



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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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) 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 12-30-04
By [Signature]

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

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

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

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

DIOSES, 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



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 WILCOE
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 Traughber @ 535-6184 or 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)
 - 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

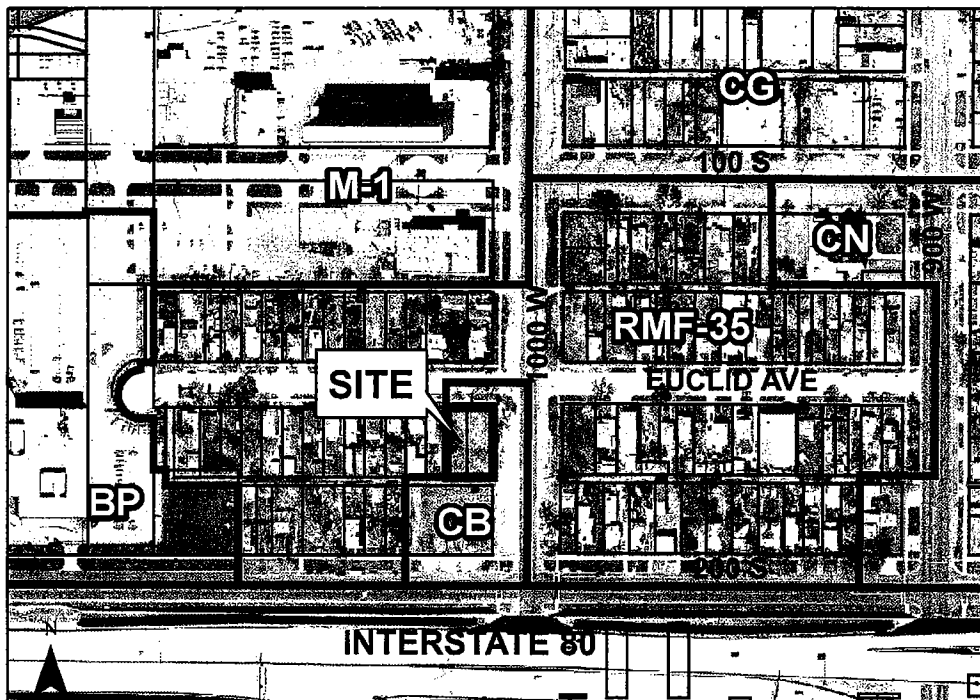
RE: STAFF REPORT FOR THE NOVEMBER 10, 2004 MEETING

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,

A handwritten signature in black ink, appearing to be 'Bill Lassiter', written over a horizontal line.

Bill Lassiter
Real Estate Development Director

Maria Garcia
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

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.

9/7/2004

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.

