** [Javoronok, Sara](#)  
**Cc:** [Oktay, Michaela](#)  
**Subject:** FW: (EXTERNAL) Rezoning and master plan amendment 810 E 800 S  
**Date:** Tuesday, January 26, 2021 11:57:20 AM

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Hi Sara,

Please see the email below.

Thanks,

**MARLENE RANKINS**

Administrative Secretary  
Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**  
SALT LAKE CITY CORPORATION

TEL 801-535-6171

Email [marlene.rankins@slcgov.com](mailto:marlene.rankins@slcgov.com)

[www.OurNeighborhoods.CAN.com](http://www.OurNeighborhoods.CAN.com)

[www.slc.gov/planning/](http://www.slc.gov/planning/)

[www.slc.gov/historic-preservation/](http://www.slc.gov/historic-preservation/)

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*Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.*

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**From:** Nathan Florence <nathansflorence@gmail.com>  
**Sent:** Wednesday, January 13, 2021 5:41 PM  
**To:** Planning Public Comments <planning.comments@slcgov.com>  
**Subject:** (EXTERNAL) Rezoning and master plan amendment 810 E 800 S

I'm around the corner from the parcel in question and have dealt with various uses of it for the almost 20 years we have owned our home at 817 South on 800 East. While we have fought multiple local projects that we felt overreached or encroached on the street/neighborhood in other locations, we enthusiastically support this effort for the situation. The location, as it stands now, is not well suited for its current zoning and the proposed use is creative and fitting. We have been grateful, as neighbors, for the efforts of the potential developers for engaging with all of the neighbors from the outset and looking to create a project that really benefits everyone in the neighborhood. It is a great use for an otherwise problematic property.

We would still like the City to engage in an overall approach to growth that would not be dependent on this kind of spot re-zone by developers, but in this case we strongly support the application.

Thanks, Nathan and Marian Florence

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[www.nflorencefineart.com](http://www.nflorencefineart.com)

[www.artandbelieffilm.com](http://www.artandbelieffilm.com)

**5. ORIGINAL PETITIONS**  
PLNPCM2020-00740 & PLNPCM2020-00741



**September 22, 2020**

Salt Lake City Planning Commission  
451 South State Street  
Salt Lake City, UT 84114

Re: Description of Master Plan Amendment and Zone Change for 810 E 800 S

Planning Commission,

We are seeking to develop and construct a mixed commercial / residential building at 810 E 800 S, Salt Lake City, UT, Salt Lake County Parcel Number 16-08-176-024-0000 (the "Property"). We are submitting two applications in conjunction with each other to begin this process: 1) an amendment to the Future Land Use Map in the Central Community Master Plan, changing the Property from Low Density Residential to Community Commercial, and 2) a zoning map amendment changing the Property from R-2 to CB (Community Business).

The Property is subject to the Central Community Master Plan, East Central North Neighborhood, which has the Property listed as Low Density Residential on the Future Land Use Map. Additionally, the property is currently zoned as R-2. The Property is an empty lot and has been that way for well over twenty-five years. It currently attracts the transient population and has been not beneficially used for a significant period of time.

The corner of 800 S 800 E has turned into a small commercial hub, with several businesses located immediately to the west of the Property and zoned as Small Neighborhood Business.<sup>1</sup> Smith's grocery store is located immediately to the east of the Property, which is zoned CB. With the Property sandwiched between commercial uses, it is not a desirable location for a single family or two-family dwelling. Additionally, the market value of the Property, given its excellent commercial location, makes it cost prohibitive to build a single-family dwelling or two-family dwelling under the current zoning. The Property will most likely continue to sit vacant unless it is allowed to be used for commercial or mixed-use purposes.

We intend to build a two-story mixed-use building with commercial space on the first floor and residential units on the second floor. We have included a proposed site plan and a rough rendering of the elevation of the building as seen from 800 South. This use meets the purposes of the Master Plan by locating "community level retail sales and services on appropriate arterials," in an area that is already surrounded by commercial uses. *See Central Community Master Plan, CLU-1.2, page 11.* There is also a heavy emphasis in the Central Community Master Plan on providing mixed use commercial / residential properties with "ground level

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<sup>1</sup> There is a garage immediately to the west of the Property that is zoned R-2. However, that garage juts out from a parcel further to the south that has a duplex with in home business operating out of the property. The block face surrounding the Property appears to be all commercial. The only property that adjoins the Property and is used solely as a residential home is immediately to the south.

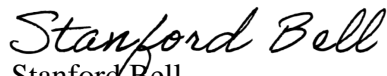


commercial space [and] apartment or condominium units above the first floor,” especially in the 9<sup>th</sup> and 9<sup>th</sup> area just to the south of the Property. *See* Central Community Master Plan, page 11. This development meets these objectives and will add to the community.

