

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** November 17, 2004

FROM: David Dobbins

RE: **Petition 400-04-04** is a request by the Salt Lake City Housing Authority to change the zoning map at 1029 and 1031 South West Temple from Corridor Commercial to Residential Mixed-Use. The project also requires an amendment to the Future Land Use Map of the Central Community Master Plan.

STAFF CONTACT: Doug Dansie, Principal Planner 535-6182

RECOMMENDATION: That the City Council schedule a briefing and a public hearing regarding the proposed zoning map amendment and master plan amendment.

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: There is no budget impact for the rezoning, however, there will be a budget impact (\$42,720) created by the project's impact fee exemptions.

DISCUSSION: This is a request by the Salt Lake City Housing Authority for a zoning ordinance text amendment and master plan amendment to rezone parcels adjacent to the existing Jefferson School apartments from Commercial Corridor (CC) to Residential Mixed Use (RMU) to accommodate an expansion of the Jefferson Apartments.

Analysis: The parcels have historically been used for low-scale commercial purposes. The site is immediately adjacent, to the north, of the existing Jefferson School Apartments. The existing apartment site was historically the site of an elementary school that served the larger neighborhood. The elementary school site has now developed into the apartments and Utah State offices. The project will add 60 dwelling units in three buildings and 79 parking stalls to the Jefferson School Apartments.

All necessary City departments and divisions have reviewed the proposal and have no objections.

Master Plan: The 1974 Central Community Master Plan identifies the area as commercial. The 1974 Master Plan was updated with the 1995 Zoning Ordinance Rewrite, which indicates the site as commercial. The draft Central Community Master Plan, which has been reviewed and supported by the Planning Commission but not adopted by the City Council, identifies the site as high density mixed-use. The draft

Central Community Master Plan identifies the need to create a high density mixed use neighborhood in this area to take advantage of light rail and transit opportunities. The City Housing, Transportation, Futures Commission and Strategic Plans encourage housing.

Public Process:

In October, 2003, the Peoples Freeway Community Council formally voted to endorse the rezone petition, as well as the associated planned development.

On August 11, 2004, the Planning Commission held a public hearing and passed a motion recommending approval of the proposed map amendment.

On October 6, 2004, the Peoples Freeway Community Council reviewed the new proposal.

On October 13, 2004, the Planning Commission reheard the proposal and passed a motion recommending approval of the proposed map amendment.

Relevant Ordinances: Amendments to the Zoning Ordinance are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance. As detailed in Section 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." It does, however, list five factors which should be analyzed prior to rezoning property (Section 21A.50.050 A-E).

Based on these five factors, staff analyzed master plan considerations, existing and potential future development in the immediate vicinity, impacts to adjacent properties, applicable overlay zones, the adequacy of existing services and facilities. The Planning Commission based its decision on these criteria; finding that the amendment meets the criteria.

Section 10-9-304 of the Utah State Code lists the process for amending the general plan.

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1 Chronology

Chronology

January 26, 2004	Petition delivered to the Planning Division
February 4, 2004	Assigned to Doug Dansie.
March – May, 2004	Additional information was requested by the staff and provided by the applicant.
July 21, 2004	Staff sent a memo requesting department comments.
July 28, 2004	Notices sent for public hearing. Notice for the Master Plan amendment was published in the Salt Lake City Tribune and Deseret News, meeting State Law requirements for Master Plan amendments.
August 4, 2004	The Planning Commission Planned Development subcommittee reviewed the proposal
August 11, 2004	The Planning Commission held a public hearing and passed a favorable recommendation to the City Council to amend the master plan and the zoning ordinance.
August 25, 2004	Minutes from the August 11 meeting were finalized.
August 27, 2004	Transmittal submitted to supervisor for review.
August 31, 2004	Planning received a request from the Housing Authority to modify their petition.
October 6, 2004	Peoples Freeway reviewed the new proposal.
October 13, 2004	The Planning Commission reheard the proposal.
October 27, 2004	The Planning Commission meeting minutes were ratified.
_____, 2004	An ordinance was received from the Attorney.

2 Proposed Ordinance

SALT LAKE CITY ORDINANCE

No. _____ of 2004

(Rezoning the properties generally located
at 1029 and 1031 South West Temple Street)

AN ORDINANCE REZONING THE PROPERTIES GENERALLY LOCATED
AT 1029 AND 1031 SOUTH WEST TEMPLE STREET FROM COMMERCIAL
CORRIDOR (CC) TO RESIDENTIAL MIXED USE (RMU), AND AMENDING THE
CENTRAL COMMUNITY MASTER PLAN, PURSUANT TO PETITION NO. 400-04-
04.

WHEREAS, the Planning Commission and the City Council of Salt Lake City,
Utah, have held public hearings and have taken into consideration citizen testimony,
filing, and demographic details of the area, the long range general plans of the City, and
any local master plan as part of their deliberations. Pursuant to these deliberations, the
City Council has concluded that the proposed change of zoning for the properties
generally located at 1029 and 1031 South West Temple Street is appropriate for the
development of the community in that area.

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

SECTION 1. The properties generally located at 1029 and 1031 South West
Temple Street, which are more particularly described on Exhibit A attached hereto, shall
be and hereby are rezoned from Commercial Corridor (CC) to Residential Mixed Use
(RMU).

SECTION 2. AMENDMENT OF 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 consistent with the rezoning identified above.

SECTION 3. AMENDMENT OF MASTER PLAN. The Central Community Master Plan, as previously adopted by the Salt Lake City Council, shall be, and hereby is amended to identify these properties as high density mixed use.

SECTION 4. 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 _____, 2004.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to the Mayor on _____.

Mayor's Action: ____ Approved. ____ Vetoed.

MAYOR

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 11-18-04
By [Signature]

ATTEST:

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2004.

Published: _____.

Attachment A

PARCEL LEGAL DESCRIPTION

Beginning at a point which is South 0°01'42" East 94.35 feet from the Southwest corner of Lot 9, Block 22, Five Acre Plat "A", Big Field Survey and running thence North 89°57'07" East 189.53 feet; thence North 0°17'47" East 91.37 feet; thence South 89°57'07" West 1.38 feet; thence North 0°01'42" West 100.02 feet; thence North 89°57'07" East 41.31 feet; thence North 0°01'42" West 157.10 feet to the South line of Fayette Avenue; thence North 89°57'07" East along said South line 133.00 feet; thence South 0°01'42" East 219.21 feet; thence South 89°57'07" West 6.00 feet; thence South 0°01'42" East 34.93 feet; thence North 89°57'07" East 6.00 feet; thence South 0°01'42" East 255.10 feet; thence South 89°57'07" West 362.96 feet to the East line of West Temple Street; thence North 0°01'42" West along said East line 160.75 feet to the point of beginning. Contains 112,288 square feet or 2.5778 acres.

Except 63 Fayette Avenue, otherwise described as:

Beginning at a point 189 feet East from the Southwest corner of Lot 9, Block 22, Five Acre Plat "A", Big Field Survey, and running thence South 3 feet; thence East 141.35 feet to the West line of a railroad right of way; thence North 257.1 feet to the South line of Fayette Avenue; thence West 100 feet; thence South 157.1 feet; thence West 41.35 feet, more or less, to a point due North of the point of beginning; thence South 100 feet to the point of beginning.

12/10/04

**3 City Council Public Hearing
 Notice
 Mailing List**

Notice

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is currently reviewing **Petition 400-04-04**: a request by the Salt Lake City Housing Authority to change the zoning map at 1029 and 1031 South West Temple from Corridor Commercial [CC] to Residential Mixed-Use [RMU]. The project also requires an amendment to the future land use map of the Central Community Master Plan.

The rezone is to accommodate a project by the Salt Lake City Housing Authority that will add an additional 60 dwelling units in 3 buildings and 79 parking stalls to the existing Jefferson School apartments.

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

DATE:

TIME:

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

If you have any questions relating to this proposal, please attend the meeting or call Doug Dansie at 535-6182 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If you are the owner of a rental property, please inform you tenants of this hearing.

We comply with all ADA guidelines. Assistive listening devices and interpreter services provided upon 24 hour advance request.

Mailing List

Housing Authority of Salt Lake City
Bill Nighswonger
1776 So. West Temple
Salt Lake City, Utah 84115

Jim Clark
1031 So. West Temple
Salt Lake City, Utah 84101

People's Freeway Community Council
Jeffery L. Davis, Chair
1407 So. Richards Street
Salt Lake City, Utah 84115

Property Owner
Sidwell No. 1512427023
11589 S SUMMERFIELD CIR
SANDY UT 84092

DOUG DANSIE
527 N MAIN
SLC UT 84103

Property Owner
Sidwell No. 1512430013
5965 S 900 E # 320
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 1512427026
1042 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427004
520 E CENTER ST
CENTERVILLE UT 84014

Property Owner
Sidwell No. 1512430016
1100 S MAIN ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427022
9435 S POPPY LN
SANDY UT 84094

Property Owner
Sidwell No. 1512426001
4501 S 2700 W
TAYLORSVILLE UT 84119

Property Owner
Sidwell No. 1512430026
450 N STATE ST # 4110
SALT LAKE CITY UT 84114

Property Owner
Sidwell No. 1512430024
450 N STATE OFFICE BLDG
SALT LAKE CITY UT 84114



Property Owner
Sidwell No. 1512430019
987 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280027
960 S MAIN ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427038
1001 S JEFFERSON ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512430001
987 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512426004
126 W MEAD AVE
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280017
1436 E VINE ST
SALT LAKE CITY UT 84121

Property Owner
Sidwell No. 1512280043
987 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427011
1051 S JEFFERSON ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512428028
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

Property Owner
Sidwell No. 1512280016
987 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280033
3835 E BROCKBANK DR
SALT LAKE CITY UT 84124

Property Owner
Sidwell No. 1512428018
2001 S STATE ST # N4500
SALT LAKE CITY UT 84190

Property Owner
Sidwell No. 1512430007
8 E BROADWAY ST # 400
SALT LAKE CITY UT 84111

Property Owner
Sidwell No. 1512280056
939 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512426006
130 W MEAD AVE
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427021
1008 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427005
359 E BARRY CIR
NORTH SALT LAKE UT 84054

Property Owner
Sidwell No. 1512430027
8 E BROADWAY ST # 400
SALT LAKE CITY UT 84111

Property Owner
Sidwell No. 1512281001
975 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280014
4612 S 600 E
MURRAY UT 84107

Property Owner
Sidwell No. 1512427003
129 W MEAD AVE
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512430006
819 N TERRACE HILLS DR
SALT LAKE CITY UT 84103

Property Owner
Sidwell No. 1512280044
833 E SIXTEENTH AVE
SALT LAKE CITY UT 84103

Property Owner
Sidwell No. 1512280025
1548 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

Property Owner
Sidwell No. 1512427016
1068 S JEFFERSON ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427031
1068 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280051
1548 E ROOSEVELT AVE
SALT LAKE CITY UT 84105

Property Owner
Sidwell No. 1512430025
1776 S WESTTEMPLE ST
SALT LAKE CITY UT 84115

Property Owner
Sidwell No. 1512427039
1064 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280041
960 S MAIN ST
SALT LAKE CITY UT 84101



Property Owner
Sidwell No. 1512430022
879 WIGEON WY
ARROYO GRANDE CA 93420

Property Owner
Sidwell No. 1512427006
11594 S SANDERS RD
SANDY UT 84094

Property Owner
Sidwell No. 1512280024
928 S MAIN ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512430015
879 WIGEON WAY
ARROYO GRANDE CA 93420

Property Owner
Sidwell No. 1512427008
1043 S JEFFERSON ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280050
928 S MAIN ST # 101
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512430014
1532 E BLAINE AVE
SALT LAKE CITY UT 84105

Property Owner
Sidwell No. 1512427018
2263 E HIGH MOUNTAIN DR
SANDY UT 84092

Property Owner
Sidwell No. 1512280045
224 E ENSIGN VISTA DR
SALT LAKE CITY UT 84103

Property Owner
Sidwell No. 1512427017
817 N 600 W
LAYTON UT 84037

Property Owner
Sidwell No. 1512280026
940 S MAIN ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280057
959 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427015
3050 E 3020 S
SALT LAKE CITY UT 84109

Property Owner
Sidwell No. 1512430020
1031 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280008
959 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427014
10146 S GROUSE CREEK CIR
SANDY UT 84092

Property Owner
Sidwell No. 1512430008
1031 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427033
1047 S JEFFERSON ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427035
1061 S JEFFERSON ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512430003
1031 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512426005
120 W MEAD AVE
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427037
133 W MEAD AVE
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280035
13155 NOEL RD, LB72
DALLAS TX 75240

Property Owner
Sidwell No. 1512427007
1035 S JEFFERSON ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512427034
1028 S WESTTEMPLE ST
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280011
13155 NOEL RD LB72
DALLAS TX 75240

Property Owner
Sidwell No. 1512427036
1697 N FORT LN
LAYTON UT 84041

Property Owner
Sidwell No. 1512280055
48 W BROADWAY ST # 2405
SALT LAKE CITY UT 84101

Property Owner
Sidwell No. 1512280010
13155 NOEL RD, LB72
DALLAS TX 75240

Property Owner
Sidwell No. 1512427020
8120 NATIONS WAY #100
JACKSONVILLE FL 32256

Owner: CARLESON ENTERPRISES LC
Sidwell No. 1512430022
Mailing Address: 879 WIGEON WY
City/State: ARROYO GRANDE CA 93420
Location: 1070 S MAIN ST

Owner: FRESH START PROPERTIES LTD
Sidwell No. 1607303001
Mailing Address: 1807 E VINTAGE OAK LN
City/State: SALT LAKE CITY UT 84121
Location: 1045 S MAIN ST

Owner: CARLESON ENTERPRISES LC
Sidwell No. 1512430015
Mailing Address: 879 WIGEON WAY
City/State: ARROYO GRANDE CA 93420
Location: 1070 S MAIN ST

Owner: EXCHANGE PROPERTIES, LLC
Sidwell No. 1512427006
Mailing Address: 11594 S SANDERS RD
City/State: SANDY UT 84094
Location: 1025-29 S JEFFERSON ST

Owner: CARLESON ENTERPRISES LC
Sidwell No. 1512430014
Mailing Address: 879 WIGEON WAY
City/State: ARROYO GRANDE CA 93420
Location: 1040 S MAIN ST

Owner: E M & J PALMER INC
Sidwell No. 1512280054
Mailing Address: 39 W 900 S
City/State: SALT LAKE CITY UT 84101
Location: 39 W 900 S

Owner: BIGLOW, DOUGLAS J &
Sidwell No. 1512427020
Mailing Address: 1002 S WESTTEMPLE ST
City/State: SALT LAKE CITY UT 84101
Location: 1002-06 S WESTTEMPLE ST

Owner: E M & J PALMER INC
Sidwell No. 1512280053
Mailing Address: 840 N 940 E
City/State: LEHI UT 84043
Location: 39 W 900 S

Owner: COONRADT, CORDELIA R; TR
Sidwell No. 1512427008
Mailing Address: 1043 S JEFFERSON ST
City/State: SALT LAKE CITY UT 84101
Location: 1043 S JEFFERSON ST

Owner: ANDERSON, THOMAS E
Sidwell No. 1607301016
Mailing Address: 3147 S 2850 E
City/State: SALT LAKE CITY UT 84109
Location: 1035 S MAIN ST

Owner: 910, LLC
Sidwell No. 1512280055
Mailing Address: 48 W BROADWAY ST # 2405
City/State: SALT LAKE CITY UT 84101
Location: 37 W 900 S

Owner: 910, LLC
Sidwell No. 1512280058
Mailing Address: 48 W BROADWAY ST # 2405
City/State: SALT LAKE CITY UT 84101
Location: 25 W 900 S

Owner: 910, LLC
Sidwell No. 1512280060
Mailing Address: 48 W BROADWAY ST # 2405
City/State: SALT LAKE CITY UT 84101
Location: 910 S MAIN ST

Owner: A R K PROPERTIES LLC
Sidwell No. 1512427034
Mailing Address: 1028 S WESTTEMPLE ST
City/State: SALT LAKE CITY UT 84101
Location: 1028 S WESTTEMPLE ST

Owner: ABARCA, ENRIQUE B
Sidwell No. 1512427037
Mailing Address: 133 W MEAD AVE
City/State: SALT LAKE CITY UT 84101
Location: 991 S JEFFERSON ST

Owner: CBS INC
Sidwell No. 1512280010
Mailing Address: 13155 NOEL RD, LB72
City/State: DALLAS TX 75240
Location: 55 W 900 S