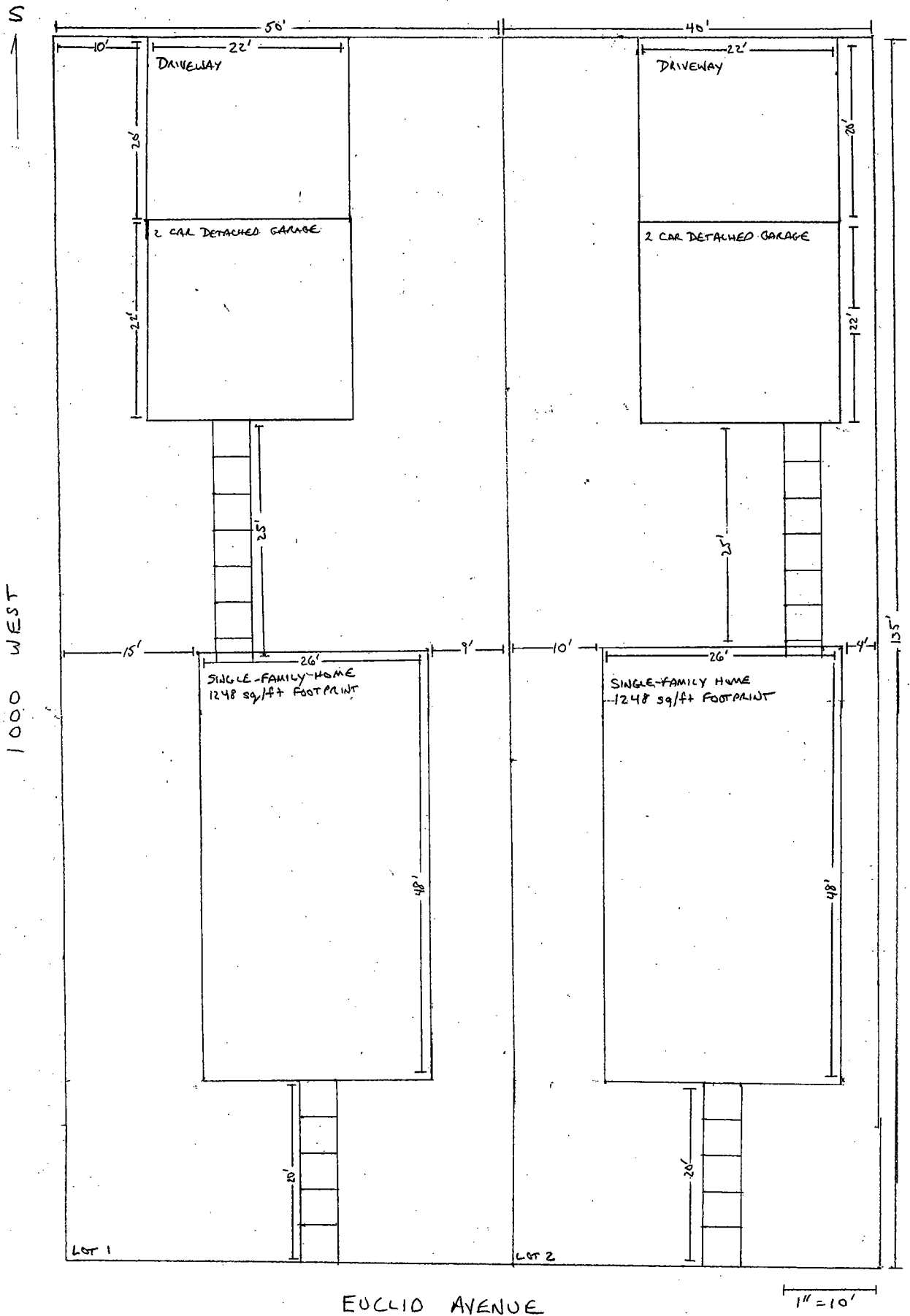
Boundaries: There are two adjacent lots bounded on the east side by 1000 West, and on the west side by the property line 90 feet from the eastern boundary. The north side is bounded by Euclid avenue, and the south side is bounded by the alley 135 feet south of Euclid.

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



LOT 1
 6750 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 Garciaz, 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

515-6001

Tuesday, October 26, 2004

Morning News

lieds

010 Special Notices

PLANNING COMMISSION

MASTER PLAN, ZONING MAP, AND REZONING OF PROPERTY

PUBLIC HEARING

On Wednesday, November 10, 2004, at 5:45 P.M., the Salt Lake City Planning Commission will hold a hearing to take comment on Petition 2004-10, by the Neighborhood Housing Services, requesting to rezone property located at 1003 and 1005 West Euclid Avenue from a Neighborhood Commercial (NC) to a Moderate Density Multi-Family Residential (RM-35) 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. The hearing will be held in Room 326 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 Traugher @ 535-6184 or 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)
- 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.

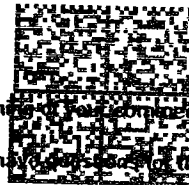
**PLEASE TURN OFF CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS. AT YOUR
REQUEST A SECURITY ESCORT WILL BE PROVIDED TO ACCOMPANY YOU TO YOUR CAR AFTER
THE MEETING. THANK YOU.**

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.



Haster

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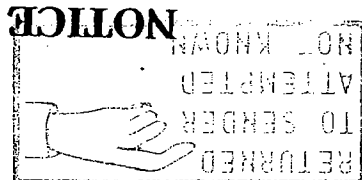
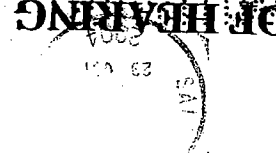
\$00.018

