




CITY COUNCIL TRANSMITTAL


11:41 AM (APR 27, 2023 10:41 MDT)

Lisa Shaffer, Chief Administrative Officer

Date Received: 04/27/2023

Date sent to Council: 04/27/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: April 27, 2023

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



SUBJECT: Petition PLNPCM2022-01108
510 S. 200 W. – Zoning Map Amendment Request

STAFF CONTACT: Diana Martinez, Principal Planner
(801) 535-7215 or diana.martinez@slcgov.com

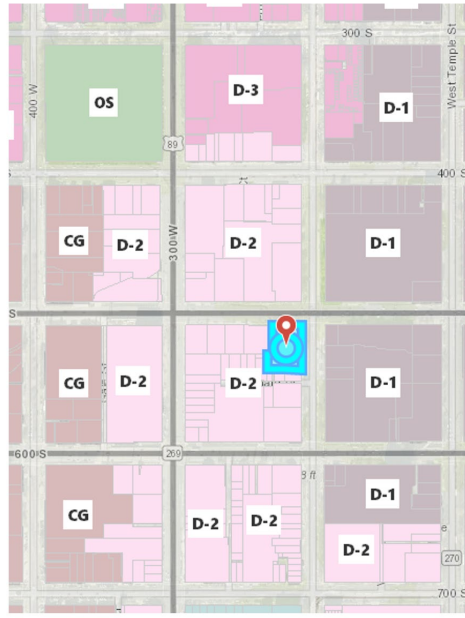
DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follow the recommendations of the Planning Commission to approve the Zoning Map Amendment request.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Jason Boel, representing the property owners, is requesting a Zoning Map Amendment for the property located at the above-stated address. The proposal would rezone the subject property from D-2 (Downtown Support District) to D-1 (Central Business District). The subject property is approximately 1.02 acres or 44,431 square feet. No development plans were submitted with this application.

The application request for zoning map amendment must comply with the standards of review listed in the Zoning Ordinance as well as the goals of the adopted master plans. Planning Staff's analysis shows that those standards and goals are met by creating an extension of the downtown central business area allowing for taller buildings and higher-density development in this area, which would not create detrimental impacts to abutting properties.



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 December 12, 2022.
 - Notification of the proposal was sent to Downtown Community Council and the Central 9th Community Council on December 12, 2023. No comment/letter was received from the Community Councils.
- **Planning Commission Meeting –** On March 8, 2023, the Planning Commission held a public hearing regarding the proposed zoning map amendment. The Planning Commission voted 10-0 to forward a favorable recommendation to the City Council for decision.

PLANNING RECORDS:

- a) PC Agenda of March 8, 2023 ([Click to Access](#))
- b) PC Minutes of March 8, 2023 ([Click to Access](#))
- c) PC Staff Report of March 8, 2023 ([Click to Access](#))

EXHIBITS:

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

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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2022-01108 – approximately 510 S. 200 W. Zoning Map Amendment Request

- | | |
|-------------------|--|
| November 15, 2022 | Petition for the zoning map amendment received by the Salt Lake City Planning Division. |
| December 01, 2022 | Petition assigned to Diana Martinez, Principal Planner, for staff analysis and processing. |
| December 12, 2022 | Information about the proposal was sent to the Chairs of the Downtown Community Council and the Central 9 Th Community Council, to solicit public comments and start the 45-day Recognized Organization input and comment period. |
| December 12, 2022 | Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing information about the proposal and how to give public input on the project. |
| January 26, 2023 | The 45-day public comment period for Recognized Organizations ended. Formal comments were submitted to staff by the recognized organizations to date related to this proposal. |
| February 23, 2023 | Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property. |
| March 3, 2023 | Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of March 8, 2023. Public hearing notice mailed. |
| March 8, 2023 | The Planning Commission held a Public Hearing March 8, 2023. By a majority vote of 10 - 0, the Planning Commission forwarded a favorable recommendation to City Council for the proposed Zoning Map Amendment. |

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF CITY COUNCIL HEARING

The Salt Lake City Council is considering Petition **PLNPCM2022-01108** – Jason Boel, representing the property owners, is requesting a Zoning Map Amendment for the property located at the above-stated address. The proposal would rezone the subject property from D-2 (Downtown Support District) to D-1 (Central Business District). The subject property is approximately 1.02 acres or 44,431 square feet. No development plans were submitted with this application.