Owner: CBS INC
Sidwell No. 1512280011
Mailing Address: 13155 NOEL RD LB72
City/State: DALLAS TX 75240
Location: 41 W 900 S

Owner: CBS INC
Sidwell No. 1512280035
Mailing Address: 13155 NOEL RD, LB72
City/State: DALLAS TX 75240
Location: 41 W 900 S

Owner: WASATCH LIMITED COMPANY
Sidwell No. 1512279008
Mailing Address: 926 S JEFFERSON ST
City/State: SALT LAKE CITY UT 84101
Location: 937 S JEFFERSON ST

Owner: SWAN, DONAL B
Sidwell No. 1512427022
Mailing Address: 9435 S POPPY LN
City/State: SANDY UT 84094
Location: 1010 S WESTTEMPLE ST

Owner: CNM UTAH INC
Sidwell No. 1607301013
Mailing Address: 999 S MAIN ST
City/State: SALT LAKE CITY UT 84111
Location: 999 S MAIN ST

Owner: VALLEY MENTAL HEALTH INC
Sidwell No. 1512430013
Mailing Address: 5965 S 900 E # 320
City/State: SALT LAKE CITY UT 84121
Location: 1020-1030 S MAIN ST #REAR

Owner: TRUJILLO, ROBERT
Sidwell No. 1512427026
Mailing Address: 1042 S WESTTEMPLE ST
City/State: SALT LAKE CITY UT 84101
Location: 1042 S WESTTEMPLE ST

Owner: COMBS, JERRY A
Sidwell No. 1512280026
Mailing Address: 940 S MAIN ST
City/State: SALT LAKE CITY UT 84101
Location: 940 S MAIN ST

Owner: THOMAS, CLINTON &
Sidwell No. 1512427004
Mailing Address: 520 E CENTER ST
City/State: CENTERVILLE UT 84014
Location: 127 W MEAD AVE

Owner: VIC VIKI FAMILY PARTNERSHIP
Sidwell No. 1512427023
Mailing Address: 11589 S SUMMERFIELD CIR
City/State: SANDY UT 84092
Location: 1012 S WESTTEMPLE ST

Owner: WEIXLER ENTERPRISES
Sidwell No. 1512280032
Mailing Address: 132 N 'E' ST
City/State: SALT LAKE CITY UT 84103
Location: 915 S WESTTEMPLE ST

Owner: STATE ROAD COMM OF UTAH
Sidwell No. 1512426001
Mailing Address: 4501 S 2700 W
City/State: TAYLORSVILLE UT 84119
Location: 140 W MEAD AVE

Owner: WASATCH LIMITED COMPANY
Sidwell No. 1512279006
Mailing Address: 926 S JEFFERSON ST
City/State: SALT LAKE CITY UT 84101
Location: 933 S JEFFERSON ST

Owner: WASATCH LIMITED COMPANY
Sidwell No. 1512279007
Mailing Address: 926 S JEFFERSON ST
City/State: SALT LAKE CITY UT 84101
Location: 935 S JEFFERSON ST

Owner: NELSON, HANS C & JUDITH
Sidwell No. 1512280051
Mailing Address: 1548 E ROOSEVELT AVE
City/State: SALT LAKE CITY UT 84105
Location: 932 S MAIN ST # NFF1

Owner: HOOBILL HOLDINGS LIMITED
Sidwell No. 1512280057
Mailing Address: 959 S WESTTEMPLE ST
City/State: SALT LAKE CITY UT 84101
Location: 959 S WESTTEMPLE ST

Owner: HOUSING ASSISTANCE MAI
Sidwell No. 1512430003
Mailing Address: 1776 S WESTTEMPLE ST
City/State: SOUTH SALT LAKE UT 84115
Location: 1031 S WESTTEMPLE ST

Owner: MONSEN & MONSEN LC
Sidwell No. 1512280041
Mailing Address: 960 S MAIN ST
City/State: SALT LAKE CITY UT 84101
Location: 20 W FAYETTE AVE

Owner: HOOBILL HOLDINGS, LLC
Sidwell No. 1512280045
Mailing Address: 224 E ENSIGN VISTA DR
City/State: SALT LAKE CITY UT 84103
Location: 80 W FAYETTE AVE

Owner: HORSLEY, RULON E
Sidwell No. 1512280024
Mailing Address: 928 S MAIN ST
City/State: SALT LAKE CITY UT 84101
Location: 928 S MAIN ST

Owner: MOLINA, CARLOS
Sidwell No. 1512426004
Mailing Address: 126 W MEAD AVE
City/State: SALT LAKE CITY UT 84101
Location: 126 W MEAD AVE

Owner: MONSEN & MONSEN LC
Sidwell No. 1512280027
Mailing Address: 960 S MAIN ST
City/State: SALT LAKE CITY UT 84101
Location: 960 S MAIN ST

Owner: ROSEBOROUGH, SHERWOOD
Sidwell No. 1512426006
Mailing Address: 130 W MEAD AVE
City/State: SALT LAKE CITY UT 84101
Location: 134 W MEAD AVE

Owner: MCKB LEASING
Sidwell No. 1512280001
Mailing Address: 833 E SIXTEENTH AVE
City/State: SALT LAKE CITY UT 84103
Location: 79 W 900 S

Owner: MNS PROPERTIES, LC
Sidwell No. 1607301015
Mailing Address: 14205 SE 36TH STREET #350
City/State: BELLEVUE WA 98006
Location: 1009 S MAIN ST

Owner: MC CULLOUGH INVESTMENT CO,
Sidwell No. 1607153002
Mailing Address: 3336 E 32ND ST STE 217
City/State: TULSA OK 74135
Location: 933 S MAIN ST

Owner: KIMWELL CORPORATION
Sidwell No. 1512430007
Mailing Address: 8 E BROADWAY ST # 400
City/State: SALT LAKE CITY UT 84111
Location: 63 W FAYETTE AVE # APXBT

Owner: MIDGLEY, DAVID P
Sidwell No. 1512427011
Mailing Address: 1051 S JEFFERSON ST
City/State: SALT LAKE CITY UT 84101
Location: 1051 S JEFFERSON ST

Owner: MATINKHAH, AKBAR & ANG
Sidwell No. 1512280056
Mailing Address: 939 S WESTTEMPLE ST
City/State: SALT LAKE CITY UT 84101
Location: 939 S WESTTEMPLE ST

Owner: HORSLEY, ED
Sidwell No. 1512280050
Mailing Address: 928 S MAIN ST # 101
City/State: SALT LAKE CITY UT 84101
Location: 928 S MAIN ST # REAR

Owner: LAKE LIMITED
Sidwell No. 1512430001
Mailing Address: 987 S WESTTEMPLE ST
City/State: SALT LAKE CITY UT 84101
Location: 987 S WESTTEMPLE ST

Owner: MARTIN, EUGENE W; TR
Sidwell No. 1512280014
Mailing Address: 4612 S 600 E
City/State: MURRAY UT 84107
Location: 64 W FAYETTE AVE

Owner: R & R INDUSTRIAL PARK LC
Sidwell No. 1512430027
Mailing Address: 8 E BROADWAY ST # 400
City/State: SALT LAKE CITY UT 84111
Location: 984 S MAIN ST # APROX

Owner: NELSON, HANS C & JUDITH J; TRS
Sidwell No. 1512280025
Mailing Address: 1548 E ROOSEVELT AVE
City/State: SALT LAKE CITY UT 84105
Location: 932 S MAIN ST

Owner: LINDQUIST, LARRY
Sidwell No. 1512427031
Mailing Address: 1068 S WESTTEMPLE ST
City/State: SALT LAKE CITY UT 84101
Location: 1068 S WESTTEMPLE ST

Owner: POOL, MARTIN A
Sidwell No. 1512427003
Mailing Address: 555 E 5300 S #8
City/State: OGDEN UT 84405
Location: 129 W MEAD AVE

Owner: M C K B PARTNERSHIP
Sidwell No. 1512280044
Mailing Address: 833 E SIXTEENTH AVE
City/State: SALT LAKE CITY UT 84103
Location: 75 W 900 S

Owner: LAKE LIMITED
Sidwell No. 1512280043
Mailing Address: 987 S WESTTEMPLE ST
City/State: SALT LAKE CITY UT 84101
Location: 52 W FAYETTE AVE

Owner: LAKE LIMITED
Sidwell No. 1512280016
Mailing Address: 987 S WESTTEMPLE ST
City/State: SALT LAKE CITY UT 84101
Location: 46 W FAYETTE AVE

Owner: LELIS, JOHN & JOCELYN
Sidwell No. 1512280001
Mailing Address: 833 E SIXTEENTH AVE
City/State: SALT LAKE CITY UT 84103
Location: 79 W 900 S

Owner: SIERRA, ISMAEL G & OJEL
Sidwell No. 1512427038
Mailing Address: 1001 S JEFFERSON ST
City/State: SALT LAKE CITY UT 84101
Location: 1001 S JEFFERSON ST

Owner: STATE OF UTAH
Sidwell No. 1512430026
Mailing Address: 450 N STATE ST # 4110
City/State: SALT LAKE CITY UT 84114
Location: 36 W FREMONT AVE

Owner: SHIU, LEONARA F; ET AL
Sidwell No. 1512280017
Mailing Address: 1436 E VINE ST
City/State: SALT LAKE CITY UT 84121
Location: 32 W FAYETTE AVE

Owner: STATE OF UT, DIV OF FACILITIESCON
Sidwell No. 1512430024
Mailing Address: 450 N STATE OFFICE BLDG
City/State: SALT LAKE CITY UT 84114
Location: 36 W FREMONT AVE

Owner: JENSEN, NIELS & MARGIT A; TC
 Sidwell No. 1512430006
 Mailing Address: 819 N TERRACE HILLS DR
 City/State: SALT LAKE CITY UT 84103
 Location: 65 W FAYETTE AVE

Owner: HOUSING AUTHORITY OF SAL
 Sidwell No. 1512430025
 Mailing Address: 1776 S WESTTEMPLE ST
 City/State: SALT LAKE CITY UT 84115
 Location: 1099 S WESTTEMPLE ST

Owner: HOUSING ASSISTANCE MANA
 Sidwell No. 1512430008
 Mailing Address: 1776 S WESTTEMPLE ST
 City/State: SOUTH SALT LAKE UT 84115
 Location: 1031 S WESTTEMPLE ST

Owner: HANSEN, LLOYD G; TR
 Sidwell No. 1607301005
 Mailing Address: 1025 S MAIN ST
 City/State: SALT LAKE CITY UT 84111
 Location: 1025 S MAIN ST

Owner: JENSEN, NIELS
 Sidwell No. 1512281001
 Mailing Address: 975 S WESTTEMPLE ST
 City/State: SALT LAKE CITY UT 84101
 Location: 975 S WESTTEMPLE ST

Owner: HOUSING ASSISTANCE MAI
 Sidwell No. 1512430020
 Mailing Address: 1776 S WESTTEMPLE ST
 City/State: SOUTH SALT LAKE UT 84115
 Location: 1031 S WESTTEMPLE ST

Owner: HI-LAND CREDIT UNION
 Sidwell No. 1512427005
 Mailing Address: 111 W MEAD AVE
 City/State: SALT LAKE CITY UT 84101
 Location: 111-115 W MEAD AVE

Owner: HERNANDEZ, JOSEPH L
 Sidwell No. 1512427033
 Mailing Address: 1047 S JEFFERSON ST
 City/State: SALT LAKE CITY UT 84101
 Location: 1047 S JEFFERSON ST

Owner: JOHNSON, JENALYN C
 Sidwell No. 1512427021
 Mailing Address: 1008 S WESTTEMPLE ST
 City/State: SALT LAKE CITY UT 84101
 Location: 1008 S WESTTEMPLE ST

Owner: GATHERUM, RALPH S &
 Sidwell No. 1512427036
 Mailing Address: 1697 N FORT LN
 City/State: LAYTON UT 84041
 Location: 1048 S WESTTEMPLE ST

Owner: KHAMEDOOST, MAHMOOD
 Sidwell No. 1607301004
 Mailing Address: 1017 S MAIN ST
 City/State: SALT LAKE CITY UT 84111
 Location: 1017 S MAIN ST

Owner: HOOKBILL HOLDINGS LIMITED
 Sidwell No. 1512280008
 Mailing Address: 959 S WESTTEMPLE ST
 City/State: SALT LAKE CITY UT 84101
 Location: 959 S WESTTEMPLE ST

Owner: HARMAN FAMILY LLC
 Sidwell No. 1512280059
 Mailing Address: 1436 S DEVONSHIRE DR
 City/State: SALT LAKE CITY UT 84108
 Location: 910 S MAIN ST

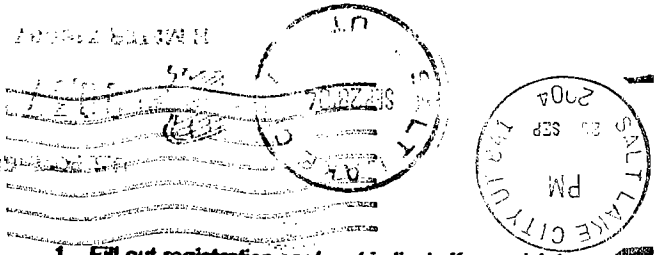
Owner: GONZALEZ B, RUBEN A & L
 Sidwell No. 1512427007
 Mailing Address: 1035 S JEFFERSON ST
 City/State: SALT LAKE CITY UT 84101
 Location: 1035 S JEFFERSON ST

Owner: GONZALEZ, EDUARDO &
 Sidwell No. 1512426005
 Mailing Address: 120 W MEAD AVE
 City/State: SALT LAKE CITY UT 84101
 Location: 120 W MEAD AVE

4 Planning Commission Hearing
Original Notice and Postmark
Staff report
Agenda and Minutes

Original Notice and Postmark

507 N MAIN
LOUG DAVSIE

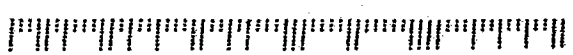


Salt Lake City Planning Division DD
451 South State Street
Salt Lake City, Utah 84111

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. Speakers will be called by the Chair.
4. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
5. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
6. A time limit may be placed on speakers to ensure everyone has a chance to comment. The Chair will make that determination upon reviewing the number of people wishing to speak.
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8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
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SLC, UT 84111

Note: We comply with all ADA guidelines. Assistive listening devices & interpreter services provided upon 24 hour advance request.



NOTICE OF HEARING

11 2-6

DOUG DANIEL
527 N MAIN



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NOTICE OF HEARING

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Tickets, reunions and notices can be found here. Pg. E8

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Kick-start your career with the employment listings. Pg. E8

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Find the right school or training program for you. Pg. E15

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Find services to help you at home or work. Near the 100's.

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Pets/Livestock

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Merchandise

Find a computer, bike, furniture and more here. Pg. E18

Thrifties

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Commercial Equipment & Materials

Find commercial equipment, materials here. Pg. E18

Automotive

Truckloads of new and used vehicles. cars.com Pg. E18

Recreation

Listings of boats, snowmobiles, RVs and gear. Pg. E22

Clasificados

Desde empleos a propiedades hasta transportación y más, los encontrará en los Clasificados. Pg. E22



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Food Storage011
Genealogy022
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Information Services024
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Burial Plots and Monuments009

008 Reunions

010—Special Notices

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030—Lost and Found

LOST Italian, Greyhound white & gray female 6 yrs. old. Collar reads Francis. Reward. 801-523-1176

LOST Male Pom puppy with lion cut, collar, no ID. Taken 7/21 from DMV, Taylorsville. Reward. 969-0786

035 Legal Services

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Tired of messed up credit reports ruining your life? Improve your credit & raise your credit scores. Cars, Loans and Visa.
Call 299-7734 Tom
20 yr. track record. Regulated lic. lender.

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CHANGE Your Fate, lose the weight. Call now for your private consultation. (801) 497-0457

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TRADE DIAMONDS for Real Estate equity.
Minimum \$100,000. Mike
463-6577 or 201-8811



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096 Models, Actors, Entertainers Wanted

NOTICE

099—Career Info. Services/List

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ACCOUNTANT

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AMERICAN TUBULAR PRODUCTS located in Lindon, is accepting applications for an experienced Accountant/Accounting Mgr. Applicants must be computer literate, detail oriented and extremely accurate.

100—Help Wanted

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Companies in the Salt Lake area are aggressively seeking people with all levels of experience for jobs in hundreds of occupations.

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Our system creates a for you-FREE! With a minute phone call or our convenient Online Interview form, our automated process matches you with employers that are hiring NOW!