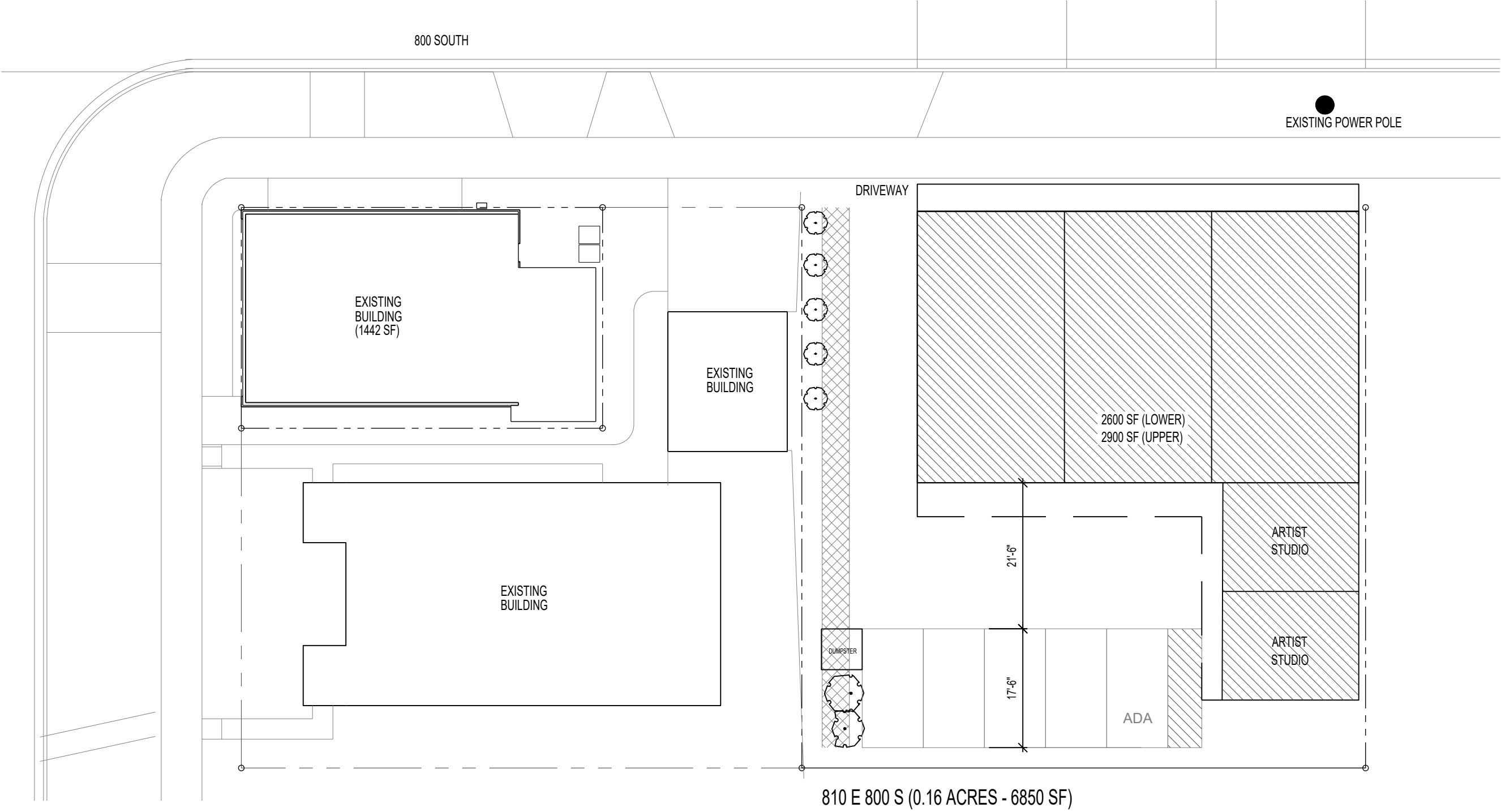
We respectfully request that the Central Community Master Plan Future Land Use Map be amended so that the Property is designated at Community Commercial and that the Property be rezoned to from R-2 to CB.

We’re excited to move forward with this project. Please reach out to me if you have any questions.

Best,

A handwritten signature in black ink that reads "Stanford Bell". The script is cursive and fluid.

