

2.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action -

Staff Recommendation -



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair

Start Date:
10/29/2024

Date Sent to Council:
10/31/2024

From:

Employee Name:
Cvetko, Olivia

E-mail
Olivia.Cvetko2@slc.gov

Department
Community and Neighborhood

Department Director Signature

Blake H. Thomas

Chief Administrator Officer's Signature *

Jill Love

Director Signed Date
10/30/2024

Chief Administrator Officer's Signed Date
10/31/2024

Subject:
Concord Street Zoning Map Amendment

New transmittal or Revision

- ☐ New transmittal
☒ Revision

Revision Updates:

Included attorneys signature on the ordinance and remove project background information from PDFs

Additional Staff Contact:

Presenters/Staff Table

Document Type*
Ordinance

Budget Impact*
☐ Yes
☒ No

Budget Impact:

Recommendation: *

That the City Council adopt the proposed petition for a zoning map amendment as recommended by the Planning Commission.

Background/Discussion (?)

The applicant and property owner, Anthony Wright, has submitted a petition to amend the zoning map designation for two abutting properties at 238 S Concord Street and 1255 W Pierpont Avenue. The proposed amendment would change the zoning district for the properties from R-1/5,000 Single-Family Residential to RMF-30 Low Density Multi-Family. The combined properties contain 0.25 acres (10,733 sq. ft.) with one single family home.

This petition was accepted prior to the adoption of the new Community Benefit and Tenant Displacement Amendments, which require applicants to provide specific information about plans for future development. As a result, the community benefit ordinance does not apply to this petition. The applicant has stated the intent of the proposed amendment is to build five to seven family-sized units on the property.

Amending the zoning map at the subject site from R-1/5,000 Single-Family Residential to RMF-30 Low Density Multi-Family will allow greater flexibility in the style of development and increase the overall development potential on the property.

The existing R-1/5,000 zoning district permits single-family development with a minimum lot area requirement of 5,000 sq. ft. per home. Under this district, the property owner can build two single-family homes with accessory dwelling units for four total units.

The RMF-30 zoning district allows a variety of building types that are not permitted in R-1 zones such as duplexes, rowhomes, and multi-family buildings. The proposed RMF-30 zoning district would allow the property owner to build up to seven housing units. The Westside Plan encourages the use of vacant parcels as opportunities for multifamily projects.

On August 14, 2024, the Planning Commission heard the petition and forwarded a positive recommendation to the City Council to amend the zoning map.

Will the City Council need to hold a public hearing for this item? *

☒ Yes

☐ No

Public Process (?)

Early Notification – On April 23, 2024, the Poplar Grove and Fairpark Community Councils were sent the 45-day required notice for recognized community organizations. The Poplar Grove Community Council provided a written statement of support for the project. Noticing signs were posted on the property and a notice of the proposal was also mailed to all property owners and residents within 300 feet of the property. An online open house was posted on the Planning Division's website in April and is still up.

Planning Commission Meeting – The petition was heard by the Planning Commission on August 14, 2024. The Planning Commission voted unanimously to forward a positive recommendation to the City Council regarding the proposed zoning map amendment.

Chief Administrator Officer's Comments

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1. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2024

(Amending the zoning of properties located at 238 South Concord Street and 1255 West Pierpoint Avenue from R-1/5,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District)

An ordinance amending the zoning map pertaining to properties located at 238 South Concord Street and 1255 West Pierpoint Avenue from R-1/5,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District pursuant to Petition No. PLNPCM2024-00389.

WHEREAS, the Salt Lake City Planning Commission (the “Planning Commission”) held a public hearing on August 14, 2024, on a petition submitted by Anthony Wright to rezone parcels located at 238 South Concord Street (Tax ID No. 15-02-154-028-0000), and 1255 West Pierpoint Avenue (Tax ID No. 15-02-154-027-0000) (collectively, the “Properties”) from R-1/5,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District; and

WHEREAS, at its August 14, 2024, meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (the “City Council”) on said 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 Properties identified on Exhibit “A” attached hereto, shall be and hereby are rezoned from R-1/5,000 Single-Family Residential District to RMF-30 Low Density

Multi-Family Residential 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 _____, 2024.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2024.

Published: _____.

