
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: May 2, 2008

SUBJECT: Petition 400-07-26 – request from Thomas T. Phung represented by Fred Cox to rezone property located at 728, 732, 752 and 766 North Redwood Road from single Family Residential R-1/5,000 to Community Business CB

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the proposed amendments would affect Council District 1

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Katia Pace, Associate Planner

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

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration to rezone property at 728, 732, 752 and 766 North Redwood Road from Single Family Residential R-1/5,000 to Community Business CB subject to the following conditions. The City Recorder is instructed not to record the ordinance until the conditions have been met and certified by the Planning Director. If the conditions have not been met within one year the ordinance shall become null and void. The City Council may, for good cause shown, by resolution extend the time period for satisfying the conditions.
1. Combine the lots located at 728, 732, 752 and 766 North Redwood Road into one legal description, as certified by the City Planning Director.
 2. Execution and recording of an avigation easement acceptable to the city Airport and Planning Division.
 3. Demolition of the housing may not occur until a building permit has been issued by the city.
 4. Prior to issuance of a building permit for demolition of the housing, the petitioner shall donate a housing mitigation fee payable to the Housing Trust Fund. *(The final amount to be determined by the City Council. The Administration is recommending \$24,956)*
 5. Preparation of a final plat to complete the vacation of the applicable portion of the Holmes Henderson Subdivision.
 6. Reconfiguration of interior lot lines.
- B. Actions required by the City Council include:
1. Rezoning the properties from Single Family Residential R-1/5,000 to Community Business CB.
 2. Approval of the proposed \$24,956 donation to the City's Housing Trust Fund as housing mitigation for the removal of three single-family dwelling units. (Please refer to the Budget Related Facts section of this staff report, pg. 4, and Attachment A for details.)

- C. Key points from the Administration's transmittal and Planning staff report are summarized below. (Please see the Administration's transmittal letter and Planning staff report dated January 23, 2008 item 5C in the transmittal packet for details.)
1. The proposed development would combine four existing properties into one parcel, demolish three residential dwellings, and build a shopping center of approximately 35,000 square feet of retail and community-oriented services.
 2. The project required the Planning Commission's approval for a conditional use planned development to address multiple buildings on the site, one of which will not have the required frontage to the street; and to reduce the required total building setback by 20 % subject to approval of the rezoning. (The CB District requires a maximum setback of 15 feet from the street for 75% of the building façade.)
 3. Land use west (across the street) and south adjacent to the project are commercial. Adjacent properties include four-plexes to the east and a condominium complex of 21 units to the north. The zoning of surrounding properties is mainly CB zoning to the south and southwest, CS zoning (across the street) to the west, and R-1/5,000 to the north and east.
 4. The development proposal requires the demolition of three residential housing units. The applicant will be required to donate \$24,956 to the City's Housing Trust Fund. (See Budget Related Facts section of this staff report, pg. 4, and Attachment A - Housing Loss Mitigation Report to the Planning Commission and Housing Mitigation Plan for details.)
- D. The Administration's transmittal notes the following in regard to the donation of funds to the City's Housing Trust Fund.
1. Since the proposed development requires the demolition of three residential housing units, the applicant is required to follow the regulations of the City Code, Chapter 18.97 Mitigation of Residential Housing Loss.
 2. This section of City Code states that any petition for a zoning change sought to accommodate an expansion of commercial uses, which includes within its boundaries residential dwelling units, may only be approved on condition that a Housing Mitigation Plan is approved by the City Council.
 3. A Housing Mitigation Plan has been submitted by the applicant.
- E. The Housing Loss Mitigation Report to the Planning Commission notes the following. (Please see attachment A - Housing Loss Mitigation Report to the Planning Commission and Housing Mitigation Plan for additional details.)
1. City Code, Chapter 18.97 Mitigation of Residential Housing Loss. Outlines three options for mitigating residential housing loss.
 - a. Replacement housing
 - b. Fee based on difference between housing value and replacement costs
 - c. Enhanced value, where deteriorated housing exists, not caused by deliberate indifference of land owner
 2. The applicant is requesting to use mitigation Option C for the 766 and 728 North Redwood Road residential dwelling units. These two units are vacant due to deterioration beyond what is economically feasible to repair. (Value for 766 N. Redwood Rd. = \$0, value for 728 N. Redwood Road = \$903)
 3. The third dwelling unit, 732 North Redwood Road is still part of the housing stock. The applicant is requesting to use mitigation Option B for the loss of that unit. (Value for 732 N. Redwood Rd. = \$24,053)
 4. The Acting Community Development Department Director has determined the applicant would be required to donate \$24,956 to the City's Housing Trust Fund and recommend the Planning Commission accept this fee as appropriate mitigation for the proposed loss of housing.