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

DATE:

TIME: 7:00 pm

PLACE: 451 South State Street, Room 326, Salt Lake City, Utah

**** This meeting will be held in-person, to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, please visit www.slc.gov/council. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@slcgov.com. 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 Diana Martinez at 801-535-7215 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at diana.martinez@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition number PLNPCM2022-01108.

People with disabilities may make requests for reasonable accommodation, which may include aids and services. Please make requests at least 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



SALT LAKE CITY PLANNING

Zoning Amendment

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

OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area): 510 S 200 W	
Name of Applicant: Jason Boal, AICP	Phone: 801-257-1917
Address of Applicant: 15 W South Temple, Suite 1200, Salt Lake City, UT 84101	
E-mail of Applicant: jboal@swlaw.com	Cell/Fax:
Applicant's Interest in Subject Property: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other: Urban Planner	
Name of Property Owner (if different from applicant): LC 510 SOUTH 200 WEST, LP	
E-mail of Property Owner: Geoffrey Palmer <gpalmer@endeavor-re.com>	Phone: 512-682-5545

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: \$1,142 filing fee, plus \$121 per acre (excess of one acre), plus additional public notice fee.
Text Amendment: \$1,142 filing fee, plus additional public notice fee.
Public 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: 	Date: 11/7/2022
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ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below. By signing the application, I am acknowledging that I have read and understood the instructions provided by Salt Lake City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

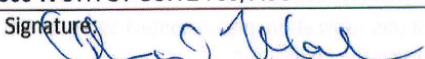
APPLICANT SIGNATURE

Name of Applicant: Jason Boal, AICP	Application Type: Rezoning Application
Mailing Address: 500 W 5TH ST SUITE 700, AUSTIN TX 78701	
Email: jboal@swlaw.com	Phone: 801-257-1917
Signature: 	Date: 11/7/2022

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

FEE TITLE OWNER SIGNATURE

Legal Description of Subject Property: BEG NE COR LOT 6, BLK 31, PLAT A, SLC SUR; S 0°08'47" W 251.15 FT; N 89°50'22" W 198.07 FT	
Name of Owner: SLC 510 SOUTH 200 WEST, LP	
Mailing Address: 500 W 5TH ST SUITE 700, AUSTIN TX 78701	Street Address: 510 S 200 W
Signature: 	Date: 11-7-2022

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.

SUBMITTAL REQUIREMENTS

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

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.