Ordinance amending zoning of 238 S Concord and 1255 W Pierpont

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: September 3, 2024

By: Katherine D. Pasker
Katherine D. Pasker, *Senior City Attorney*

EXHIBIT "A"

Legal Description of Properties

Tax ID No. 15-02-154-028-0000

HIGHLAND PARK ADDN S 0116,BEG AT SE COR LOT 41, BLK 10, HIGHLAND PARK
ADD; S $89^{\circ}58'22''$,W 84.28 FT; N $0^{\circ}03'37''$ W 39.97 FT; N $48^{\circ}46'15''$ E 43.14 FT; N, $0^{\circ}03'37''$ W
10.11 FT; S $86^{\circ}12'54''$ E 51.93 FT; S $0^{\circ}03'34''$ E ,75.04 FT T

Tax ID No. 15-02-154-027-0000

HIGHLAND PARK ADDN S 0116,BEG AT SW COR LOT 41, BLK 10, HIGHLAND PARK
ADD; N $0^{\circ}03'37''$,W 84.04 FT; S $86^{\circ}12'54''$ E 83.45 FT; S $0^{\circ}03'37''$ E 10.11 FT; S, $48^{\circ}46'15''$ W
43.14 FT; S $0^{\circ}03'37''$ E 39.97 FT; S $89^{\circ}58'22''$ W ,50.79 FT T

2.PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2024-00389

<i>April 24, 2024</i>	Applicant presented the proposal to the Poplar Grove Community Council.
<i>April 3, 2024</i>	Petition for the zoning map amendment received by the Salt Lake City Planning Division.
<i>April 18, 2024</i>	Petition assigned to Olivia Cvetko, Principal Planner.
<i>April 2024- Now</i>	Staff hosted an online Open House to solicit public comments on the proposal.
<i>April 23, 2024</i>	Salt Lake City's Community Councils were sent the 45-day required notice for recognized community organizations.
<i>April 23, 2024</i>	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.
<i>June 18, 2024</i>	Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property.
<i>July 31, 2024</i>	Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting on August 14, 2024. Public hearing notice mailed.
<i>August 14, 2024</i>	The Planning Commission held a public hearing for the petition and voted to recommend the City Council adopt the proposed zoning text amendments.
<i>August 27, 2024</i>	Draft ordinance requested from the City Attorney's Office.
<i>Sept 11, 2024</i>	The Planning Commission ratifies the minutes for their meeting on August 14, 2024.
<i>Sept 3, 2024</i>	Draft ordinances received from the City Attorney's Office

3. NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2024-00389 – Concord Street Zoning Map Amendment**. Anthony Wright, the property owner, is requesting approval for a Zoning Map Amendment at the above-stated addresses from R-1/5,000 (Single-Family Residential) to RMF-30 (Low Density Multifamily Residential). The applicant has stated that they intend to build family sized housing units on individual lots. The property at 238 S Concord St has a single-family home and 1255 W Pierpont is vacant. The subject properties are within Council District 2, represented by Alejandro Puy.

DATE:

TIME:

PLACE: **Electronic and in-person options.**
 451 South State Street, Salt Lake City, Utah

**** This meeting will be held via electronic means, while also providing for an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit www.slc.gov/council/virtual-meetings. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@slcgov.com. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Olivia Cvetko at 801-535-7285 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at olivia.cvetko@slc.gov. The application details can be accessed at <https://citizenportal.slcgov.com>, by selecting the “Planning” tab and entering the petition number PLNPCM2024-00389

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.

