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# SALT LAKE CITY COUNCIL STAFF REPORT

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**DATE:** February 15, 2005

**SUBJECT:** Petition No. 400-04-30 – A request by Neighborhood Housing Services to rezone property located at 1003 and 1005 West Euclid Avenue from Community Business (CB), to Moderate Density Multi-Family Residential (RMF – 35), and to amend the West Salt Lake Community Master Plan (adopted 1995) to reflect the proposed residential zoning.

**AFFECTED COUNCIL DISTRICTS:** District 2

**STAFF REPORT BY:** Jennifer Bruno, Policy Analyst

**ADMINISTRATIVE DEPT. AND CONTACT PERSON:** Planning Division, Ray McCandless, Principal Planner

**NOTICE REQUIREMENTS:** Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

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## POTENTIAL MOTIONS:

1. **["I move that the Council"]** Adopt an ordinance, as recommended by the Planning Commission, to:
  - a. Rezone properties located at 1003 and 1005 West Euclid Avenue from Community Business (CB) to Moderate Density Multi-Family (RMF-35)
  - b. Amend the West Salt Lake Community Master Plan to be consistent with rezoning.
2. **["I move that the Council"]** Not adopt an ordinance to:
  - a. Rezone properties located at 1003 and 1005 West Euclid Avenue from Community Business (CB) to Moderate Density Multi-Family (RMF-35)
  - b. Amend the West Salt Lake Community Master Plan to be consistent with rezoning.
3. **["I move that the Council"]** request the Administration reevaluate the land uses in this area for the purpose of more accurately reflecting the development pattern of the neighborhood (which is characterized by single-family housing), and consider adjusting the zoning classifications accordingly. (This motion could be considered in *addition* to motions 1 or 2 above.)
  - *One Council Member raised this option in the briefing to address the issue of zoning too high (multi-family) for the single-family development that Neighborhood Housing Services is planning; and the possible property assemblage and encroachment on neighboring single family houses that could result from the higher zoning classification.*

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The following information was provided previously for the Council Work Session on November 4, 2004. It is provided again for your reference.

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## **KEY ELEMENTS:**

1. An ordinance has been prepared for Council consideration to:
  - a. Rezone properties located at 1003 and 1005 West Euclid Avenue from Community Business (CB) to Moderate Density Multi-Family (RMF-35)
  - b. Amend the West Salt Lake Community Master Plan to be consistent with rezoning.
2. The two sites are currently vacant. This action would enable the proposed development of two new single-family dwellings. Key elements of the proposed development provided to the Administration by Neighborhood Housing Services include:
  - a. Lot 1(1003 Euclid Ave): .155 acres, with a 1,248 sq. ft. footprint and a 484 sq. ft. 2 car garage.
  - b. Lot 2(1005 Euclid Ave): .124 acres, with a 1,248 sq. ft. footprint and a 484 sq. ft. 2 car garage.
  - c. Lot sizes: Lot 1, 135'x50' (6,750 sq. ft.) and Lot 2, 135'x40' (5,400 sq. ft.).
3. The zoning of the surrounding property is predominantly Moderate Density Multi-Family Residential (RMF-35), with the exception of the property to the south, which is zoned Community Business (CB). The predominant land use in this area is residential, particularly Euclid Avenue, with numerous single and multi-family dwellings surrounding the subject properties. The property to the south, zoned CB, is currently vacant.
4. The purpose of the Community Business (CB) zoning district is to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods.
5. The purpose of the Moderate Density Multi-Family Residential (RMF-35) zoning district is to provide an environment suitable for a variety of moderate density housing types, including multi-family dwellings.
6. On November 10, 2004, the Planning Commission held a public hearing and reviewed the proposed rezoning and master plan amendment. There were no public comments made regarding this petition. The Planning Commission forwarded a favorable recommendation to the City Council regarding this request, provided that:
  - a. The lots are developed in compliance with RMF-35 zoning.
  - b. Both lots comply with all Salt Lake City departmental requirements including the requirement that no basements be built due to the high ground water table in the area.
7. The City's Police, Public Utilities, Transportation, Property Management, Public Services, Fire, Engineering, and Building Services and Licensing departments/divisions all reviewed the petition. Comments were favorable to this petition, subject to the following:
  - a. The Transportation Division requested that a "dead-end" driveway on one of the sites be removed (per the proposed plan), as well as a paved surface treatment for an existing alley that will serve as access to the required parking and driveways for the homes. The Transportation Division also requested that any problems with street flooding in the area (to be determined by Salt Lake City Engineering and Public Utilities), will be addressed and resolved as part of future building permits for the property.

- b. The Fire Department requested that the Applicant provide a site plan to verify there is a maximum fire hydrant spacing of 500 ft. The applicant is working with the Fire Department to provide them this information.
  - c. The Public Utilities Department requested that the applicant keep in mind that basements will not be allowed due to the high ground water table in the area.
  - d. The Police Department did not state any concerns, and indicated that this development would be an improvement to the area.
8. Because a local non-profit housing group is proposing this residential development, it could be seen as a positive opportunity for (indirect) City investment in both housing and the West Salt Lake community.
9. The public process included a presentation to the Poplar Grove Community Council on June 23, 2004. The Community Council voiced no concerns with the proposed rezoning.

## **MATTERS AT ISSUE/POTENTIAL QUESTIONS FOR ADMINISTRATION:**

- A. The Council may wish to discuss with the Administration if it may be appropriate to reevaluate the land uses in this area and adjust the zoning accordingly such as rezoning the single family housing on Euclid Avenue with a single-family residential zoning classification. The Administration's paperwork indicates:
- 1. The predominant land use in this area is residential, particularly along Euclid Avenue.
  - 2. Although much of the surrounding property is zoned multi-family residential, there are numerous single family dwellings in the area.
  - 3. The property has been zoned commercial for years and has not been developed.
  - 4. Rezoning the property for residential use would allow development that will be a compatible addition to the neighborhood.
  - 5. Prior to the 1995 Zoning Rewrite project, the West Salt Lake Community Master Plan identified this area for lower-density single family land uses.
  - 6. Residential development on these properties would be more in keeping with the existing development pattern of the surrounding neighborhood.
- B. If the Council chooses to schedule a public hearing, the Council could set the date and advertise on February 1st for a hearing on February 15th. This would expedite the process and allow Council action to take place in February rather than March.

## **MASTER PLAN & POLICY CONSIDERATIONS:**

1. The Administration's transmittal notes the following relating to the Master Plan for this area:
- a. Prior to 1995, the zoning on this property was C-3A, General Business.
  - b. On March 21, 1995, the West Salt Lake Community Master Plan was adopted identifying this property as Low Density Residential, illustrated on the West Salt Lake Generalized Future Land Use Map.
  - c. On April 12, 1995, the city-wide Zoning Rewrite Project was completed, zoning this property Neighborhood Commercial (CN), updating/overriding the Low Density Residential land use

designation of the West Salt Lake Community Master Plan (Ordinance No. 26 of 1995). This action was in apparent deference to the pre - 1995 commercial zoning.

2. The 1995 West Salt Lake Community Master Plan states the following purposes:
  - a. Protection and preservation of the existing residential land uses;
  - b. rehabilitating neighborhoods with housing, recreational, and infrastructure improvements;
  - c. Preserving the existing predominantly low density character and related land use patterns in the residential part of the West Salt Lake Community;
  - d. Proposing a future land use plan that will minimize and eventually eliminate land use conflicts in developed areas.
3. A stated housing strategy in the Residential Land Use section of the West Salt Lake Community Master Plan (1995), is to maintain the density at between two and eight dwelling units per net acre, in order to preserve the predominantly single-family character of parts of the community.
4. The Euclid Target Area Plan (adopted in 1986 and included in the 1995 community master plan), notes short-range policies emphasizing land use stability, and eventually redeveloping the area into an overall mixed-use neighborhood, with residential, commercial, office, and light industrial uses. Long-term stated policies include marketing the future mixed-use development opportunities which will be available in the area and changing the land use from residential to commercial, provided the change is comprehensive and compatible with other neighborhood elements.
5. The master plan also notes that neighborhood was re-zoned in the 1960s to allow commercial and manufacturing uses. This, in addition to the construction of Interstate 80 and railroad tracks, negatively affected residential development. However, commercial uses in the neighborhood have not developed as envisioned and development in the area remains stagnant.
6. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.
7. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
  - a. Is aesthetically pleasing;
  - b. Contributes to a livable community environment;
  - c. Yields no negative net fiscal impact unless an overriding public purpose is served; and
  - d. Forestalls negative impacts associated with inactivity.
8. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities.

## **BUDGET RELATED FACTS**

The administration indicates that there will be no budget-related impact as a result of this proposed ordinance.

## **CHRONOLOGY:**


The following is a chronology of events relating to the proposed rezoning and master plan amendment. Please refer to the Administration's chronology for details.


- June 28, 2004 Petition received.
- July 22, 2004 Request for City Departmental comments mailed.
- November 10, 2004 Planning Commission hearing.
- November 17, 2004 Ordinance requested from the City Attorney's office.
- November 18, 2004 City Council transmittal completed by the project planner.
- January 3, 2005 Ordinance received from the City Attorney's office.

cc: Sam Guevara, Rocky Fluhart, DJ Baxter, Ed Rutan, Lynn Pace, David Dobbins, Louis Zunguze, Brent Wilde, Doug Wheelwright, Janice Jardine, Marge Harvey, Ray McCandless, Gwen Springmeyer

File location: Community Development Dept., Planning Division, Rezoning and Master Plan Amendment, Neighborhood Housing Services, 1003 and 1005 West Euclid Avenue

**COUNCIL TRANSMITTAL**

**TO:** Rocky Fluhart, Chief Administrative Officer  **DATE:** December 22, 2004

**FROM:** David Dobbins 

**RE: Petition 400-04-30:** A request to the Salt Lake City Planning Commission by Neighborhood Housing Services to rezone property located at 1003 and 1005 West Euclid Avenue from Community Business (CB) to Moderate Density Multi-family Residential (RMF-35) and to amend the commercial land use designation of the West Salt Lake Community Master Plan (as updated by the 1995 Zoning Rewrite Project) to reflect the proposed residential zoning.