Choose from one of following positions: enter your information

Accounts receivable payable
Billing & collection
Bookkeeper
General Accountant
Corporate accountant

The Salt Lake Tribune DESERET Morning News

Classifieds



Announcements

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TRADE DIAMONDS for Real Estate equity.
Minimum \$100,000. Mike
463-6577 or 201-8811



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Domestic Out of State101
Elderly Care124
Employment Agencies140
Help Wanted100
Career Info Services/Lists 099
Models, Actors, Entertainers Wanted096
Self-Employment150
Work Exchange105
Work Wanted110

096 Models, Actors, Entertainers Wanted

099—Career Info. Services/List

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Staff report

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PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

Memorandum

Date: October 8, 2004
To: Salt Lake City Planning Commission
From: Doug Dansie, AICP
Subject: Petition 400-04-04 Salt Lake City Housing Authority Rezone
Petition 410-666 Salt Lake City Housing Authority Planned Development

On August 11, 2004, the Salt Lake City Planning Commission recommended the adoption of an ordinance to change the zoning of several parcels of land generally located at 1029 and 1031 South West Temple, from CC Commercial Corridor to RMU residential Mixed-use. The petition was initiated at the request of the Salt Lake City Housing Authority, which wishes to build additional residential units associated with the Jefferson School Apartments. Since that time, the Housing Authority has acquired additional land. The newly acquired land is immediately adjacent to the land previously recommended for rezoning (to the north and west, along Fayette Avenue). The Housing Authority is therefore asking the Planning Commission to modify its previous recommendation to the City Council to rezone the larger parcel and to also amend its approval of the associated planned development.

Since the request is a modification of the zoning ordinance, the Planning Commission must review the proposal with a view towards forwarding a recommendation to the City Council. In undertaking the task, the Planning Commission must use the following standards; established in section 21A.50.050 of the zoning ordinance:

- A. **Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.**
- B. **Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.**
- C. **The extent to which the proposed amendment will adversely affect adjacent properties.**
- D. **Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.**
- E. **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 waste water and refuse collection.**

Upon review of the original staff report, the current proposal is consistent with the original findings (as outlined in the attached original staff report).

The planned development must meet the following standards; as established in the zoning ordinance:

1. 21A.54.080 Standards for Conditional Uses.

- A. The proposed development is one of the conditional uses specifically listed in this Title.**
- B. The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.**
- C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.**
- D. The internal circulation system of the proposed development is properly designed.**
- E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.**
- F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.**
- G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.**
- H. Landscaping is appropriate for the scale of the development.**
- I. The proposed development preserves historical architectural and environmental features of the property.**
- J. Operating and delivery hours are compatible with adjacent land uses.**
- K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.**
- L. The proposed development complies with all other applicable codes and ordinances.**

2. 21.54.150 Planned Developments

The purpose of planned development is to provide flexibility in the ordinance to achieve the following objectives:

- 1. Creation of a more desirable environment than would be possible through strict application of other City land use regulations.**
- 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.**
- 3. Combination and coordination of architectural styles, building forms**

- and building relationships.
4. **Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion.**
 5. **Preservation of buildings, which are architecturally or historically significant or contribute to the character of the City.**
 6. **Use of design, landscape or architectural features to create a pleasing environment.**
 7. **Inclusion of special development amenities.**
 8. **Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.**

The current proposal was routed to appropriate departments and interested parties (Community Councils and Business groups). All City Department responses indicated no issue with the proposal. The Peoples Freeway Community Council supported the proposal at their October 6, 2004 meeting.

The Planning Commission Planned Development Sub-committee reviewed the proposal on September 27, 2004. The issues raised include: acquisition of more property and the potential for relocating proposed buildings on the site to create more usable open space. The Housing Authority agreed to look at alternatives. Attached is a letter outlining their response. The Housing Authority will also have information available at the Planning Commission meeting that was not complete at the time of this memo.

The additional land proposed for the Planned Development will add 24 additional units and a community center. It will require modifications of certain rear yard and landscape requirements as outlined in the site plan.

Staff Recommendation

Based upon the findings in the original petition, the evaluation of the current proposal and the responses received regarding the modification, staff recommends that the Planning Commission forward a positive recommendation to the City Council to change the zoning of parcels generally located at 1029 and 1031, associated with petition 400-04-04. The Staff also recommends approval of the revised site plan associated with the Planned Development petition 410-666.

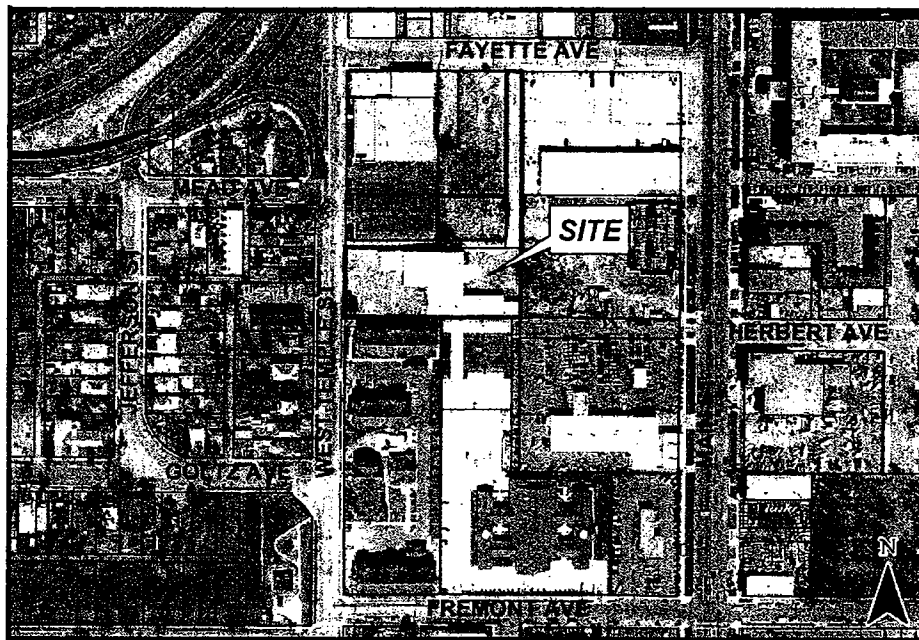
Attachments: Petition 400-04-04 original staff report
Petition 410-666 original staff report
Revised site plan
Letter from Housing Authority

DATE: August 6, 2004

TO: Salt Lake City Planning Commission

FROM: Doug Dansie, Principal Planner

RE: STAFF REPORT FOR THE AUGUST 11, 2004 MEETING



CASE#: 400-04-04

APPLICANT: Salt Lake City Housing Authority

STATUS OF APPLICANT: Property Owner

PROJECT LOCATION: Generally located at 1029 and 1031 South West Temple.

PROJECT/PROPERTY SIZE: 1.89 acres

COUNCIL DISTRICT: District Five, Jill Remington Love

REQUESTED ACTION: A request to change the zoning map at 1029 and 1031 South West Temple from Corridor Commercial [CC] to Residential Mixed-Use [RMU]. The project also requires an amendment to the future land use map of the Central City Master Plan

PROPOSED USE(S): The site will be integrated into the existing Jefferson Apartments which are located immediately south, adjacent to this site.

APPLICABLE LAND USE REGULATIONS: The proposed change modifies the map associated with Salt Lake City Code Chapter 21A

MASTER PLAN SPECIFICATIONS: The 1974 Central City Master Plan identifies the area as commercial. The 1974 Master Plan was updated with the 1995 Zoning Ordinance Rewrite, which indicates the site as commercial. The draft Central City Master Plan, which has been adopted by the Planning Commission but not the City Council, identifies the site as high density mixed-use. The draft Central Community Master Plan identifies the need to create a high density mixed use neighborhood in this area to take advantage of light rail and transit opportunities. The Housing, Transportation, Futures Commission and Strategic Plans encourage housing.

SUBJECT PROPERTY HISTORY: The parcels have historically been used for low scale commercial purposes. The site is immediately adjacent, to the north, of the existing Jefferson School Apartments. The existing Apartment site was historically the site of an elementary school that served the larger neighborhood. The elementary school site has now developed into the Apartments and Utah State offices.

ACCESS:

Access to the site will be from West Temple, with secondary access onto Fayette.

PROJECT DISCRIPTION:

The project will add an additional 60 dwelling units in 3 buildings and 79 parking stalls to the Jefferson School apartments.

COMENTS, ANALYSIS AND FINDINGS:

1. COMMENTS

The proposal relating to this petition is to rezone 1029 and 1031 South West Temple from CC Commercial Corridor to RMU Residential Mixed-Use. A recommendation regarding this petition will be forwarded to the City Council. The petition will also update the Central Community Master Plan to indicate the site as high-density mixed-use.

Comments from City departments and Community Council(s):

- a) **Transportation** stated that the additional 60 units will present minimal impact to the public transportation arterial corridors.
- b) **Engineering** expressed no major concerns regarding the project.
- c) **Permits** provided a checklist (attached).
- d) **Public Utilities** has stated that they have no objection to the project, although they will require that the first floor be one foot in elevation higher than the adjacent retention basin..
- e) **Police** did not provide comment.
- f) **RDA** has concerns that the project be of mixed income. It is outside the RDA district (the notice was provided as a courtesy because the site is adjacent to an RDA district).
- g) **Fire** did not provide comment.
- h) **Community Councils:** The Peoples Freeway Community Council has formally voted to endorse the rezone petition, as well as the associated planned development at their October 2003 meetings (letter attached).

ANALYSIS AND FINDINGS

Issues that are being generated by this proposal.

Since the request is a modification of the zoning map, the Planning Commission must review the proposal with a view towards forwarding a recommendation to the City Council. In undertaking the task, the Planning Commission must use the following standards:

CODE CRITERIA / DISCUSSION / FINDINGS OF FACT

21A.50.050 Standards for general amendments.

- A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.**

Discussion: The proposed amendment is a map amendment that will affect two parcels only.

The 1974 Central Community Master Plan land use map identifies the two parcels as being commercial. The 1995 Zoning Ordinance Rewrite updated the master plan and identified the site as commercial. The draft Central City Master Plan, adopted by the Planning Commission but not the City Council identifies the site as high density mixed use. Because the new master plan has not officially been adopted this proposal has been advertised and noticed as a master plan amendment.

The 2000 Community Housing Plan encourages expansion of housing opportunities, particularly when they are compatible with existing neighborhoods, accommodate mixed-use and are transit accessible. The 1993 Strategic Plan calls for neighborhood stabilization and identity while offering attractive housing opportunities. The 1996 Transportation Master Plan supports new housing and increased densities in area adjacent to transit services. This location is near bus stops and is between the 1300 South and 900 South light rail stations.

Findings:

The proposed rezone is consistent with draft Central City Master Plan policies and other City policies relating to housing, however, any motion to approve the zoning should include a motion to update the existing Central City Master Plan to identify these parcels as high-density mixed-use.

- B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.**

Discussion: The proposed zoning and development is contiguous with the current Jefferson School Apartments. The proposed architecture is near identical.

The proposed zoning is contiguous with the RMU zoning of the existing complex. The zoning is a mixed-use zone that allows both residential and commercial and provides a transition between the commercial development to the east and north and the low-scale residential development to the west.

Findings:

The proposed rezone is physically compatible with the existing neighborhood.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The new zoning will allow taller buildings than adjacent commercial or single family residential zoning, however the site is also near the downtown area where taller height limits apply. The site is immediately contiguous with existing RMU zoning that also allows 75 feet in height. The project is proposed to be four stories. There is additional RMU zoning in the general area.

Findings:

The proposed zoning will have minimal negative impact on adjacent properties, but will also allow for increase housing opportunities to help stabilize the neighborhood.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Discussion: The proposed project is not within any overlay district.

Findings:

Not Applicable

E. 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 waste water and refuse collection.

Discussion: Responses by City Departments/Divisions indicate the proposal will not affect any public services. The transportation and utilities are adequate.

Findings:

The public services are adequate to serve the proposed residential complex.

MASTER PLAN AMENDMENT

The subject parcels have traditionally hosted commercial development. Amending the master plan to include both parcels for mixed-use is consistent with the draft land use map of the Central Community Master Plan, which has been reviewed by Planning Commission but has not been finalized by the City Council..

A notice for the Master Plan amendment was published in the Salt Lake City Tribune and Deseret News on July 28, 2004 meeting State Law requirements for Master Plan amendments.

RECOMMENDATION:

In light of the comments, analysis and findings noted above, staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning map to change the zoning classification for the parcels generally located at 1029 and 1031 South West Temple from [CC] Commercial Corridor to [RMU] Residential Mixed-Use.

Staff also recommends that the Planning Commission also forward a positive recommendation to amend the Central Community Master Plan be to identify the site as high density mixed-use.

The associated Petition 410-666, for a planned development on the site, also lists other conditions of development.

Attachments: Exhibit 1 - Other Division Recommendations. Exhibit 2 - Public Comments.

Exhibit 1
Other Division
Recommendations.

Dansie, Doug

From: Stewart, Brad
Sent: Friday, July 30, 2004 1:49 PM
To: Dansie, Doug; Orgill, Alicia; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Cc: Garcia, Peggy; Cowles, Vicki
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments
Categories: Program/Policy

Doug,

Public Utilities has no objection to either the zoning change or the PUD. Standard design, review, permit and construction processes must be followed.

There is one aspect of this proposal that is out of the ordinary. The lowest finished habitable or mechanical floor elevation needs to be at least one foot above the high water elevation of the detention pond across West Temple Street from this property. The finished floor elevations must be certified by a licensed surveyor. This was also required of the first phase so it should not be a surprise to the owner.

Thanks,

Brad
 6733

From: Dansie, Doug
Sent: Wednesday, July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also **Petition 410-666**, a planned development to accommodate multiple buildings on one site.

8/3/2004

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

Dansie, Doug

From: Tarbet, Valda
Sent: Monday, July 26, 2004 1:52 PM
To: Dansie, Doug
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments
Categories: Program/Policy

Jefferson Apartments is not located within the RDA's West Temple Gateway Project Area. The primary concern the Agency has about the area is the construction of additional income restricted apartments. The current median income in the area is about 30% of AMI and we are concerned about adding more 50% or less income restricted units. Jefferson School Apartments is currently a mixed income unit and I would hope they are continuing this concept in the new addition.

From: Dansie, Doug
Sent: Wednesday, July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also **Petition 410-666**, a planned development to accommodate multiple buildings on one site.

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

7/26/2004

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

7/26/2004

Dansie, Doug

From: Walsh, Barry
Sent: Monday, July 26, 2004 11:48 AM
To: Dansie, Doug; Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Smith, Craig; Larson, Bradley
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments
Categories: Program/Policy

July 26, 2004

Doug

Per our DRT review there are some site issues with cross easements and lot consolidation, public way improvements, etc.

The traffic impact is as follows:

West Temple is a arterial south of 950 South and a major arterial northward. Main Street is a major arterial and Fayette Avenue is a local accessing between the two arterials.

The additional 60 Units should present minimal impact to the public transportation arterial corridors.

If you have any questions, please call me 535-6630 or send me an e-mail. Thank you

Barry Walsh

From: Dansie, Doug
Sent: Wednesday, July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also

7/26/2004

Petition 410-666, a planned development to accommodate multiple buildings on one site.

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

7/26/2004

Dansie, Doug

From: Wiley, Larry
Sent: Wednesday, July 21, 2004 10:47 AM
To: Dansie, Doug
Cc: Goff, Orion
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments

No comments. Zoning rules!

From: Dansie, Doug
Sent: Wednesday, July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also **Petition 410-666**, a planned development to accommodate multiple buildings on one site.

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

7/26/2004

Page 2 of 3

I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

Dansie, Doug

From: Brown, Ken
Sent: Tuesday, July 27, 2004 2:42 PM
To: Dansie, Doug
Cc: Butcher, Larry
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments
Categories: Program/Policy

Doug,

I have no comments in regards to Petition No. 400-04-04, however in regards to Petition 410-666, the Development Review Team reviewed a **preliminary proposal only**.

As per the policy currently in place for conditional uses (see memo from Doug Wheelwright dated October 21, 2000), written requests are to be sent to Larry Butcher (Development Review Administrator) and include the project plans, application etc.

Larry will assign a project reviewer from among the permits staff and will inform you as to who has been assigned the review.

You would then meet with the assigned reviewer to discuss the proposal and create a written list of zoning issues found (if any) then a DRT review should be scheduled prior to presenting the proposal to the Planning Commission.

KB

Assigned to Alan H review prior to new DRT bldg permit

From: Dansie, Doug
Sent: July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also **Petition 410-666**, a planned development to accommodate multiple buildings on one site.

