



MOTION SHEET

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer, Policy Analyst

DATE: July 9, 2019

**RE: ALLIANCE HOUSE ZONING MAP AMENDMENT: 1805 SOUTH MAIN STREET
PLNPCM2018-00904**

MOTION 1 – (close and defer action)

I move that the Council close the public hearing and defer action to a future Council meeting.

MOTION 2 – (continue the public hearing)

I move that the Council continue the public hearing to a future Council meeting.





COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: May 14, 2019

**RE: Alliance House Zoning Map Amendment: 1805 South Main Street
PLNPCM2018-00904**

Item Schedule:

Briefing: May 14, 2019

Set Date: May 21, 2019

Public Hearing: July 9, 2019

Potential Action: July 16, 2019

BRIEFING UPDATE

At the May 14, 2019 briefing Council Members expressed general support for the zoning map amendment.

The following information was provided for the May 14, 2019 Council briefing. It is provided again for background purposes.

The Council will be briefed about a request from Alliance House, Inc. to amend the zoning map for its property at 1805 South Main Street from BP (Business Park) to CC (Corridor Commercial). The 0.272 acre parcel currently has a motel that is being used as multi-family housing for Alliance House clients with mental illness.

The applicant states the motel is in poor condition and in need of major repairs in order to be safe and inhabitable. Alliance House would like to replace the existing motel with a new multi-family apartment building to serve its clients. The current BP zoning does not permit multi-family or residential uses and the existing motel is operating as a non-conforming use. In order to construct a new multi-family building on the property the zoning must be changed to a designation that allows this use. The applicant's requested CC zoning district would allow for multi-family housing.

Planning staff recommended and the Planning Commission forwarded a positive recommendation for this zoning change to the City Council.



Because zoning of a property can outlast the life of a building, any rezoning application should be considered on the merits of changing the zoning of that property, not simply based on a potential project.

POLICY QUESTIONS

1. The Council may discuss whether they support the proposed rezoning.
2. Planning evaluated the other zoning options for this proposal, as described below in Additional Information item #3. The Council may ask for more information about which zones would accommodate the proposed development, and what are the considerations for the proposed CC zone.

ADDITIONAL INFORMATION

As shown in the image below, the subject parcel location on Main Street is in an area with a mix of commercial and residential development. Properties to the north on both sides of Main Street and east to State Street are primarily single-family residential and the area is zoned CC.

Properties to the south on the east side of Main Street and to the east to the west side of State Street are zoned BP and include the OC Tanner campus.

The property directly west of the subject parcel is a large multi-family apartment building zoned RMF-45.



Zoning map for the area surrounding the subject property at 1805 South Main Street

The main differences in allowed uses and building types between the current BP and proposed CC zoning districts are:

- BP zoning prohibits all types of housing and residential uses. More intense uses such as larger office complexes and warehousing operations are supported.
- CC zoning allows for a variety of housing types as well as business and retail uses.
- This property is within the South State Street Corridor (SSSC) Overlay District which allows buildings zoned BP up to 90 feet by right.
- Buildings in the CC zone can be as tall as 30 feet by right. (Additional height (up to 45 feet) is allowed in the CC zone through the design review process.)

Pages 19 - 21 of the Planning Commission staff report identify three key considerations. A short description of each issue and the finding is provided below for reference. Please see the Planning Commission staff report for full analysis.

1. Neighborhood and Citywide Master Plan considerations

- The Central Community Master Plan (CCMP 2005) future land use map designates this property as “Community Commercial.”
 - Community Commercial is not a zoning district. It is a land use designation defined by the CCMP (page 10): *The Community Commercial designation (fuchsia on map) provides for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. Examples include, but are not limited to, grocery stores, hardware stores and garden centers. Community Commercial land use designation also supports businesses with drive-through facilities, professional offices, automobile services, small retail sales and services, small scale assembly and distribution, and repair services.*
- The proposed Corridor Commercial zoning designation provides for close integration of moderately sized commercial areas with adjacent residential neighborhoods.
 - Planning staff found the proposed zoning change to Corridor Commercial is in compliance with the CCMP and future vision for the area. In addition, the proposed change is to a zoning district that allows for less intense development than currently allowed under the existing zoning. It would also allow for residential uses on the property, which current zoning does not permit. The existing motel is operating as a non-conforming use.
 - The proposed zoning map amendment and overall project is aligned with the vision and guiding principles contained in Plan Salt Lake adopted in 2015 and Growing Salt Lake adopted in 2018.

2. Change in Zoning and Compatibility with Adjacent Properties

- The subject property fronts on Main Street which is a major north/south corridor. Properties in the vicinity are a mix of BP (Business Park), RMF-45 (Multi-Family Residential), CC (Corridor Commercial), with some R-1/5000 parcels off the main corridors. The most common zoning in the immediate vicinity is CC. There is a variety of property uses in the area including office and commercial, multi-family and single family residential and the OC Tanner campus which includes office, truck shipping and warehouse facilities.
- A number of single family homes are in close proximity on Coatsville Avenue and Main Street. While the current use is single family residential, many of these properties are zoned CC which allows for more intense uses than the current low density development pattern. These homes are not located in a historic district so they could be developed for commercial or multi density uses under the current zoning designation.
 - Planning staff is of the opinion changing the zoning from BP to CC is appropriate and desirable and would not lead to incompatible or out of character uses in the area.

3. Consideration of Alternate Zoning Districts

- Planning staff analyzed other zoning districts for the property in lieu of the requested CC zoning. They also took the following into consideration:

- The applicant's desire is to construct a new multi-family residential building on the property which is prohibited by current zoning.
- Other properties in the area are zoned CC
- The Master Plan calls for uses in the area consistent with the requested CC zoning.
- The requested CC zoning allows for less intense uses and a smaller scale of development than current zoning.
- Though the applicant has not expressed an intent to develop commercial uses on the property, changing the zoning to RMF-45 would preclude such a use in the future. There are no RMF-45 zoned parcels on the east side of Main Street in this area. Changing to that zoning would create a small "island" between the current BP and CC zoning.
- For the above reasons and issues identified in the Analysis of Standards (Attachment D, pages 27 – 28 of the Administration's transmittal), Planning staff did not recommend changing to an alternate zoning district in lieu of the applicant's request. They found changing the current BP zoning designation to CC will not substantially impact the area's character or increase current potential impacts. Planning staff recommended the Planning Commission forward a positive recommendation to the City Council.

Attachment D of the Planning Commission staff report (pages 27 – 28 of the Administration's transmittal) outlines standards that should be considered as the Council reviews this proposal. An outline of the analysis is summarized below, please see the Planning Commission staff report for full details.

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 with Master Plan policy statements and Future Land Use Map.*
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.
 - *The proposed zone change supports the purposes of the zoning ordinance in Chapter 21A.02.0303: Purpose and Intent. It would also help implement the area's Master Plan and provided needed housing for a vulnerable population, the clients of Alliance House. Planning staff found the proposed change complies with this standard.*
3. The extent to which a proposed map amendment will affect adjacent properties.
 - *Planning staff found the proposed zoning change complies as it would not lead to changes out of character of incompatible with existing or potential development in the area.*
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.
 - *The proposed zone change will reduce the maximum 90 foot building height currently allowed in the BP Zone to the 30 foot maximum in the CC Zone (maximum 45 feet through the design review process). A zoning change to CC would eliminate the front yard requirement, but Planning staff found due to the diverse development pattern on Main Street, potential redevelopment of the property would be consistent with the South State Street Corridor (SSSC) Overlay District. Planning staff found the proposed zoning change complies with this standard.*
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, storm water drainage systems, water supplies, and wastewater and refuse collection.

- *City Public Utilities identified issues outlined in Attachment F of the Administration's transmittal (pages 30 – 31). If approved, the proposed rezone will need to comply with requirements outlined by Public Utilities for future development or redevelopment. Relevant City departments will be asked to review future development proposals to ensure compliance with standards. Planning staff found the proposed zone change complies.*

PUBLIC PROCESS

Notice of the proposed project and request for comments was sent to Chairs of the Ball Park Community Council and Liberty Wells Community Council November 13, 2018.

Planning staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site November 13, 2018 providing notice about the project and information on how to provide public input on the project.

Planning staff held an open house for the project December 20, 2018 at the City & County Building. No comments were submitted related to this project.

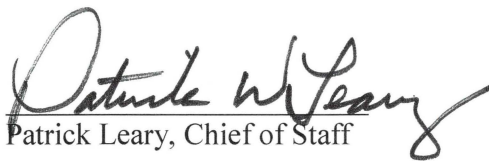
The 45-day recognized organization comment period expired December 31, 2018. No comments were submitted by either community council to date.