**STAFF CONTACT:** Ray McCandless, Principal Planner 535-7282

**DOCUMENT TYPE:** Ordinance

**BUDGET IMPACT:** None

**DISCUSSION:** Neighborhood Housing Services (NHS) is requesting to rezone two parcels of land located at 1003 and 1005 West Euclid Avenue from Community Business (CB) to Moderate Density Multi-family Residential (RMF-35). NHS is proposing to build new single-family dwellings on each of the two existing vacant parcels. Single-family dwellings are a permitted use in the RMF-35 zoning district but not in the CB zoning district. Residential dwellings are only allowed above or below a commercial business in the CB zoning district.

The 1995 Zoning Rewrite Project updated the West Salt Lake Community Master Plan by changing the land use designation on this property from residential to commercial. Given that the proposal is to rezone the property to residential, the current commercial land use designation will need to be amended to reflect the proposed residential zoning and land use.

The predominant land use in this area is residential, particularly along Euclid Avenue. Although much of the surrounding property is zoned multi-family residential, there are numerous single-family dwellings in the area. Changing the current commercial land use designation on this property to residential would be more consistent with the existing development pattern in the surrounding neighborhood than continuing to be designated only for commercial use.

**Public Process:** This issue was presented to the Poplar Grove Community Council on June 23, 2004, which had no significant concerns with the proposed rezoning as indicated in the attached e-mail from the council's chairperson dated September 28, 2004.

The Planning Commission reviewed this item on November 10, 2004. A copy of the Planning Commission minutes is attached. The original petition request, notices, agenda, newspaper advertisements and the staff report consistently refers to the existing zoning on the property as Neighborhood Commercial (CN). However, the existing zoning on the property is actually Community Business (CB). This oversight was brought to the attention of the Planning Commission by the Planning staff at the Planning Commission public hearing. The Planning Commission acknowledged the error and incorporated the CB zoning into the motion and voted to recommend approval of the rezoning from CB to RMF-35.

The Planning Commission also modified condition Number 1 as recommended by the Planning staff to read that the development of the lots comply with the RMF-35 zoning standards (see attached Staff Report and November 10, 2004 Planning Commission minutes).

No one from the public or the community council spoke at the Planning Commission public hearing nor did the Planning staff receive any phone calls in opposition to the proposal.

**Section 21A.10 - General Application and Public Hearing Procedures of the Salt Lake City Zoning Ordinance and Sections 10-9-303 and 10-9-304 of the Utah State Code** requires that the legislative body hold advertised public hearings for rezonings and master plan amendments. Newspaper advertised notice is required prior to consideration by the City Council. A draft notice has been provided in this transmittal packet.

**Relevant Ordinances:**

**Salt Lake City Zoning Ordinance:**

- Section 21A.10 - General Application and Public Hearing Procedures
- Section 21A.50.050 - Standards for General Amendments

**Utah State Code:**

- Sections 10-9-303 and 10-9-304

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6. Planning Commission Minutes for November 10, 2004.
7. Planning Commission Public Hearing Notice.
8. Materials distributed to the Planning Commission and Planning Staff.

## **1. CHRONOLOGY**

## **PROJECT CHRONOLOGY**

- June 28, 2004 Petition Received
- June 29, 2004 Petition assigned.
- July 22, 2004 Request for City Departmental comments mailed.
- October 26, 2004 Notices for the November 10, 2004 Planning Commission meeting mailed.
- November 10, 2004 Planning Commission Hearing.
- November 10, 2004 Planning Commission Hearing.
- November 17, 2004 Ordinance requested from the City Attorney.
- November 18, 2004 City Council Transmittal Completed by the project Planner.
- January 3, 2005 Ordinance received from the City Attorney.

## **2. ORDINANCE**

SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2005

AN ORDINANCE REZONING PROPERTIES LOCATED AT 1003 AND 1005 WEST EUCLID AVENUE FROM COMMUNITY BUSINESS (CB) TO MODERATE DENSITY MULTI-FAMILY RESIDENTIAL (RMF-35), AND AMENDING THE WEST SALT LAKE COMMUNITY MASTER PLAN, PURSUANT TO PETITION NO. 400-04-30.

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 located at 1003 and 1005 West Euclid Avenue 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. Rezoning. The properties located at 1003 and 1005 West Euclid Avenue, which are more particularly described on Exhibit A attached hereto, shall be and hereby are rezoned from Commercial Business (CB) to Moderate Density Multi-Family Residential (RMF-35).

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 West Salt Lake Community Master Plan, as previously adopted by the Salt Lake City Council, shall be, and hereby is amended consistent with the rezoning set forth herein.

SECTION 4. Condition. The properties must comply with all City departmental requirements, including the requirement that no basements be built due to the high ground water table in the area.

SECTION 5. 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 \_\_\_\_\_, 2005.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2005.  
Published: \_\_\_\_\_.

APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date Feb 4, 2005  
By *Melanie King*

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**EXHIBIT A**

**Legal Descriptions for Neighborhood Housing Services Rezoning at 1003 and 1005  
West Euclid Avenue.**

**1005 West Euclid Avenue (15-02-178-015)**

LOT 32 BLK 1 KELSEY & GILLESPIE SUB OF BLK 44 PLAT C

**1003 West Euclid Avenue (15-02-178-016)**

LOT 1 BLK 1 KELSEY & GILLESPIE SUB OF BLK 44 PLAT C

**COMBINED PARCEL DESCRIPTION**

**LOTS 1 AND 32 BLK 1 KELSEY & GILLESPIE SUB OF BLK 44 PLAT C**

### **3. NOTICES OF CITY COUNCIL PUBLIC HEARING**



**3. A. NOTICE OF CITY COUNCIL HEARING  
NEWSPAPER PUBLICATION DRAFT**

Posted \_\_\_\_\_

By \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**

On \_\_\_\_\_, the Salt Lake City Council will hold a public hearing to consider Petition 400-04-30 by the Neighborhood Housing Services, requesting to rezone property located at 1003 and 1005 West Euclid Avenue from a Community Business (CB) 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 rezoning.

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

**DATE:**

**TIME:**

**PLACE:**

ROOM 315

City and County Building

451 South State Street

Salt Lake City

If you have any questions relating to this proposal, please attend the meeting or call Mr. Ray McCandless at 535-7282. Monday through Friday.

### **3. B. NEWSPAPER PUBLICATION TRANSMITTAL**

## MEMORANDUM

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To: Lynn Valdez  
Newspaper Corporation  
From: Salt Lake City Council's Office  
Re: **SPECIAL NOTICES - 010 – CLASSIFIED ADS**  
Date:

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Please run the following ad, one time only, on \_\_\_\_\_, in both papers

### NOTICE OF PUBLIC HEARING

A request to rezone property located 1003 and 1005 West Euclid Avenue.

On \_\_\_\_\_, the Salt Lake City Council will hold a public hearing to consider Petition 400-04-30 by the Neighborhood Housing Services, requesting to rezone property located at 1003 and 1005 West Euclid Avenue from a Community Business (CB) 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 rezoning.

The public meeting of the City Council begins at \_\_\_\_\_ p.m. in Room \_\_\_\_\_, City and County Building, 451 South State Street, Salt Lake City, Utah. For more information or special arrangements, call Mr. Ray McCandless at 535-7282.