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four

7/27/2004

buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

7/27/2004

DEMO EXISTING BUILDING AND BUILD NEW 60 UNIT APARTMENT. 3
OR 4 PARCLES TO BE COMBINED. PROPOSING ZONING CHANGE TO RMU
AND PLANNING DEVELOPMENT WITH A MINOR SUBDIVISION. ADDITIONAL
ATTENDEES TOM PERRY. WILL NEED TO OBTAIN A SEPARATE
DEMOLITION PERMIT AND A NEW CERTIFIED ADDRESS. PROPERTY
COMBINING WILL NEED TO INCLUDE CROSS EASEMENT AGREEMENTS.
30' REAR YARD SETBACK AND PARKING LOT LANDSCAPING REQUIRED
WHERE PARKING LOTS ARE CLOSER THAN 20' TO A PROPERTY LINE.
INTERIOR PARKING LOT LANDSCAPING ALSO REQUIRED. THESE
LANDSCAPING REQUIREMENTS APPLY ONLY TO THE UNCOVERED PARKING
SPACES. PARKWAY STRIP LANDSCAPING OF TREES ARE NECESSARY.
DUMPSTER TO BE ENCLOSED WITH SOLID MATERIAL. 06/24/04--KEN
BROWN. 60 NEW UNITS JULY 13TH DEMO. WILL COMBINE 4 PARCELS
BUT HOLD 84 PREVIOUS UNITS SEPARATE FROM PHASE I. 2+ ACRES.
NEW PHASE WILL BE FIRE SPRINKLED. GROUND WATER A 6' IN
SEWER. SAME ISSUES AS PHASE I. MUST CERTIFY LOWEST FF
ELEVATION TO BE ABOVE 1' HIGHT THAN DETN. POND SPILLWAY.
WANT SEWER DEMANDS TO CHECK SEWER CAPACITY. MUST RUN WATER
MODEL (PU) TO DETERMINE IF 6" WATER MUST BE INSPIZED TO 12"
(PREVIOUS PHONE WASN'T REQUIRED). MUST DETAIN SOTRM WATER.
ENVIRONMENTAL ISSUES? PHASE II BELOW THRESHOLDS.
06/24/04--B. STEWART. COMBINE LOTS WITH CROSS EASEMENT ON
NE FAYETTE AVENUE. NEW D/W ON WEST TEMPLE. GH ST LIGHTING.
NEW D/W ON FAYETTE AVE. PARKING BUFFERS? PUD SETBACKS.
5% BIKE PARKING ADA BUILDING OCDE PARKING CALCS 138 UNITS
06/24/04--BARRY WALSH. 2 NEW DRIVE APPROACHES REMOVE
EXISTING APPROACHES CURB AND GUTTER AND REPLACE WITH NEW
TYPE A CURB AND GUTTER ON WEST TEMPLE. NEW APPROACH AND
EGRESS ON FAYETTER WITH SIDEWALK. NEW CONTINUOUS SIDEWALK
ABUTTING WEST TEMPLE AND SIDEWALK THROUGH APPROACH ON
FAYETTE 06/24/04--CRAIG SMITH.

DRT Notes
6/25/04

Exhibit 2

Public Comments.



Community
Council

People's Freeway Community Council

Jeffery L. Davis, Chair

1407 South Richards Street

Salt Lake City, Utah 84115

801.483.2868

jloydDavis@yahoo.com

07 October 2003

To whom it may concern:

On behalf of People's Freeway Community Council I write this letter of recommendation concerning the Housing Authority of Salt Lake City and their proposed phase II of Jefferson School Apartments. People's Freeway Community Council voted unanimously to support a planned development & re-zoning of the three parcels located at 1031 South West Temple along with a portion, approximately 142 feet of the east parcel located at 1029 South West Temple. The approved re-zone changes the zoning from the current zone of CC (Commercial Corridor) to a Planned Development RMU (Residential Multi-Use). This re-zone was in behalf of the Housing Authority of Salt Lake City for the construction of Jefferson School Apartments Phase II.

Thank you,

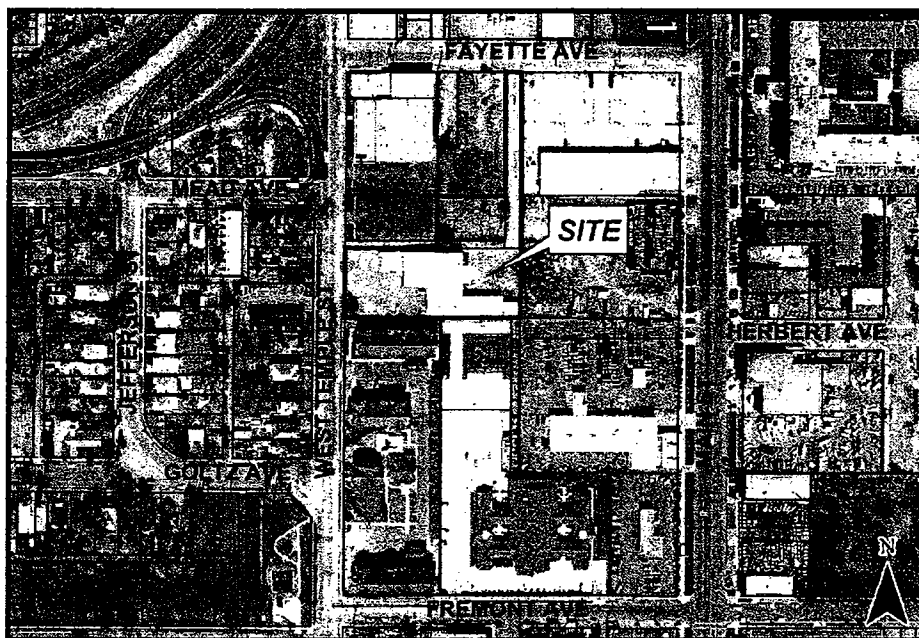
Jeffery L. Davis, Chair

DATE: August 6, 2004

TO: Salt Lake City Planning Commission

FROM: Doug Dansie, Principal Planner

RE: STAFF REPORT FOR THE AUGUST 11, 2004 MEETING



CASE#: 410-666

APPLICANT: Salt Lake City Housing Authority

STATUS OF APPLICANT: Property Owner

PROJECT LOCATION: Generally located at 1029 and 1031 South West Temple.

PROJECT/PROPERTY SIZE: Approximately 1.89 acres

COUNCIL DISTRICT: District Five, Jill Remington Love

REQUESTED ACTION: A request for a planned development and conditional use approval for multiple buildings on a single site and minor modifications to the technical zoning requirements to accommodate and expansion of the Jefferson School Apartments.

PROPOSED USE(S): The applicant proposes to add 60 units in three buildings to the existing Jefferson School Apartments. This petition is contingent upon rezoning approval relating to Petition 400-04-04.

APPLICABLE LAND USE REGULATIONS: The proposed planned development and conditional use review and approval is authorized within Section 21A.54.150 and Section 21A.32.080D of the City Zoning Code.

SURROUNDING ZONING DISTRICTS: The subject property is surrounded on two sides (north, east) by C-C zoning. It abuts RMU zoning to the south and RMF-35 to the west.

SURROUNDING LAND USES:

- North** – low-intensity commercial
- South** – medium to high-density residential
- West** - low-density residential
- East** - low-intensity commercial

MASTER PLAN SPECIFICATIONS: The 1974 Central Community Master Plan identifies the area as commercial. The 1974 Master Plan was updated with the 1995 Zoning Ordinance Rewrite, which indicates the site as commercial. The draft Central Community Master Plan, which

has been reviewed by the Planning Commission but not the City Council, identifies the site as high density mixed-use. Associated Petition 400-04-04 will modify the zoning and update the master plan.

SUBJECT PROPERTY HISTORY: The site is presently vacant.

ACCESS: Access to the site will be primarily from West Temple Street with secondary access onto Fayette Avenue (approximately 975 South).

PROJECT DISCRIPTION: The project involves the constriuction of three residential buildings containing approximately 60 residential units.

COMENTS, ANALYSIS AND FINDINGS:

1. COMMENTS

The proposal is to allow a planned development for multiple buildings on a single site.

Comments from City departments and Community Council(s):

- a) **Transportation** stated that the additional 60 units will present minimal impact to the public transportation arterial corridors.
- b) **Engineering** expressed no major concerns regarding the project.
- c) **Permits** provided a checklist (attached).
- d) **Public Utilities** have no objection, although they will require that the ground level be one foot higher than the adjacent retention basin.
- e) **Police** did not provide comment.
- f) **RDA** has concerns that the project be of mixed income. It is outside the RDA district (it was routed to RDA as a courtesy because it is adjacent to the Franklin Quest RDA district).
- g) **Fire** did not provide comments.
- h) **Community Councils:** The Peoples Freeway Community Council has formally voted to endorse the rezone petition, as well as the associated planned development at their October 2003 meetings (letter attached).

ANALYSIS AND FINDINGS

Issues that are being generated by this proposal.

The purpose of this planned development request is to accommodate an extension of the existing Jefferson School Apartments. The existing complex has 80 units. The proposed extension will add another 60 units.

The project requires a rezoning and master plan amendment (Petition 400-04-04) as well as a subdivision process to alter lot lines. The rezoning petition will be forwarded to the City Council for canal approval. The subdivision process will be handled administratively.

CODE CRITERIA / DISCUSSION / FINDINGS OF FACT

Since the request is a planned development, which is a form of conditional use, the Planning Commission must review the proposal using the following standards:

21.54.080 Standards for Conditional Uses.

- A. The proposed development is one of the conditional uses specifically listed in this Title.**

Discussion: Section 21A.54.150 allows the planned development process to allow multiple buildings on a single site and to modify regulations. The minimum lot size for a planned development in an RMU zoning district is 20,000 Sq Ft. The proposed site is approximately 1.89 acres.

Finding: The Planning Commission is authorized to approve planned developments in the RMU district with multiple buildings and to modify landscaped setbacks.

- B. The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.**

Discussion: The proposed zoning on the site is RMU, which allows for residential development of unlimited density.

The 1974 Central Community Master Plan identifies this site as commercial. The 1995 Zoning Rewrite effectively updated that master plan and identified the site as commercial corridor. The draft Central Community Master Plan identifies this site as high-density mixed-use development. The current draft master plan has been adopted by the Planning Commission but not by the City Council. Petition 400-04-04 will modify the zoning and update the master plan in conformance with this request.

The 2000 Community Housing Plan encourages expansion of housing opportunities, particularly when they are compatible with existing neighborhoods, accommodate mixed-use and are transit accessible. The 1993 Strategic Plan calls for neighborhood stabilization and identity while offering attractive housing opportunities. The 1996 Transportation Master Plan supports new housing and increased densities in areas adjacent to transit services. This location is near bus stops and is between the 1300 South and 900 South light rail stations.

Finding: The proposal is consistent with the draft Central City Master Plan, endorsed by the Planning Commission in January of 2000, and other applicable master plans. The development should be conditioned upon approval of petition 400-04-04.

- C. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not materially degrade the service level on the adjacent streets.**

Discussion: Primary access to the site is from West Temple, which is a collector street. Secondary access is from Fayette Avenue. The Salt Lake City Transportation Division has reviewed the site plan, and they have determined that access to the site is adequate.

Finding: The Salt Lake City Transportation Division has determined that access is adequate

- D. The internal circulation system of the proposed development is properly designed.**

Discussion: There are a total of 79 parking stalls within the proposed parking lot. The RMU zoning district would only require 30 stalls.

City sidewalk will be reconstructed around the project. Onsite pedestrian access is adequate to accommodate the proposed residential units.

Finding: The Salt Lake City Transportation Division and Fire Department have determined that internal circulation is adequate. Pedestrian access is maintained.

- E. Existing or proposed utility services are adequate for the proposed development and are designed in a manner that will not have an adverse impact on adjacent land uses or resources.**

Discussion: The Public Utilities Department has reviewed the project at a recent Development Review Team. They determined that there is adequate water and sewer capacity available for this project.

Finding: Adequate water and sewer utilities exist in the area.

F. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.

Discussion: The RMU zoning district does not require a front and side yard setback for buildings but does require a 15 foot setback for parking lots. The rear yard setback requirement is 25% or 20 feet, whichever is less. The rear yard requirement will not be met under strict interpretation of the ordinance. The Planning Commission has the authority to modify setback requirements through the planned development process. The applicant is requesting that the Planning Commission modify the rear yard requirement.*

*The Planned Development Subcommittee of the Planning Commission met with the developer on Wed, Aug.4. Several different options of the layout of the project were discussed. The petitioner agreed to look at other alternatives and report their findings to the Planning Commission. The alternative plans may require differing buffers, setbacks and landscaping than illustrated by the attached/reviewed site plan.

Finding: Most of the site is adjacent to commercial development or to the existing Jefferson School Apartments, therefore buffering is not necessary. Staff recommends the Planning Commission modify the rear yard requirement to accommodate the proposed project.

G. Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood.

Discussion: The architecture of the new building is consistent with other buildings in the Jefferson School Apartment complex.

Finding: The architecture is compatible with the existing development and the adjacent neighborhood.

H. Landscaping is appropriate for the scale of the development.

Discussion: All yard spaces have some landscaping, which is consistent with the existing adjacent apartment development. By ordinance, driveways and sidewalks are allowed to pass through landscaped areas.

The zoning ordinance specifies the number of trees and bushes to be planted with a new development. The Permits Office has not reviewed a landscaping plan. A final landscape plan will need to be developed to show code compliance and adequate screening. * Also, see note under item F.

Finding: Staff recommends that the Planning Commission modify the setbacks as illustrated on the site plan but delegate final approval of the details of the landscaping plan to the Planning Director.

I. The proposed development preserves historical architectural and environmental features of the property.

Discussion: The site is not within a historic district. There are no historic or environmental features associated with the site. It is not within the Groundwater Source Protection Overlay, secondary recharge area, a Historic District or any other overlay district.

Finding:
Not applicable.

J. Operating and delivery hours are compatible with adjacent land uses.

Discussion: The property is an extension of an existing apartment complex. The activity levels will be similar to what exists. Any activity is subject to City/County noise ordinances. The properties to the north and east are low scale commercial land uses. Staff is unaware of any significant conflict between the commercial development and existing residential units.

Access to the site is available on an arterial street that will not negatively impact the lower density residential area to the west.

Finding: An increase in activity will occur; however, because the project is primarily an extension of existing facilities, the hours are similar to existing uses.

K. The proposed conditional use or, in the case of a planned development, the permitted and conditional uses contained therein, are compatible with the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or the City as a whole.

Discussion: The project is an extension of the existing apartment complex. The housing serves to stabilize the existing neighborhood and provide a transition between single family homes and the commercial element on Main Street. The apartments are within walking distance of a proposed new light rail stop at 900 South and 200 West that will be operating in the fall of 2004.

Finding: The proposed planned development furthers the goals of the Central Community Master Plan by helping to stabilize the residential population and

providing a transition between lower density housing and commercial uses.

L. The proposed development complies with all other applicable codes and ordinances.

Discussion: The proposed project has received preliminary review by the Development Review team. They deemed that the project met all City ordinances. More detailed review will occur when the final construction drawings are submitted for the building permit review.

Finding: The planned development must meet all applicable codes.

21.54.150 Planned Developments

The purpose of planned development is to provide flexibility in the ordinance to achieve the following objectives:

1. Creation of a more desirable environment than would be possible through strict application of other City land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion.
5. Preservation of buildings, which are architecturally or historically significant or contribute to the character of the City.
6. Use of design, landscape or architectural features to create a pleasing environment.
7. Inclusion of special development amenities.
8. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

Strict application of the zoning ordinance would limit the site to one single building. The proposed modifications allow the developer to develop multiple buildings, which allow for increased internal pedestrian circulation and a "campus" type development. This is in conformity with objectives 1, 2, 3, 6, and 7 of Section 21A.54.150.

21A.54.150E - Other standards.

There are three standards for planned development approval

1. It must meet the minimum lot size.

Discussion: The minimum lot size is 20, 000 sq. ft. for planned developments in the RMU zoning district.

Finding: At 1.89 acres, the project meets the criteria.

2. Residential density may not be greater than the base zone.

Discussion: The base zoning has no density limitations.

Finding: At approximately 32 units per acre, the proposed project does not exceed the density limitations of the base zoning.

3. Reduced width streets must be properly engineered.

Discussion: There are no internal private streets, however driveways are adequate.

Finding: Not applicable.

4. The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the Planning Commission.

Discussion: There are no front or side yards required. The rear yard is proposed to be modified by the Planning Commission.