10/26/2004

Mailed From 84104

US POSTAGE

5510541125 03



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

PETITION NO. 400-04-30

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>6/24/04</u>	<u>RU</u>	Petition assigned to: <u>Ray Mcandless</u>
<u>11/10/04</u>	<u>RU</u>	Planning Staff or Planning Commission Action Date
<u>11/17/04</u>	<u>RU</u>	Return Original Letter and Yellow Petition Cover
<u>11/17/04</u>	<u>RU</u>	Chronology
<u>11/17/04</u>	<u>RU</u>	Property Description (marked with a post it note)
<u>11/17/04</u>	<u>RU</u>	Affected Sidwell Numbers Included
<u>11/17/04</u>	<u>RU</u>	Mailing List for Petition, include appropriate Community Councils
<u>11/17/04</u>	<u>RU</u>	Mailing Postmark Date Verification
_____	_____	Planning Commission Minutes
<u>11/17/04</u>	<u>RU</u>	Planning Staff Report
<u>11/17/04</u>	<u>RU</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 Mcandless</u>		Planner responsible for taking calls on the Petition
_____	_____	Date Set for City Council Action _____
_____	_____	Petition filed with City Recorder's Office

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.

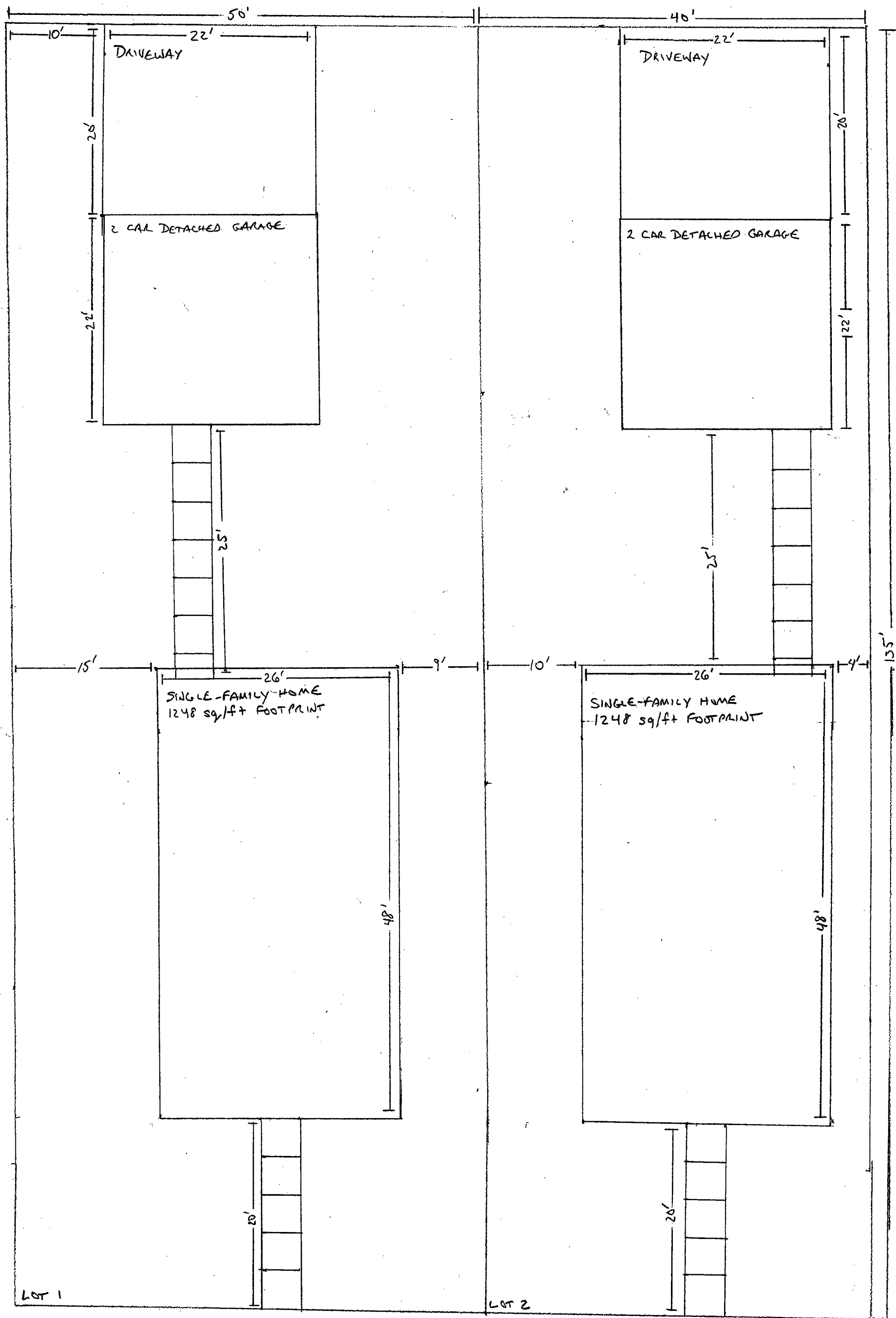
Zoning: Current – Neighborhood Commercial (CN)
Requested – Residential Multi-Family 35' (RMF-35)