### **3. C. MAILING LIST AND LABELS**

1003 & 1005 W. EUCLID

BRADSHAW, HARRIS A  
Sidwell No. 1502251006  
2584 S ELIZABETH ST # 4  
SALT LAKE CITY UT 84106

FELSTED, BRANDON K &  
Sidwell No. 1502133021  
1048 W EUCLID AVE  
SALT LAKE CITY UT 84104

LEPORE, DOROTHY V  
Sidwell No. 1502178008  
1045 W EUCLID AVE  
SALT LAKE CITY UT 84104

BRADSHAW, ARLENE M; TR  
Sidwell No. 1502251034  
2584 S ELIZABETH ST # 4  
SALT LAKE CITY UT 84106

EDWARD, EUGENE T & CONNIE  
Sidwell No. 1502133024  
1034 W EUCLID AVE  
SALT LAKE CITY UT 84104

LATTER DAY CHURCH OF CHRI  
Sidwell No. 1502178020  
PO BOX 65644  
SALT LAKE CITY UT 84165

BETHEL, DANIEL J: AKA  
Sidwell No. 1502133028  
707 N DESOTO ST  
SALT LAKE CITY UT 84103

EDWARD, EUGENE T & CONNIE  
Sidwell No. 1502133023  
1034 W EUCLID AVE  
SALT LAKE CITY UT 84104

LARSON, GREGORY  
Sidwell No. 1502251021  
11212 S 2125 E  
SANDY UT 84092

BETHEL, DAN  
Sidwell No. 1502178011  
707 N DESOTO ST  
SALT LAKE CITY UT 84103

EICHENBERGER, AURORA M  
Sidwell No. 1502178012  
1102 S GLENDALE DR  
SALT LAKE CITY UT 84104

KIATTAVONG, BANGBOTH; TR  
Sidwell No. 1502178030  
1063 W EUCLID AVE  
SALT LAKE CITY UT 84104

BETHEL, DAN  
Sidwell No. 1502133029  
707 N DESOTO ST  
SALT LAKE CITY UT 84103

DRAIN, JOSEPHINE K  
Sidwell No. 1502251033  
947 W EUCLID AVE  
SALT LAKE CITY UT 84104

KIATTAVONG, BANGBOTH; TR  
Sidwell No. 1502178004  
1063 W EUCLID AVE  
SALT LAKE CITY UT 84104

BETHEL, DAN  
Sidwell No. 1502133027  
707 N DESOTO ST  
SALT LAKE CITY UT 84103

DIOSSES, WALTER J &  
Sidwell No. 1502203012  
980 W EUCLID AVE  
SALT LAKE CITY UT 84104

KIATTAVONG, BANGBOTH; TR  
Sidwell No. 1502178003  
1063 W EUCLID AVE  
SALT LAKE CITY UT 84104

BETHEL, DAN J  
Sidwell No. 1502178010  
707 N DESOTO ST  
SALT LAKE CITY UT 84103

D U COMPANY  
Sidwell No. 1502178018  
53 W ANGELO AVE  
SALT LAKE CITY UT 84115

JACKSON, SHANE  
Sidwell No. 1502178024  
1024 W 200 S  
SALT LAKE CITY UT 84104

BARTHOLIO, MICHAEL J  
Sidwell No. 1502178006  
1053 W EUCLID AVE  
SALT LAKE CITY UT 84104

COOPER, WAYNE R &  
Sidwell No. 1502178009  
1043 W EUCLID AVE  
SALT LAKE CITY UT 84104

GUZMAN, GEORGE &  
Sidwell No. 1502203003  
545 N OAKLEY ST  
SALT LAKE CITY UT 84116

AVILES, ALBERTO &  
Sidwell No. 1502251008  
951 W EUCLID AVE  
SALT LAKE CITY UT 84104

CHAVEZ, HUGO E  
Sidwell No. 1502251024  
948 W 200 S  
SALT LAKE CITY UT 84104

GAMBILL, RICK  
Sidwell No. 1502178022  
1030 W 200 S  
SALT LAKE CITY UT 84104

10TH WEST 1-80, LLC  
Sidwell No. 1502178021  
1775 N WARM SPRINGS RD  
SALT LAKE CITY UT 84116

CAMOMILE, LYNN R &  
Sidwell No. 1502133020  
1054 W EUCLID AVE  
SALT LAKE CITY UT 84104

FORTUNE, ERNEST L &  
Sidwell No. 1502133025  
1026 W EUCLID AVE  
SALT LAKE CITY UT 84104

O'KEEFE, KELLY C  
Sidwell No. 1502251007  
957 W EUCLID AVE  
SALT LAKE CITY UT 84104

QUESTAR GAS COMPANY  
Sidwell No. 1502178033  
PO BOX 45360  
SALT LAKE CITY UT 84145

STATE ROAD COMM OF UTAH &  
Sidwell No. 1502179011  
4501 S 2700 W  
TAYLORSVILLE UT 84119

NESI, SAM J; TR  
Sidwell No. 1502251002  
942 W EUCLID AVE  
SALT LAKE CITY UT 84104

QUESTAR GAS COMPANY  
Sidwell No. 1502133031  
PO BOX 45360  
SALT LAKE CITY UT 84145

SHUNK, CLAUDIA F  
Sidwell No. 1502133019  
1060 W EUCLID AVE  
SALT LAKE CITY UT 84104

MORAN, PASCUAL G &  
Sidwell No. 1502178005  
1057 W EUCLID AVE  
SALT LAKE CITY UT 84104

QUESTAIR INFO COMM  
Sidwell No. 1502133031  
PO BOX 45433  
SALT LAKE CITY UT 84145

SALT LAKE NEIGHBORHOOD HO  
Sidwell No. 1502251001  
622 W 500 N  
SALT LAKE CITY UT 84116

MONDRAGAN, EUGENE J &  
Sidwell No. 1502203006  
945 W 100 S  
SALT LAKE CITY UT 84104

PREMIER ROOFING, LLC  
Sidwell No. 1502251023  
1183 W 900 S  
SALT LAKE CITY UT 84104

SALT LAKE NEIGHBORHOOD HO  
Sidwell No. 1502178025  
622 W 500 N  
SALT LAKE CITY UT 84116

MATTENA, GEORGE T  
Sidwell No. 1502203005  
974 W 100 S  
SALT LAKE CITY UT 84104

PETERSON, IRMA M  
Sidwell No. 1502133018  
1068 W EUCLID AVE  
SALT LAKE CITY UT 84104

SALT LAKE NEIGHBORHOOD HO  
Sidwell No. 1502178016  
622 W 500 N  
SALT LAKE CITY UT 84116

MARTINEZ, CESAR &  
Sidwell No. 1502251020  
970 W 200 S  
SALT LAKE CITY UT 84104

PECK, THOMAS  
Sidwell No. 1502203017  
1183 S 800 W  
SALT LAKE CITY UT 84104

SALT LAKE NEIGHBORHOOD HO  
Sidwell No. 1502178015  
622 W 500 N  
SALT LAKE CITY UT 84116

MARTIN, SHAUN &  
Sidwell No. 1502251025  
944 W 200 S  
SALT LAKE CITY UT 84104

PECK, THOMAS H &  
Sidwell No. 1502203039  
1183 S 800 W  
SALT LAKE CITY UT 84104

SALT LAKE NEIGHBORHOOD HO  
Sidwell No. 1502133026  
622 W 500 N  
SALT LAKE CITY UT 84116

LEPORE, LAVON; TR  
Sidwell No. 1502178007  
1047 W EUCLID AVE  
SALT LAKE CITY UT 84104

PECK, THOMAS &  
Sidwell No. 1502133022  
1183 S 800 W  
SALT LAKE CITY UT 84104

SALT LAKE CITY CORPORATIO  
Sidwell No. 1502178029  
451 S STATE ST # 225  
SALT LAKE CITY UT 84111

LEPORE, JOHN C &  
Sidwell No. 1502178014  
1013 W EUCLID AVE  
SALT LAKE CITY UT 84104

PECK, GRAIG T &  
Sidwell No. 1502203038  
3424 S MEDFORD DR  
BOUNTIFUL UT 84010

RODRIGUEZ, INDALECIO; ET  
Sidwell No. 1502251022  
317 S 1000 W  
SALT LAKE CITY UT 84104

LEPORE, FRED; LIFE ET AL  
Sidwell No. 1502178013  
1019 W EUCLID AVE  
SALT LAKE CITY UT 84104

OLSEN, BRADLEY J  
Sidwell No. 1502251019  
841 E LYNDY DR  
MIDVALE UT 84047

RENTERIA, ROSA  
Sidwell No. 1502203002  
969 W 100 S  
SALT LAKE CITY UT 84104



YAMAMOTO, TOMEJIRO & KOMA  
Sidwell No. 1502203013  
1054 W TALLY HO ST  
SALT LAKE CITY UT 84116

WORLD ENTERPRISES  
Sidwell No. 1502178019  
PO BOX 65644  
SALT LAKE CITY UT 84165

WILLIAMS, DOUGLAS S &  
Sidwell No. 1502133017  
1070 W EUCLID AVE  
SALT LAKE CITY UT 84104

VASQUEZ, JOSE A &  
Sidwell No. 1502203018  
950 W EUCLID AVE  
SALT LAKE CITY UT 84104

UNDERWOOD, FRANK &  
Sidwell No. 1502203004  
965 W 100 S  
SALT LAKE CITY UT 84104

TAPIA, CARMEL S  
Sidwell No. 1502203016  
958 W EUCLID AVE  
SALT LAKE CITY UT 84104

STEWART, VALARIE P  
Sidwell No. 1502178023  
1026 W 200 S  
SALT LAKE CITY UT 84104

STATE ROAD COMMISSION  
Sidwell No. 1502252002  
4501 S 2700 W  
TAYLORSVILLE UT 84119

STATE ROAD COMMISSION OF  
Sidwell No. 1502252003  
4501 S 2700 W  
TAYLORSVILLE UT 84119

STATE ROAD COMMISSION OF  
Sidwell No. 1502252001  
4501 S 2700 W  
TAYLORSVILLE UT 84119







LEVIN, HAROLD S; ET AL  
Sidwell No. 1513304006  
12048 IREDELL STREET  
STUDIO CITY CA 91604

ENTRADA INDUSTRIES INC  
Sidwell No. 1513351006  
PO BOX 45433  
SALT LAKE CITY UT 84145

DSKW, LLC  
Sidwell No. 1513303001  
2145 S MAIN ST  
SOUTH SALT LAKE UT 84115

BRINKERHOFF, ALLAN T; TR  
Sidwell No. 1513304005  
PO BOX 45385  
SALT LAKE CITY UT 84145

AMERICAN FEDERATED  
Sidwell No. 1513304009  
2626 S HIGHLAND DR  
SALT LAKE CITY UT 84106

AMERICAN FEDERATED  
Sidwell No. 1513304008  
2626 S HIGHLAND DR  
SALT LAKE CITY UT 84106

AMERICAN FEDERATED  
Sidwell No. 1513304004  
2001 S STATE ST # N4500  
SALT LAKE CITY UT 84190

ALTA INDUSTRIES LTD  
Sidwell No. 1513301001  
PO BOX 510  
SALT LAKE CITY UT 84110

ADMIRAL BEVERAGE CORPORAT  
Sidwell No. 1513352001  
P O BOX 726  
WORLAND WY 82401

ADMIRAL BEVERAGE CORPORAT  
Sidwell No. 1513304003  
PO BOX 726  
WORLAND WY 82401

RIO GRANDE LAND COMPANY  
Sidwell No. 1513302001  
1700 FARNAM ST-10TH FL S  
OMAHA NE 68102

LEVIN, HAROLD S; TR ET AL  
Sidwell No. 1513304007  
12048 IREDELL STREET  
STUDIO CITY CA 91604



NHS 404

Bill Lassiter  
Salt Lake NHS  
622 West 500 North  
SLC, UT 84116

Mike Harmon  
Chair Poplar Grove CC  
1044 W. 300 S.  
Salt Lake City, UT 84104

SALT LAKE CITY PLANNING  
ATTN: RAY MCANOLESS  
451 S. STATE STREET ROOM 406  
S.L.C. UTAH 84111

SLC PLANNING  
BRENT WILDE  
451 S. STATE STREET, ROOM 406  
SLC, UTAH 84111

**4. PLANNING COMMISSION AGENDA FOR  
NOVEMBER 10, 2004**

**AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, November 10, 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, October 27, 2004
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC HEARINGS**
  - a. **PUBLIC HEARING** – 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)
  - b. **PUBLIC HEARING** – Petition No. 410-702, the applicant is seeking conditional use approval to change the status of Willies Lounge from a “Class C” beer establishment to a “private club”, located at 1716 S. Main St. Salt Lake City, UT. There is no proposed physical redevelopment of the building or property at this time (Staff – Lex Traugher @ 535-6184 or [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com))
  - c. **PUBLIC HEARING** – Petition No. 400-02-34, by the Yalecrest Community Council, requesting to amend the Salt Lake City Zoning Ordinance by creating the “YCI” Yalecrest Compatible Infill Overlay District and to amend the Salt Lake City Zoning Map by mapping the “YCI” to areas zoned “R-1-5000” and “R-1-7000” within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets. (Staff – Joel Paterson at 535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com))
  - d. **PUBLIC HEARING** – Petition No. 410-665, by Harper Contracting, represented by Bruce Parker, requesting to construct a concrete batch plant at approximately 2401 North Redwood Road (rear) in a light industrial “M-1” zoning district. (Staff – Cheri Coffey at 535-6188)
  - e. **PUBLIC HEARING** – Petition No. 490-04-15, by Harper Contracting, represented by Bruce Parker, requesting preliminary subdivision approval for a proposed one lot minor subdivision which will reconfigure three existing property parcels in order to obtain frontage for an existing land locked parcel at approximately 2401 North Redwood Road (rear). (Staff – Cheri Coffey at 535-6188)
5. **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.**