A Planning Commission public hearing notice was mailed and a notice was posted on the property January 10, 2019. Public notice was posted on City and State websites and on the Planning Division list serve the same day.

At its January 23, 2019 meeting, the Planning Commission held a public hearing on the project. No comments were received and the Commission voted unanimously to forward a positive recommendation to the City Council for the zoning change.



CITY COUNCIL TRANSMITTAL

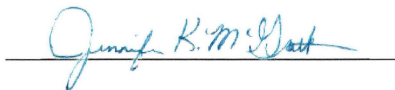

Patrick Leary, Chief of Staff

Date Received: 4/18/2019
Date sent to Council: 4/19/2019

TO: Salt Lake City Council
Charlie Luke, Chair

DATE:

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



SUBJECT: PLNPCM-2018-00904 Alliance House Zoning Map Amendment at 1805 S. Main Street

STAFF CONTACT: David J. Gellner, AICP, Principal Planner, david.gellner@slcgov.com
(801) 535-6107

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follow the positive recommendation of the Planning Commission to change the zoning map to CC (Corridor Commercial) from the current designation of BP (Business Park) for the single parcel located at 1805 S. Main Street.

BUDGET IMPACT: None.

BACKGROUND/DISCUSSION:

Alliance House, Inc. is requesting that the City amend the zoning map for their property located at 1805 S. Main Street. The property is zoned BP (Business Park) and the property owner has requested a change to the CC (Corridor Commercial) zoning district in order to develop a multi-family apartment building on the site. No specific site development proposal has been submitted at this time.

For specific information regarding the proposal, please refer to the Planning Commission Staff Report found in Exhibit 3.B.



The subject property contains a motel building that is currently being used for multi-family housing, specifically for individuals with mental illness who are the clients of Alliance House. According to the applicant, the motel is in poor shape and needs major repairs in order to continue to be safely habitable. The applicant would like to replace the existing building with a new multi-family apartment building to serve the clients of Alliance House. As the current BP zoning does not allow multi-family or residential uses the existing housing/motel has been operating as a non-conforming use. In order to construct a new building on the property the zoning must be changed to a designation that allows multi-family housing. The CC zoning district which was requested by the applicant would allow the property to be re-developed for multi-family housing.

PUBLIC PROCESS:

- Information about this petition and a request for comments was sent to the Chairs of the Ball Park Community Council and Liberty Wells Community Council on November 13, 2018
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing notice about the proposal and information on how to give public input on the project on November 13, 2018.
- Staff held an Open House for the project at the City/County Building to solicit comments on December 20, 2018. No comments were submitted in relation to the proposal.
- Neither recognized organization asked to have the applicant or staff attend a regular meeting to explain the proposal.
- The 45-day recognized organization comment period expired on December 31, 2018
- To date, no comments were submitted by either organization in relation to this proposal.
- A Planning Commission Public Hearing was held on January 23, 2019. The Commission reviewed the petition during a public hearing and voted to forward a positive recommendation to City Council for the zone change from BP to CC as requested by the applicant.

EXHIBITS:

- 1) Project Chronology
- 2) Notice of City Council Hearing
- 3) Planning Commission (PC) Record
 - a) Original Notice and Postmark
 - b) Planning Commission Staff Report of January 23, 2019
 - c) PC Agenda and Minutes of January 23, 2019
- 4) Original Petition
- 5) Mailing List

SALT LAKE CITY ORDINANCE
No. _____ of 2019
(Amending the zoning map pertaining to a parcel of property located
at approximately 1805 South Main Street to rezone the parcel from
BP Business Park District to CC Corridor Commercial District)

An ordinance amending the zoning map pertaining to a parcel of property located at approximately 1805 South Main Street to rezone that parcel from BP Business Park District to CC Corridor Commercial District pursuant to Petition No. PLNPCM2018-00904.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on January 23, 2019 on an application submitted by Alliance House, Inc. to amend the city's zoning map to rezone a parcel of their property at approximately 1805 South Main Street (the "Property") from BP Business Park District to CC Corridor Commercial District pursuant to Petition No. PLNPCM2018-00904; and

WHEREAS, at its January 23, 2019 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 parcel at approximately 1805 South Main Street

(Tax ID No. 16-18-303-004-0000), and more particularly described on Exhibit "A" attached hereto, is rezoned from BP Business Park District to CC Corridor Commercial 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 _____, 2019.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2019.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: April 1, 2019
By: [Signature]
Allison Parks, Assistant City Attorney

EXHIBIT “A”

Legal description of property located at approximately 1805 South Main Street (Tax ID No. 16-18-303-004-0000):

COM 4 RDS E OF NW COR OF LOT 15 BLK 6 5 AC PLAT A BF SUR S 71.8 FT E 10 RD N
71.8 FT W 10 RD TO BEG

Contains 11,850 square feet, or 0.272 acres, more or less.

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- 4. Original Petition**
- 5. Mailing List**

1. Project Chronology

PROJECT CHRONOLOGY

PETITION:

**PLNPCM2018-00904 – Alliance House Zoning Map
Amendment at 1805 S. Main Street**

- November 5, 2018 Petition for zoning map amendment received by the Salt Lake City Planning Division
- November 13, 2018 Petition assigned to David Gellner, Principal Planner, for staff analysis and processing.
- November 13, 2018 Information about the project was sent to the Chair of the Ballpark Community and Liberty Wells in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
- November 13, 2018 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, how to give public input on the project and notice of the December 20th Open House
- December 20, 2018 Staff held an Open House at the City/County Building to solicit public comments for the proposal. No comments were submitted in relation to the proposal.
- December 31, 2018 The 45-day public comment period for Recognized Organizations ended. Neither of the community organizations asked the applicant or staff to attend a meeting to explain the proposal. No comments were submitted by either organization to date related to this proposal.
- January 10, 2019 Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting of January 23, 2019. Public hearing notice mailed.
- January 10, 2019 Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property.
- January 23, 2019 The Planning Commission reviewed the petition, conducted a public hearing and voted to forward a positive recommendation to the City Council for the requested zoning map amendment.

2. Notice of City Council Hearing

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2018-00904 – Alliance House Zoning Map Amendment at 1805 S. Main Street** - Alliance House, Inc. is requesting that the City amend the zoning map for their property located at 1805 S. Main Street. The property is zoned BP – Business Park and contains an old motel building that is currently being used for multi-family housing, specifically for individuals with mental illness who are the clients of Alliance House. The applicant is requesting to change the zoning map designation of the property from BP (Business Park) to CC (Corridor Commercial) in order to replace the existing building with a new and larger multi-family apartment building. The current BP zoning does not allow multi-family or residential uses so the existing housing/motel has been operating as a non-conforming use. In order to construct a new building on the property the zoning must be changed to a designation that allows multi-family housing. No specific site development proposal has been submitted at this time. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com)

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

DATE:

TIME: 7:00 p.m.

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

If you have any questions relating to this proposal or would like to review the file, please call David Gellner at 801-535-6107 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at david.gellner@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at (801) 535-7757; TDD (801) 535-6021.

3A. Planning Commission - Original Notice and Postmark



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

Salt Lake City Planning Commission January 23, 2019, 5:30 p.m.
City and County Building 451 S State Street, Room 326

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

Alliance House Zoning Map Amendment at approximately 1805 S. Main Street -
Alliance House, Inc. is requesting that the City amend the zoning map for their property located at 1805 S. Main Street. The property is zoned BP – Business Park and contains an old motel building that is currently being used for multi-family housing. The applicant is requesting to amend the zoning designation of the property to CC – Corridor Commercial in order to replace the existing building with a new multi-family apartment building. No specific site development proposal has been submitted at this time. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2018-00904**

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



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

RETURN SERVICE REQUESTED

FIRST CLASS

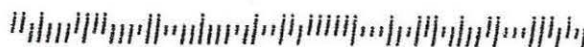


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STATE MAIL 01/14/2019

Salt Lake City Planning Division David Gellner
PO BOX 145480
Salt Lake City, UT 84114

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Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: David J. Gellner, AICP, Principal Planner; (801) 535-6107; david.gellner@slcgov.com
Date: January 23, 2019
Re: Zoning Map Amendment (PLNPCM2018-00904)

Zoning Map Amendment

PROPERTY ADDRESS: 1805 S. Main Street
PARCEL SIZE: 0.272 acres (approx. 11,850 square feet)
PARCEL ID: 16-18-303-004-000
MASTER PLAN: Central Community Master Plan (2005)
ZONING DISTRICT: BP – Business Park

REQUEST: Alliance House, Inc. is requesting that the City amend the zoning map for their property located at 1805 S. Main Street. The property is zoned BP – Business Park and contains an old motel building that is currently being used for multi-family housing, specifically for individuals with mental illness who are the clients of Alliance House. The applicant is requesting to change the zoning map designation of the property from BP (Business Park) to CC (Corridor Commercial) in order to replace the existing building with a new and larger multi-family apartment building. The current BP zoning does not allow multi-family or residential uses so the existing housing/motel has been operating as a non-conforming use. In order to construct a new building on the property the zoning must be changed to a designation that allows multi-family housing. No specific site development proposal has been submitted at this time.