4. MAILING LIST

	A	B	C	D	E	F
1	Current Occupant	150 W 500 S		Salt Lake City	UT	84101
2	Current Occupant	154 W 600 S		Salt Lake City	UT	84101
3	Current Occupant	171 W 500 S		Salt Lake City	UT	84101
4	Current Occupant	176 W 600 S		Salt Lake City	UT	84101
5	HADES MANAGEMENT INC	179 W 500 S		SALT LAKE CITY	UT	84101
6	171 WEST, LLC	179 W 500 S		SALT LAKE CITY	UT	84101
7	X/SLC LLC	185 S STATE ST # 1300		SALT LAKE CITY	UT	84111
8	Current Occupant	210 W 500 S		Salt Lake City	UT	84101
9	Current Occupant	214 W 600 S		Salt Lake City	UT	84101
10	BAIRD ASSET PROTECTION TRUST US 08/25/202	2150 S 1300 E		SALT LAKE CITY	UT	84106
11	260 JOINT VENTURE	2159 S 700 E		SALT LAKE CITY	UT	84106
12	Current Occupant	216 W ORCHARD PL		Salt Lake City	UT	84101
13	Current Occupant	224 W ORCHARD PL		Salt Lake City	UT	84101
14	Current Occupant	225 W ORCHARD PL		Salt Lake City	UT	84101
15	Current Occupant	226 W ORCHARD PL		Salt Lake City	UT	84101
16	Current Occupant	230 W 500 S		Salt Lake City	UT	84101
17	Current Occupant	230 W ORCHARD PL		Salt Lake City	UT	84101
18	TWO FALLS LLC; 1500 SOTUH OAKS LLC	2345 E STRINGHAM AVE		SALT LAKE CITY	UT	84109
19	Current Occupant	235 W 500 S		Salt Lake City	UT	84101
20	Current Occupant	236 W ORCHARD PL		Salt Lake City	UT	84101
21	Current Occupant	240 W ORCHARD PL		Salt Lake City	UT	84101
22	RODAK PROPERTIES SLC LLC	2435 FOREST AVE		SAN JOSE	CA	95128
23	Current Occupant	250 W 500 S		Salt Lake City	UT	84101
24	Current Occupant	250 W 600 S		Salt Lake City	UT	84101
25	LC MSM INVESTMENTS	252 W ORCHARD PL		SALT LAKE CITY	UT	84101
26	Current Occupant	257 W 500 S		Salt Lake City	UT	84101
27	Current Occupant	261 W 500 S		Salt Lake City	UT	84101
28	Current Occupant	262 W ORCHARD PL		Salt Lake City	UT	84101
29	M6 SLC OWNER, LLC	3100 PINEBROOK RD		PARK CITY	UT	84098
30	DHM SALT LAKE CITY HOTEL LESSEE, LP	500 W 5TH ST		AUSTIN	TX	78701
31	K & D LARSEN 1ST, LLC	510 S 200 W		SALT LAKE CITY	UT	84101
32	Current Occupant	517 S 200 W		Salt Lake City	UT	84101
33	Current Occupant	523 S 300 W		Salt Lake City	UT	84101
34	ALOHA PROPERTIES LLC	525 S 300 W		SALT LAKE CITY	UT	84101
35	Current Occupant	533 S 300 W		Salt Lake City	UT	84101
36	Current Occupant	536 S 200 W		Salt Lake City	UT	84101
37	Current Occupant	539 S 200 W		Salt Lake City	UT	84101
38	ROME MALA PROPERTIES, LLC	545 S 300 W		SALT LAKE CITY	UT	84101
39	TRP PROPERTIES, LLC	546 S 200 W		SALT LAKE CITY	UT	84101
40	MOUNTAIN WEST CAPITAL PARTNERS, LLC	620 S STATE ST		SALT LAKE CITY	UT	84111
41	LP GARDEN LOFTS HOLDINGS	620 S STATE ST		SALT LAKE CITY	UT	84111
42	PARR-TAYLOR LC; MARGARET H LTD PRICE	7924 GRAPE ST		LA MESA	CA	91941
43	600 SOUTH SALT LAKE CITY HOTEL, LLC	918 W IDAHO ST		BOISE	ID	83702
44	MCDONALDS CORPORATION	ONE MCDONALD'S PLAZA		OAK BROOK	IL	60523
45	OVERMOE GROUP, LLC	PO BOX 1265	#NFF1	SALT LAKE CITY	UT	84110
46	ASSOCIATED INVESTMENTS, LLC	PO BOX 478		SALT LAKE CITY	UT	84110
47	Current Occupant	150 W 500 S		Salt Lake City	UT	84101
48	Diana Martinez, Principal Planner	451 S. State St. 145480		Salt Lake City	UT	84114-5480
49						

5. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(Amending the zoning of property located at 510 South 200 West from D-2 Downtown Support District to D-1 Central Business District)

An ordinance amending the zoning map pertaining to property located at 510 South 200 West Street from D-2 Downtown Support District to D-1 Central Business District pursuant to Petition No. PLNPCM2022-01108 (the “Petition”).

WHEREAS, the Salt Lake City Planning Commission (the “Planning Commission”) held a public hearing on March 8, 2023 on the Petition submitted by Jason Boal to rezone one parcel located at 510 South 200 West Street (Tax ID No. 15-01-452-023-0000) (the “Property”) from D-2 Downtown Support District to D-1 Central Business District;

WHEREAS, at its March 8, 2023 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (the “City Council”) on the Petition; and

WHEREAS, after holding 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 D-2 Downtown Support District to D-1 Central Business District.

SECTION 2. Effective Date. This Ordinance shall take effect upon publication in accordance with Utah Code §10-3-711 and recorded in accordance with Utah Code §10-3-713.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2023.
Published: _____.

Ordinance rezoning 510 S 200 W

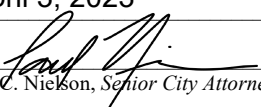
APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>April 3, 2023</u> By: <u></u> Paul C. Nielson, Senior City Attorney

EXHIBIT “A”

Legal Description of Property to be Rezoned:

510 South 200 West

Tax ID No. 15-01-452-023-0000

BEG NE COR LOT 6, BLK 31, PLAT A, SLC SUR; S 0°08'47" W 251.15 FT; N 89°50'22" W 198.07 FT; N 0°08'47" E 86.05 FT; S 89°50'22" E 33 FT; N 0°08'47" E 165.1 FT; S 89°50'21" E 165.07 FT TO BEG. 8498-1224