**5. STAFF REPORT FOR THE NOVEMBER 10, 2004  
PLANNING COMMISSION MEETING**

**DATE:** November 5, 2004

**TO:** Salt Lake City Planning Commission

**FROM:** Ray McCandless, Principal Planner

**RE: STAFF REPORT FOR THE NOVEMBER 10, 2004 MEETING**

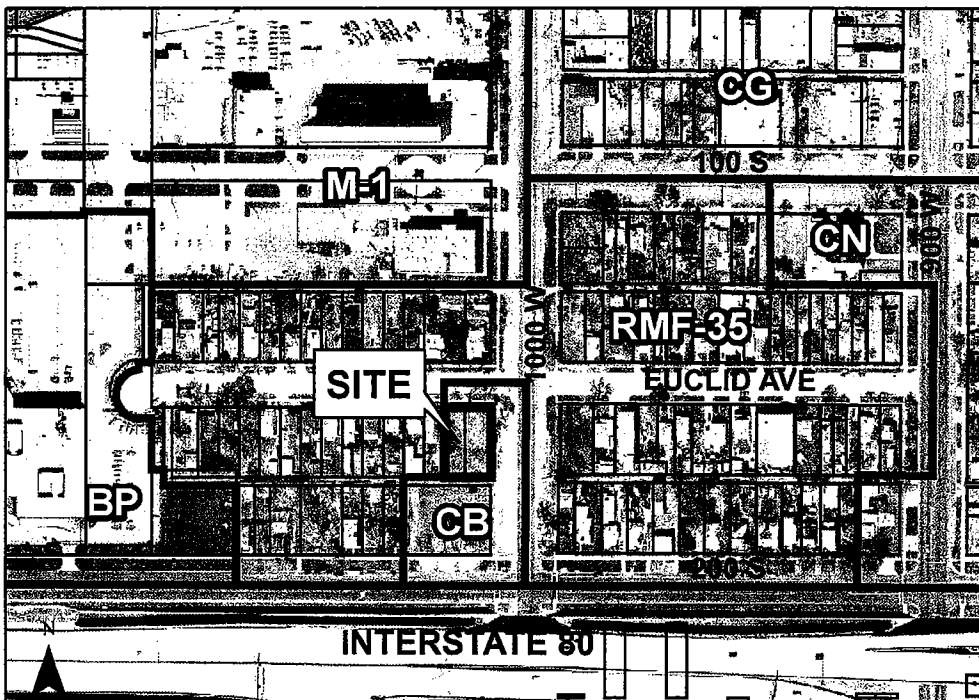
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**CASE#:** 400-04-30

**APPLICANT:** Neighborhood Housing Services

**STATUS OF APPLICANT:** Applicant / Property Owner

**PROJECT LOCATION:** 1003 and 1005 West Euclid Avenue (150 South)



**PROJECT/PROPERTY SIZE:** .27 ac

**COUNCIL DISTRICTS:** Council District #2, Councilmember Van Turner

**REQUESTED ACTION:**  
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.

**PROPOSED USE(S):** N/A

**APPLICABLE LAND USE REGULATIONS:**

**Zoning Ordinance:**  
Section 21A.10 - General Application and Public Hearing Procedures  
Section 21A.50.050 - Standards for General Amendments  
Section 10-9-303 and 10-9-304 Utah State Code

**SURROUNDING ZONING DISTRICTS:**

**North** Moderate Density Multi-Family Residential (RMF-35)  
**East** Moderate Density Multi-Family Residential (RMF-35)  
**South** Community Business (CB)  
**West** Moderate Density Multi-Family Residential (RMF-35)

**SURROUNDING LAND USES:**

**North** Residential  
**East** Residential  
**South** Vacant  
**West** Residential

**MASTER PLAN SPECIFICATIONS:**

Prior to 1995, the zoning on this property was C-3A, General Business. On March 21, 1995, the West Salt Lake Community Master Plan was adopted identifying this property as Low Density Residential on the West Salt Lake Generalized Future Land Use Map. One month later, on April 12, 1995, the Zoning Rewrite Project was completed updating all of the City's master plans. As part of that effort, this property was zoned Neighborhood Commercial (CN), updating the Low Density Residential land use designation of the West Salt Lake Master Plan from Residential to Neighborhood Commercial (Ordinance No. 26 of 1995), in apparent deference to the pre - 1995 commercial zoning.

**SUBJECT PROPERTY HISTORY:**

N/A: The property is vacant.

**ACCESS:**

Access to the property is from Euclid Avenue and 1000 West.

**PROJECT DESCRIPTION:**

Neighborhood Housing Services is requesting to rezone two parcels of land located at 1003 and 1005 West Euclid Avenue from a Neighborhood Commercial (CN) to a Moderate Density Multi-Family Residential (RMF-35) zoning district. The applicants are proposing to build new single family dwellings on each of the two existing vacant parcels. Single family dwellings are a permitted use in the RMF-35 zoning district but not in the CN zoning district. Residential dwellings are only allowed above or below a commercial business in the CN zoning district.

**COMMENTS, ANALYSIS AND FINDINGS:**

**1. COMMENTS**

**Community Councils** – The applicants met with the Poplar Grove Community Council on June 23, 2004. The Community Council does not have any concerns with the proposed request.

**City Departments** – The relevant City departments have reviewed this request and their comments are as follows:

**Police:** The Police Department views this proposal as an improvement to the area and does not foresee any issues that would negatively impact the neighborhood or the community.

**Public Utilities:** As building permits are pursued, the applicant must keep in mind that basements will not be allowed unless a stamped geotechnical report is submitted and approved by Public Utilities identifying the highest expected



groundwater table elevation for this property. The lowest allowable habitable floor elevation for any proposed construction must be above this highest expected groundwater elevation as identified within the report. Additionally, Salt Lake City Engineering and Public Utilities will assess potential street flooding in this area. This must be addressed and resolved as part of any future building permits for this property. All other Public Utilities' design and construction standards must be met.

**Transportation Division:** Euclid Avenue is a residential local roadway with street improvements of curb & gutter, sidewalks and concrete pavement. There is a dead driveway that needs to be removed per the proposed plan on Euclid Avenue. 1000 West is an arterial street with a bike lane designation. This asphalt roadway has deteriorated sidewalk and needs roadway improvements for curb & gutter, street trees etc. The alley will need paved surface treatment to access the new on-site parking proposals and a driveway approach definition on 1000 West. All public way improvements are subject to City Engineering review for upgrades.

**Property Management:** The Property Management Division has no objections to the proposed rezoning.

**Public Services Department:** The Public Services Department has no concerns with the proposed rezoning.

**Fire Department:** The Fire Department is requesting that the Applicant provide a site plan to verify that there is a maximum fire hydrant spacing of 500 feet. The Applicant is currently working with the Fire Department to provide them with the information they need. On November 2, 2004, the Public Utilities Department verbally indicated that there is sufficient water flow and water pressure to serve the two proposed dwellings.

**Engineering Division:** The Engineering Division has no concerns with the proposed rezoning.

**Building Services and Licensing:** Public Utilities approval for infill lots are required prior to permit issuance. On the corner lot at 1003 West Euclid Avenue, the detached garage must be set back from 1000 West at least as far as the house (21A.40.050.A.2). There is sufficient room on the property to meet this requirement.

## 2. ANALYSIS AND FINDINGS

According to Section 21A.50.050 Standards for general amendments of the Zoning Ordinance, amending the zoning map requires that the Planning Commission consider the following Standards:

### **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:** As mentioned above, the 1995 Zoning Rewrite Project established the current "Master Plan" commercial land use designation for this property. Given that the proposal is to rezone the property to residential, the "Master Plan" will need to be amended to reflect the proposed land use.

The predominant land use in this area is residential, particularly along Euclid Avenue. Although much of the surrounding property is zoned multi-family residential, there are numerous single family dwellings in the area. Changing the current commercial "Master Plan" land use designation on this property to residential makes sense, as it is more consistent with the existing development pattern in the surrounding neighborhood.

**Findings:** The current "Master Plan" commercial land use designation on this property as established by the 1995 Zoning Rewrite Project must be amended as part of this rezoning petition from a commercial to a residential land 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 amendment is harmonious with the overall character of existing development in the area. The property to the West, North and South are all zoned RMF-35. Although zoned RMF-35, many of these properties have single family homes on them, particularly on Euclid Avenue. The proposed RMF-35 zoning and proposed single family dwellings are consistent with existing development in the area. In addition, as the property has been zoned commercial for years and has not been developed, it makes sense that this property be rezoned as requested so that it can be utilized for a development that will be a compatible addition to the neighborhood.

**Findings:** The proposed amendment is harmonious with the overall character of existing development in the area.

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

**Discussion:** The proposed amendment will not adversely affect adjacent properties. Given that Euclid Street is primarily a residential street, the proposed new single family dwellings will help to stabilize the neighborhood.

**Findings:** The proposed amendment will benefit adjacent properties.

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

**Discussion:** This standard does not apply.

**Findings:** This standard does not apply.

- 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.**

The various City Departments have reviewed the request and their comments are noted above.

**Findings:** This property can be serviced by the existing infrastructure and services. The two new single family dwellings will be reviewed for compliance with zoning and building code requirements as the building plans are submitted.

#### **AMENDMENT TO THE WEST SALT LAKE COMMUNITY MASTER PLAN**

Given the reasons stated above, amending the West Salt Lake Community Master Plan as updated by the 1995 Zoning Rewrite Project, is appropriate. Sections 10-9-303 and 10-9-304 of the Utah State Code require approval by both the Planning Commission and Legislative Body (City Council) in order to amend an adopted master plan. Both the Planning Commission and City Council are also required to hold public hearings before deciding whether or not to amend an adopted master plan. Public hearings will be held before both the Planning Commission and City Council in accordance with State Law.

#### **RECOMMENDATION:**

In light of the comments, analysis and findings noted above, Staff recommends rezoning the property from ~~CX~~ to RMF-35, as proposed, and amending the West Salt Lake Community Master Plan Future Land Use Map and existing Zoning Map as amended by the 1995 Zoning Rewrite Project, from a commercial to a residential land use designation on this property provided that:

- 1) The lots are developed with single family residences as proposed.
- 2) Both lots comply with all Salt Lake City departmental requirements including the requirement that no basements be built due to the high ground water table in the area.