The Planning Commission's role in this application is to provide a recommendation to the City Council, who will make the final decision on the zoning map amendment.

RECOMMENDATIONS:

Based on the analysis and findings of fact in this staff report, planning staff finds that the zoning map amendment petition meets the standards, objectives and policy considerations of the city for a zoning map amendment and recommends that the Planning Commission forward a positive recommendation to the City Council for the requested change to the CC – Commercial Corridor zoning district.

ATTACHMENTS:

- A. [Future Land Use Map](#)
- B. [Applicant Information](#)
- C. [Existing Conditions](#)
- D. [Analysis of Standards](#)
- E. [Public Process and Comments](#)
- F. [Department Comments](#)

VICINITY MAP



PROJECT DESCRIPTION:

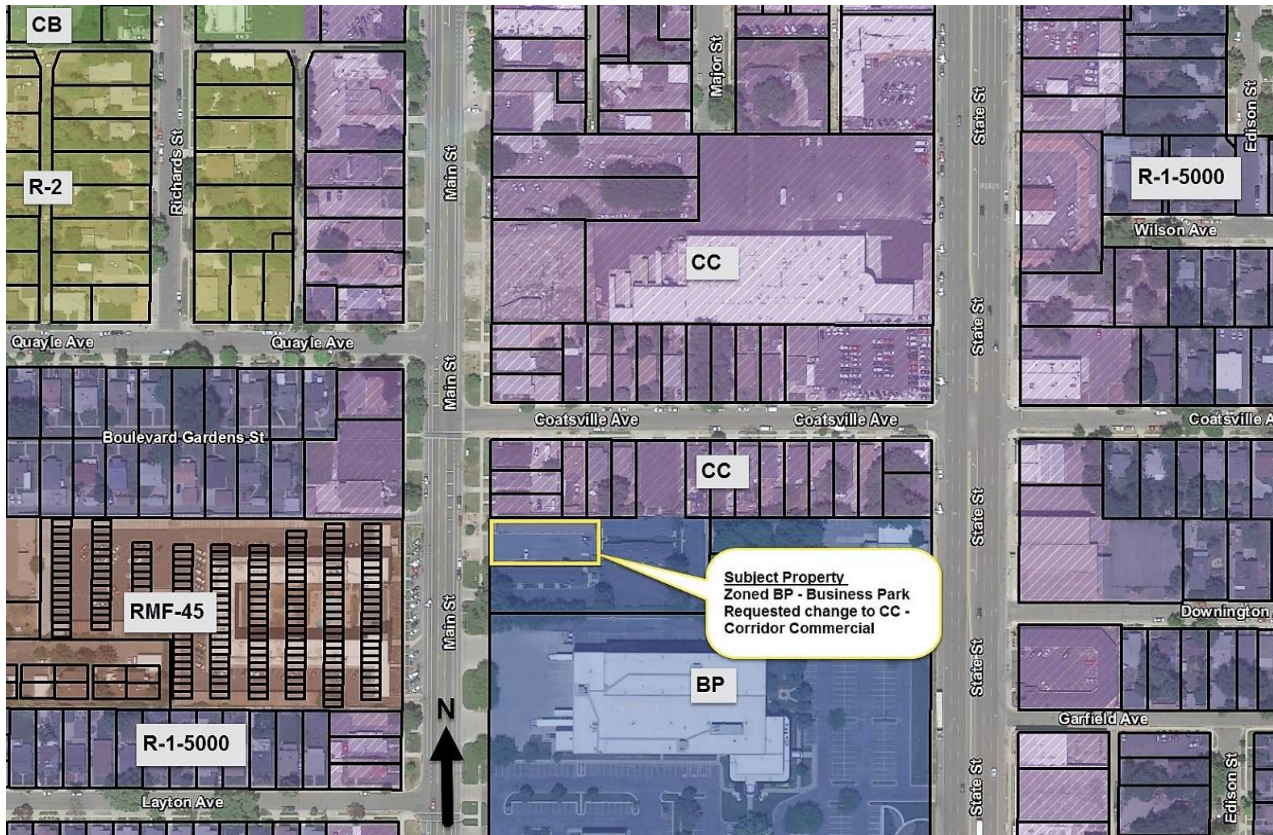
Reason for Request

The property contains a motel building that is currently being used for multi-family housing. According to the applicant, the motel is in poor shape and needs major repairs in order to continue to be habitable. The applicant would like to replace the existing building with a new multi-family apartment building to serve the clients of Alliance House. As the current BP zoning does not allow multi-family or residential uses the zoning must be changed to a designation that allows multi-family housing in order to construct a new building on the property. No specific site development proposal has been submitted at this time.

The change is supported by the Future Land Use Map found in the Central Community Master Plan. The applicant's narrative explaining the rationale for the zoning map amendment request can be found in [Attachment B](#) of this report.

Property Location Context and Existing Conditions

The property is located along Main Street in an area that is a mix of commercial and residential development. The parcel is approximately 0.272 acres (11,850 SF) in size and contains an existing building that is being used for housing as described above.



Adjacent Land Uses and Zoning

North: Zoned CC – Corridor Commercial. Properties are primarily single-family residential uses. CC zoning continues to the north and along both sides of Main Street north of the subject property.

South and East: Zoned BP – Business Park. The larger property to the south and east is an office use complex. Further south is the OC Tanner Company campus.

West: To the west of the subject property across Main Street, the property is zoned RMF-45 – Residential Multi-Family. It has been developed as a multi-family residential apartment building.

Development Pattern

The overall development pattern of the area is a mix of uses including office and commercial, multi-family uses, single-family residential uses and the larger OC Tanner Company office campus to the south which includes truck shipping and warehouse facilities. The predominant zoning includes BP (Business Park), RMF-45 (Multi-Family Residential) and CC (Corridor Commercial). The CC zoning district is the most common designation in the immediate vicinity of the subject property.

Comparison of the Existing and Proposed Zoning

A simplified table showing a comparison of the building size limits and yard requirements as well as some of the design requirements for both zones is included below. This is extracted from the more detailed requirements for each zone found in the Zoning Ordinance in Chapter 21A.26.050 – CC – Corridor Commercial and Chapter 21A.32.030 – BP – Business Park zoning districts.

The subject property is zoned BP – Business Park. The purpose of the BP zoning district follows:

The purpose of the BP business park district is to provide an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the city in a campus-like setting. This district is appropriate in areas of the city where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, existing developed areas.

The applicant has requested that the property be changed to the CC – Corridor Commercial zoning district. The purpose of the CC zoning district follows:

The purpose of the CC corridor commercial district is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

	Business Park (BP) – Existing Zoning	Corridor Commercial (CC) – Proposed Zoning
Maximum Building Height	The maximum building height permitted in the BP district is sixty feet (60'). <u>Note:</u> This property is also located in the South State Street Corridor overlay (SSSC) which would allow buildings of up to 90-feet in height to be built on the property.	The maximum building height shall not exceed 30 feet. Buildings over 30 feet may be allowed through the Conditional Building and Site Design Review (CBSDR) process. The maximum additional height allowed is 15-feet.
General Yard Requirements	Front and Corner Side: 30 feet Interior Side: 8 feet Rear: 8 feet <u>Note:</u> The South State Street Corridor overlay (SSSC) requires a maximum front yard setback of 25-feet for at least 35% of the building façade.	Front and Corner Side: 15 feet Interior Side: none required Rear: 10 feet <u>Note:</u> The South State Street Corridor overlay (SSSC) exempts structures in the CC zone from the minimum front yard setback requirements.
Typical Uses Allowed	Office uses, light manufacturing, warehouse and distribution operations. All types of housing and dwelling units are prohibited.	A variety of housing including multi-family, residential and supportive housing. Business and retail uses and services. A variety of automotive and automotive repair uses.

The main differences in allowed uses and building design between the existing BP and proposed CC zoning districts are:

- The BP zoning district prohibits all types of housing and residential uses. It supports more intense uses including larger office complexes and warehousing operations.
- The CC zone generally allows for a variety of housing types as well as business and retail uses.
- Taller buildings (90 feet by right) are allowed in the BP zone within the SSSC Overlay District compared to 30 feet by right in the CC zone.
- Additional height (up to 45 feet) in the CC zone is only allowed through the Design Review process.