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

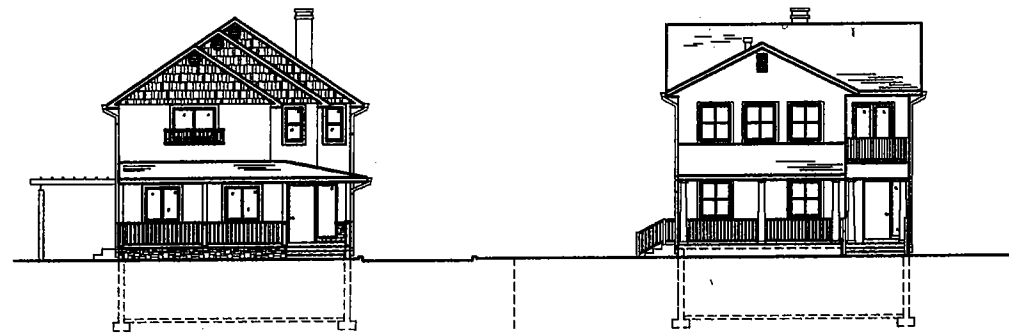
★ LOT 1 BLK 1 KELSEY & GILLESPIE SUB OF BLK 44 PLAT C
7700-2233

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

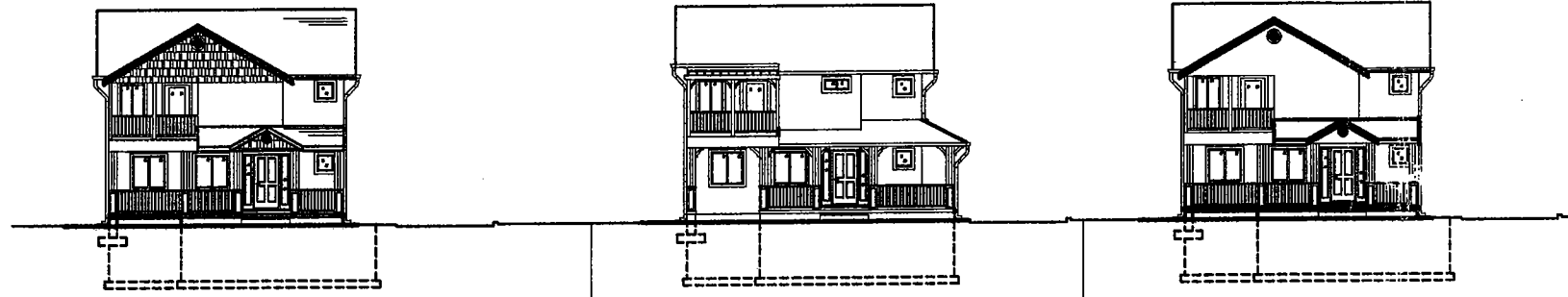
VTDI 15-02-178-015-0000 DIST 13 TOTAL ACRES 0.12
SALT LAKE NEIGHBORHOOD HOUSING TAX CLASS UPDATE REAL ESTATE 22800
SERVICES LEGAL BUILDINGS 0
PRINT U TOTAL VALUE 22800
622 W 500 N
SALT LAKE CITY UT 84116341722 EDIT 1 FACTOR BYPASS
LOC: 1005 W EUCLID AVE EDIT 1 BOOK 8467 PAGE 1009 DATE 06/12/2001
SUB: 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

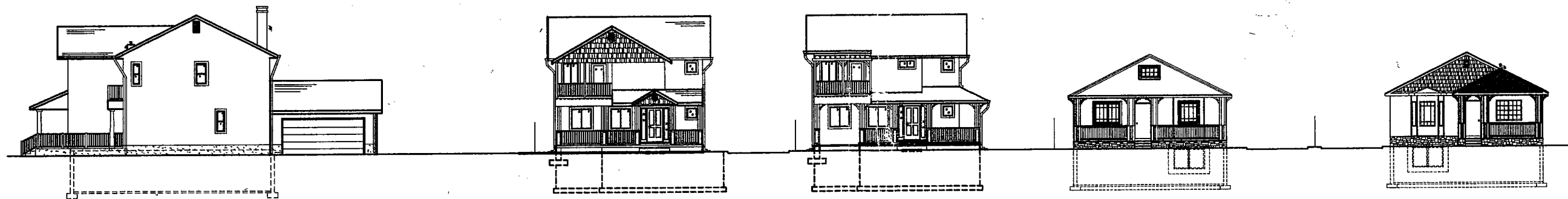
UAS



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"