**COMMUNITY COUNCIL RESPONSE:**

## **McCandless, Ray**

---

**From:** harman@xmission.com  
**Sent:** Tuesday, September 28, 2004 2:45 PM  
**To:** McCandless, Ray  
**Subject:** Poplar Grove Community Council Recommendation

Ray,  
Neighborhood Housing Services did present the proposed re-zoning issue to the Poplar Grove Community Council on June 23, 2004. The members present had no major concerns with rezoning these two properties (1003 and 1005 Euclid) RMF35.  
If you need any further information, please let me know.

Thanks

Mike Harman  
Poplar Grove Community Council Chair



August 25, 2004

Planning Division  
Salt Lake City Corporation  
451 South State Street  
Salt Lake City, UT 84111

To Whom It May Concern:

This letter is to certify that on June 23, 2004, Neighborhood Housing Services (NHS), Petitioner, presented the proposal to rezone the southwest corner of Euclid Avenue and 1000 West from Neighborhood Commercial (CN) to Residential Multi-Family 35' (RMF-35) to the Poplar Grove Community Council. All reasons, ramifications, and reuse plans were explained to the attending residents by Bill Lassiter of NHS.

Sincerely,

Bill Lassiter  
Real Estate Development Director

Maria Garciaz  
*Executive Director*

**BOARD OF DIRECTORS**

**RESIDENTS**

James Beck  
Jerry Curtis  
Veronica Montoya  
Wendy Rendon  
Angela Romero  
Jaffa Solomon  
Gordon Storrs  
Jilene Whitby

**BUSINESS**

Gina Crezee  
*PacifiCorp*

John Haymond  
*Sears Bank*

Kent Landvatter  
*World Financial Capital Bank*

Michael B. Plaizier  
*Zions Bank*

John Potter  
*Chevron Credit Bank*

Jeffrey M. Stringham  
*Barnes Bank*

**CITY**

Jacob Brace  
*SLC Corp., Weed & Seed*

Marge Harvey  
*SLC Council Office*



622 West 500 North  
Salt Lake City, Utah 84116  
801.539.1590  
fax 539.1593  
[www.slhns.org](http://www.slhns.org)

**DEPARTMENTAL COMMENTS:**

**McCandless, Ray**

---

**From:** Guess, Kim  
**Sent:** Monday, July 26, 2004 2:59 PM  
**To:** McCandless, Ray  
**Subject:** Proposed Zoning Change and Project

**Categories:** Program/Policy

This would be a great improvement to the area and I don't see any obvious Public Safety issues that would negatively impact this neighborhood or the community.

KIM



**McCandless, Ray**

**From:** Snelling, Jeff  
**Sent:** Monday, August 09, 2004 3:51 PM  
**To:** McCandless, Ray  
**Cc:** Garcia, Peggy; Weiler, Scott  
**Subject:** Petition 400-04-30 quest to rezone property located at 1003 and 1005 West Euclid Avenue (150 South) from a CN to RMF-35 zoning district  
**Categories:** Program/Policy

Ray,

Public Utilities has reviewed this request. We have no issues with this rezone change. As building permits are pursued the applicant must keep in mind that basements will not be allowed unless a stamped geotechnical report is submitted and approved by Public Utilities identifying the highest expected groundwater table elevation for this property. The lowest allowable habitable floor elevation for any proposed construction must be above this highest expected groundwater elevation as identified within the report. Additionally SLC Engineering and Public Utilities will assess potential street flooding in this area. This must be addressed and resolved as part of any future building permits for this property. All other Public Utilities' standards and requirements must be met for all proposed design and construction on this property. Please contact me at 483-6889 if you have any questions.

**McCandless, Ray**

**From:** Walsh, Barry  
**Sent:** Monday, July 26, 2004 9:28 AM  
**To:** McCandless, Ray  
**Cc:** Weiler, Scott; Garcia, Peggy; Larson, Bradley  
**Subject:** Pet 400-04-30 rezone  
**Categories:** Program/Policy

July 26, 2004

Re: Petition 400-04-30 to rezone property located at 1003 and 1005 West Euclid Avenue from CN (CB?) to RMF-35.

Dear Ray

The Transportation Division review comments are as follows:

Euclid Avenue is a residential local roadway with street improvements of curb & gutter, sidewalks and concrete pavement. There is a dead driveway that needs to be removed per the proposed plan on Euclid Avenue.

1000 West is a arterial with bike lane designation. The asphalt roadway has deteriorated sidewalk and needs roadway improvements for curb & gutter, street trees etc.

The alley will need paved surface treatment to access the new on site parking proposals and a driveway approach definition on 1000 West.

All public way improvements are subject to City Engineering review for upgrades.

Sincerely

Barry Walsh

9/7/2004

ROCKY J. FLUHART  
CHIEF ADMINISTRATIVE OFFICER

**SALT LAKE CITY CORPORATION**  
DEPARTMENT OF MANAGEMENT SERVICES  
PURCHASING, CONTRACTS AND PROPERTY MANAGEMENT DIVISION

ROSS C. ANDERSON  
MAYOR

**INTEROFFICE MEMORANDUM**  
**Property Management**  
**Room 225**

29 July 2004

**TO:** Ray McCandless  
Planning

**FROM :** Linda Cordova *LJC*  
Property Manager

**RE:** Petition 400-04-30, Request to Rezone Property Located at  
1003 & 1005 West Euclid Avenue

Property Management has no objection to this petition request.

**McCandless, Ray**

Public Services

**From:** Graham, Rick  
**Sent:** Tuesday, September 28, 2004 12:19 PM  
**To:** McCandless, Ray; Smith, Craig  
**Subject:** RE: Petition 400-04-30 Request to rezone property located at 1003 and 1005 West Euclid Avenue (150 South) from a CN to RMF-35 zoning district.  
**Categories:** Program/Policy

I have no concerns from my position.

**From:** McCandless, Ray  
**Sent:** Tuesday, September 28, 2004 9:50 AM  
**To:** Graham, Rick; Smith, Craig  
**Subject:** FW: Petition 400-04-30 Request to rezone property located at 1003 and 1005 West Euclid Avenue (150 South) from a CN to RMF-35 zoning district.

Rick and Craig,

Do either of you have any departmental concerns with this item? I will be finishing my staff report to the Planning Commission on Monday, October 4, 2004 and would like to include your comments with that report.

Thanks.

Ray.

**From:** McCandless, Ray  
**Sent:** Thursday, July 22, 2004 3:00 PM  
**To:** Boskoff, Nancy; Campbell, Tim; Clark, Luann; Dinse, Rick; Fluhart, Rocky; Graham, Rick; Harpst, Tim; Hooton, Leroy; Martinez, Lee; McFarlane, Alison; Oka, Dave; Querry, Chuck; Rutan, Ed  
**Subject:** Petition 400-04-30 Request to rezone property located at 1003 and 1005 West Euclid Avenue (150 South) from a CN to RMF-35 zoning district.

**Re: Petition 400-04-30 Request to rezone property located at 1003 and 1005 West Euclid Avenue (150 South) from a CN to RMF-35 zoning district.**

Date: July 22, 2004

---

Neighborhood Housing Services is requesting approval to rezone the property located at 1003 and 1005 West Euclid Avenue from a Neighborhood Commercial CN to a RMF-35 Moderate Density Multi-Family Residential zoning district. The purpose of the rezoning is to be able to construct a single-family dwelling on each of the two existing lots.

Would you please let me know if you have any departmental concerns with this issue. Your comments by E-mail would be appreciated.

9/28/2004

**McCandless, Ray**

**From:** Larson, Bradley  
**Sent:** Wednesday, July 28, 2004 12:14 PM  
**To:** McCandless, Ray  
**Subject:** Petition 400-04-30 1003 / 1005 West Euclid Ave.

Ray,

Please consider this note as Fire Department approval for the above named request. Note to the Developer that fire hydrant spacing on the street should not exceed 500 feet between fire hydrants.

Please feel free to contact me should you have any questions.

*Thank you.*

*Brad Larson  
Deputy Fire Marshal*

**McCandless, Ray**

ENGINEERING

**From:** Smith, Craig  
**Sent:** Tuesday, September 28, 2004 10:24 AM  
**To:** McCandless, Ray  
**Subject:** RE: Petition 400-04-30 Request to rezone property located at 1003 and 1005 West Euclid Avenue (150 South) from a CN to RMF-35 zoning district.  
**Categories:** Program/Policy

Ray, petition 400-04-30, a request to rezone the property located at 1003 and 1005 West Euclid Avenue really doesn't appear to contain Engineering issues. I have no input regarding this rezone application.  
 Craig

**From:** McCandless, Ray  
**Sent:** Tuesday, September 28, 2004 9:50 AM  
**To:** Graham, Rick; Smith, Craig  
**Subject:** FW: Petition 400-04-30 Request to rezone property located at 1003 and 1005 West Euclid Avenue (150 South) from a CN to RMF-35 zoning district.

Rick and Craig,

Do either of you have any departmental concerns with this item? I will be finishing my staff report to the Planning Commission on Monday, October 4, 2004 and would like to include your comments with that report.

Thanks.

Ray.

**From:** McCandless, Ray  
**Sent:** Thursday, July 22, 2004 3:00 PM  
**To:** Boskoff, Nancy; Campbell, Tim; Clark, Luann; Dinse, Rick; Fluhart, Rocky; Graham, Rick; Harpst, Tim; Hooton, Leroy; Martinez, Lee; McFarlane, Alison; Oka, Dave; Querry, Chuck; Rutan, Ed  
**Subject:** Petition 400-04-30 Request to rezone property located at 1003 and 1005 West Euclid Avenue (150 South) from a CN to RMF-35 zoning district.

**Re: Petition 400-04-30 Request to rezone property located at 1003 and 1005 West Euclid Avenue (150 South) from a CN to RMF-35 zoning district.**

Date: July 22, 2004

---

Neighborhood Housing Services is requesting approval to rezone the property located at 1003 and 1005 West Euclid Avenue from a Neighborhood Commercial CN to a RMF-35 Moderate Density Multi-Family Residential zoning district. The purpose of the rezoning is to be able to construct a single-family dwelling on each of the two existing lots.