KEY CONSIDERATIONS:

The key considerations associated with this proposal are:

1. Neighborhood and City-Wide Master Plan Considerations
2. Change in Zoning and Compatibility with Adjacent Properties
3. Consideration of Alternate Zoning Districts

Key considerations are discussed further in the following paragraphs and were identified through the analysis of the project ([Attachment D](#)) and department review comments ([Attachment F](#)).

Consideration 1: Neighborhood and City-Wide Master Plan Considerations

The subject area is discussed in the Central Community Master Plan (CCMP - 2005). More specifically, it is located within the People's Freeway Neighborhood planning area. The associated future land use map in the Central Community Master Plan designates the property as "Community Commercial". The petitioner is requesting to amend the land use map so that the property is zoned CC – Corridor Commercial. The definition of "Corridor Commercial" recognizes the appropriateness of this zoning along major streets, the need to promote compatibility with adjacent neighborhoods and the mix of uses which including a residential component. The Community Commercial destination in the Master Plan also calls for the integration of moderately sized commercial areas with adjacent residential neighborhoods and recognizes this zoning as appropriate along arterials.

The Residential Land Use goals portion of the Master Plan speak to the following:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure that new development is compatible with existing neighborhoods in terms of scale, character, and density.

Prior to 1995, the property was zoned C-3 which was denoted for "general business activity". In 1995, as part of the revision process to zoning maps city-wide, the property designation was changed to Business Park. This 1995 effort was either an attempt to make the zoning match the existing development pattern in the City or to help guide future changes as properties were re-developed. The property has been zoned BP since that time.

The proposed change is in compliance with the Master Plan and future vision for the area. Moreover, the proposed change is to a zoning district that allows for less intense development than would be currently allowed under the existing zoning and would allow residential uses on the property.

Plan Salt Lake Elements and Considerations

Plan Salt Lake (December 2015) outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, that is how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Guiding Principles outlined in Plan Salt Lake that would relate to the proposed change include the following:

- *Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.*
- *Growing responsibly while providing people with choices about where they live, how they live, and how they get around.*
- *Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.*

The proposed zoning map amendment and overall project is aligned with the vision and guiding principles contained in Plan Salt Lake and are supported by the policies and strategies in that document as cited above.

Growing SLC: A five-year housing plan 2018-2022

Growing SLC (City Housing Plan) adopted in 2018 includes a number of goals and policies that are related to the requested zoning map change. One of the overall and over-arching goals of the Housing Plan is to Increase Housing Options. The requested change is being made in order to provide improved and additional housing for individuals with mental illness who are clients of Alliance House. Another goal of the Housing Plan is to provide for Equitable and Fair Housing and opportunities for all citizens in the City. The type of housing that Alliance House provides meets these overall goal of the plan by providing additional housing options and opportunities for vulnerable citizens.

The Plan notes that “While the unique needs of our vulnerable populations such as those with disabilities, refugees or people experiencing homelessness are not specifically addressed, this plan creates a flexible framework that can address the needs of these groups as they too search for affordable housing options.

The Salt Lake City Comprehensive Housing Policy adopted in 2016 is intended to help achieve the following:

- Promote a diverse and balance community by ensuring that a wide range of housing types and choices exist for all income levels, age groups, and types of households
- Develop new housing opportunities throughout the City
- Ensure that affordable housing is available in all neighborhoods and not concentrated in a few areas of the City.

The proposed zoning map amendment and overall project is aligned with the vision and guiding principles contained in Growing SLC and are supported by the policies and strategies in that document as cited above.

Consideration 2: Change in Zoning and Compatibility with Adjacent Properties

The subject property fronts on Main Street, a major north/south corridor that passes through the Central City community. Properties in the vicinity of the subject parcel are zoned a mix of BP (Business Park), RMF-45 (Multi-Family Residential) and CC (Corridor Commercial), with some R-1/5000 away from the major corridors. The CC zoning district is the most common designation in the immediate vicinity. The overall development pattern of the area includes a mix of uses including office and commercial, multi-family uses, single-family residential uses and a larger office campus to the south which includes truck shipping and warehouse facilities.

The requested CC zoning allows for a variety of housing types including multi-family development, uses that are prohibited in the existing BP zone. In terms of building height, the BP zoning and the SSSC Overlay District would allow buildings that are 90-feet in height by right versus the 30 feet of height that is allowed in the CC zone by right. However, an additional 15-feet of height may be approved in the CC zone through the Conditional Building and Site Design Review process which includes design review standards.

To the immediate north of the property, there are numerous single-family dwellings along Coatsville Avenue and Main Street all of which are zoned CC – Corridor Commercial. It is important to note that the current zoning on many of these properties allows for more intense uses than the low density largely residential development pattern that currently exists. In addition, these properties are not located within a historic district so they could be re-developed in the future for commercial or multi-family uses by right under their current zoning designation.

Given the location of the property and surrounding zoning, it is staff's opinion that the change in zoning from BP to CC along this corridor would be appropriate and desirable in the context of the area and would not lead to changes that are out of character or incompatible with the potential and existing development in the area. Having a residential use in this location would create a transition between the existing single family dwelling and more intense BP development and uses on the OC Tanner property.

Consideration 3: Consideration of Alternate Zoning Districts

Planning Staff considered and analyzed different zoning districts for the property in lieu of a change to the requested CC zoning district and also considered the following:

- The main driver for this change is the applicant's desire to build a new multi-family residential building on the property, a use that is prohibited by the current BP zoning.
- Surrounding zoning and the abutting zoning on the north side of the property is CC. The Master Plan calls for Community Commercial uses and future development in this area which is in line with the requested CC zoning amendment.
- The requested zoning allows for less intense uses and a less intense scale of development than the current zoning.

Given the proximity of RMF-45 (Residential Multi-family zoning on the opposite side of Main Street, staff did analyze this zone as an alternative in lieu of the requested CC zoning designation. The RMF-45 zoning district would not allow commercial uses and would not comply with the Master Plan for the property. While the applicant has not stated any intent to develop commercial uses in the area, a change to the RMF-45 would preclude this scenario if the property were to be sold and re-developed for a different use. In addition, the applicant specifically requested the CC zoning so that this property would have the same zoning as other parcels that they own in the vicinity which are zoned CC. As there is no RMF-45 zoning on the east side of Main Street, changing to that designation would create a "small island" between the existing BP and CC zoning.

For these reasons and the issues identified in the Key Considerations and Analysis of Standards sections of this report, a change to an alternate zoning district in lieu of the applicant's original request for the CC zoning district is not being recommended by staff.

DISCUSSION:

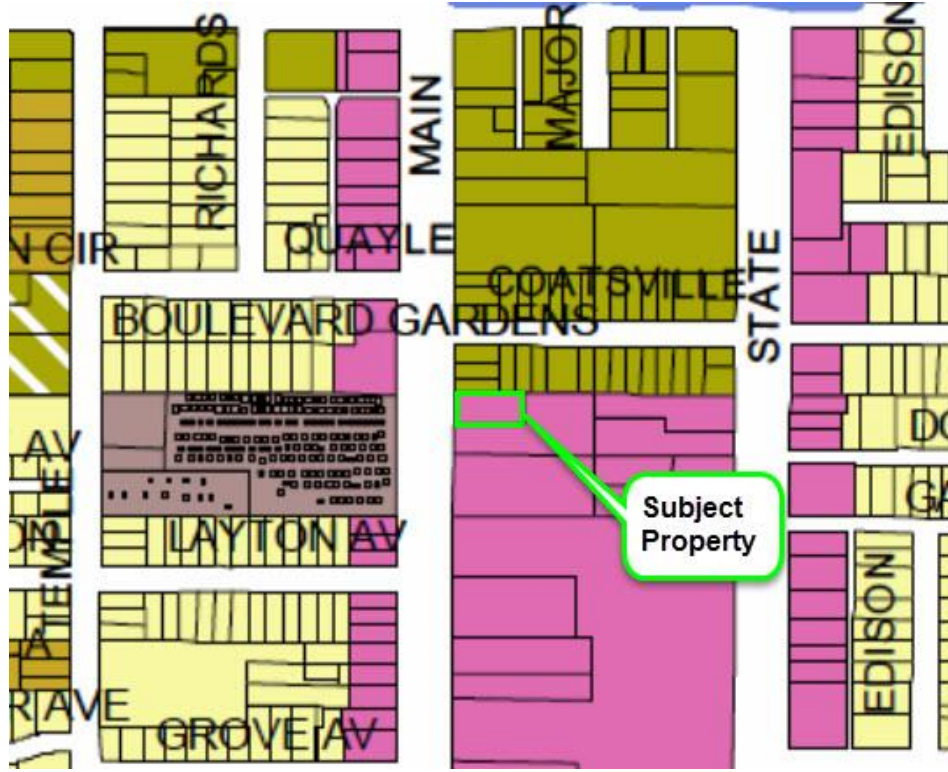
The applicant has proposed to rezone the property from the existing BP to the CC zoning designation in order to allow for residential uses on the site. The change in allowed uses is the driving factor in this request as the maximum allowable building height would actually decrease on the subject property if the rezone is approved.

