



CITY COUNCIL TRANSMITTAL



Lisa Shaffer, Chief Administrative Officer

Date Received: 9/22/2022
Date sent to Council: 9/22/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: September 21, 2022

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



SUBJECT: Petition PLNPCM2022-00009
856 W. 1300 South Zoning Map Amendment

STAFF CONTACT: Lex Traughber, Senior Planner
(801) 5356184 or lex.traughber@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council amend the zoning map as recommended by the Planning Commission.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Jordan Atkin, TAG SLC, LLC, proposes to amend the zoning map to change the zoning for the 0.28 acre parcel located at the address above from R-1/5,000 (Single-family Residential District) to FB-UN1 (Form Based Urban Neighborhood District) in its entirety. The parcel is currently occupied by a single-family residential dwelling. This zoning map amendment will facilitate the redevelopment of this parcel into a single-family attached residential project. The zoning map amendment does not require an amendment to the Westside Master Plan.

The Planning Commission reviewed the request at a public hearing on August 24, 2022. The Commission determined that the request will not have a detrimental impact on adjacent properties and that the City's infrastructure is adequate to support development at the subject

location. The Commission voted (7 to 4) to forward a positive recommendation on to the City Council to amend the zoning map as requested.

PUBLIC PROCESS:

- **Early Notification** – Notification of the proposal was sent to all property owners and tenants located within 300 feet of the subject parcels on June 15, 2022. In addition, the Glendale Community Council (GCC) was also provided notification on June 1, 2021.
- **Glendale Community Council** – The applicant presented and discussed the proposal to rezone the property at the GCC meeting on June 15, 2021. Planning Staff was in attendance. A letter of support from the GCC is attached in the Planning Commission Staff Report dated August 24, 2022.
- **Planning Commission Meeting** – On August 24, 2022, the Planning Commission held a public hearing regarding the proposed zoning map amendment. The Planning Commission voted to forward a positive recommendation regarding the proposal on to the City Council for decision.

PLANNING AND HISTORIC LANDMARK COMMISSION RECORDS:

- a) PC Agenda of August 24, 2022 ([Click to Access](#))
- b) PC Minutes of August 24, 2022 ([Click to Access](#))
- c) PC Staff Report of August, 2022 ([Click to Access](#))

EXHIBITS:

1. PROJECT CHRONOLOGY
2. NOTICE OF CITY COUNCIL HEARING
3. ORIGINAL PETITION
4. MAILING LIST

SALT LAKE CITY ORDINANCE

No. _____ of 2022

(Amending the zoning of the property located at 856 West 1300 South Street from R-1/5,000 Single-Family Residential District to FB-UN1 Form Based Urban Neighborhood District)

An ordinance amending the zoning map pertaining to the property located at 856 West 1300 South Street from R-1/5,000 Single-Family Residential District to FB-UN1 Form Based Urban Neighborhood District pursuant to Petition No. PLNPCM2022-00009.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on August 24, 2022 on an application submitted by Jordan Atkin, TAG SLC, LLC, to rezone the property located at 856 West 1300 South Street (Tax ID No. 15-11-456-016) (the “Property”) from R-1/5,000 Single-Family Residential District to FB-UN1 Form Based Urban Neighborhood District pursuant to Petition No. PLNPCM2022-00009; and

WHEREAS, at its August 24, 2022 meeting, the planning commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said application; and

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

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

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property identified on Exhibit “A” attached hereto shall be and hereby is rezoned from R-1/5,000 Single-Family Residential District to FB-UN1 Form Based Urban Neighborhood District.

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

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____,
2022.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2022.
Published: _____.

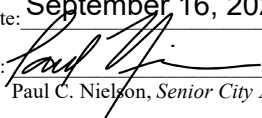
APPROVED AS TO FORM Salt Lake City Attorney's Office Date: September 16, 2022 By:  Paul C. Nielson, Senior City Attorney

EXHIBIT “A”

Legal Description for the Property to be Rezoned:

Address: 856 West 1300 South

Tax ID No. 15-11-456-016

W 20 FT OF LOT 12 & ALL LOTS 13 & 14 J BOLTON & CO SUB
TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON N. 8059-
0519 9365-0954,0957 09415-2302

Contains 12,197 sq feet or 0.28 acres more or less.