- F. The purpose of the Single-Family Residential R-1/5,000 District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand square feet in size.
- G. The purpose of the Community Business District is to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.
- H. The public process included presentations to four affected Community Councils, Rose Park, Jordan Meadows, Westpointe, and Fairpark, a public hearing before the Planning Commission and written notification of the Planning Commission public hearing to property owners within a 450 foot radius of the subject property. . The Planning staff report notes:
1. All four community councils agreed that the existing residential units are an eyesore in the community and were in favor of demolishing the houses and replacing it with something else.
 2. The Rose Park Community Council reviewed the request on November 7, 2007. In general the community council supported the project but had concerns with the type of retail proposed.
 3. The Jordan Meadows Community Council reviewed the request on November 14, 2007. The community council was in favor of the project. They expressed preference for the type of businesses occupying the project to be community oriented and noted that medical services are needed in the area.
 4. The Westpointe Community Council reviewed the request on November 21, 2007. The community council voted unanimously in favor of the project. They suggested using Crime Prevention Through Environmental Design (CPTED) principles as part of the development. They also asked the applicant to preserve as many trees as possible as part of the project.
 5. The Fairpark Community Council reviewed the request on November 29, 2007. The community council was in favor of the project. They expressed preference for the type of businesses occupying the project to be community oriented, and to be complementary of each other. They also suggested that the buildings should be certified as “Green Buildings.”
- I. The Planning staff report provides findings for the Zoning Ordinance Section 21A.50.050 - Standards for General Amendments. The standards were evaluated in the Planning staff report and considered by the Planning Commission. (Discussion and findings for the standards are found on pages 5-9 of the Planning staff report dated January 23, 2008. Please refer to item 5C in the transmittal packet.)
- J. The project has been reviewed by the appropriate City Departments/Divisions. The development proposal will be required to meet Utah Department of Transportation UDOT and City standards and demonstrate that there are adequate services to meet the needs of the project. The property is located within an existing developed area. There is no evidence that the rezone and subsequent expansion of commercial development as proposed will dramatically increase the amount of traffic in the neighborhood or require additional public facilities that are not already present at the site.
- K. On January 23, 2008, the Planning Commission held a public hearing and voted to forward a positive recommendation to the City Council to rezone the properties subject to the conditions identified by the Planning Commission. In addition, the Planning Commission approved a conditional use planned development. Issues discussed focused on zoning requirements and design elements of the proposed commercial project. The Planning Commission motions are provided below to provide context.
1. The Planning Commission approved a motion to transmit a favorable recommendation to the City Council for the rezoning of the subject properties from Residential R-1/5,000 to Commercial business CB according to the following findings:
 - a. That the Northwest Community Master Plan Amendment states that commercial expansion on 700 North and Redwood Road is appropriate.
 - b. That the Planning Commission accepts the Housing Mitigation Report.