It is staff's opinion that the change in zoning from BP to CC for this property would not substantially impact the character of the area or increase current potential impacts. As such, staff finds that the requested zone change is appropriate when considered in the context of the area and is recommending that the Planning Commission forward a positive recommendation to the City Council in regard to the proposal.

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 for the multi-family project. If ultimately denied, the applicant would still be eligible to re-develop property in accordance with the regulations for the existing BP zone or could modify the existing development on the property. It must be pointed out that allowed modifications to the existing building would be very limited as the BP zoning does not allow multi-family or residential uses and the existing housing/motel is operating as a non-conforming use.

ATTACHMENT A: Future Land Use Map in the Master Plan



Central Community Future Land Use

* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.; a single land use designation and map color may represent RMF-35 or SR-3 classifications)



Map Legend

- Light Rail Stations
- Proposed Lightrail Stations
- Historic Preservation
- Light Rail
- Later Phase of Light Rail
- CBD Boundary
- - - CBD Support Boundary
- Salt Lake Community College/Future Expansion Area
- - - West Temple Gateway Plan

Future Land Use

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) *
- Medium Density Residential (15-30 dwelling units/acre) *
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)

- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support
- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acre)
- Open Space
- Institutional
- Gateway Master Plan (Note: Future Land Use Shown in the Gateway Master Plan)
- Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)

ATTACHMENT B: Applicant Information

The narrative and other exhibits found on the following pages were submitted by the applicant in relation to the requested zoning change.



Rebuilding Confidence, Purpose and Community

Board of Directors

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Bernadette Veliek

Ex-Officio Members

Amber Mackay
Associate Director
Rebecca Cross
Program Director

Executive Director

Paige Huff

1724 South Main Street
Salt Lake City, Utah 84115
Telephone (801) 486-5012
TTY 7-1-1
Fax (801) 466-5077
www.alliancehouse.org
Tax I.D.: 74-2440617

Declaration of the purpose of the amendment:

1805 Main St. is currently zoned as Business Park, the property is being used as multi-family housing. The property was grandfathered in when the zoning was changed to Business Park. The property is old and outdated, many repairs need to be done, and the current structure is not sustainable. The tenants of the property are members of Alliance House. This is a nonprofit organization that assists individuals with mental illness to gain skills of independence through a comprehensive structured environment that fosters employment, housing, and education. There are 9 members that reside at 1805 Main St. at a subsidized rent.

For Alliance House to continue to provide low income housing to individuals at 1805 Main, we will need to rebuild the structure. Due to the zoning restrictions, this is not something that we can currently do. To complete this need, we will need the property to be rezoned as Commercial Corridor.

1805 Main is walking distance to Alliance House (1724 So. Main). The proximity of the property allows for the tenants to attend Alliance House with easy accessibility. This ensures that their attendance is consistent, which is imperative to their mental wellness. Selling the property and buying at a different location would greatly hinder our members ability to access our services.

Alliance House owns a total of three properties. 1724 So. Main is our nonprofit clubhouse, 1736 So. Main is our transitional housing structure, and then we have 1805 So. Main. The two other properties are zoned as Commercial Corridor, including 1805 So. Main in this zoning would make our zoning congruent.

1805 needs major repairs to continue to be habitable, safe and up to fire code. The Alliance House Board of Directors has deemed these costs too great for the condition of the building. We desire to demolish the building and build a two story 18-unit apartment complex. To do this we need to change the zoning. The proposed Zoning change would bring the property into compliance with the long-term zoning master plan for the city for this neighborhood and would provide for the intended use.



Rebuilding Confidence, Purpose and Community

Description of the proposed use of the property being rezoned:

Alliance House would do a capitol campaign to complete a property demolition at 1805 Main St. The nonprofit would then use the funds raised to rebuild the property to be a 9-18 unit housing structure for the individuals that participate at Alliance House. This would allow for individuals with mental illness to have sustainable and affordable housing.

This request does not amend the master plan.

Board of Directors

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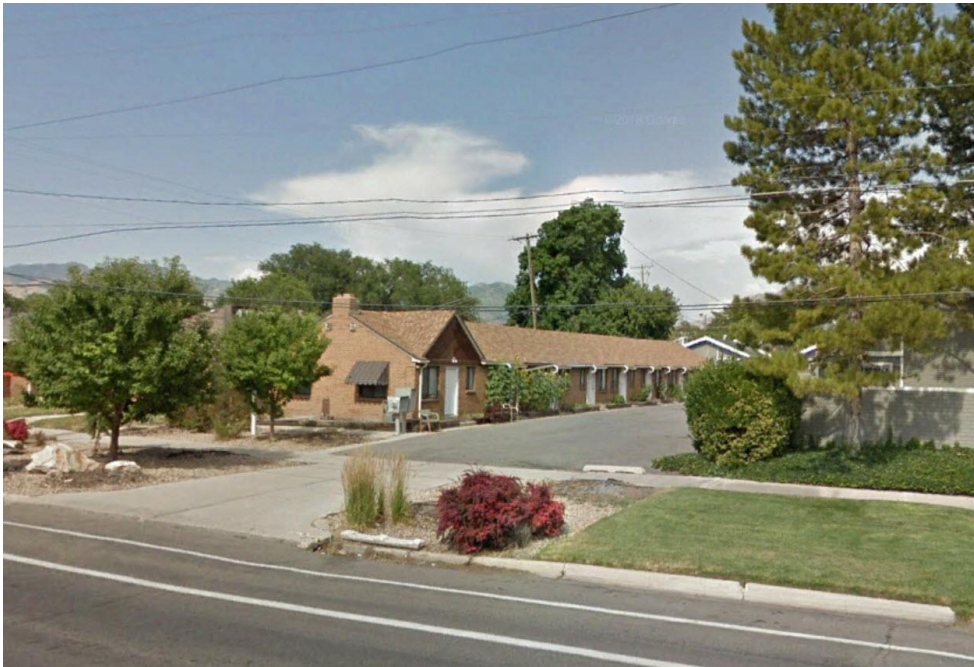
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ATTACHMENT C: Existing Conditions



ATTACHMENT D: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

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

Factor	Finding	Rationale
<p>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;</p>	<p>Complies with Master Plan policy statements and Future Land Use Map</p>	<p>The Central Community Master Plan (CCMP) speaks to encouraging the creation of housing opportunities to meet social needs and to ensure that development is compatible with existing neighborhoods.</p> <p>Staff believes that based on the existing land uses, development pattern and the adopted master plan, that rezoning the parcel to CC is appropriate for the following reasons:</p> <ul style="list-style-type: none"> • The proposed change in zoning is consistent with the future land use map in the Master Plan. • The proposed zoning map amendment is aligned with the vision and guiding principles contained in Plan Salt Lake. • The proposed change is in compliance with the Master Plan and future vision for the area. • The proposed change is to a zoning district that allows for less intense development than would be currently allowed under the existing zoning and would allow residential uses on the property. • The property is located along a major street and the zoning change will not substantially increase current or potential impacts on the site and would not be out of character with the area.
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies</p>	<p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures; G. Foster the city's industrial, business and residential development; and H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995) <p>The proposed zone change from BP to CC would support the purposes of the zoning ordinance found in Chapter 21A.02.0303: Purpose and Intent as outlined above. It would also help implement the applicable Master Plan for the area and provide needed housing for a vulnerable population, the clients of Alliance House.</p>