Finding: The rear yard is proposed to be modified by the Planning Commission. The degree of modification may change if the Planning Commission chooses to alter the site plan.

5. The Planning Commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.

Discussion: There is minimal topographic change on the site.

Finding: Not applicable.

Recommendation:

Based on the comments, analysis and findings, the Planning Staff recommends approval of a planned development and conditional use approval for a residential development at approximately 1029 and 1031 South West Temple, including modifications to yard requirements as shown on the site plan, or subsequent site plan the Planning Commission may choose to endorse, subject to the following conditions:

- The City Council approves the zoning map amendment.
- The applicant completes the subdivision process to eliminate unnecessary lot lines.
- The Planning Director is delegated the authority to approve the final landscape plan.

Attachments: Exhibit 1 - Other Division Recommendations. Exhibit 2 -Site plan. Exhibit 3 - Public Comments.

Exhibit 1

Division Recommendations.

Dansie, Doug

From: Stewart, Brad
Sent: Friday, July 30, 2004 1:49 PM
To: Dansie, Doug; Orgill, Alicia; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Cc: Garcia, Peggy; Cowles, Vicki
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments
Categories: Program/Policy

Doug,

Public Utilities has no objection to either the zoning change or the PUD. Standard design, review, permit and construction processes must be followed.

There is one aspect of this proposal that is out of the ordinary. The lowest finished habitable or mechanical floor elevation needs to be at least one foot above the high water elevation of the detention pond across West Temple Street from this property. The finished floor elevations must be certified by a licensed surveyor. This was also required of the first phase so it should not be a surprise to the owner.

Thanks,

Brad
6733

From: Dansie, Doug
Sent: Wednesday, July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also **Petition 410-666**, a planned development to accommodate multiple buildings on one site.

8/3/2004

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

Dansie, Doug

From: Tarbet, Valda
Sent: Monday, July 26, 2004 1:52 PM
To: Dansie, Doug
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments
Categories: Program/Policy

Jefferson Apartments is not located within the RDA's West Temple Gateway Project Area. The primary concern the Agency has about the area is the construction of additional income restricted apartments. The current median income in the area is about 30% of AMI and we are concerned about adding more 50% or less income restricted units. Jefferson School Apartments is currently a mixed income unit and I would hope they are continuing this concept in the new addition.

From: Dansie, Doug
Sent: Wednesday, July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also **Petition 410-666**, a planned development to accommodate multiple buildings on one site.

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

7/26/2004

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

7/26/2004

Dansie, Doug

From: Walsh, Barry
Sent: Monday, July 26, 2004 11:48 AM
To: Dansie, Doug; Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Smith, Craig; Larson, Bradley
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments
Categories: Program/Policy

July 26, 2004

Doug

Per our DRT review there are some site issues with cross easements and lot consolidation, public way improvements, etc.

The traffic impact is as follows:

West Temple is a arterial south of 950 South and a major arterial northward. Main Street is a major arterial and Fayette Avenue is a local accessing between the two arterials.

The additional 60 Units should present minimal impact to the public transportation arterial corridors.

If you have any questions, please call me 535-6630 or send me an e-mail. Thank you

Barry Walsh

From: Dansie, Doug
Sent: Wednesday, July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also

7/26/2004

Petition 410-666, a planned development to accommodate multiple buildings on one site.

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

Dansie, Doug

From: Wiley, Larry
Sent: Wednesday, July 21, 2004 10:47 AM
To: Dansie, Doug
Cc: Goff, Orion
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments

No comments. Zoning rules!

From: Dansie, Doug
Sent: Wednesday, July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also **Petition 410-666**, a planned development to accommodate multiple buildings on one site.

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

7/26/2004

I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

7/26/2004

Dansie, Doug

From: Brown, Ken
Sent: Tuesday, July 27, 2004 2:42 PM
To: Dansie, Doug
Cc: Butcher, Larry
Subject: RE: Petitions 400-04-04 and 410-666; Jefferson School Apartments
Categories: Program/Policy

Doug,

I have no comments in regards to Petition No. 400-04-04, however in regards to Petition 410-666, the Development Review Team reviewed a **preliminary proposal only**.

As per the policy currently in place for conditional uses (see memo from Doug Wheelwright dated October 21, 2000), written requests are to be sent to Larry Butcher (Development Review Administrator) and include the project plans, application etc.

Larry will assign a project reviewer from among the permits staff and will inform you as to who has been assigned the review.

You would then meet with the assigned reviewer to discuss the proposal and create a written list of zoning issues found (if any) **then** a DRT review should be scheduled prior to presenting the proposal to the Planning Commission.

KB

Assigned to Alan H w new DRT bldg permit

From: Dansie, Doug
Sent: July 21, 2004 10:00 AM
To: Orgill, Alicia; Stewart, Brad; Tarbet, Valda; Brown, Ken; Wiley, Larry; Walsh, Barry; Smith, Craig; Larson, Bradley
Subject: Petitions 400-04-04 and 410-666; Jefferson School Apartments

MEMORANDUM

Date: July 21, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-04.** Zoning Text Amendment for 1029 and 1031 South West Temple, adjacent to the Jefferson School Apartments, to change the zoning from CC Commercial Corridor to RMU mixed-use to accommodate additional apartment buildings. Also **Petition 410-666**, a planned development to accommodate multiple buildings on one site.

The Salt Lake City Housing Authority is requesting the Zoning Ordinance text be amended and a planned development approved, in order to add additional buildings to the existing Jefferson School Apartment complex. The project will add approximately 60 units and 79 parking stalls in three buildings to the existing Jefferson School Apartments (which contain approximately 84 units in four

7/27/2004

buildings). The project was reviewed by the DRT on June 24, 2004.

Please provide comments relative to your area of expertise.

The Planning Staff must make a finding relating to *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.*

Please let me know whether adequate services and/or facilities are provided in the area, if specified. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

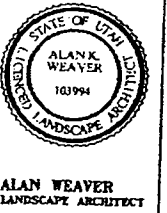
I would appreciate receiving your written comments by July 30, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by August 4, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

DEMO EXISTING BUILDING AND BUILD NEW 60 UNIT APARTMENT. 3
OR 4 PARCLES TO BE COMBINED. PROPOSING ZONING CHANGE TO RMU
AND PLANNING DEVELOPMENT WITH A MINOR SUBDIVISION. ADDITIONAL
ATTENDEES TOM PERRY. WILL NEED TO OBTAIN A SEPARATE
DEMOLITION PERMIT AND A NEW CERTIFIED ADDRESS. PROPERTY
COMBINING WILL NEED TO INCLUDE CROSS EASEMENT AGREEMENTS.
30' REAR YARD SETBACK AND PARKING LOT LANDSCAPING REQUIRED
WHERE PARKING LOTS ARE CLOSER THAN 20' TO A PROPERTY LINE.
INTERIOR PARKING LOT LANDSCAPING ALSO REQUIRED. THESE
LANDSCAPING REQUIREMENTS APPLY ONLY TO THE UNCOVERED PARKING
SPACES. PARKWAY STRIP LANDSCAPING OF TREES ARE NECESSARY.
DUMPSTER TO BE ENCLOSED WITH SOLID MATERIAL. 06/24/04-0-KEN
BROWN. 60 NEW UNITS JULY 13TH DEMO. WILL COMBINE 4 PARCELS
BUT HOLD 84 PREVIOUS UNITS SEPARATE FROM PHASE I. 2+ ACRES.
NEW PHASE WILL BE FIRE SPRINKLED. GROUND WATER A 6' IN
SEWER. SAME ISSUES AS PHASE I. MUST CERTIFY LOWERST FF
ELEVATION TO BE ABOVE 1' HIGHT THAN DETN. POND SPILLWAY.
WANT SEWER DEMANDS TO CHECK SEWER CAPACITY. MUST RUN WATER
MODEL (PU) TO DETERMINE IF 6" WATER MUST BE INCREASED TO 12"
(PREVIOUS PHONE WASN'T REQUIRED). MUST DETAIN SOTRM WATER.
ENVIRONMENTAL ISSUES? PHASE II BELOW THRESHOLDS.
06/24/04--B. STEWART. COMBINE LOTS WITH CROSS EASEMENT ON
NE FAYETTE AVENUE. NEW D/W ON WEST TEMPLE. GH ST LIGHTING.
NEW D/W ON FAYETTE AVE. PARKING BUFFERS? PUD SETBACKS.
5% BIKE PARKING ADA BUILDING CODE PARKING CALCS 138 UNITS
06/24/04--BARRY WALSH. 2 NEW DRIVE APPROACHES REMOVE
EXISTING APPROACHES CURB AND GUTTER AND REPLACE WITH NEW
TYPE A CURB AND GUTTER ON WEST TEMPLE. NEW APPROACH AND
EGRESS ON FAYETTE WITH SIDEWALK. NEW CONTINUOUS SIDEWALK
ABUTTING WEST TEMPLE AND SIDEWALK THROUGH APPROACH ON
FAYETTE 06/24/04--CRAIG SMITH.

DRT Notes
6/25/04

Exhibit 2
Site plan.



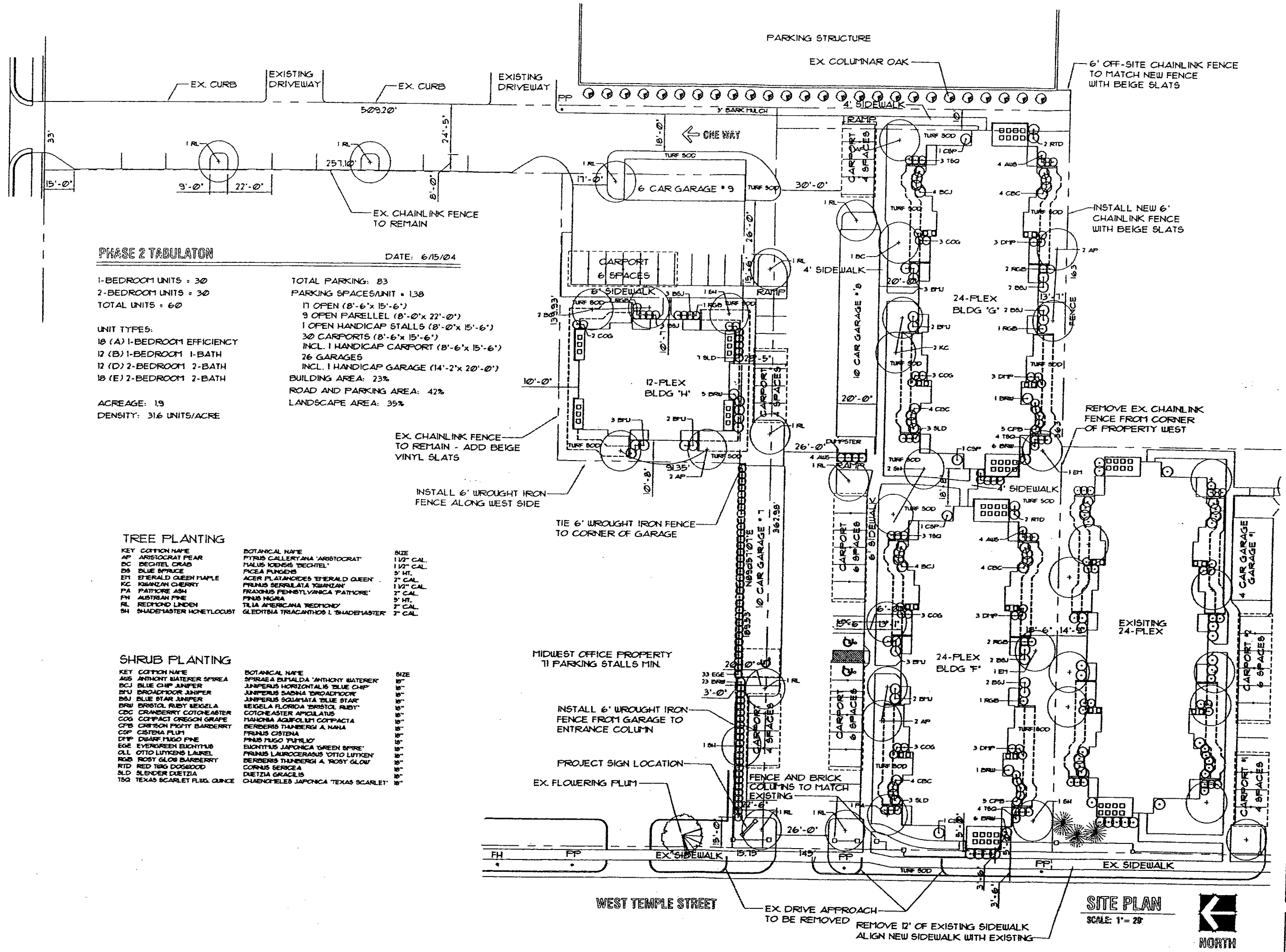
ALAN WEAVER
LANDSCAPE ARCHITECT

JEFFERSON SCHOOL APARTMENTS PHASE 2 - PLAN A

1033 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH

Scale 1" = 20'
Drawn AW
Checked AW
Date 7/28/04
Revised

L.1



PHASE 2 TABULATION

DATE: 6/15/04

1-BEDROOM UNITS = 30
2-BEDROOM UNITS = 30
TOTAL UNITS = 60

UNIT TYPES:
18 (A) 1-BEDROOM EFFICIENCY
12 (B) 1-BEDROOM 1-BATH
12 (D) 2-BEDROOM 2-BATH
18 (E) 2-BEDROOM 2-BATH

ACREAGE: 1.9
DENSITY: 31.6 UNITS/ACRE

TOTAL PARKING: 83
PARKING SPACES/UNIT = 1.38

17 OPEN (8'-6" x 15'-6")
9 OPEN PARALLEL (8'-0" x 22'-0")
1 OPEN HANDICAP STALLS (8'-0" x 15'-6")
30 CARPORTS (8'-6" x 15'-6")
INCL. 1 HANDICAP CARPORT (8'-6" x 15'-6")
26 GARAGES
INCL. 1 HANDICAP GARAGE (14'-2" x 20'-0")

BUILDING AREA: 23%
ROAD AND PARKING AREA: 42%
LANDSCAPE AREA: 35%

TREE PLANTING

KEY	COMMON NAME	BOTANICAL NAME	SIZE
AP	ARISTOCRAT PEAR	PIRUS CALLERYANA 'ARISTOCRAT'	1 1/2" CAL
BC	DECATIL CRAB	MALUS IOENSIS 'DECATIL'	1 1/2" CAL
DS	BLUE SPRUCE	PICEA PARSONS	5' HT.
ET	EMERALD QUEEN MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	7" CAL
KC	KWAZAN CHERRY	PRUNUS SERRULATA 'KWAZAN'	1 1/2" CAL
PA	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2" CAL
PN	AUSTRIAN PINE	PINUS NIGRA	5' HT.
RL	REDTONG LINDEN	TELIA AMERICANA 'REDTONG'	2" CAL
SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS L. 'SHADEMASTER'	2" CAL