- c. Prior to issuance of a building permit the applicant will donate to the Housing Trust Fund.
- d. That all conditions be met before the zoning amendment is finalized.
- 2. In addition, the Planning Commission approved the conditional use planned development with the following conditions:
 - a. That the Planning Commission approves a modified building frontage as shown on the site plan submitted by the applicant without the two smallest buildings.
 - b. That the lots be combined with one legal description.
 - c. That an avigation easement be provided.
 - d. The demolition of the housing should not occur until a building permit has been issued.
 - e. The Planning Commission delegates final authority for the site design, landscape plan, lighting plan, and signage agreement to the Planning Director and ensures it meet requirements and incorporates the CPTED principles where applicable.
 - f. The planned development is conditioned on approval of the rezoning petition by the City Council.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

- A. The Council may wish to discuss with the Administration the request by the applicant to lower or eliminate the need to donate funds to the City's Housing Trust Fund as required by City Code, Chapter 18.97 Mitigation of Residential Housing Loss. The Administration's transmittal notes:
 - 1. The Community Development Department's *Housing Mitigation Report* was based on the Mitigation of Residential Housing Loss ordinance to calculate the donation amount of \$24,956.
 - 2. However, the applicant would like the City Council to approve a lower mitigation fee because the City's policy for the property is commercial, as identified in the adopted master plan for the area, and two of the three housing units have been vacant for several years.

BUDGET RELATED FACTS

As previously noted, the Administration indicates that the applicant will be required to donate \$24,956 to the City Housing Trust fund as mitigation for the demolition of three residential dwellings in accordance with the requirements of City Code, Chapter 18.97 Mitigation of Residential Housing Loss.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Administration's paperwork and Planning staff report notes:
 - 1. In 2001 the City Council amended the Northwest Community Master Plan and Future Land Use Map for this area. The amendments included text changes that specifically address rezoning the area in the future to ensure a comprehensive rather than piecemeal development and to address the quality of future commercial development.
 - 2. The amended Plan states that commercial expansion on 700 North and Redwood Road is appropriate. To make certain new commercial land uses do not negatively impact the existing residential land uses the plan lists criteria to be considered in reviewing any new commercial development proposal
 - 3. The Planning staff report provides the following analysis and findings for each standard identified in the Plan.
 - a. **The area along Redwood Road between 728 and 766 North should only be rezoned for a project that comprehensively addresses these properties as one commercial development project. This will ensure that efforts to minimize the number of access points onto Redwood Road and 700 North are considered. It**

will also ensure a cohesive design within the new commercial development and prevent the isolation of existing residential land uses within the commercial development area.

- **Analysis:** The proposed project consists of multiple buildings facing Redwood Road. Fifty five percent of the building lot frontages will be 15 feet from the front property line. There are entrances to the buildings facing the street as well as facing the parking lot making it pedestrian friendly. The project also includes walkways for pedestrians, and a bus stop in front of the project. This project proposes the demolition of three existing houses replacing them with commercial buildings. There will be only one access to Redwood Road, with potential connection to properties facing 700 North Street.
- **Finding:** The proposed project incorporates all four parcels along Redwood Road between 728 and 766 North Street into a comprehensive commercial project as recommended on the Northwest Community Master Plan.

b. The commercial development should provide well designed pedestrian circulation paths on site as well as consider the pedestrian traffic pattern in the vicinity especially relating to activity at Riverside Park, Backman Elementary School and the Jordan River Parkway.

- **Analysis:** The proposed project shows adequate circulation within the project as well as vehicular and pedestrian connection to the property on 700 North between 1612 and 1640 West, which might be developed as a commercial property in the future. Through this connection the project has the potential to connect pedestrian activity to Riverside Park, Backman Elementary School and the Jordan River Parkway.
- **Finding:** The proposal shows adequate circulation along the interior of the project and potential vehicular and pedestrian connections.

c. New commercial development should comply with the underlying zoning district regulations relating to the size of buffering, location of on-site lighting, hours of operation and delivery and location of delivery docks and dumpsters to minimize impacts to adjacent residential land uses.