Would you please let me know if you have any departmental concerns with this issue. Your

9/28/2004

SALT LAKE CITY BUILDING SERVICES

Zoning Review

Log Number: Nonlog

Date: September 7, 2004

Project Name: NHS Housing

Project Address: 1003 and 1005 West Euclid Avenue

Contact Person: Ray McCandless

Fax Number: 535-6174

Phone Number: (801) 535-7282

E-mail Address:

Zoning District: RMF-35 (proposed)

Reviewer: Alan Hardman

Phone: 535-7742

Comments

**Please respond in writing to each of the items below.  
Revise the plans where appropriate.**

1. Both lots are assumed to be existing legal lots.
2. Public Utilities approval for infill lots required prior to permit issuance. Contact Peggy Garcia at 483-6727.
3. On the corner lot at 1003 West Euclid Avenue, the detached garage must be set back from 1000 West at least as far as the house (21A.40.050.A.2).

**OTHER:**

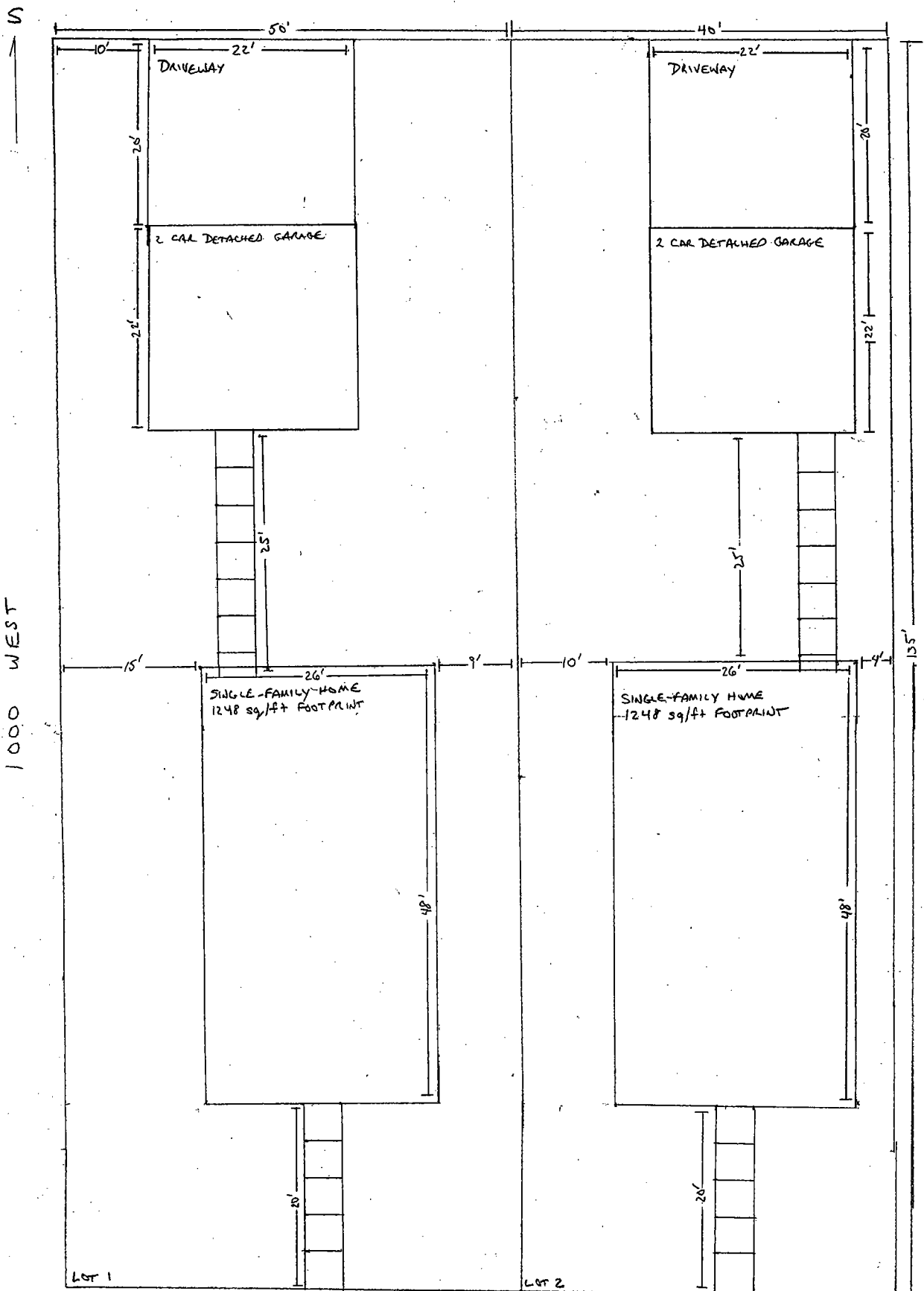


**Date:** June 25, 2004  
**To:** Salt Lake City Corporation, Planning Division  
**From:** Neighborhood Housing Services (NHS), contact: Bill Lassiter 539-1590  
**RE:** Zoning Amendment of 1003 & 1005 West Euclid Avenue

Per the zoning amendment application, following is the required information to proceed with this request:

**Purpose for the amendment:**

- Statement:** NHS owns the two adjacent parcels located on the southwest corner of Euclid Avenue and 1000 West that is currently zoned CN. NHS is seeking a down grading of the zone to RMF-35.
- Boundaries:** There are two adjacent lots bounded on the east side by 1000 West, and on the west side by the property line 90 feet from the eastern boundary. The north side is bounded by Euclid avenue, and the south side is bounded by the alley 135 feet south of Euclid.
- Zoning:** Current – Neighborhood Commercial (CN)  
Requested – Residential Multi-Family 35' (RMF-35)
- Proposed Use:** Each of the two parcels would have a single-family home with a detached two-car garage in the rear accessed from the southern alley.
- Justification:** All of Euclid Avenue with the exception of these two parcels is zoned RMF-35. On April 12, 2004 NHS hosted a meeting for any interested Euclid Neighborhood residents discussing our proposed use of the property. All attending were in favor of downgrading the zoning so that two single-family homes could be placed on the property. NHS and the residents feel that a commercial use is not appropriate for this street and that two new homes would complete a desirable streetscape.
- Legal Desc.** 15-02-178-015 – LOT 1 BLK 1KELSEY & GILLESPIE SUB OF BLK 44 PLAT C 7700-2233  
15-02-178-016 – LOT 1 BLK 1KELSEY & GILLESPIE SUB OF BLK 44 PLAT C 7700-2233



1000 WEST

EUCLID AVENUE

1" = 10'

LOT 1  
 0.750 sq/ft  
 .155 acre  
 15-02-178-010

LOT 2  
 5700 sq/ft  
 .124 acre  
 15-02-178-015

SITE PLAN  
 ASSUMING ZONING IS  
 AMENDED TO RMF-35

## **6. PLANNING COMMISSION MINUTES**

**Petition No. 400-04-30, by Neighborhood Housing Services, requesting to rezone property located at 1003 and 1005 West Euclid Avenue from a Community Business “CB” 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.**

This item was heard at 5:50 p.m.

Principal Planner Ray McCandless presented the petition as written in the staff report. He referred to the agenda and staff report which note that the underlying zone of the site is “CN” Neighborhood Commercial, which is incorrect. The underlying zone is “CB” Community Business. Mr. McCandless noted that the surrounding properties are zoned residential, and it makes sense to rezone the site to be compatible with the neighborhood. The Applicants are proposing to build new single family dwellings on each of the two existing vacant parcels. Single family dwellings are a permitted use in the “RMF-35” zoning district but not in the Community Business “CB” zoning district. Residential dwellings are only allowed above or below a commercial business in the “CB” zoning district.

Mr. McCandless stated that the Community Council submitted a letter in support of the proposal. Staff did not receive any telephone calls regarding this matter. In light of the comments, analysis and findings noted in the staff report, Staff recommends rezoning the property from “CB” to “RMF-35”, as proposed, and amending the West Salt Lake Community Master Plan Future Land Use Map and existing Zoning Map as amended by the 1995 Zoning Rewrite Project, from a commercial to a residential land use designation on this property provided that the conditions noted in the staff report are met.

Commissioner Muir suggested modifying condition 1 of the staff report from, “the lots are developed with single family residences as proposed”, to read “the lots are developed in compliance with the “RMF-35” zoning”. He said that he is concerned with precluding the proposed parcels from progressing as the area transforms into what is entitled under that zone.

Chair Chambless opened the public hearing.

Ms. Maria Garcia, Executive Director of the Salt Lake City Neighborhood Housing Services, addressed the Commission. She said that they are proposing 14-units of live work space elsewhere in the area. She said that they are receiving feedback from the community to develop the sites as single family dwellings. She noted that they have submitted two separate plans for the dwellings, and has presented both renderings to the Community Council, and adjacent residents of Euclid Street to get input as to the best plan. She noted that there will be a mix of affordable housing and market rate housing.

Commissioner Diamond referred to the Public Utilities response of the comments, analysis and findings on page 3 of the staff report. He asked if the potential for street flooding has been studied. He indicated concern with the structures being built if there is potential for the streets to flood.

Mr. Zunguze replied that the Commission could require a study as a condition of approval.

Chair Chambless closed the public hearing.

**Motion for Petition No. 400-04-30**

Commissioner De Lay made a motion based on the comments, analysis and findings noted in the staff report that the Planning Commission forward a favorable recommendation to the City Council regarding the request to rezone the property from "CB" to "RMF-35", as proposed, and amending the West Salt Lake Community Master Plan Future Land Use Map and existing Zoning Map as amended by the 1995 Zoning Rewrite Project, from a commercial to a residential land use designation on this property provided that:

- 1) The lots are developed **in compliance with "RMF-35" zoning.**
- 2) Both lots comply with all Salt Lake City departmental requirements including the requirement that no basements be built due to the high ground water table in the area.

Commissioner Seelig seconded the motion.

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

## **7. PLANNING COMMISSION PUBLIC HEARING NOTICE**

Tuesday, October 26, 2004

# Morning News

## 010 Special Notice

### Public Hearing on the Adoption of the West Salt Lake City Neighborhood Committee Moderate Density Multi-Family Residential (MD-MFR) Zoning District and to Amend the West Salt Lake Community Master Plan to reflect the proposed zoning. All persons interested and present will be given an opportunity to be heard.

On Wednesday, November 10, 2004 at 7:00 P.M. the Salt Lake City Planning Commission will hold a hearing to take comments on the MD-MFR zoning district, the West Salt Lake Community Master Plan, and the West Salt Lake Community Master Plan to reflect the proposed zoning. All persons interested and present will be given an opportunity to be heard. The hearing will be held in Room 320 of the Salt Lake City and County Building, 451 South State Street. Accessible parking and entrance is located on the east side of the building. Hearing impaired individuals who wish to attend this meeting should contact our TDD service number, 535-6021, four days in advance. For further information regarding this hearing, call Ray McCandless, at 535-7282.

**AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, November 10, 2004, at 5:45 p.m.**

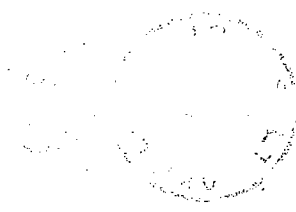
The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, October 27, 2004
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC HEARINGS**
  - a. **PUBLIC HEARING** – 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)
  - b. **PUBLIC HEARING** – Petition No. 410-702, the applicant is seeking conditional use approval to change the status of Willies Lounge from a “Class C” beer establishment to a “private club”, located at 1716 S. Main St. Salt Lake City, UT. There is no proposed physical redevelopment of the building or property at this time (Staff – Lex Traughber @ 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com))
  - c. **PUBLIC HEARING** – Petition No. 400-02-34, by the Yalecrest Community Council, requesting to amend the Salt Lake City Zoning Ordinance by creating the “YCI” Yalecrest Compatible Infill Overlay District and to amend the Salt Lake City Zoning Map by mapping the “YCI” to areas zoned “R-1-5000” and “R-1-7000” within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets. (Staff – Joel Paterson at 535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com))
  - d. **PUBLIC HEARING** – Petition No. 410-665, by Harper Contracting, represented by Bruce Parker, requesting to construct a concrete batch plant at approximately 2401 North Redwood Road (rear) in a light industrial “M-1” zoning district. (Staff – Cheri Coffey at 535-6188)
  - e. **PUBLIC HEARING** – Petition No. 490-04-15, by Harper Contracting, represented by Bruce Parker, requesting preliminary subdivision approval for a proposed one lot minor subdivision which will reconfigure three existing property parcels in order to obtain frontage for an existing land locked parcel at approximately 2401 North Redwood Road (rear). (Staff – Cheri Coffey at 535-6188)
5. **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.**



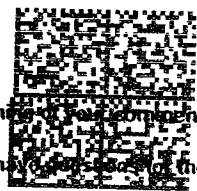


Salt Lake City Planning Division R M  
451 South State Street  
Salt Lake City, Utah 84111

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.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
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.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Meeting notices are made available 14 days in advance. If persons wish to submit written comments, they should be directed to the Planning Division at least 7 days in advance to enable Planning Commissioners to consider those written comments. Comments should be sent to:

Salt Lake City Planning Director  
451 South State Street, Room 406  
SLC, UT 84111

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



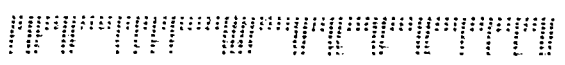
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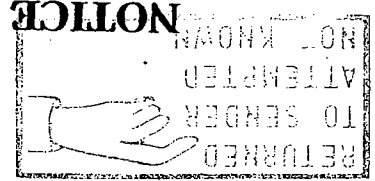
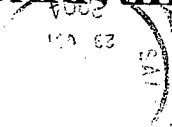
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10/26/2004

Mailed From 84104  
US POSTAGE



551041128 03  
NOTICE OF HEARING



**8. MATERIALS DISTRIBUTED TO THE PLANNING  
COMMISSION AND PLANNING STAFF**

**PETITION CHECKLIST**

<u>Date</u>	<u>Initials</u>	<u>Action Required</u>
<u>6/28/04</u>	<u>HLH</u>	Petition delivered to Planning
<u>6/29/04</u>	<u>RM</u>	Petition assigned to: <u>Ray McCloud</u>
<u>11/10/04</u>	<u>RM</u>	Planning Staff or Planning Commission Action Date
<u>11/17/04</u>	<u>RM</u>	Return Original Letter and Yellow Petition Cover
<u>11/17/04</u>	<u>RM</u>	Chronology
<u>11/17/04</u>	<u>RM</u>	Property Description (marked with a post it note)
<u>11/17/04</u>	<u>RM</u>	Affected Sidwell Numbers Included
<u>11/17/04</u>	<u>RM</u>	Mailing List for Petition, include appropriate Community Councils
<u>11/17/04</u>	<u>RM</u>	Mailing Postmark Date Verification
_____	_____	Planning Commission Minutes
<u>11/17/04</u>	<u>RM</u>	Planning Staff Report
<u>11/17/04</u>	<u>RM</u>	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
_____	_____	Ordinance Prepared by the Attorney's Office
_____	_____	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
<u>Ray McCloud</u>		Planner responsible for taking calls on the Petition
_____	_____	Date Set for City Council Action _____
_____	_____	Petition filed with City Recorder's Office

*Rec'd 6/29/04*

**Date:** June 25, 2004  
**To:** Salt Lake City Corporation, Planning Division  
**From:** Neighborhood Housing Services (NHS), contact: Bill Lassiter 539-1590  
**RE:** Zoning Amendment of 1003 & 1005 West Euclid Avenue

Per the zoning amendment application, following is the required information to proceed with this request:

**Purpose for the amendment:**

**Statement:** NHS owns the two adjacent parcels located on the southwest corner of Euclid Avenue and 1000 West that is currently zoned CN. NHS is seeking a down grading of the zone to RMF-35.

**Boundaries:** There are two adjacent lots bounded on the east side by 1000 West, and on the west side by the property line 90 feet from the eastern boundary. The north side is bounded by Euclid avenue, and the south side is bounded by the alley 135 feet south of Euclid.

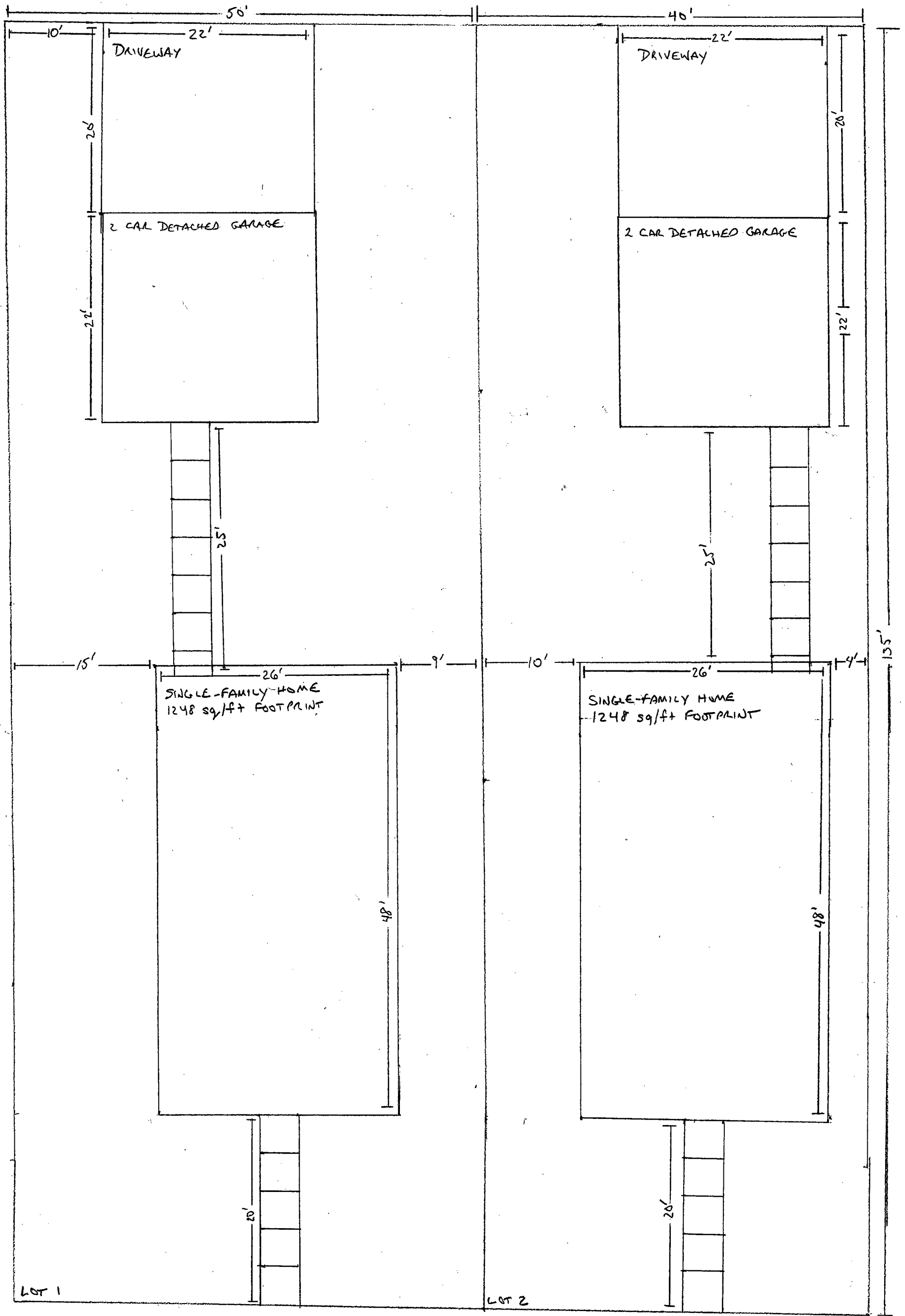
**Zoning:** Current – Neighborhood Commercial (CN)  
Requested – Residential Multi-Family 35' (RMF-35)

**Proposed Use:** Each of the two parcels would have a single-family home with a detached two-car garage in the rear accessed from the southern alley.

**Justification:** All of Euclid Avenue with the exception of these two parcels is zoned RMF-35. On April 12, 2004 NHS hosted a meeting for any interested Euclid Neighborhood residents discussing our proposed use of the property. All attending were in favor of downgrading the zoning so that two single-family homes could be placed on the property. NHS and the residents feel that a commercial use is not appropriate for this street and that two new homes would complete a desirable streetscape.