SHRUB PLANTING

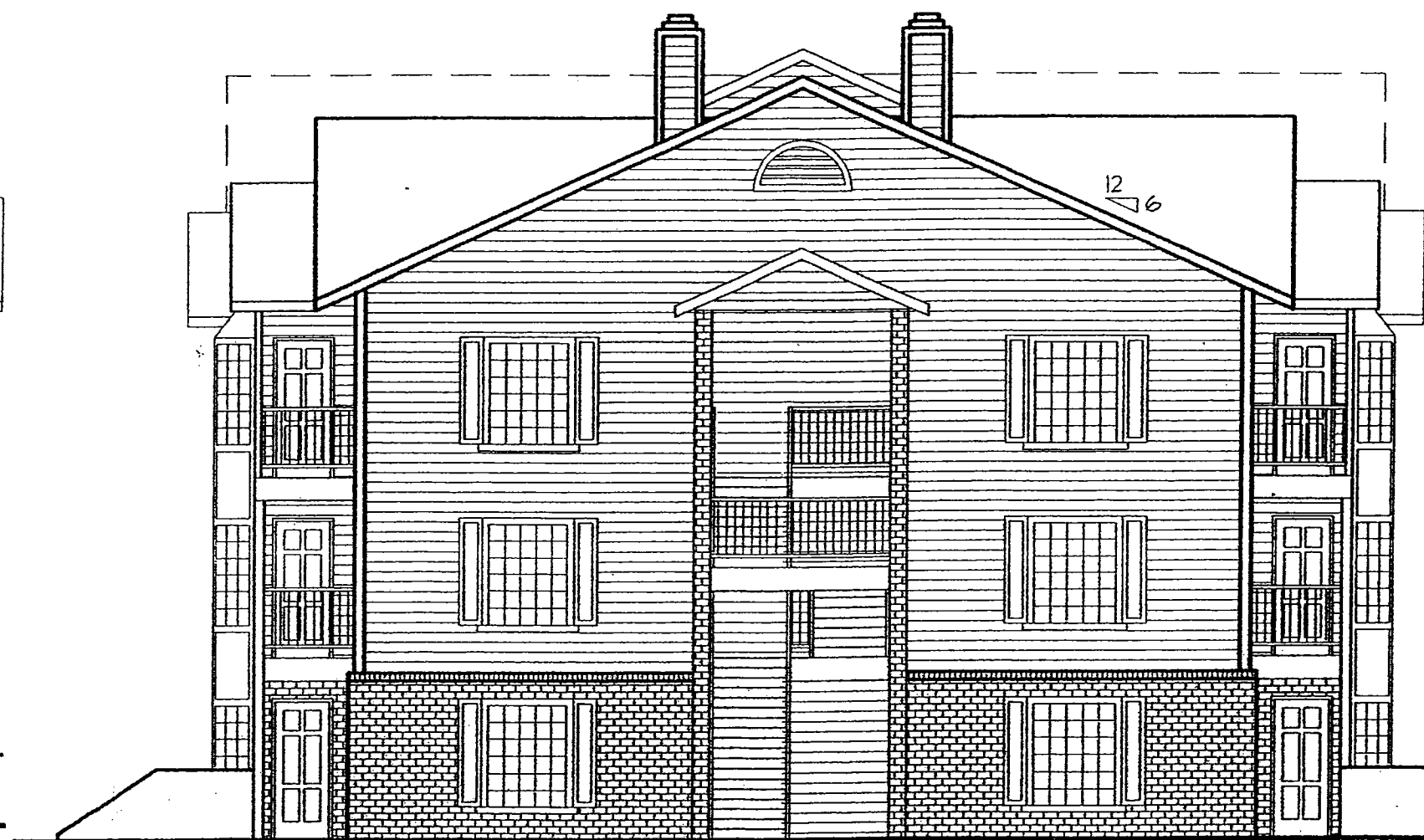
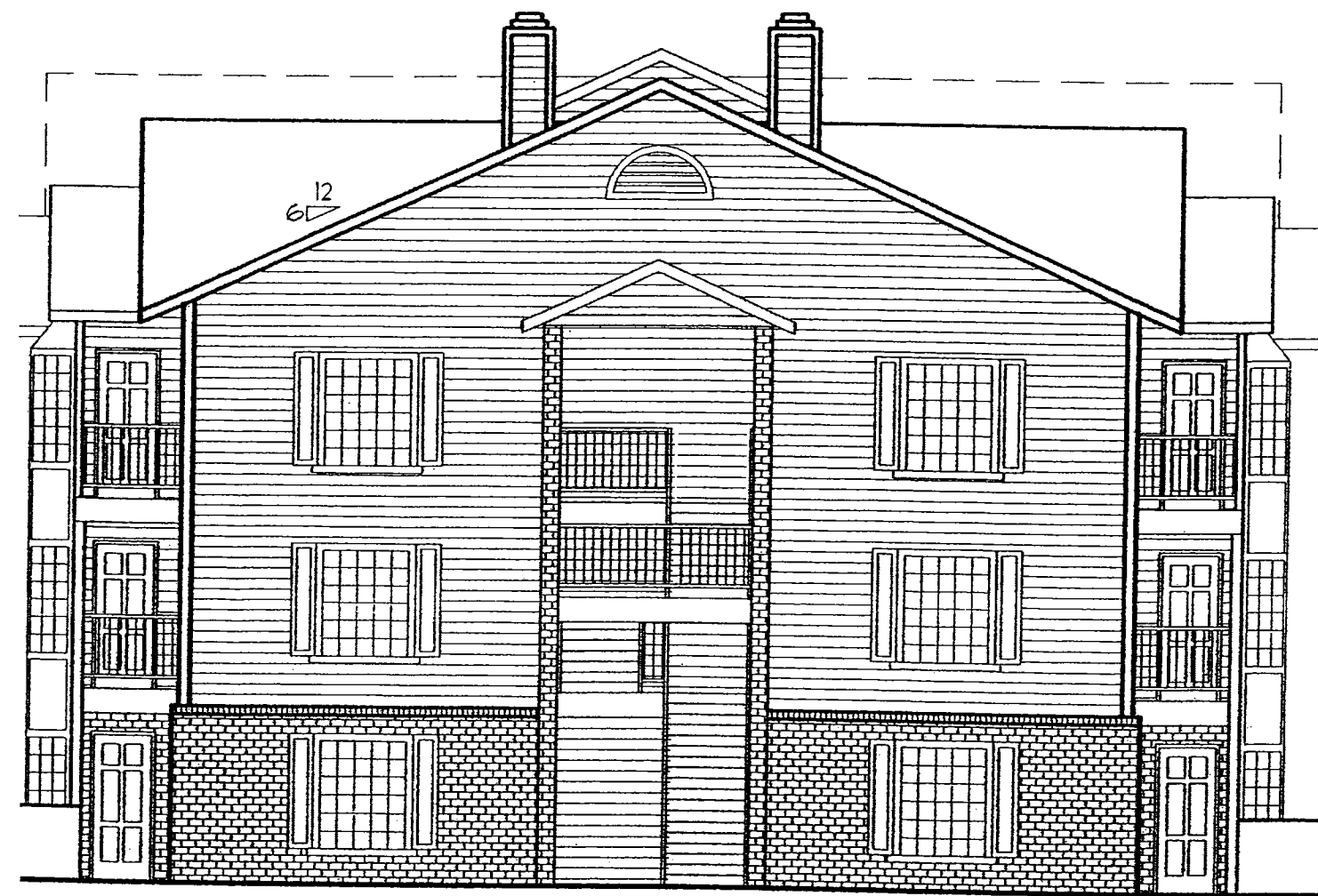
KEY	COMMON NAME	BOTANICAL NAME	SIZE
AUS	ANTHONY WATERER SPIREA	SPIRAEA EUMALDA 'ANTHONY WATERER'	15"
BCU	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	15"
BRU	BROADLEAF JUNIPER	JUNIPERUS SABINA 'BROADLEAF'	15"
BSL	BLUE STAR JUNIPER	JUNIPERUS SQUALATA 'BLUE STAR'	15"
BRW	BRISTOL RUBY BEIGELA	BEIGELA FLORIDA 'BRISTOL RUBY'	15"
CDC	CRANBERRY COTONEASTER	COTONEASTER AMICULATUS	15"
COG	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACT'	15"
CFB	CARIBBEAN FIGHT BARDENRT	BERBERIS THUNDERB A. NANA	15"
CSP	CISTINA FLUM	FRAXINUS CISTINA	15"
DYP	DIARY FUGO PINE	PRUNUS FUGO 'FUGO'	15"
EGE	EVERGREEN EUCYTHUS	EUCYTHUS JAPONICA 'GREEN SPIRE'	15"
OLL	OTTO LUTKENS LAUREL	PRUNUS LAUROCARPUS 'OTTO LUTKEN'	15"
RGS	ROSY GLOW BARBERRY	BERBERIS THUNDERB A. 'ROSY GLOW'	15"
RTD	RED TONG DOGWOOD	CORNUS SERICEA	15"
SLD	SLENDER DUETZIA	DUETZIA GRACILIS	15"
TSQ	TEXAS SCARLET FLUG. QUINCE	CHIAENOTHELES JAPONICA 'TEXAS SCARLET'	15"

SITE PLAN
SCALE: 1" = 20'





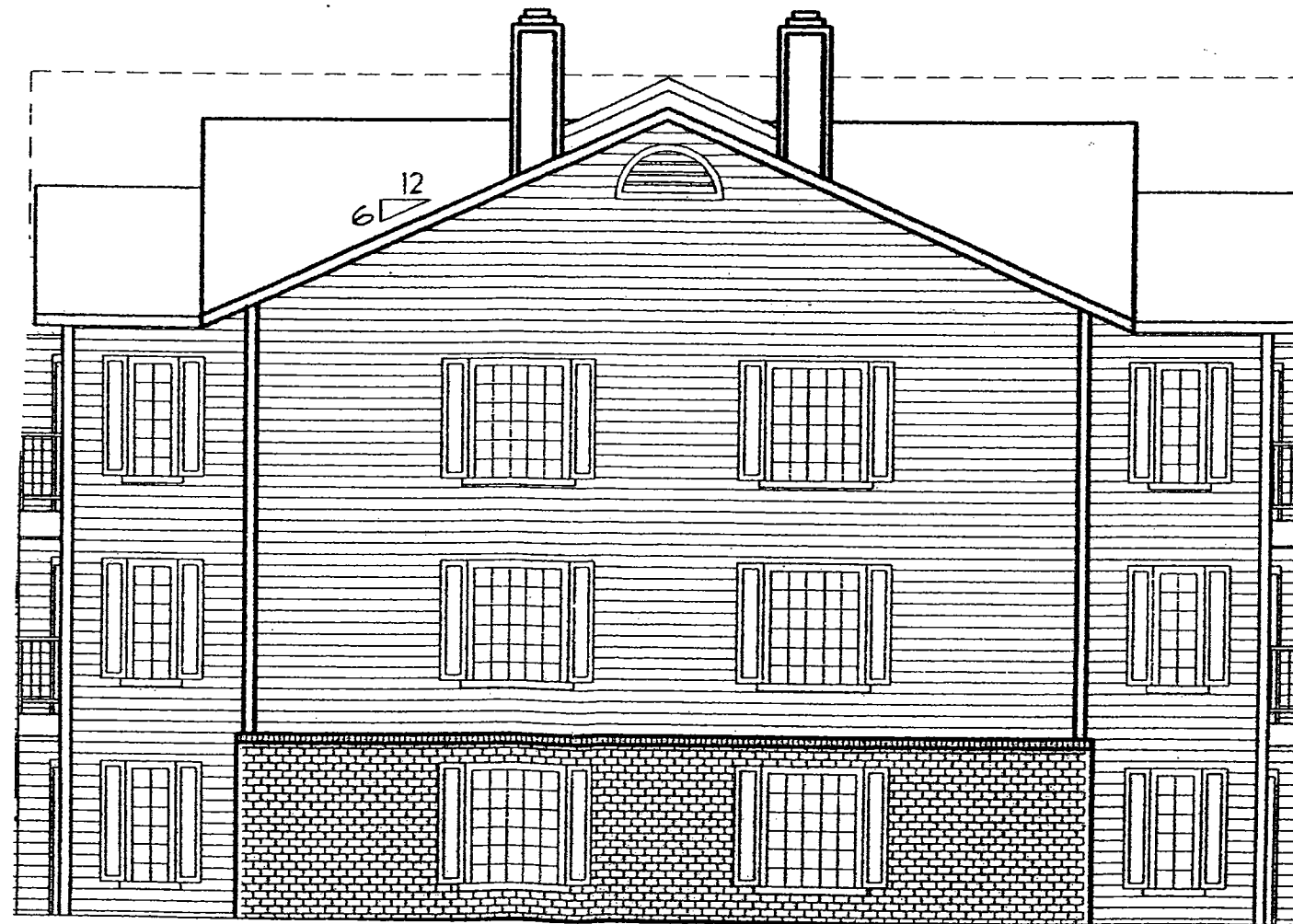
Front Elevation
24 plex



End Elevation
24 plex



Front Elevation
12 plex



End Elevation
12 plex

Exhibit 3

Public Comments



People's Freeway Community Council

Jeffery L. Davis, Chair

07 October 2003

1407 South Richards Street

Salt Lake City, Utah 84115

801.483.2868

jloydDavis@yahoo.com

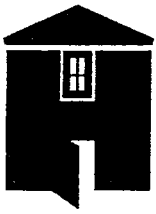
Community
Council

To whom it may concern:

On behalf of People's Freeway Community Council I write this letter of recommendation concerning the Housing Authority of Salt Lake City and their proposed phase II of Jefferson School Apartments. People's Freeway Community Council voted unanimously to support a planned development & re-zoning of the three parcels located at 1031 South West Temple along with a portion, approximately 142 feet of the east parcel located at 1029 South West Temple. The approved re-zone changes the zoning from the current zone of CC (Commercial Corridor) to a Planned Development RMU (Residential Multi-Use). This re-zone was in behalf of the Housing Authority of Salt Lake City for the construction of Jefferson School Apartments Phase II.

Thank you,

Jeffery L. Davis, Chair



**HOUSING
AUTHORITY
OF SALT LAKE CITY**

1776 South West Temple
Salt Lake City, Utah 84115
VOICE (801) 487-2161
FAX (801) 487-3641
TDD (801) 487-3361

Mr. Doug Dansie
CED Planning
Salt Lake City Corp.
City & County Bldg. Rm.406
SLC, UT 84111

Dear Mr. Dansie:

The Housing Authority of Salt Lake City has been in the process of a rezoning and planned development of a property located at 1029 and 1031 South West Temple. Please reference petition number 400-04-04, and 410-666. Subsequent to submitting our plans and meeting with the planning commission, we were presented with an option to purchase the adjoining property located on 63 West Fayette Ave. We would like to include our newest site plan and incorporate with the existing petitions for rezoning and planned development.

I have included the new site plan and a list of property owners within 600 ft. of the 63 West Fayette Ave. address. Additionally I have contacted Jeff Davis, Chair of the People's Freeway Community Council and I'm still awaiting a response from him.

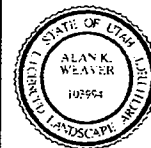
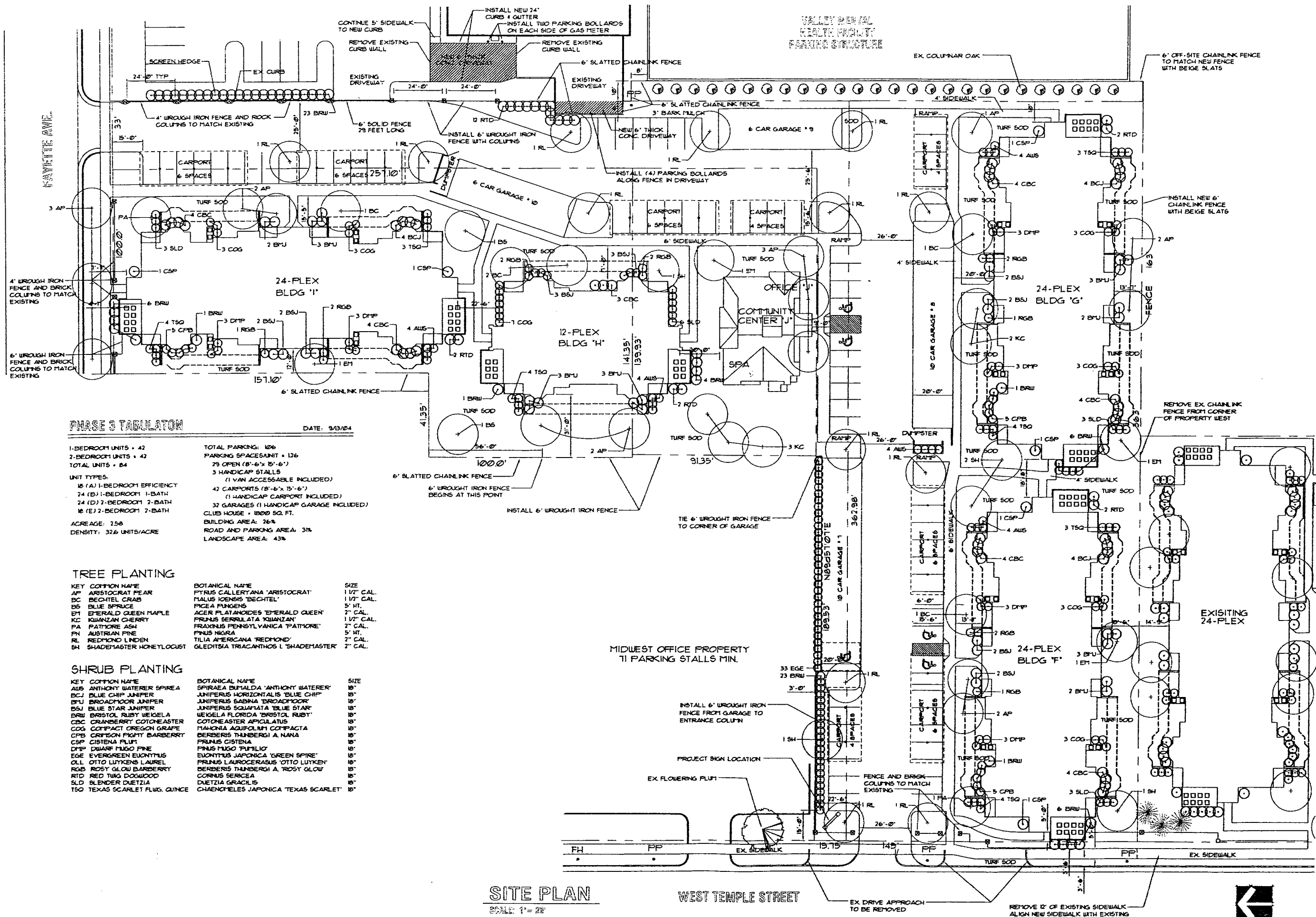
Please let me know what further measures I will need to supply in order to accomplish this task. I appreciate your help on this matter.