- **Analysis:** The CB zoning district requires a 7 foot minimum landscape buffer, security lighting poles to be limited to 16 feet in height and the globe be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. Salt Lake City Ordinance 9.28.040 prohibits delivery and loading operation and trash pick up between the hours of 9:00 p.m. and 7:00 a.m.
- **Finding:** The proposed project shows a landscape setback of 15 feet along the side, rear, and part of the front property line exceeding the minimum requirement. The perimeter of the portion of the project which is adjacent to residential land use includes additional shrubs. The front yard setback will be 35 feet from the property line meeting the requirement. The proposal also shows a solid fence 6 feet high along the property line adjacent to residential land use to the north, east and south. Two dumpsters are proposed: one located adjacent to commercial property on the south, and another adjacent to the parking area of the condominium complex on the north. Staff recommends that as part of the planned development approval, the Planning Director be given final approval

authority of the site plan and landscaping plan to ensure that the appropriate mitigation is incorporated.

- d. **The City should not support a reduction in the size of the required landscape buffers or on-site parking for new commercial development.**
 - **Analysis:** The applicant is not requesting a reduction in the size of the required landscape buffers or on-site parking.
 - **Finding:** Staff finds that the proposal complies with the requirements of the Zoning Ordinance for parking and buffering.
 - e. **Signage for new commercial development should be appropriate for the type of commercial development and consider neighborhood scale signage where appropriate.**
 - **Analysis:** This community has expressed, on many occasions, concerns about the signage in their neighborhood. Signage should be uniform throughout the project, be limited to pedestrian scale, and should maximize transparency by limiting the amount of signage allowed on windows and doors.
 - **Finding:** The applicant should produce a sign package for the development that addresses these issues. Staff recommends the Planning Commission delegate final approval authority of the signage package to the Planning Director.
 - f. **New commercial development should take place in new structures; not within existing residential structures.**
 - **Analysis:** The proposal includes the demolition of the dwellings which are deteriorated and building a comprehensive shopping center with new commercial buildings.
 - **Finding:** The proposed project will be developed with new structures.
- B. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, architectural designs compatible with neighborhoods, public and neighborhood participation and interaction, accommodating different types and intensities of residential developments, transit-oriented development, encouraging mixed-income and mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities. (April 2000)
- C. The Transportation Master Plan contains policy statements that include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions. The Plan recognizes the benefits of locating high density housing along major transit systems and reducing dependency on the automobile as a primary mode of transportation. (1996)
- D. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.

E. 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. Applicable policy concepts include:

1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
2. Ensure that land uses make a positive contribution to neighborhood improvement and stability and building restoration and new construction enhance district character.
3. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
4. Treat building height, scale and character as significant features of a district's image.
5. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

F. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:

1. Is aesthetically pleasing;
2. Contributes to a livable community environment;
3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
4. Forestalls negative impacts associated with inactivity.

CHRONOLOGY:

The Administration's transmittal provides a chronology of events relating to the proposed rezoning and master plan amendment. Key dates are listed below. Please refer to the Administration's chronology for details.

- | | |
|------------------------------------|--|
| • October 10, 2007 | Petition submitted |
| • October 20, 2007 | Petition assigned to planner |
| • November 7, 2007 | Rose Park Community Council meeting |
| • November 14, 2007 | Jordan Meadows Community Council meeting |
| • November 21, 2007 | Westpointe Community Council meeting |
| • November 29, 2007 | Fairpark Community Council meeting |
| • December 2007 – January 23, 2008 | Housing Mitigation Plan submitted, revised and approved by Acting community Development Director |
| • January 23, 2008 | Planning Commission hearing |
| • February 13, 2008 | Planning Commission minutes ratified |
| • April 15, 2008 | Transmittal received in City Council office |

cc: David Everitt, Esther Hunter, Lyn Creswell, Ed Rutan, Lynn Pace, Melanie Reif, Paul Nelson, Maureen Riley, Alan McCandless, David Miller, Jeff Niermyer, Brad Stewart, Mary De La Mare - Schaefer, Chris Shoop, Tim Harpst, Cheri Coffey, Joel Paterson, LuAnn Clark, Orion Goff, Larry Butcher, Sarah Church, City Council Liaisons, Community Affairs Specialists