4. EMAILED COMMENTS RECEIVED AFTER PUBLICATION OF PC STAFF REPORT

5. MAILING LIST

Name	Address	Address 2	City	State	Zip
ARREDONDO, HENRY & IRENE M; JT	234 S 1300 W		SALT LAKE	UT	84104
MANN, JUSTIN S & SCHNIREL, ALEXIS D; JT	246 S 1300 W		SALT LAKE	UT	84104
LAPOTA, PAEAIMULI	252 S 1300 W		SALT LAKE	UT	84104
XIAO FAM TRET AL	12 PLUMERIA		IRVINE	CA	92620
CARAVEO, JAIME	228 S 1300 W		SALT LAKE	UT	84104
SALGUERO-HUERTA, SILVIA T	239 S 1300 W		SALT LAKE	UT	84104
MYERS, KOURTNEY AVEGA, SAMANTHA T	245 S 1300 W		SALT LAKE	UT	84104
LOPEZ, ANTONIO	251 S 1300 W		SALT LAKE	UT	84104
SCHNIREL, JOHN E & KRISTINA E; JT	257 S 1300 W		SALT LAKE	UT	84104
OSTLUND, JACQUELINE	261 S 1300 W		SALT LAKE	UT	84104
SMITH, GARY & LINDA G; JT	240 S CONCORD ST		SALT LAKE	UT	84104
MANCIA, JORGE A & MARIA M; TRS (JAM FAM TR)	242 S CONCORD ST		SALT LAKE	UT	84104
MERIDIAN WEST PROPERTIES, LLC	3818 S 250 E		NIBLEY	UT	84321
RU POOL 2, LLC	1600 S STATE ST		SALT LAKE	UT	84115
AMERICAN TOTAL CARE, LLC	44 E EXCHANGE PL		SALT LAKE	UT	84111
STEPHENSON, PHILIP L & AMY O; JT	907 E EAGLEWOOD DR		NORTH SALT LAKE	UT	84054
MONSON, MARCUS D	1280 W 300 S		SALT LAKE	UT	84104
NIETO, ANA; JT INTET AL	235 S 1300 W		SALT LAKE	UT	84104
HARRIS, PENNY K & STERLING C; JT	1266 W 300 S		SALT LAKE	UT	84104
MORGAN, JOHN T; JTAALGAARD, DEBRA; JT	1284 W 300 S		SALT LAKE	UT	84104
CANO, CIRILO	1292 W PACIFIC AVE		SALT LAKE	UT	84104
I & T REV TRQUEZADA, JAFET; TR	237 S CONCORD ST		SALT LAKE	UT	84104
WYLDE, PATRICK M; JT WYLDE, BRIANA; JT	241 S CONCORD ST		SALT LAKE	UT	84104
GONZALEZ, ABISAI & BARRANCO, MARIA L; JT	257 S CONCORD ST		SALT LAKE	UT	84104
ANDREA & HERB ENTERPRISES, LLC; ET AL	PO BOX 34011		PHOENIX	AZ	85067
JIMENEZ, OSCAR; JT JIMENEZ, RUFINA; JT	1238 W 300 S		SALT LAKE	UT	84104
Current Occupant	242 S 1300 W		Salt Lake City	UT	84104
Current Occupant	258 S 1300 W		Salt Lake City	UT	84104
Current Occupant	232 S 1300 W		Salt Lake City	UT	84104
Current Occupant	254 S CONCORD ST		Salt Lake City	UT	84104
Current Occupant	260 S CONCORD ST		Salt Lake City	UT	84104
Current Occupant	262 S CONCORD ST		Salt Lake City	UT	84104
Current Occupant	277 S 1300 W		Salt Lake City	UT	84104
Current Occupant	1265 W PIERPONT AVE		Salt Lake City	UT	84104
Current Occupant	238 S CONCORD ST		Salt Lake City	UT	84104
Current Occupant	229 S CONCORD ST		Salt Lake City	UT	84104
Current Occupant	231 S CONCORD ST		Salt Lake City	UT	84104
Current Occupant	233 S CONCORD ST		Salt Lake City	UT	84104
Current Occupant	269 S CONCORD ST		Salt Lake City	UT	84104
Current Occupant	235 S CONCORD ST	#NFF1	Salt Lake City	UT	84104
Current Occupant	239 S CONCORD ST	#NFF1	Salt Lake City	UT	84104
Current Occupant	253 S CONCORD ST	#NFF1	Salt Lake City	UT	84104
Current Occupant	259 S CONCORD ST	#NFF1	Salt Lake City	UT	84104
Current Occupant	279 S CONCORD ST		Salt Lake City	UT	84104
Current Occupant	1230 W 300 S		Salt Lake City	UT	84104

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Planning Commission (PC) Records

- 1) [PC Agenda of August 14, 2024](#) (Click to Access)
- 2) [PC Minutes of August 14, 2024](#) (Click to Access)
- 3) [Planning Commission Staff Report of August 14, 2024](#) (Click to Access Report)

EXHIBITS:

- 1) Ordinance
- 2) Project Chronology
- 3) Notice of the City Council Public Hearing
- 4) Mailing List

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