Stanford Bell  
801-884-9044





## **6. MAILING LIST**

Name	Address	City	State	Zip
SMITH'S FOOD KING PROPERTIES INC	1014 VINE ST 7TH FLOOR	CINCINNATI	OH	45202
ES 187779 LC	1099 S WINDSOR ST	SALT LAKE CITY	UT	84105
CHRISTOPHER DEMURI; MEREDITH DEMURI (JT)	1099 S WINDSOR ST	SALT LAKE CITY	UT	84105
IXCHEL, LLC	1192 E DRAPER PKWY # 152	DRAPER	UT	84020
PAUL A DOUGLAS	146 STONE MILL RD LOT 24	HUDSON	NY	12534
KEVIN W STIGGE; PAMELA CALLAHAN (JT)	1965 RIDGEHILL DR	BOUNTIFUL	UT	84010
HAMILTON PLACE HOUSING CORPORATION	223 W 700 S # C	SALT LAKE CITY	UT	84101
SLC 84102 LLC	24101 MOUNTAIN CHARLIE RD	LOS GATOS	CA	95033
JOSH COOK	2461 S HIGHLAND DR	SALT LAKE CITY	UT	84106
CLEARWATER HOMES, LLC	336 W BROADWAY ST	SALT LAKE CITY	UT	84101
800 EAST FOURPLEX LLC	3734 E THOUSAND OAKS CIR	MILLCREEK	UT	84124
CODY V DERRICK	645 E SOUTHTEMPLE ST	SALT LAKE CITY	UT	84102
BARN THAI LLC	758 E 700 S	SALT LAKE CITY	UT	84102
CHRISTOS TSOUFAKIS (JT)	760 S WINDSOR ST	SALT LAKE CITY	UT	84102
ILONA ZENNER	761 S 800 E	SALT LAKE CITY	UT	84102
Current Occupant	762 S WINDSOR ST	Salt Lake City	UT	84102
BECKY S ROBERTS	763 S WINDSOR ST	SALT LAKE CITY	UT	84102
Current Occupant	764 S 800 E	Salt Lake City	UT	84102
JAMES A HARRIS; CATHERINE CARGILL (JT)	765 S 800 E	SALT LAKE CITY	UT	84102
Current Occupant	774 E 800 S	Salt Lake City	UT	84102
REED L DURFEY; SHANNON N DURFEY (JT)	785 S 800 E	SALT LAKE CITY	UT	84102
Current Occupant	801 S 800 E	Salt Lake City	UT	84102
Current Occupant	802 S 800 E	Salt Lake City	UT	84102
Current Occupant	803 S 800 E	Salt Lake City	UT	84102
Current Occupant	805 E 800 S	Salt Lake City	UT	84102
BRIAN C MILES	809 E 800 S	SALT LAKE CITY	UT	84102
Current Occupant	809 S 800 E	Salt Lake City	UT	84102
Current Occupant	810 E 800 S	Salt Lake City	UT	84102
JULIA BJORNSTAD	813 S 800 E	SALT LAKE CITY	UT	84102
Current Occupant	814 S 800 E	Salt Lake City	UT	84102
NATHAN S FLORENCE; MARIAN C FLORENCE (JT)	817 S 800 E	SALT LAKE CITY	UT	84102
ANGELA CARLSON; MICHAEL S JACOBSEN (JT)	818 S 800 E	SALT LAKE CITY	UT	84102
BRENDA L CHRISTENSEN	819 E 800 S	SALT LAKE CITY	UT	84102
SUZANNE MONTGOMERY	823 E 800 S	SALT LAKE CITY	UT	84102
ROBERT S NAK; MARIA L NAK (JT)	823 S 800 E	SALT LAKE CITY	UT	84102
CATHERINE E LILLY	824 S 800 E	SALT LAKE CITY	UT	84102
Current Occupant	825 E CHASE AVE	Salt Lake City	UT	84102
BRADLEY R CAIRNS	828 S 800 E	SALT LAKE CITY	UT	84102
Current Occupant	829 E CHASE AVE	Salt Lake City	UT	84102
Current Occupant	829 S 800 E	Salt Lake City	UT	84102
MELODIE RICHARDSON	831 E 800 S	SALT LAKE CITY	UT	84102
Current Occupant	832 E 800 S	Salt Lake City	UT	84102
CHARLES T GRAYSON; MELANIE S GRAYSON (JT)	832 S 800 E	SALT LAKE CITY	UT	84102
BENJAMIN R KURTIS; ERIKA P KURTIS	833 E 800 S	SALT LAKE CITY	UT	84102
Current Occupant	833 S 800 E	Salt Lake City	UT	84102
Current Occupant	834 E 800 S	Salt Lake City	UT	84102
Current Occupant	836 S 800 E	Salt Lake City	UT	84102
Current Occupant	845 E 800 S	Salt Lake City	UT	84102
Current Occupant	847 S 800 E	Salt Lake City	UT	84102
Current Occupant	850 E 800 S	Salt Lake City	UT	84102
Current Occupant	851 E 800 S	Salt Lake City	UT	84102
Current Occupant	876 E 800 S	Salt Lake City	UT	84102
TONY MARTINEZ	PO BOX 1875	SANDY	UT	84091
Altus Development Group	336 W BROADWAY ST, STE 110	SALT LAKE CITY	UT	84101

Sara Javoronok, Planning Division

PO Box 145480

SALT LAKE CITY UT

84114