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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

856 W. 1300 South Zoning Map Amendment Petitions PLNPCM2022-00009

January 3, 2022	Petitions received by the City.
January 27, 2022	Petition assigned to Caitlynn Tubbs.
May 17, 2022	Petition reassigned to Lex Traugher.
June 1, 2022	The Glendale Community Council was emailed notification of the proposal.
June 15, 2022	Early notification mailed to property owners and tenants located within 300 feet of the subject property boundaries.
June 15, 2022	The applicant formally presented the proposal to the Glendale Community Council at their regularly scheduled monthly meeting. Planning Staff was in attendance. The GCC submitted a letter to the Planning Division dated March 30, 2022 in support of the map amendment.
August 10, 2022	Property posted with signs for the August 24, 2022 Planning Commission hearing.
August 11, 2022	Notice of the Planning Commission's August 24, 2022 Public Hearing mailed to all property owners and residents within 300 feet of the subject property. Listserv notification of Planning Commission agenda emailed. Agenda posted on the Planning Division and State websites.
August 24, 2022	Planning Commission Public Hearing. The Planning Commission voted to forward a positive recommendation regarding the request on to the City Council for a decision.
August 26, 2022	Sent a draft ordinance to the City Attorney's Office for review reflecting the Planning Commission's recommendation regarding the zoning map amendment. Requested review of the draft ordinance.
September 16, 2022	Received ordinance from the City Attorney's Office.
September 21, 2022	Transmittal submitted to CAN.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petition PLNPCM2022-00009 856 W. 1300 South Zoning Map Amendment** – Jordan Atkin, TAG SLC, LLC, proposes to amend the zoning map to change the zoning for the 0.28 acre parcel noted above from R-1/5,000 (Single-family Residential District) to FB-UN1 (Form Based Urban Neighborhood District) in its entirety. The parcel is currently occupied by a single-family residential dwelling. This zoning map amendment change will facilitate the redevelopment of this parcel into a single-family attached residential project. The subject property is located in Council District 2 represented by Alejandro Puy.

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. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Lex Traughber at (801) 535-6184 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at lex.traughber@slcgov.com

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

3. ORIGINAL PETITION



Zoning Amendment

SALT LAKE CITY PLANNING

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

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

856 W 1300 S, Salt Lake City, UT 84104

Name of Applicant:

TAG SLC, LLC

Phone:

312-550-6381

Address of Applicant:

PO Box 520697, Salt Lake City, UT 84152

E-mail of Applicant:

Jake@tagslc.com

Cell/Fax:

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

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 zoning@slcgov.com prior to submitting the application.

REQUIRED FEE

Map Amendment: filing fee of **\$1,075** plus **\$121** per acre in excess of one acre

Text Amendment: filing fee of **\$1,075**, plus fees for newspaper notice.

Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

SIGNATURE

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

Signature of Owner or Agent:

DocuSigned by:

Jacob Billitteri

2CC584D426EF484...

Date:

1/3/2022 | 2:13 PM MST

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please electronically attach additional sheets. See [Section 21A.50](#) for the Amendments ordinance.)

☐☒

A statement declaring the purpose for the amendment.

☐☒

A description of the proposed use of the property being rezoned.

☐☒

List the reasons why the present zoning may not be appropriate for the area.

☐☒

Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed.

☐☐

Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DS
JB

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.