Best Regards,

Bill Nighswonger
Development Manager



Equal Housing Opportunity



ALAN WEAVER
LANDSCAPE ARCHITECT

JEFFERSON SCHOOL APARTMENTS PHASE 3

1011 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH

Scale 1" = 20'
Drawn: AW
Checked: AW
Date: 9/17/04
Revised:

L.1



October 7, 2004

Louis Zunguze
Planning Director
Salt Lake City Corporation
424 South State
Salt Lake City, Utah

Dear Louis,

This letter is written to support our request for rezoning and planned unit development on our Jefferson School II project located 1011 South West Temple. As you know, our project has expanded from 60 to 84 units based on a recent acquisition of an adjoining piece of property. We have met with the Planning Commission's subcommittee on two different occasions regarding our requests. At both meetings, Commission members suggested we look at redesigning the site and buildings so the project did not appear to be so linear and would have more green space. To answer some of the suggestions raised:

1. It is not practical to make the buildings taller as it would involve elevators and add substantial structural upgrade which makes the project too expensive to build. In addition, our family projects have been more successful when doors are not accessed through a common hall way but through doors off their own stairways. We also believe the scale of our project is more in keeping with the surrounding neighborhood.
2. We purposely designed the buildings on the west side of the property to back on the original JSAI because we are unsure about future plans for Midwest Office Supply and their surrounding property. We felt it would be better to back on another residential use vs. a potential dense, commercial future use. In addition, other placements of the JSAIL buildings would have put a road behind two of the original buildings on the JSA I site. We felt this was not an acceptable for JSAI nor JSAIL.
3. We also instructed our design/developer, Tom Perry, working with his architects to design the property to maximize its value as we paid over \$1 million for the property. This is necessary to have enough units so rental income can repay loans needed to build the project. Other types of design on the property potentially loose 6 units and several parking stalls. More of this information will be shared with you at the Planning Commission meeting next week.
4. The subcommittee was also concerned with driving directly into a parking area. However, parking on the site also had to be maximized as adequate parking is essential for managing and marketing the property. Adequate parking is considered a valuable community

**HOUSING
AUTHORITY
OF SALT LAKE CITY**

1776 South West Temple
Salt Lake City, Utah 84115
VOICE (801) 487-2161
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Reverend France A. Davis
Chair

John Pace
Vice Chair

Joan Kasteler
Commissioner

Michael Gallegos
Commissioner

Roger Thompson
Commissioner

George "Buzz" Welch
Commissioner

Doug Sterling
Commissioner

Rosemary Kappes
Executive Director



Equal Housing Opportunity

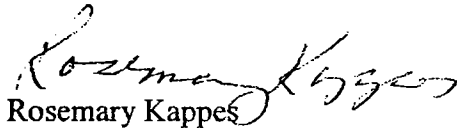
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amenity and we must compete with other complexes that have more parking.

5. When we considered orienting the first building to West Temple, we rejected it due to the width restrictions of the land. As you know, the property is very long and narrow with an L shaped configuration.
6. The Fire Department also indicated to us their preference for long straight roads (vs. curved) for easier access of fire trucks.
7. In a piece of good news, the addition of the extra property (for the 84 units) has allowed us to better design the site which we think partially answers Commission's concerns. We could have designed an additional 6 unit building on the site, but opted to include a club house, hot tub, tot lot and additional green space. The clubhouse will sit midway in the project and the green space surrounding it will be visible from West Temple. Our original plan for 60 units would not have included a clubhouse nor as much green space.
8. Our current plans show 43% of the site is dedicated to green space which we feel is excellent in an urban setting.
9. The Peoples Freeway Community Council, again, unanimously supported the expansion of the project to 84 units and endorsed the site design at its meeting last night, October 6th.

In conclusion, JSAI has been very successful due to attractive design. It is leased at 97% on a continuous basis. We believe that tearing down the old produce warehouse on the JSAIL site plus adding an identical JSAIL project will continue to stabilize the neighborhood and increase property values of the surrounding area. We look forward to discussing this with the full Planning Commission next week.

Sincerely,



Rosemary Kappes
Executive Director

Agenda and Minutes

**AMENDED AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, August 11, 2004, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

- 1. APPROVAL OF MINUTES** from Wednesday, July 28, 2004
- 2. REPORT OF THE CHAIR AND VICE CHAIR**
- 3. REPORT OF THE DIRECTOR**
- 4. CONSENT AGENDA** – Salt Lake City Property Conveyance Matters:
 - a. The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints and Salt Lake City Property Management Division – The LDS Church is requesting that the City amend an existing telecommunication public way lease agreement, by expanding the authorized lease area by adding a new buried telecommunications conduit along the north side of North Temple Street between the Conference Center and the Triad Center. The proposed buried conduit is proposed to be located in the area of the parking strip, located two feet behind the back of curb and crossing North Temple Street near 300 West Street and extending south along the east side of 300 West Street to the mid-block. The total length of the buried conduit is 2250 feet. The abutting properties to the proposed conduit route are zoned Residential/Mixed Use “R-MU”, Commercial Corridor “CC”, and Urban Industrial “UI”. The proposed conduit would be installed by directional boring. (Staff – Matt Williams at 535-6447 and Doug Wheelwright at 535-6178)
- 5. PUBLIC HEARINGS** (Public Hearings will generally begin at 5:45)
 - a. **PUBLIC HEARING** – The Salt Lake City Housing Authority is requesting approval of the two following petitions which will allow for the development of additional dwelling units associated with the Jefferson School Apartments:
 1. **Petition 400-04-04** – A request by the Salt Lake City Housing Authority to amend the Central Community Master Plan and rezone for the properties located at 1029 and 1031 South West Temple from “CC” Commercial Corridor to “RMU” Residential Mixed-Use zoning in order to accommodate approximately 60 housing units.
 2. **Petition 410-666** – A request by the Salt Lake City Housing Authority for a planned development located at 1029 and 1031 South West Temple to allow for multiple buildings on a single site and to accommodate modifications to zoning standards as they apply to the proposed site layout.
(Staff – Doug Dansie at 535-6182)
- 6. UNFINISHED BUSINESS**

**SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, August 11, 2004, 5:45 pm**

Present from the Planning Commission were Acting Chair, Tim Chambless, Bip Daniels, Babs De Lay, John Diamond, Peggy McDonough, Laurie Noda, Kathy Scott, and Jennifer Seelig. Prescott Muir and Craig Galli were excused.

Present from the City Staff were Planning Director Louis Zunguze; Principal Planner Doug Dansie; and Planning Commission Secretary Kathy Castro.

PUBLIC HEARINGS

The Salt Lake City Housing Authority is requesting approval of the two following petitions which will allow for the development of additional dwelling units associated with the Jefferson School Apartments:

Petition 400-04-04 – A request by the Salt Lake City Housing Authority to amend the Central Community Master Plan and rezone for the properties located at 1029 and 1031 South West Temple from “CC” Commercial Corridor to “RMU” Residential Mixed-Use zoning in order to accommodate approximately 60 housing units.

Petition 410-666 – A request by the Salt Lake City Housing Authority for a planned development located at 1029 and 1031 South West Temple to allow for multiple buildings on a single site and to accommodate modifications to zoning standards as they apply to the proposed site layout.

This item was heard at 6:00 p.m.

Principal Planner Doug Dansie presented the petition as written in the staff report. He stated that there is also a subdivision petition which will be reviewed administratively. He stated that 1029 South and 1031 South are general addresses because when the subdivision is final, the configuration of the lot will be different. Mr. Dansie noted that the 1974 Central City Master Plan was updated with the zoning rewrite in 1995 which identified the site as Commercial. He stated that the Planning Commission has adopted a new version of the Central City Master Plan which has not been officially adopted by the City Council. The new version of the Central City Master Plan identifies the site as High Density Mixed Use. He stated that the proposal is consistent with that Master Plan. Mr. Dansie stated that the parcels are immediately adjacent north of the existing Jefferson School Apartments which are zoned “RMU”. In light of the comments, analysis and findings noted in the staff report, Staff recommends that the Planning Commission forward a positive recommendation to the City

Council to approve an ordinance to amend the zoning map to change the zoning classification for the parcels generally located at 1029 and 1031 South West Temple from "CC" Commercial Corridor to "RMU" Residential Mixed-Use.

Staff further recommends that the Planning Commission forward a positive recommendation to amend the Central Community Master Plan to identify the site as high density mixed-use. This petition is in association with Petition 410-666, for a planned development on the site, which also lists other conditions of development.

Mr. Dansie stated that the site plan is going through the planned development process to allow multiple buildings on a single site. Three buildings are proposed and the architecture is near identical to the Jefferson School Apartments. There are some modifications such as, in the "RMU" zoning district one is required to have a 25-foot rear yard. The Applicant is requesting a modification of the rear yard and the Planning Commission has the authority to do so. Mr. Dansie stated that the proposal went before the Planning Commission Planned Development Subcommittee last week and there was discussion of alternative layouts. Staff reviewed the site plan which will generally add 60-units to the existing 84-unit apartment complex. Based on the comments, analysis and findings noted in the staff report Staff recommends that the Planning Commission approve the planned development and conditional use requests for a residential development at approximately 1029 and 1031 South West Temple. Mr. Dansie stated that the approval is contingent upon the approval of the zoning amendment, and subdivision.

Commissioner Seelig referred to the Central City Master Plan, saying that she finds it very unfortunate that the vision document which the Commission is using to make the decision this evening is 30 years old. She added that it is troubling that the Police Department did not comment concerning this project particularly since the area directly west of the project is known for crime.

Acting Chair Chambless opened the public hearing.

Ms. Rosemary Kappes, Executive Director of the Salt Lake City Housing Authority, and Mr. Bill Nighswonger, Developer for the Salt Lake City Housing Authority addressed the Commission. Mr. Nighswonger presented photos of Jefferson Apartment phase one to the Commission. He reiterated that the proposed housing will be identical to the current Jefferson Apartments. He added that the community has been very supportive of the project. Mr. Nighswonger noted that they are requesting to expand the housing from 84-units to 144-units. He said that they have been very successful with the occupancy of the current housing.

Ms. Kappes stated that the current housing is a combination of different types of individuals as well as mixed incomes. She stated that 50 percent of the

occupants will pay market rent and the other 50 percent of the units are targeted to be more affordable. She added that within the two structures 12-units have been set-aside for special population. Ms. Kappes stated that there were reservations on the part of the lenders with the first phase with regard to creating a mixed income housing project. The first phase has proved to be very successful, as should the second phase. Ms. Kappes stated that the Salt Lake City Housing Authority has invested a substantial amount of money into this area and they are devoted to the progress of it. She stated that the Community Council has been very supportive of this project.

Commissioner Daniels referred to Commissioner Seelig's comment regarding the Police. He asked if they did not comment because the project went through the crime prevention through environmental design (CPTED) review.

Mr. Nighswonger replied that phase one went through the CPTED review and the same aspects that were suggested as a result of that review have been incorporated into phase two.

Commissioner Seelig stated that she feels that the proposal will be a great benefit to the area.

Commissioner De Lay stated that she was a part of the Planned Development Subcommittee and she felt that the Applicant has embraced several of the CPTED suggestions.

Commissioner Seelig stated that she applauded the Applicant in following through with the CPTED concepts but she felt that there are more issues surrounding law enforcement. She stated that this may be a part of patrol schedules and there is a myriad of law enforcement details that could work in conjunction with this project. Commissioner Seelig said that perhaps there is an administration communication issue.

Ms. Kappes stated that she would have appreciated a response from the Police Department as well. She stated that the Salt Lake City Housing Authority has offered reduced housing for police who would be willing to live at some of their units because it helps to keep the crime down.

Mr. Dansie clarified that Staff sent a copy of the site plan to the Police Department.

Commissioner Daniels commended the project for being in existence, saying that it has helped decrease the crime in the area greatly. He said that he appreciated the inclusion of more green space and that the Applicant accepted the challenge of having a swimming pool.

Commissioner Diamond asked for a response regarding the Planned Development Subcommittee member's comments. He said that there were suggestions made at that meeting that have not been incorporated into this proposal.

Mr. Nighswonger replied that they worked through some of the Subcommittee members' suggestions. He stated that there was a suggestion to have a three turns as opposed to two. He stated that he discussed this option with the Fire Department and they did not indicate opposition; however, they still require a 30-foot turning radius. He said that the three turns would eliminate between 13 and 20 parking spaces, some of which would be garages. Mr. Nighswonger stated that the loss of parking would be significant. Mr. Nighswonger referred to the suggestion of moving the building to the north property line which left the Applicant without control of what future use may happen there. He stated that they feel that the current proposal is best alternative.

Commissioner McDonough clarified that the Subcommittee was concerned with the proximity of building F to the existing building to the south with regard to the light that would fall into the existing structure. She asked for clarification regarding the height of the two structures.

Mr. Nighswonger replied that the top of the roof is approximately 30-feet.

Acting Chair Chambless referred to the perimeter rear lighting, asking if there is additional lighting envisioned for phase two.

Mr. Nighswonger replied that all of the carports on the site have florescent lighting, and there is some street lighting. He added that there is significant lighting from adjoining properties that benefit this site as well. He stated that there are additional lights on the structure as well as yard lights scattered throughout the property.

Commissioner De Lay indicated that the future development of the area will increase the lighting and add to the security of the area.

Acting Chair Chambless inquired regarding the lighting across the street from phase two.

Mr. Nighswonger stated that the lighting across the street is fairly pitiful.

Acting Chair Chambless referred to the large structure to the north of the site, asking if it could be the anticipated phase three of this project.

Ms. Kappes stated that she is not aware if that site could be used for housing.

Commissioner De Lay noted that that site is prohibitively expensive for housing.

Acting Chair Chambless noted that there will be a Trax stop about two blocks away from the site.

Mr. Nighswonger and Ms. Kappes replied that they are very happy to hear about the proposed Trax stop, and they feel that it will help improve the community and will benefit the housing proposal.

Commissioner De Lay noted that the Wal-Mart on 1300 South and 300 West is going help improve the neighborhood. She added that she felt that this neighborhood is going to change drastically within the next few years.

Acting Chair Chambless asked, given the project is approved, when the date that they would be is expected to be available.

Ms. Kappes replied that they anticipate that the structure will be fully occupied by December 2005 or January 2006, depending on the market.

Commissioner Diamond referred to the parking ratio of a half stall per unit in phase one. He asked what the Applicant found when exploring that parking ratio.

Ms. Kappes replied that the residents would end up parking on the street which is not an appealing element. She said that at a half stall per unit the Applicant will not be able to market the property with the mixed incomes.

Commissioner Diamond referred to the integration and relationship of the parking to the building. He felt that the location of the parking looks like a draft person just plopped the parking on the site. He said that it would be nice if the precedence was to the people who live in the building rather than to the parking.

Mr. Nighswonger agreed that the precedence should be to the people, saying that they have made significant efforts of eliminating headlight into the windows by including garages.

Ms. Kappes stated that it is a difficult property and they knew that when they purchased it. She said that they purchased it to help improve the area and improve phase one.

Ms. Samantha Francis, past President of the Peoples Freeway Community Council addressed the Commission in support of the proposal. She said that the Salt Lake City Housing Authority has followed through with their past proposals, and they have helped improve the Community.

Acting Chair Chambless closed the public hearing.

Motion for Petition No. 400-04-04

Commissioner De Lay made a motion regarding Petition No. 400-04-04, in light of the comments, analysis and findings noted in the staff report, that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning map to change the zoning classification for the parcels generally located at 1029 and 1031 South West Temple from "CC" Commercial Corridor to "RMU" Residential Mixed-Use. The Planning Commission further recommends that the City Council that the Central Community Master Plan be amended to identify the site as high density mixed-use. This request is associated with Petition 410-666, for a planned development on the site, which also lists other conditions of development.