File Location: Community Development Dept., Planning Division, Rezoning, Thomas T. Phung, 728, 732, 752 and 766 North Redwood Road



CS

R-1/5,000

R-1/5,000
request to
rezone to
CB

CB

R-1/5,000

700 North

CB

CB

CB

Redwood Road

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

CITY COUNCIL TRANSMITTAL

TO: David Everitt, Chief of Staff

DATE: April 7, 2008

FROM: Mary De La Mare-Schaefer, Community & Economic Development Department
Interim Director



RE: Petition 400-07-26: Zoning Map Amendment by Thomas T. Phung, to rezone 728, 732, 752, and 766 North Redwood Road from Single Family Residential (R-1/5,000) to Community Business (CB)

STAFF CONTACTS: Katia Pace, Associate Planner, at 535-6354 or
katia.pace@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: The applicant will donate \$24,956 to the City's Housing Trust Fund

DISCUSSION:

Issue Origin: Thomas T. Phung, represented by Fred Cox, architect, has submitted a request to rezone the parcels at 728, 732, 752, and 766 North Redwood Road from Single Family Residential (R-1/5,000) to Community Business (CB). The proposal is to build a shopping center of approximately 35,000 square feet of retail and community-oriented services. The project also requires the Planning Commission's approval for a conditional use planned development to address frontage and setback issues on the site. Housing mitigation is also required.

Analysis: This request for the zoning amendment is in accordance with the Northwest Community Master Plan. In 2001, the City Council amended the Northwest Community Master Plan for this area. The amendment identifies the subject parcels for commercial use. However, the rezoning of the properties did not occur at that time as the City was waiting for a comprehensive development to be proposed.

In conjunction with this request, the applicant submitted a request (Petition 410-08-01) for a conditional use planned development to have multiple buildings on the site, one of which will not have the required frontage to the street; and to reduce the CB zoning district required total

building setback by 20%. On January 23, 2008, the Planning Commission approved the request for the conditional use planned development.

Since this proposal requires the demolition of three residential housing units, the applicant was required to submit a Housing Mitigation Plan. This plan was the basis for a Housing Mitigation Report prepared by the Community Development Department. This report requires the applicant to donate a sum of \$24,956 to the City's Housing Trust Fund (see Attachment 9B.) The Planning Commission accepted the Housing Mitigation Report in its motion to support the rezoning request.

Master Plan Considerations: The zoning amendment analysis took into consideration the Northwest Community Master Plan's list of criteria used to evaluate a new commercial development proposal. The Northwest Community Master Plan Commercial Land Use Amended Text states the following:

"Neighborhood commercial areas in the Northwest Community consist of one concentrated business center located at 700 North and Redwood Road and other smaller developments that are scattered throughout the community. These convenience commercial centers provide easily accessible service to community residents. Services, such as, small retail shops, restaurants, and barber shops make up this category. However, the increasing drawing power of regional shopping centers and easy access to transportation facilities is inducing people to shop outside their neighborhood.

Historically these areas have served economic and social functions in support of overall neighborhood activities. The Northwest Community must combat the decline of neighborhood commercial areas to ensure necessary services."

The City's Housing Policy Plan, from 1990, states that the City must preserve, enhance, and expand its housing stock. It further states that any petition for a zoning change from a residential zone to a nonresidential zone that includes residential dwelling units may only be approved on condition that a *Housing Mitigation Report* is approved by the City Council. Since this proposal requires the demolition of three residential housing units, the applicant is required to follow the regulations of the Mitigation of Residential Housing Loss ordinance (Section 18.97 of the Salt Lake City Code.)