<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Complies</p>	<p>The proposed CC zoning district would allow residential uses which are not currently allowed by the BP zoning. The overall scale and allowed uses in the proposed zone are less intense than the allowed uses in the existing zoning district.</p> <p>The existing single-family dwellings along Coatsville Avenue and Main Street are already zoned CC – Corridor Commercial. As such, the current zoning allows for more intense uses than the low density largely residential development pattern that currently exists. Since these properties are not located within a historic district they could be re-developed in the future for commercial or multi-family uses by right under their current zoning designation.</p> <p>Given the location context of the property, the change in zoning from BP to CC would not lead to changes that are out of character or incompatible with the potential and existing development in the area.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>Complies</p>	<p>The property is located within the South State Street Corridor Overlay District (SSSC). This overlay district is intended to reinforce the historical development patterns along South State Street. It includes maximum building setback provisions, first floor glass requirements, maximum length limitations for blank walls, and parking setbacks. Properties that are zoned BP and located within the SSSC overlay can build up to a maximum height of 90 feet. Properties in the CC zone and located within the SSSC do not have to provide a minimum front yard. The intent of these provisions is to pull development closer to the street and create a pedestrian-friendly environment.</p> <p>The development pattern along Main Street is much different than that found on State Street with a wider variety of development types to include multi-family, business, residential and large scale commercial office uses. The zoning change will eliminate the 90-foot height currently allowed on the property and will also eliminate the front yard requirement if the zoning is changed to CC. Given the eclectic development pattern found on Main Street, the change and subsequent re-development of the property will be consistent with the overlay district.</p>
<p>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.</p>	<p>Complies</p>	<p>The proposed development of the subject properties was reviewed by the various city departments tasked with administering public facilities and services, and the Public Utilities Department identified some issues that are outlined in Attachment F: Department Comments that relate to the existing site utilities.</p> <p>The city has the ability to provide services to the subject property. The infrastructure may need to be upgraded at the owner’s expense in order to meet specific City requirements.</p> <p>If the rezone is approved, the proposal will need to comply with these requirements for future development or redevelopment of the site. Public Utilities and other departments will also be asked to review any specific development proposals submitted at that time.</p>

ATTACHMENT E: Public Process and Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and request for comments sent to the Chairs of the Ball Park Community Council and Liberty Wells Community Council on November 13, 2018
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on November 13, 2018 providing notice about the project and information on how to give public input on the project.
- Staff held an Open House for the project at the City/County Building to solicit comments on December 20, 2018. No comments were submitted in relation to the proposal.
- The 45-day recognized organization comment period expired on December 31, 2018
- To date, no comments were submitted by either Community Council in relation to this proposal.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: January 10, 2019
- Public hearing notice sign posted on property: January 10, 2019
- Public notice posted on City and State websites and Planning Division list serve: January 10, 2019

Public Input:

As of the date of this staff report, planning staff has had inquiries about the proposal seeking additional information but no formal comments were submitted and no objections were raised in regard to the proposed changes.

ATTACHMENT F: Department Comments

CITY DEPARTMENT COMMENTS

Zoning Review

Building Services has identified no issues with proposed rezone request.

Engineering:

No objections.

Sustainability

No objections from Sustainability.

Transportation

No comments provided.

Fire

No comments provided.

Public Utilities

Public Utilities does not have any issues with the proposed zoning amendment. Additional comments have been provided below to aid the applicant in moving forward with the future redevelopment of this site.

Public Utility permit, connection, survey, and inspection fees will apply. All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.

All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 feet minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 feet minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 feet minimum horizontal separation and 12" vertical separation from any non-sewer utilities.

Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.

Property is served by an existing 6" water main in Main Street. There is an existing 3/4" water service supplying culinary water to the existing building. If this size is inadequate for the new building, then the existing water service will need to be terminated at the water main per SLCPU standards. The new water service will require a separate connection to the water main. Only one water service will be allowed for this property. A fire line will be permitted, if required.

Applicant must provide fire flow and culinary water demands to SLCPU for review. The public water system will be modeled with these demands. If the demand is not adequately delivered by the existing 6" water main, then a water main upsizing will be required at the property owner's expense. Additionally, if a new fire hydrant is required for the development, then a water main upsize will also be required. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

Property is served by an existing 12" sewer main in Main Street. There is an existing sewer lateral from the existing building. This sewer lateral was installed in 1946. Due to its age, this sewer lateral would only be allowed for reuse after passing a video inspection. If not used, the lateral will need capped and plugged at the sewer main per SLCPU standards. A minimum of one lateral is required for each building on the property. Multiple laterals will be permitted, if desired.

All site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge

across property lines or public sidewalks. Stormwater can either be fully retained on site, sheet flow to the roadway via the driveway, or piped to the public storm drain in Main Street (there is an existing storm drain box at the southwest corner of the property that would be ideal for a piped connection).

Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat stormwater runoff from uncovered parking areas.

3C. Planning Commission Agenda and Minutes for January 23, 2019

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
January 23, 2019, at 5:30 p.m.

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

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

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

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

APPROVAL OF MINUTES FOR JANUARY 9, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Early Notification Text Amendment** - A petition by the City Council to review regulations and processes related to early notification and public participation in planning processes. The Planning Commission reviewed this request in May 2017 and tabled this item for additional information. The purpose of the proposed changes is to clarify the language in the ordinance as well as increase awareness and participation by the public while affording a timely review process for applicants and projects. The proposed regulation changes will affect various sections of the City Code including Section 2.60, Recognized Community Organizations, Title 20, Subdivisions and Title 21A, Zoning Ordinance. Related provisions of the City Code may also be amended as part of this petition. (Staff contact: Tracy Tran at (801) 535-7645 tracy.tran@slcgov.com). **Case number: PLNPCM2016-00300**
2. **Foothills Trails Master Plan** - Representatives from the Parks and Public Lands Division of the City will provide an overview of the Foothill Trails Master Plan and ask the Planning Commission to forward a recommendation to the city council regarding adopting the plan. The Plan provides guidance on the location of future trails, trail management, and trail maintenance for trails located in the foothills of the mountains on the eastern and northern portions of the City. The Foothill Trails Master Plan includes lands that are located in parts of City Council District 3 (represented by Chris Wharton) and City Council District 6 (represented by Charlie Luke). Staff Contact: Lewis Kogan at 801-972-7828 or lewis.kogan@slcgov.com
3. **Spy Hop Planned Development** - Peter Corroon, is requesting Planned Development approval for a new digital media student center/community event center at 208 W 900 S. The proposal is for a 3-story building that will have classrooms and studio space as well as an indoor/outdoor community event space on the 3rd floor. The building is approximately 20,000 square feet and will be located on a .4- acre parcel. The applicant seeks relief from 3rd level setback requirements in the FB-UN2 zone in that the building

includes a mechanical room and portions of an indoor/outdoor Community and Performance space that encroach into that setback. Additionally, the applicant seeks to reduce the 60% 1st level glass requirements by activating the street in other ways. The property is in the FB-UN2 (Form-based Urban Neighborhood) zone and is located in Council District #4, represented by Derek Kitchen. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case number PLNSUB2018-00875**

4. **Alliance House Zoning Map Amendment at approximately 1805 S. Main Street** - Alliance House, Inc. is requesting that the City amend the zoning map for their property located at 1805 S. Main Street. The property is zoned BP – Business Park and contains an old motel building that is currently being used for multi-family housing. The applicant is requesting to amend the zoning designation of the property to CC – Corridor Commercial in order to replace the existing building with a new multi-family apartment building. No specific site development proposal has been submitted at this time. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com)) **Case number PLNPCM2018-00904**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com. The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, January 23, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:35:45 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

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

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Tracy Tran, Senior Planner; Eric Daems, Principal Planner; David Gellner, Principal Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Adrienne Bell, Weston Clark, Carolynn Hoskins and Sara Urquhart. Staff members in attendance were Nick Norris, David Gellner, and Eric Daems.

- **208 W 900 S** - Staff gave an overview of the proposal.
- **1805 S Main St** - Staff gave an overview of the proposal.

APPROVAL OF THE JANUARY 9, 2019, MEETING MINUTES. [5:35:53 PM](#)

MOTION [5:35:58 PM](#)

Commissioner Barry moved to approve the January 9, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Barry, Hoskins, Scheer, Bell, Clark, Urquhart, and Lyon voted “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:36:24 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

REPORT OF THE DIRECTOR [5:36:30 PM](#)

Nick Norris, Planning Director, updated the Commission with some upcoming City initiative projects for this year. He also informed the Commission regarding the City Council electing Analia Valdemoros to fill vacant seat in Council District 4.

[5:44:32 PM](#)

Early Notification Text Amendment - A petition by the City Council to review regulations and processes related to early notification and public participation in planning processes. The Planning Commission reviewed this request in May 2017 and tabled this item for additional

information. The purpose of the proposed changes is to clarify the language in the ordinance as well as increase awareness and participation by the public while affording a timely review process for applicants and projects. The proposed regulation changes will affect various sections of the City Code including Section 2.60, Recognized Community Organizations, Title 20, Subdivisions and Title 21A, Zoning Ordinance. Related provisions of the City Code may also be amended as part of this petition. (Staff contact: Tracy Tran at (801) 535-7645 tracy.tran@slcgov.com). **Case number: PLNPCM2016-00300**

Tracy Tran, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission transmit a positive recommendation to the City Council.