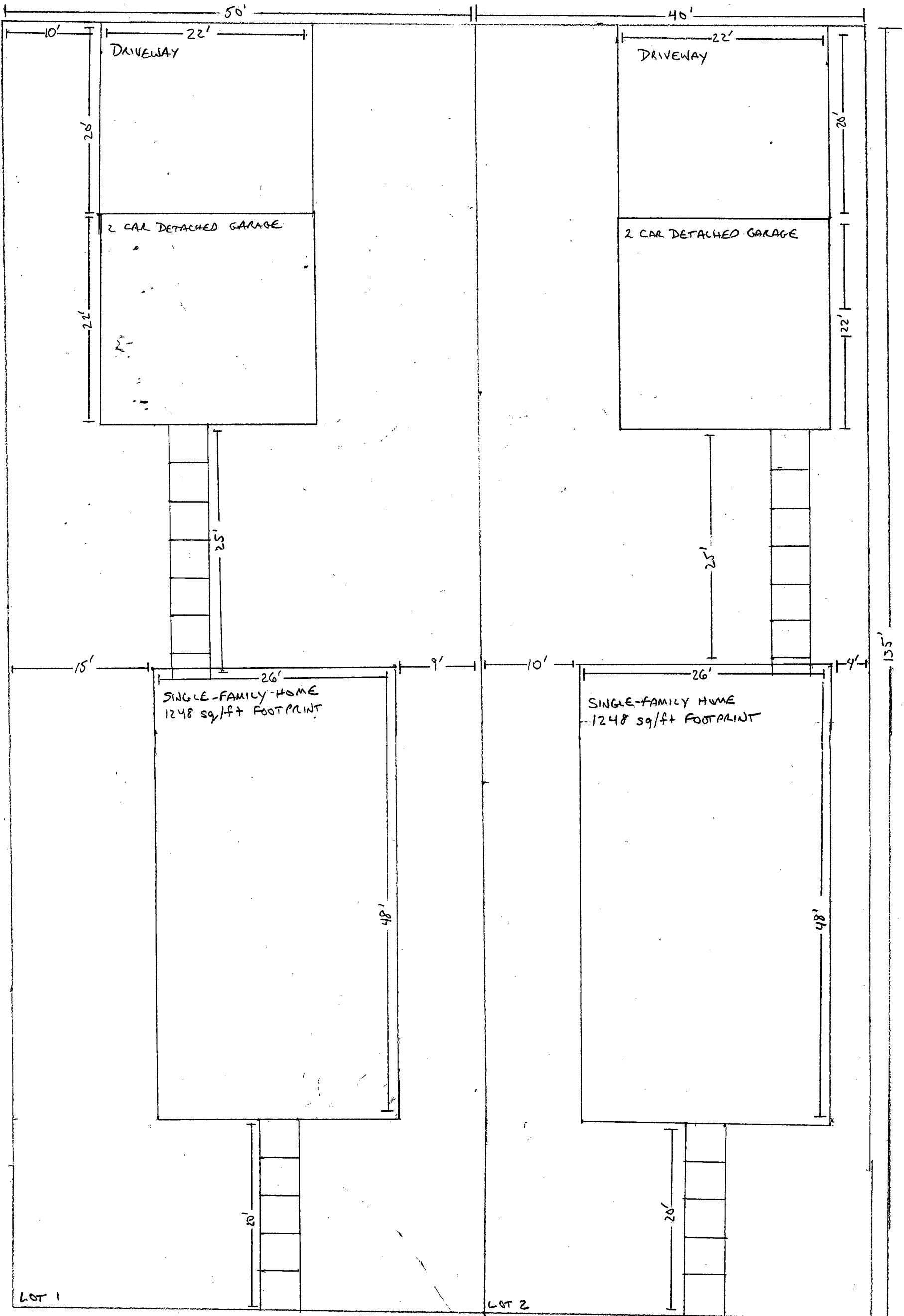


3 HODGES LANE SOUTH ELEVATION LOT 2-6
AS.1 SCALE 1/4"=1'-0"

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

S

1000 WEST



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

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 _____