The Community Development Department's *Housing Mitigation Report* was based on the Mitigation of Residential Housing Loss ordinance to calculate the donation amount of \$24,956. However, the applicant would like the City Council to approve a lower mitigation fee because the City's policy for the property is commercial, as identified in the adopted master plan for the area, and two of the three housing units have been vacant for several years.

PUBLIC PROCESS:

Community Council: Due to its location, four community councils have reviewed this project: Rose Park, Jordan Meadows, WestPoint, and Fairpark. All four community councils agreed that

the existing residential units are an eyesore in the community, and were in favor of demolishing the houses and replacing them with a commercial development.

The Rose Park Community Council reviewed the request on November 7, 2007. In general the community council supported the project but had concerns with the type of retail proposed.

The Jordan Meadows Community Council reviewed the request on November 14, 2007. The community council was in favor of the project. They expressed preference for the type of businesses occupying the project to be community oriented, and noted that medical services are needed.

The Westpointe Community Council reviewed the request on November 21, 2007. The community council voted unanimously in favor of the project. They suggested using Crime Prevention through Environmental Design (CPTED) principles as part of the development. Also, they asked the applicant to preserve as many trees as possible. (As part of its approval of the planned development, the Planning Division noted that CPTED principles should be incorporated into the design.)

The Fairpark Community Council reviewed the request on November 29, 2007. The community council was in favor of the project. They expressed preference for the type of businesses occupying the project to be community oriented, and to be complementary of each other. They also suggested that the buildings should be certified as "Green Buildings."

Planning Commission: The Planning Commission held a Public Hearing on January 23, 2008. No issues were raised at the Public Hearing. The Planning Commission passed a motion to transmit a favorable recommendation to the City Council to approve the zoning amendment. The vote was unanimous in favor of the zoning amendment.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards which should be analyzed prior to rezoning property (Section 21A.50.050 A-E).

Based on these five factors, Planning Staff analyzed Master Plan considerations, existing and potential future development in the immediate vicinity, impacts to adjacent properties, applicable overlay zones, and the adequacy of existing services and facilities. The five standards are discussed in detail starting on page 4 of the Planning Commission Staff Report (see Attachment 9B).

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1.CHRONOLOGY

PROJECT CHRONOLOGY

October 10, 2007	Thomas T. Phung represented by Fred Cox, architect, submits a request to rezone the parcels at 728, 732, 752, and 766 North Redwood Road from Single Family Residential (R-1/5,000) to Community Shopping (CS).
October 20, 2007	Petition assigned to Katia Pace.
October 22, 2007	Staff contacts Mr. Cox and states that Staff recommends the parcels to be zoned Community Business (CB) in order to be consistent with the Northwest Community Master Plan. The applicant agrees.
November 7, 2007	Rose Park Community Council Meeting
November 13, 2007	Planning Staff routed memo to appropriate City Departments.
November 14, 2007	Jordan Meadows Community Council Meeting
November 21, 2007	Westpointe Community Council Meeting
November 29, 2007	Fairpark Community Council Meeting
December 10, 2008	Applicant submits first Housing Mitigation Plan.
January 4, 2008	Applicant is informed that the Planning Commission Public Hearing for January 9, 2008, will be postponed due to revisions to the Housing Mitigation Plan that needed to be done. Applicant submits second Housing Mitigation Plan.
January 07, 2008	Amended Notice of Public Hearing sent via U.S. Mail and email.
January 08, 2008	Planning Commission hearing notices sent via U.S. Mail and email.
January 14, 2008	Applicant submits third and final Housing Mitigation Plan.
January 17, 2008	Housing Mitigation Report is submitted to Community Development Acting Director for her signature.
January 23, 2008	Planning Commission holds a public hearing and votes to forward a positive recommendation to the City Council.
February 13, 2008	Minutes from Planning Commission are ratified

2.ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2008

(Rezoning Properties Located at 728, 732, 752, and 766 North Redwood Road,
and Amending the Zoning Map, with conditions and time limitation)

AN ORDINANCE REZONING PROPERTIES LOCATED AT 728, 732, 752,
AND 766 NORTH REDWOOD ROAD, AND AMENDING THE ZONING MAP,
WITH CONDITIONS AND TIME LIMITATION, PURSUANT TO PETITION NO.
400-07-26.