1/3/2022 | 2:13 PM MST

4. MAILING LIST

OWN_FULL_NAME	OWN_ADDR	OWN_CITY	OWN_S	OWN_ZIP
GS,TK,LLC	5078 S PINEY RIDGE DR	WEST VALL	UT	84118
KATRINA L RIVERA; CLARA RI	1224 S 900 W	SALT LAKE	UT	84104
SALT LAKE CITY CORPORATIC	PO BOX 145460	SALT LAKE	UT	84114
SALT LAKE CITY CORPORATIC	PO BOX 145460	SALT LAKE	UT	84114
MICHAEL L ROBINSON	4023 W 4490 S	WEST VALL	UT	84120
TYLER A THOOMAS	1199 S 900 W	SALT LAKE	UT	84104
WALTER L MARKHAM	886 W LUCY AVE	SALT LAKE	UT	84104
GALE NATION; LINDA NATIO	5122 S WESLEY RD	SALT LAKE	UT	84117
MATTHEW H STOWELL	561 KEYSTONE AVE	RENO	NV	56183
SCOTT DAVID RADER; KRYST	4428 S NIELSEN WY	WEST VALL	UT	84119
JAVIER LOPEZ; ELVA CALATA	1217 S 900 W	SALT LAKE	UT	84104
AMBER HOLBROOK	1225 S 900 W	SALT LAKE	UT	84104
DHALIWAL, LLC	1245 S 900 W	SALT LAKE	UT	84104
STEVEN ERB; SARAH ERB; BR	865 W LUCY AVE	SALT LAKE	UT	84104
THOMAS M FREESTONE	845 W LUCY AVE	SALT LAKE	UT	84104
JOHNNY JAY WAKEFIELD	6100 STATUTE ST	CHESTERFI	VA	23832
MELVIN D HUEFNER	835 W LUCY AVE	SALT LAKE	UT	84104
SAMIUELA H TUKUTAU; OFA	823 W LUCY AVE	SALT LAKE	UT	84104
LAVINIA TUKUAFU; OFA TUK	811 W LUCY AVE	SALT LAKE	UT	84104
STEVEN ERB; SARAH ERB; BR	865 W LUCY AVE	SALT LAKE	UT	84104
STEPHEN P PICKARD	862 W 1300 S	SALT LAKE	UT	84104
NALANI J NAMAUU	PO BOX 520697	SALT LAKE	UT	84152
DAC VENTURES, LLC	1947 E STAG HILL CIR	DRAPER	UT	84020
LON E PURCELL; DEANNA PU	838 W 1300 S	SALT LAKE	UT	84104
TRUST NOT IDENTIFIED	830 W 1300 S	SALT LAKE	UT	84104
MAGDALENO L DUARTE	7145 W HUNTER DAWN WY	WEST VALL	UT	84128
GORDON H LEMMON	7099 S CHERRY TREE LN	COTTONW	UT	84121
V & K INVESTMENTS, LLC	PO BOX 25512	SALT LAKE	UT	84125
STEPHEN P PICKARD	862 W 1300 S	SALT LAKE	UT	84104
SCOTT & SHELLY WUNDERLY	855 W LUCY AVE	SALT LAKE	UT	84104
STEVEN ERB; SARAH ERB; BR	865 W LUCY AVE	SALT LAKE	UT	84104
RLDRE 1300 SOUTH	623 E 2100 S	SALT LAKE	UT	84106
SALT LAKE CITY	PO BOX 145460	SALT LAKE	UT	84114
VU CAO	1785 MAPLE HILLS DR	BOUNTIFUL	UT	84010
BRIAN C ROLLINS; CHELSEY R	847 W 1300 S	SALT LAKE	UT	84104
ADAM T WILLIAMS; ELIZABE	845 W 1300 S	SALT LAKE	UT	84104
BILL WOOLSEY; CAROLYN W	846 W CALIFORNIA AVE	SALT LAKE	UT	84104
GLENDALE DUPLEX, LLC	3556 S 5600 W # 1	WEST VALL	UT	84120
VAWDREY HOLDINGS, LLC	12686 S WHISPER CREEK CV	DRAPER	UT	84020
VAWDREY HOLDINGS, LLC	12686 S WHISPER CREEK CV	DRAPER	UT	84020
SALT LAKE COMMUNITY AC	1307 S 900 W	SALT LAKE	UT	84104
JULIO HERNANDEZ-OLVERA	1390 W 800 S	SALT LAKE	UT	84104
SALT LAKE CITY CORPORATIC	PO BOX 145460	SALT LAKE	UT	84114
ANTONIO MONRRREAL; OLGA	838 W LUCY AVE	SALT LAKE	UT	84104
LARRY D SERVOSS; LILIA P SE	832 W LUCY AVE	SALT LAKE	UT	84104
GEORGE J PEZELY	826 W LUCY AVE	SALT LAKE	UT	84104

Current Occupant	1216 S 900 W	Salt Lake C UT	84104
Current Occupant	1240 S 900 W	Salt Lake C UT	84104
Current Occupant	1250 S 900 W	Salt Lake C UT	84104
Current Occupant	1195 S 900 W	Salt Lake C UT	84104
Current Occupant	868 W LUCY AVE	Salt Lake C UT	84104
Current Occupant	848 W LUCY AVE	Salt Lake C UT	84104
Current Occupant	871 W LUCY AVE	Salt Lake C UT	84104
Current Occupant	843 W LUCY AVE	Salt Lake C UT	84104
Current Occupant	856 W 1300 S	Salt Lake C UT	84104
Current Occupant	846 W 1300 S	Salt Lake C UT	84104
Current Occupant	822 W 1300 S	Salt Lake C UT	84104
Current Occupant	1234 S 800 W	Salt Lake C UT	84104
Current Occupant	1235 S 900 W	Salt Lake C UT	84104
Current Occupant	864 W 1300 S	Salt Lake C UT	84104
Current Occupant	857 W LUCY AVE	Salt Lake C UT	84104
Current Occupant	804 W 1300 S	Salt Lake C UT	84104
Current Occupant	1308 S 900 W	Salt Lake C UT	84104
Current Occupant	1310 S 900 W	Salt Lake C UT	84104
Current Occupant	839 W 1300 S	Salt Lake C UT	84104
Current Occupant	857 W 1300 S	Salt Lake C UT	84104
Current Occupant	858 W CALIFORNIA AVE	Salt Lake C UT	84104
Current Occupant	879 W 1300 S	Salt Lake C UT	84104
Current Occupant	823 W 1300 S	Salt Lake C UT	84104
Current Occupant	815 W 1300 S	Salt Lake C UT	84104
Lex Traugher	451 S State St, PO Box 145480	SALT LAKE UT	84114-5480