PUBLIC HEARING [5:53:27 PM](#)

Chairperson Bachman opened the Public Hearing;

Judi Short, Community Council Representative – Stated overall the Council was general in favor of the proposal but also addressed her concerns. She provided suggestions regarding language and notices.

Cindy Cromer – Raised her concerns regarding the proposal and provided a letter in writing.

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

The Commission and Staff discussed the following:

- Language in which notices are provided
- Accessibility of documents of proposed project for the public
- Notice requirement for standard demolition
- Current types of signage that is placed on properties
- Whether there is a map service for the public to use
- Whether staff has considered simplifying the public engagement process
- Tracking time of application process
- Clarification on standard block face notice requirements of 300 feet

MOTION [6:21:25 PM](#)

Commissioner Barry stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve PLNPCM2016-00600, Early Notification Text Amendments. Commissioner Clark seconded the motion. Commissioners Lyon, Urquhart, Clark, Bell, Scheer, Hoskins, and Barry voted “Aye”. The motion passed unanimously.

[6:22:15 PM](#)

Foothills Trails Master Plan - Representatives from the Parks and Public Lands Division of the City will provide an overview of the Foothill Trails Master Plan and ask the Planning Commission to forward a recommendation to the city council regarding adopting the plan. The Plan provides guidance on the location of future trails, trail management, and trail maintenance for trails located in the foothills of the mountains on the eastern and northern portions of the City. The Foothill

Trails Master Plan includes lands that are located in parts of City Council District 3 (represented by Chris Wharton) and City Council District 6 (represented by Charlie Luke). Staff Contact: Lewis Kogan at 801-972-7828 or lewis.kogan@slcgov.com

Lewis Kogan provided an overview of the proposed project. He stated he would like the Commission to table the matter to receive formal comments from the Parks, Natural Lands, Urban Forestry and Trails Advisory Board and Salt Lake City Bicycle Advisory Committee.

PUBLIC HEARING [6:31:24 PM](#)

Chairperson Bachman opened the Public Hearing;

Evette Rain, Representative of the Wasatch Mountain Club – Voiced their support for the project.

Diane Nielson – Raised concerns for consideration as the plan is reviewed and finalized. She suggested that the maps have an indication that the trails are for non-motorized transport and stated that there are inconsistencies in the maps that she’s hoping to see worked out as it’s finalized.

Cathleen Stauder- Stated she’s in favor of the petition.

Kevin Dwyer with the Salt Lake Valley Trail Society – Stated he’s in support of the project.

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

MOTION [6:40:18 PM](#)

Commissioner Scheer stated she moved to table the matter to continue the Public Hearing. Commissioner Bell Seconded the motion. Commissioners Barry, Hoskins, Scheer, Bell, Clark, Urquhart and Lyon voted “Aye”. The motion passed unanimously.

[6:41:23 PM](#) Commissioner Lyon excused himself from the next item for conflict of interest.

[6:41:45 PM](#)

Spy Hop Planned Development - Peter Corroon, is requesting Planned Development approval for a new digital media student center/community event center at 208 W 900 S. The proposal is for a 3-story building that will have classrooms and studio space as well as an indoor/outdoor community event space on the 3rd floor. The building is approximately 20,000 square feet and will be located on a .4- acre parcel. The applicant seeks relief from 3rd level setback requirements in the FB-UN2 zone in that the building includes a mechanical room and portions of an indoor/outdoor Community and Performance space that encroach into that setback. Additionally, the applicant seeks to reduce the 60% 1st level glass requirements by activating the street in other ways. The property is in the FB-UN2 (Form-based Urban Neighborhood) zone and is located in Council District #4, represented by Derek Kitchen. (Staff contact: Eric Daems at 801-535- 7236 or eric.daems@slcgov.com) **Case number PLNSUB2018-00875**

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

Peter Corroon, Developer; Kasandra VerBruggen, Spy Hop Executive Director; and Jason Foster, Architect.

Kasandra provided the history of Spy Hop and provided further information regarding the proposed project. Peter Corroon provided on the design details and functions of the project.

The Commission, Staff and Applicant discussed the following:

- The age range that Spy Hop is serving
- Whether students receive a certification of completion
- Clarification on whether Spy Hope served a variety of school districts
- Amount of staff
- Parking

PUBLIC HEARING [7:12:40 PM](#)

Chairperson Bachman opened the Public Hearing;

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

The Commission and Staff further discussed the following:

- Whether there were any concerns converting the parking space to a courtyard
- Clarification details of the loading area

MOTION [7:20:36 PM](#)

Commissioner Clark stated, based on the information in the staff report, the information presented, and the input received during the public hearing or lack thereof, I move that the Planning Commission approve PLNSUB2018-00875: Spy Hope Planned Development with the conditions listed in the staff report.

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

[7:22:38 PM](#)

Alliance House Zoning Map Amendment at approximately 1805 S. Main Street - Alliance House, Inc. is requesting that the City amend the zoning map for their property located at 1805 S. Main Street. The property is zoned BP – Business Park and contains an old motel building that is currently being used for multi-family housing. The applicant is requesting to amend the zoning designation of the property to CC – Corridor Commercial in order to replace the existing building with a new multi-family apartment building. No specific site development proposal has been submitted at this time. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com)
Case number PLNPCM2018-00904

David Gellner, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the zoning map amendment.

Paige Huff, Executive Director of Alliance House, reviewed the history of the properties and provided further information regarding the proposed project.

The Commission, Staff and Applicant discussed the following:

- Whether there was any consideration to add units when they rebuild
- Did they consider building at a higher height?

PUBLIC HEARING [7:29:50 PM](#)

Chairperson Bachman opened the Public Hearing;

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

The Commission and Staff further discussed the following:

- Minimum lot size requirements

MOTION [7:31:36 PM](#)

Commissioner Bell stated, based on the findings and analysis on the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2018-00904 for the property located at 1805 S. Main Street, proposed zone change from the BP (Business Park) zoning district to the CC (Corridor Commercial) zoning district.

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

The meeting adjourned at [7:32:45 PM](#)

4. Original Petition



Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By: <i>CHRIS EARL</i>	Date Received: <i>11/5/2018</i>	Project #: <i>PLNDCM 2018-009a1</i>
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Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1905 So. Main St. Salt Lake City, UT 84115

Name of Applicant:
Alliance House Inc. - Paige Huff Phone: [REDACTED]

Address of Applicant:
1724 So. Main St. Salt Lake City UT 84115

E-mail of Applicant: [REDACTED] Cell/Fax:

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):

Alliance House Inc.

E-mail of Property Owner: [REDACTED] Phone: [REDACTED]

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

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

REQUIRED FEE

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

SIGNATURE

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

Signature of Owner or Agent: <i>Paige Huff Executive Director</i>	Date: <i>10-22-18</i>
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Rebuilding Confidence, Purpose and Community

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Rebecca Cross
Program Director

Executive Director

Paige Huff

1724 South Main Street
Salt Lake City, Utah 84115
Telephone (801) 486-5012
TTY 7-1-1
Fax (801) 466-5077
www.alliancehouse.org
Tax I.D: 74-2440617

Declaration of the purpose of the amendment:

1805 Main St. is currently zoned as Business Park, the property is being used as multi-family housing. The property was grandfathered in when the zoning was changed to Business Park. The property is old and outdated, many repairs need to be done, and the current structure is not sustainable. The tenants of the property are members of Alliance House. This is a nonprofit organization that assists individuals with mental illness to gain skills of independence through a comprehensive structured environment that fosters employment, housing, and education. There are 9 members that reside at 1805 Main St. at a subsidized rent.

For Alliance House to continue to provide low income housing to individuals at 1805 Main, we will need to rebuild the structure. Due to the zoning restrictions, this is not something that we can currently do. To complete this need, we will need the property to be rezoned as Commercial Corridor.

1805 Main is walking distance to Alliance House (1724 So. Main). The proximity of the property allows for the tenants to attend Alliance House with easy accessibility. This ensures that their attendance is consistent, which is imperative to their mental wellness. Selling the property and buying at a different location would greatly hinder our members ability to access our services.

Alliance House owns a total of three properties. 1724 So. Main is our nonprofit clubhouse, 1736 So. Main is our transitional housing structure, and then we have 1805 So. Main. The two other properties are zoned as Commercial Corridor, including 1805 So. Main in this zoning would make our zoning congruent.

1805 needs major repairs to continue to be habitable, safe and up to fire code. The Alliance House Board of Directors has deemed these costs too great for the condition of the building. We desire to demolish the building and build a two story 18-unit apartment complex. To do this we need to change the zoning. The proposed Zoning change would bring the property into compliance with the long-term zoning master plan for the city for this neighborhood and would provide for the intended use.