Commissioner Daniels seconded the motion.

Commissioner Daniels, Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Noda, Commissioner Scott, and Commissioner Seelig voted "Aye". Tim Chambless Acting Chair did not vote. All voted in favor, and therefore the motion passed.

Motion of Petition No. 410-666

Commissioner De Lay made a motion regarding Petition No. 410-666, based on the comments, analysis and findings noted in the staff report, that the Planning Commission approve the planned development and conditional use requests to accommodate a residential development at approximately 1029 and 1031 South West Temple, including modifications to yard requirements as shown on the site plan, or subsequent site plan the Planning Commission may choose to endorse, subject to the following conditions:

1. The City Council approves the zoning map amendment.
2. The Applicant completes the subdivision process to eliminate unnecessary lot lines.
3. The Planning Director is delegated the authority to approve the final landscape plan.

Commissioner Daniels seconded the motion.

Commissioner Daniels, Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Noda, Commissioner Scott, and Commissioner Seelig voted "Aye". Tim Chambless Acting Chair did not vote. All voted in favor, and therefore the motion passed.

**AMENDED AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, October 13, 2004, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

- 1. APPROVAL OF MINUTES** from Wednesday, September 22, 2004 & Wednesday, September 29, 2004
- 2. REPORT OF THE CHAIR AND VICE CHAIR**
- 3. REPORT OF THE DIRECTOR**
 - a. Planning Commission Policies and Procedures (DRAFT).
 - b. Planning Commission Chair and Vice Chair elections.
- 4. CONSENT AGENDA – Salt Lake City Property Conveyance Matters:**
 - a. National Product Sales, Inc. (NPS) and the Salt Lake City Property Management Division – NPS is requesting that the City grant a right-of-way lease to them to allow a new telecommunications buried conduit to cross Empire Road (1825 West) at approximately 1600 South. This area is zoned Light Industrial "M-1". This communications connection would allow information to flow between two buildings owned by NPS but are separated by Empire Road, a City street. Property Management and Planning Staffs recommend approval of this proposed right-of-way lease by the Planning Commission. (Staff – Matthew Williams at 535-6447 or Doug Wheelwright at 535-6178)
- 5. PUBLIC HEARINGS**
 - a. **PUBLIC HEARING** – Petition No. 400-01-48, by the Salt Lake City Council, requesting to create Transit Oriented zoning districts (TOD) and Petition No. 400-01-12, by the Salt Lake City Planning Commission, requesting to rezone the 400 South "CC" Commercial Corridor to transit oriented zoning. This petition was originally heard by the Planning Commission on December 13, 2001. The Planning Commission is rehearing it to consider comments by the City Council and their consultant. (Staff – Doug Dansie at 535-6182)
 - b. **PUBLIC HEARING** – Petition No. 400-04-04, by the Salt Lake City Housing Authority, requesting to change the zoning map at 1029 and 1031 South West Temple from Corridor Commercial "CC" to Residential Mixed-Use "RMU". The project also requires an amendment to the future land use map of the Central City Master Plan. This petition was originally heard by the Planning Commission on August 11, 2004. Additional land is being included.

Petition No. 410-666, by the Salt Lake City Housing Authority, requesting a planned development and conditional use approval for multiple buildings on a single site, and minor modifications to the technical zoning requirements, to accommodate an expansion of the Jefferson School Apartments. This petition was heard by the Planning Commission on August 11, 2004. Additional land and units are being added. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)

THIS ITEM HAS BEEN POSTPONED TO THE NOVEMBER 10, 2004 MEETING
c. PUBLIC HEARINGS – Petition No. 400-04-30, by Neighborhood Housing Services, requesting to rezone property located at 1003 and 1005 West Euclid Avenue from a Neighborhood Commercial "CN" to a Moderate Density Multi-Family Residential "RMF-35" zoning district and to amend the West Salt Lake Community Master Plan to reflect the proposed zoning. (Staff – Ray McCandless at 535-7282)

 - d. **PUBLIC HEARING** – Petition No. 410-671, by Tom Stuart Construction, requesting approval of a commercial planned development located at 537 West Pickett Circle (1810 South) in a General Commercial "CG" zoning district. (Staff – Ray McCandless at 535-7282)
- 6. UNFINISHED BUSINESS**

Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.

PLEASE TURN OFF CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS. AT YOUR REQUEST A SECURITY ESCORT WILL BE PROVIDED TO ACCOMPANY YOU TO YOUR CAR AFTER THE MEETING. THANK YOU.
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SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, October 13, 2004, 5:45 pm

Present from the Planning Commission were Chair, Prescott Muir, Tim Chambless, Bip Daniels, Babs De Lay, John Diamond, Craig Galli, Peggy McDonough, Laurie Noda, Kathy Scott, and Jennifer Seelig.

Present from the City Staff were Planning Director Louis Zunguze; Deputy Planning Director Brent Wilde, Deputy Director Doug Wheelwright, Principal Planner Doug Dansie, Principal Planner Ray McCandless; Planning Commission Secretary Kathy Castro.

Petition No. 400-04-04, by the Salt Lake City Housing Authority, requesting to change the zoning map at 1029 and 1031 South West Temple from Corridor Commercial "CC" to Residential Mixed-Use "RMU". The project also requires an amendment to the future land use map of the Central City Master Plan. This petition was originally heard by the Planning Commission on August 11, 2004. Additional land is being included.

Petition No. 410-666, by the Salt Lake City Housing Authority, requesting a planned development and conditional use approval for multiple buildings on a single site, and minor modifications to the technical zoning requirements, to accommodate an expansion of the Jefferson School Apartments. This petition was heard by the Planning Commission on August 11, 2004. Additional land and units are being added.

This item was heard at 7:11 p.m.

Chair Muir noted that the two petitions will be heard concurrently.

Principal Planner Doug Dansie presented the petition as written in the staff report. He stated while the Applicant was proceeding with the design of the original approval, they acquired additional land. The additional land will allow the Applicant to build a new 24-unit building, a new 12-unit building, and a community center.

Chair Muir asked Staff to explain the RDA's concern regarding the amount of affordable housing versus market rate housing in the proposed development. He asked who is measuring the mix of affordable and market rate housing City-wide. Chair Muir specifically indicated concern with the possibility of "ghettoizing" or creating a cumulative negative impact, in certain areas of the City.

Mr. Dansie stated that the City does not track all of the subsidized housing projects. He noted that there are other federal resources to assist people with

affordable housing, which makes it a difficult thing to track. He said that in the past there has been an informal policy in the City to keep the mix of affordable and market rate housing at a ratio of 80 percent to 20 percent.

Chair Muir said that perhaps in the City's housing policy there should be a statement calling for that survey.

Mr. Bill Nighswonger addressed the Commission saying that after the original approval of the 60-unit housing proposal, they acquired additional land which would allow them to construct an 84-unit development and a community center. Mr. Nighswonger noted that he met with the Planning Commission Planned Development Subcommittee who gave input regarding the revised site plan. He noted that the Peoples Freeway Community Council voted unanimously to approve the revised plan. Mr. Nighswonger referred to Chair Muir's suggestion at the Subcommittee meeting of constructing the community center in the center of the site. He stated that effectively with that design they would end up with fewer units and parking stalls. He added that the efficiency of the construction cost is heightened with the proposed plan.

Chair Muir asked Mr. Nighswonger his opinion on the 1.26 required parking stalls per unit.

Mr. Nighswonger replied that he did not believe that is enough.

Chair Muir noted that the proximity of the site to the Trax stop may improve that situation.

Commissioner Scott referred to the phase three plan and asked where the playground will be located.

Mr. Nighswonger replied that the playground will be located west of the community center.

Mr. Nighswonger addressed Chair Muir's question of the appropriate mix of affordable housing and market rate housing. He said that constructing affordable housing units adjacent to market rate units creates a cohesive environment. He said that he believes that the Salt Lake City Housing Authority is a very positive role model for this type of housing.

Commissioner Diamond suggested that the Applicant push buildings I, H, and the club house, as noted on the site plan to the north. He asked if the Applicant explored that possibility, saying that it would open the site for more green space to the west of the community center.

Mr. Nighswonger replied that they did consider that and found that it was difficult to fit the amount of needed parking on the site.

Commissioner Diamond said that hopefully in the future there may be a model that could allow for more activity on the ground floor of developments. He said that he would like to see more open spaces as oppose to garages. Commissioner Diamond suggested that the Applicant shift the community center further to the east to allow for more green space.

Commissioner Daniels asked the Applicant to explain handicap garages.

Mr. Nighswonger replied that the handicap garages are wider than the average garage.

Chair Muir opened the public hearing.

No one was forthcoming.

Chair Muir closed the public hearing.

Motion for Petition No. 400-04-04 & Petition No. 410-666

Commissioner Scott made a motion regarding Petition No. 400-04-04, in light of the comments, analysis and findings noted in the staff report, that the Planning Commission forward a positive recommendation to the City Council to amend the zoning map to change the zoning classification for the parcels generally located at 1029 and 1031 South West Temple from "CC" Commercial Corridor to "RMU" Residential Mixed-Use; and that the Planning Commission also forward a positive recommendation to the City Council to amend the Central Community Master Plan be to identify the site as high density mixed-use. Commissioner Scott made a motion regarding Petition No. 410-666, based on the comments, analysis and findings noted in the staff report that the Planning Commission approve the proposed planned development and conditional use approvals for a residential development for the parcels generally located at 1029 and 1031 South West Temple, including modifications to yard requirements as shown on the site plan subject to the following conditions:

1. The City Council approves the zoning map amendment.
2. The applicant completes the subdivision process to eliminate unnecessary lot lines.
3. The Planning Director is delegated the authority to approve the final landscape plan.

Commissioner De Lay seconded the motion.

Mr. Dansie noted that the additional land that was acquired for this project is 63 West Fayette.

Commissioner Scott agreed and stated that the motion should refer to the parcels generally located at 1029 and 1031 South West Temple.

Commissioner Chambless, Commissioner Daniels, Commissioner De Lay, Commissioner Diamond, Commissioner Galli, Commissioner McDonough, Commissioner Noda, Commissioner Scott, and Commissioner Seelig voted "Aye". Prescott Muir as Chair did not vote. All voted in favor, and therefore the motion passed.

5 Original Petition

PETITION NO. 400-04-04

PETITION CHECKLIST

<u>Date</u>	<u>Initials</u>	<u>Action Required</u>
<u>4/20/04</u>	<u>RH.</u>	Petition delivered to Planning
<u>2/4/04</u>	<u>DD</u>	Petition assigned to: <u>Doug Dansie</u>
<u>8/11/04</u>	<u>DD</u>	Planning Staff or Planning Commission Action Date
<u>8/27/04</u>	<u>DD</u>	Return Original Letter and Yellow Petition Cover
<u>8/27/04</u>	<u>DD</u>	Chronology
<u> </u>	<u> </u>	Property Description (marked with a post it note)
<u> </u>	<u> </u>	Affected Sidwell Numbers Included
<u>8/27/04</u>	<u>DD</u>	Mailing List for Petition, include appropriate Community Councils
<u>8/27/04</u>	<u>DD</u>	Mailing Postmark Date Verification
<u>8/27/04</u>	<u>DD</u>	Planning Commission Minutes
<u>8/27/04</u>	<u>DD</u>	Planning Staff Report
<u>8/27/04</u>	<u>DD</u>	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
<u> </u>	<u> </u>	Ordinance Prepared by the Attorney's Office
<u> </u>	<u> </u>	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
<u>Doug Dansie</u>	<u> </u>	Planner responsible for taking calls on the Petition
<u> </u>	<u> </u>	Date Set for City Council Action <u> </u>
<u> </u>	<u> </u>	Petition filed with City Recorder's Office



Salt Lake City Corporation

CED Planning Division
451 South State Rm 406
Salt Lake City UT 84111
801-535-7757

OPEN
Invoice#: 062004919
Date: 1/20/2004

Received From:

Housing Authority of Salt Lake City
 1776 South West Temple
 Salt Lake City, Ut 84115
 801-598-4152

Prepared by:

Diana Hansen

Description	No	C. Center	Object	Project	Activity	Amount
Zoning map amendment to reclassify the property located at 1029 & 1031 South West Temple from a CC classification to a RMU Planned Development classification. #001257	1	0600100	125111	-	-	\$600.00

TOTAL AMOUNT \$600.00
PAYMENT TYPE CHECK



Zoning Amendment

FOR OFFICE USE ONLY

Petition No. _____
Receipt No. _____ Amount \$ _____
Date Received _____
Reviewed by _____

SALT LAKE CITY PLANNING

Address of Subject Property 1031 South West Temple + 1029 So. West Temple
Name of Applicant Housing Authority SLC (Bill Nighswonger) Phone (801) 598-4152
Address of Applicant 1776 South West Temple
E-mail address of Applicant bnighswonger@qwest.net Cell/Fax (801) 486-4079
Applicant's Interest in Subject Property HASLC will purchase 7-1-04
Name of Property Owner Jim Clark, M. Lake Phone 533-8825
County Tax Parcel # (Sidwell #) 15-12-430-003, 15-12-430-008, 15-12-430-026, 15-12-430-019 Zoning of Property CC
Existing Use of Property Warehouse / Produce Distribution

- ☐ Amend the text of the Zoning Ordinance by amending Section: (attach map or legal description).
☐ Amend the Zoning Map by reclassifying the following property: 1031 + 1029 South West Temple
From a CC classification to a RMU Planned Development classification.

Please include with the application:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
 2. A complete description of the proposed use of the property where appropriate.
 3. Reasons why the present zoning may not be appropriate for the area.
 4. The names and addresses of all property owners within four-hundred fifty (450) feet of the subject parcel. The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
 5. Legal description of the property.
 6. Ten (10) copies of site plans drawn to scale.
 7. A signed statement that the petitioner has met with and explained the proposal to the appropriate Community Council.
 8. Related materials or data supporting the application as may be determined by the Zoning Administrator.
- Filing fee of \$500.00 plus \$100 for each acre over one acre is due at the time of application.**

If you have any questions regarding the requirements of this petition, please contact a member of the Salt Lake City Planning staff (535-7757) prior to submitting the petition.

Sidwell maps and names of property owners are available at:

Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

File the complete application at:

Salt Lake City Planning
451 South State Street, Room 406
Salt Lake City, UT 84111
Telephone: (801) 535-7757

Signature of Applicant
or authorized agent

Bill Nighswonger

Facilities Manager

Title of agent

The Housing Authority of Salt Lake City requests that the 3 parcels located at 1031 South West Temple be changed from it's current zone of Commercial Corridor to a RMU Planned Development. The Housing Authority of Salt Lake City has optioned this property and will close it's purchase on June 30, 2004. We will be demolishing the existing warehouse on this site and shortly after begin construction on a 60 unit apartment complex. These 60 units are Phase II of our Jefferson School Apartments located directly adjacent to the South of this property.

The present zoning of Commercial Corridor is not appropriate for this type of construction and use. Therefore, we are requesting a change of zone to RMU Planned Development.



**HOUSING
AUTHORITY
OF SALT LAKE CITY**

1776 South West Temple
Salt Lake City, Utah 84115
VOICE (801) 487-2161
FAX (801) 487-3641
TDD (801) 487-3361

Mr. Doug Dansie
CED Planning
Salt Lake City Corp.
City & County Bldg. Rm.406
SLC, UT 84111

Dear Mr. Dansie:

The Housing Authority of Salt Lake City has been in the process of a rezoning and planned development of a property located at 1029 and 1031 South West Temple. Please reference petition number 400-04-04, and 410-666. Subsequent to submitting our plans and meeting with the planning commission, we were presented with an option to purchase the adjoining property located on 63 West Fayette Ave. We would like to include our newest site plan and incorporate with the existing petitions for rezoning and planned development.

I have included the new site plan and a list of property owners within 600 ft. of the 63 West Fayette Ave. address. Additionally I have contacted Jeff Davis, Chair of the People's Freeway Community Council and I'm still awaiting a response from him.

Please let me know what further measures I will need to supply in order to accomplish this task. I appreciate your help on this matter.

Best Regards,

Bill Nighswonger
Development Manager



Equal Housing Opportunity

REMARKS

Petition No. 400-04-04

By Housing Authority of SLC

(Bill Nighswonger)

Is requesting a zoning map
amendment to reclassify the
property located at 1029 & 1031
South West Temple from a CC
classification to a RMU Planned
Development classification.

Date Filed _____

Address _____