**Legal Desc.** ~~15-02-178-015 – LOT 1 BLK 1KELSEY & GILLESPIE SUB OF BLK 44 PLAT C 7700-2233~~  
~~15-02-178-016 – LOT 1 BLK 1KELSEY & GILLESPIE SUB OF BLK 44 PLAT C 7700-2233~~

1000 WEST



EUCLID AVENUE

1" = 10'

LOT 1  
 6750 sq/ft  
 .155 acre  
 15-02-178-010

LOT 2  
 5400 sq/ft  
 .124 acre  
 15-02-178-015

SITE PLAN  
 ASSUMING ZONING IS  
 AMENDED TO RMF-35

VTDI 15-02-178-016-0000	DIST 13	TOTAL ACRES	0.15
SALT LAKE NEIGHBORHOOD HOUSING TAX CLASS	UPDATE	REAL ESTATE	78300
SERVICES	LEGAL	BUILDINGS	0
	PRINT U	TOTAL VALUE	78300

622 W 500 N

SALT LAKE CITY UT 84116341722 EDIT 1 FACTOR BYPASS

LOC: 1003 W EUCLID AVE EDIT 1 BOOK 8467 PAGE 1009 DATE 06/12/2001

SUB: KELSEY AND GILLESPIE TYPE UNKN PLAT

**06/25/2004** PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

★ LOT 1 BLK 1 KELSEY & GILLESPIE SUB OF BLK 44 PLAT C  
7700-2233

PFKEYS: 1=VTNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 15-02-178-015-0000	DIST 13	TOTAL ACRES	0.12
SALT LAKE NEIGHBORHOOD HOUSING TAX CLASS	UPDATE	REAL ESTATE	22800
SERVICES	LEGAL	BUILDINGS	0
	PRINT U	TOTAL VALUE	22800

622 W 500 N

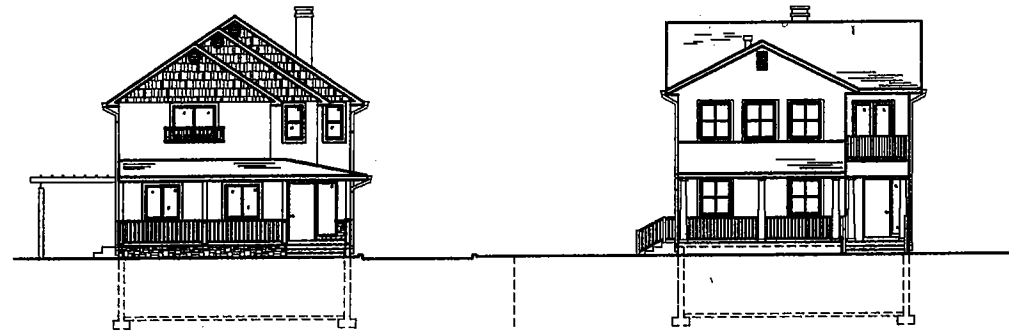
SALT LAKE CITY UT 84116341722 EDIT 1 FACTOR BYPASS  
LOC: 1005 W EUCLID AVE EDIT 1 BOOK 8467 PAGE 1009 DATE 06/12/2001  
SUB: KELSEY AND GILLESPIE TYPE UNKN PLAT

**06/25/2004** PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

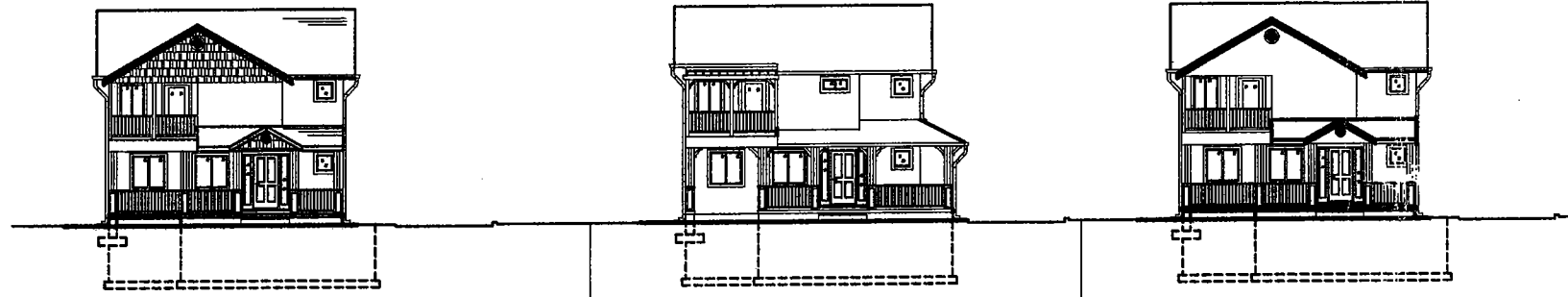
\* LOT 32 BLK 1 KELSEY & GILLESPIE SUB OF BLK 44 PLAT C  
7700-2233

PFKEYS: 1=VTNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

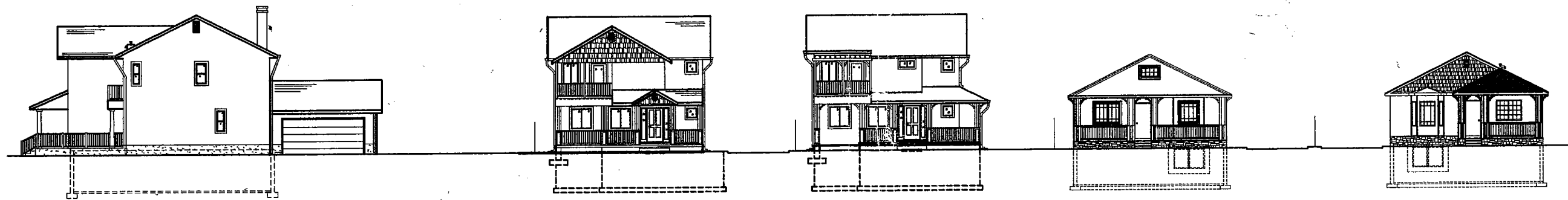
UAS



1 600 WEST EAST ELEVATION LOT 1-2  
AS.1 SCALE 1/4"=1'-0"



2 HODGES LANE NORTH ELEVATION LOT 7-9  
AS.1 SCALE 1/4"=1'-0"



3 HODGES LANE SOUTH ELEVATION LOT 2-6  
AS.1 SCALE 1/4"=1'-0"

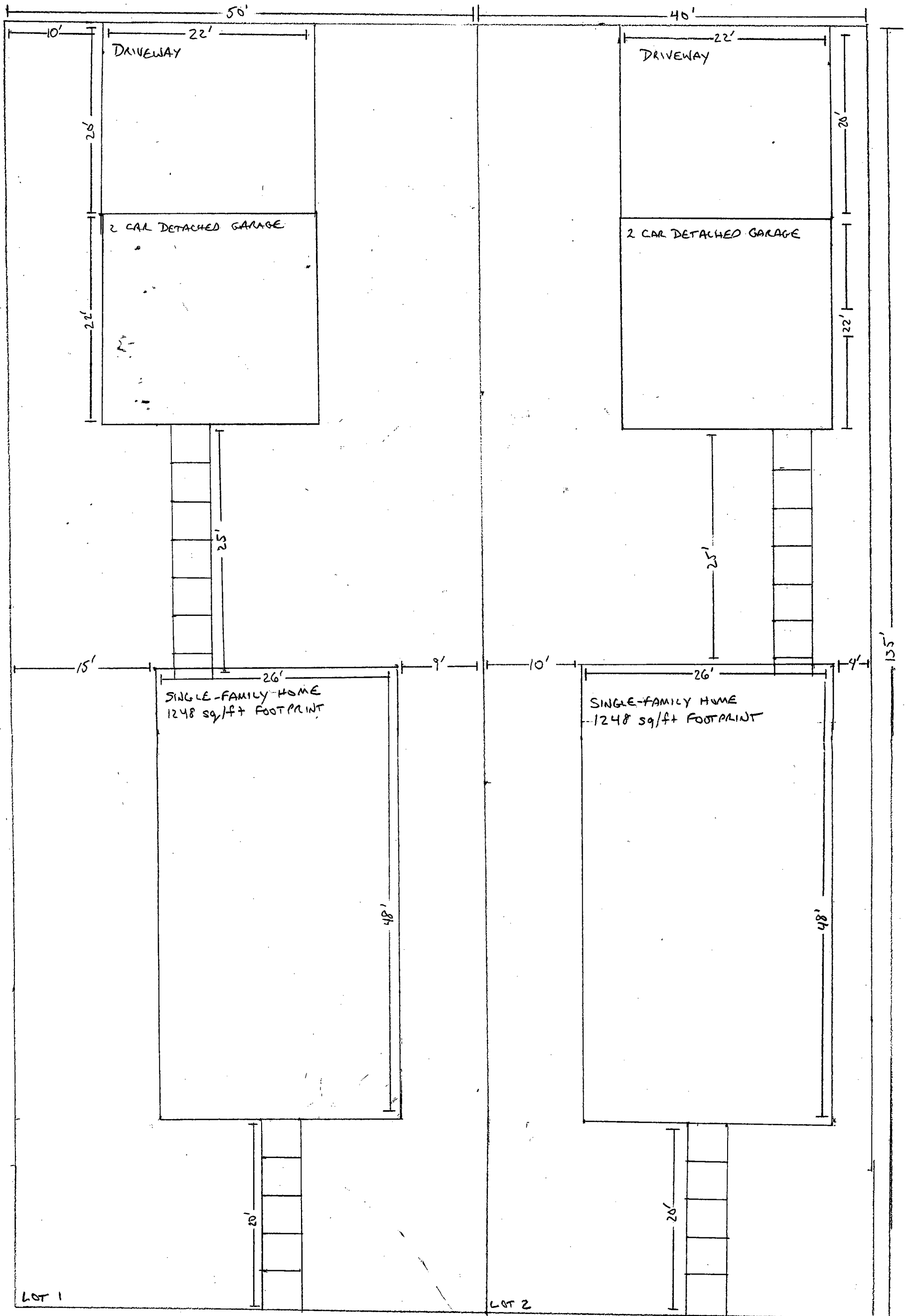
STREETSCAPE ELEVATIONS

SALT LAKE NEIGHBORHOOD HOUSING SERVICES  
HODGES LANE DEVELOPMENT  
FLORES-SAHAGUN + ASSOCIATES ARCHITECTS



S

1000 WEST



EUCLID AVENUE

1" = 10'

LOT 1  
 6750 sq/ft  
 .155 acre  
 15-02-178-014

LOT 2  
 5700 sq/ft  
 .124 acre  
 15-02-178-015

SITE PLAN  
 ASSUMING ZONING IS  
 AMENDED TO RMF-35

REMARKS

**Petition No.** 400-04-30

By Salt Lake Neighborhood Housing  
Services Inc.

Is requesting a Zoning Map Amendment  
located at 1003 & 1005 West Euclid  
Avenue from a CN classification to  
a RMF-35 classification.

*Date Filed* \_\_\_\_\_

*Address* \_\_\_\_\_