Rebuilding Confidence, Purpose and Community

Description of the proposed use of the property being rezoned:

Alliance House would do a capitol campaign to complete a property demolition at 1805 Main St. The nonprofit would then use the funds raised to rebuild the property to be a 9-18 unit housing structure for the individuals that participate at Alliance House. This would allow for individuals with mental illness to have sustainable and affordable housing.

This request does not amend the master plan.

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Janet Nelson
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Fax (801) 466-5077
www.alliancehouse.org
Tax I.D: 74-2440617

5. Mailing List

Name	Address1	Address2
DRAPER, FLORENCE W; TR (S&FD LIV TRUST)	1525 RAYMOND AVE	GLENDAL, CA 91201
PAC-1810 MAIN, LP	27401 LOS ALTOS	MISSION VIEJO, CA 92691
BLUE BUNGALOW PROPERTIES LLC	32703 WETHERBY CT	FULSHEAR, TX 77441
ROJAS, LUIS A & DELORES; JT	329 E 1850 S	BOUNTIFUL, UT 84010
ROJAS, LUIS A & DELORES I; JT	329 E 1850 S	BOUNTIFUL, UT 84010
SHERMAN, REED K & ANN M; JT	2182 E BALD EAGLE CT	DRAPER, UT 84020
GEE, KEVEN M & ANN S; TRS (GEE LIV TR)	868 E WINDSOR LN	KAYSVILLE, UT 84037
J C ENTERPRISES LTD	262 E 3900 S #200	MURRAY, UT 84107-1558
BREEZE, R TIMOTHY & BONNIE; TC	5170 S CLOVER MEADOW DR	MURRAY, UT 84123-4403
BREEZE, R TIMOTHY & BONNIE; JT	5170 S CLOVER MEADOW DR	MURRAY, UT 84123-4403
EXPERT INVESTMENT LLC	649 E DUCK CREEK CIR	MURRAY, UT 84107-4000
AXIOM PROPERTIES II LLC	351 W 400 S	SALT LAKE CITY, UT 84101-1707
INDEPENDENCE PROPERTIES, LLC	426 S 500 E	SALT LAKE CITY, UT 84102-2705
WAFFORD, DEBORAH L	21 W BOULEVARD GARDENS	SALT LAKE CITY, UT 84115-1939
JIMENEZ, FERNANDO G & ANN H; TRS	27 W BOULEVARD GARDENS	SALT LAKE CITY, UT 84115-1939
BALL, KEVIN J	28 W BOULEVARD GARDENS	SALT LAKE CITY, UT 84115-1940
KAILER, JACOB & JESSICA; JT	34 W BOULEVARD GARDENS	SALT LAKE CITY, UT 84115-1940
SWEAT, SHANNON	40 W BOULEVARD GARDENS	SALT LAKE CITY, UT 84115-1940
JENKINS, ANNEMARIE S & HUNTER B; JT	45 W BOULEVARD GARDENS	SALT LAKE CITY, UT 84115-1939
KUSEL, MARY L & WILLIAMS, TIMOTHY; JT	46 W BOULEVARD GARDENS	SALT LAKE CITY, UT 84115-1940
GULLICKSON, GARTH H	51 W BOULEVARD GARDENS	SALT LAKE CITY, UT 84115-1939
MANCUSO, ROSS; ET AL	52 W BOULEVARD GARDENS	SALT LAKE CITY, UT 84115-1940
HANSEN, JACK	16 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
STEELE, PAULA JO	17 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1922
QUIS, ALLAN	20 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
BRANTZEG, JEFFREY L; JT	26 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
BRANTZEG, LISA G; JT		
SAWYER, TIFFANY F	33 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1922
RODRIGUEZ, TOMAS F	37 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1922
HARGETT, SCOT A	38 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
WYATT, VERONICA	43 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1922
ORTEGA, PATSY A	44 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
GARCIA, MARIA G	45 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1922
GALICIA, EDUARDO	48 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
GARCIA, MARIA G	49 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1922
SMITH, ZANE J	52 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
WHARTON, MATHEW	58 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
RAUCKHORST, MABEL B & GARCIA, BENEDICK A; JT	62 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
SIU, TAK SANG & MAI, SHAO MEI; JT	66 E COATSVILLE AVE	SALT LAKE CITY, UT 84115-1923
CLINE, JAMES D; JT CLINE, ANN G;	16 W LAYTON AVE	SALT LAKE CITY, UT 84115-2014
HENMAN, SABLE	20 W LAYTON AVE	SALT LAKE CITY, UT 84115-2014
KOHLER, DYLAN & CAMRI S; TC	26 W LAYTON AVE	SALT LAKE CITY, UT 84115-2014
LOFTUS, ROBERT L	30 W LAYTON AVE	SALT LAKE CITY, UT 84115-2014
OSHEKU, MICHAEL	36 W LAYTON AVE	SALT LAKE CITY, UT 84115-2014
PIZZA, DANIEL & BOYCE, ALISHA; JT	40 W LAYTON AVE	SALT LAKE CITY, UT 84115-2014
GABRIELSON, GARY E; TR (G&MG FAM LIV TR)	176 W MACARTHUR AVE	SALT LAKE CITY, UT 84115-1814
ALLIANCE HOUSE INC	1724 S MAIN ST	SALT LAKE CITY, UT 84115-1912

MAI, HOANG	1766 S MAIN ST	SALT LAKE CITY, UT 84115-1912
RACHAMADUGU, RAKESH & SUMATHI; JT	1771 S MAIN ST	SALT LAKE CITY, UT 84115-1911
HICKMAN, BRYCE	1775 S MAIN ST	SALT LAKE CITY, UT 84115-1911
ROJAS, DOLORES	1799 S MAIN ST	SALT LAKE CITY, UT 84115-1950
MORRISON, AMY J	1802 S MAIN ST	SALT LAKE CITY, UT 84115-2004
ALEMAN, RICHARD A	1842 S MAIN ST	SALT LAKE CITY, UT 84115-2004
HUGHES, JEFFERY K; JT HUGHES, NETTIE L; JT	1846 S MAIN ST	SALT LAKE CITY, UT 84115-2004
HORTSANG, NAMKA T; JT	1850 S MAIN ST	SALT LAKE CITY, UT 84115-2004
CHOEDON, LHAKSAM; JT		
XANTHOS, WARREN G	12 W QUAYLE AVE	SALT LAKE CITY, UT 84115-1941
O C TANNER COMPANY	1930 S STATE ST	SALT LAKE CITY, UT 84115-2311
ROJAS, EDUARDO	1099 S WESTTEMPLE ST	SALT LAKE CITY, UT 84101-3122
Resident	22 W BOULEVARD GARDENS ST	Salt Lake City, UT 84115
Resident	16 W BOULEVARD GARDENS ST	Salt Lake City, UT 84115
Resident	39 W BOULEVARD GARDENS ST	Salt Lake City, UT 84115
Resident	33 W BOULEVARD GARDENS ST	Salt Lake City, UT 84115-1939
Resident	1776 S MAIN ST	Salt Lake City, UT 84115-1951
Resident	1820 S MAIN ST	Salt Lake City, UT 84115-2042
Resident	1810 S MAIN ST #B	Salt Lake City, UT 84115-2041
Resident	1810 S MAIN ST #C	Salt Lake City, UT 84115-2041
Resident	1810 S MAIN ST #D	Salt Lake City, UT 84115-2041
Resident	1810 S MAIN ST #E	Salt Lake City, UT 84115-2041
Resident	1779 S MAIN ST	Salt Lake City, UT 84115-1911
Resident	21 E COATSVILLE AVE	Salt Lake City, UT 84115-1922
Resident	27 E COATSVILLE AVE	Salt Lake City, UT 84115-1922
Resident	29 E COATSVILLE AVE	Salt Lake City, UT 84115-1922
Resident	1793 S MAIN ST	Salt Lake City, UT 84115-1950
Resident	1795 S MAIN ST	Salt Lake City, UT 84115-1950
Resident	1805 S MAIN ST	Salt Lake City, UT 84115-2044
Resident	1816 S STATE ST	Salt Lake City, UT 84115-2010
Resident	1817 S MAIN ST	Salt Lake City, UT 84115-2036
Resident	1825 S MAIN ST	Salt Lake City, UT 84115-2003
Resident	1865 S MAIN ST	Salt Lake City, UT 84115-2045
Resident	1947 S MAIN ST	Salt Lake City, UT 84115-2005
Resident	2000 S STATE ST	Salt Lake City, UT 84115-2314
Salt Lake City Planning Division David Gellner	PO BOX 145480	Salt Lake City, UT 84114