WHEREAS, after hearings before the Planning Commission and the Salt Lake
City Council, the City Council has determined that the following ordinance is in the best
interest of the City.

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

SECTION 1. Rezoning of properties. The properties located at 728, 732,
752, and 766 North Redwood Road, which are more particularly identified on
Exhibit "A" attached hereto, shall be and hereby are rezoned from Single Family
Residential (R-1/5,000) to Community Business (CB).

SECTION 2. Amending 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. Conditions. This rezoning is conditioned upon the following:

- a. Combination of the lots located at 728, 732, 752, and 766 North Redwood
Road into one legal description, as certified by the City's Planning Director;
- b. Execution and recording of an avigation easement acceptable to the City
Airport and Planning Division;

c. Demolition of the housing may not occur until a building permit has been issued by the City; and

d. Prior to issuance of a building permit for demolition of the housing referenced above, the petitioner herein shall donate a housing mitigation fee in the amount of \$_____.00 [to be determined by the City Council] payable to the Housing Trust Fund.

SECTION 4. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The City Recorder is instructed not to publish or record this ordinance until the conditions identified above have been met, as certified by the Salt Lake City Planning Director.

SECTION 5. Time. If the conditions identified above have not been met within one year after adoption, this ordinance shall become null and void. The City Council may, for good cause shown, by resolution, extend the time period for satisfying the conditions identified above.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2008.

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 2008.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date March 5, 2008
By Melanie Pfeiffer

HB_ATTYY-#3358-v1-Rezoning_properties_located_at_728__732__752__and_766_North_Redwood_Road.DOC

Exhibit "A"

Affected Sidwell Numbers:

08-27-452-006
08-27-452-007
08-27-452-008
08-27-452-009

Legal Description:

Beginning at a point North 216.07 feet, and East 52.19 feet from the Brass Cap Monument found at the intersection of 700 North Street and Redwood Road, said monument being North 266.52 feet and West 94.33 feet from the South Quarter Corner of Section 27 Township 1 North, Range 1 West Salt Lake Meridian; thence North 299.33 feet to the Southwest corner of the Irving Circle Condominiums; thence East 330.41 feet to the Westerly line of the Whitehead Plat "C" Subdivision; thence South 299.29 feet to the Southwest corner of the said subdivision; thence 330.45 feet to the point of beginning.

KP

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition 400-07-26, a request by Thomas T. Phung, represented by Fred Cox, architect, to rezone the parcels at 728, 732, 752, and 766 North Redwood Road from Single Family Residential (R-1/5,000) to Community Business (CB.) The request includes the demolition of three residential dwellings. The applicant's proposes to build a community shopping center of approximately 35,000 square feet.

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

DATE:

TIME: 7:00 p.m.

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

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance of council meetings. We make every effort to honor these requests, and they should be made as early as possible. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City and County Building is an accessible facility. For questions or additional information, please contact the City Council Office at 535-7600, or TDD 535-6021.

4. MAILING LABELS

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5. PLANNING COMMISSION
A) Amended Notice of Public Hearing
January 07, 2008

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 9, 2008 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. This portion of the meeting is open to the public for observation.

WORK SESSION

The Commission will have a briefing/discussion concerning the Planned Development Ordinance. They may also discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, December 12, 2007

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

ISSUES ONLY HEARING

1. **Petition 410-07-39, Gateway Hyatt Place Hotel Conditional Use**—a request by the Boyer Company, for a planned development at 55 North 400 West. This property is zoned Gateway Mixed Use (GMU) and is located in City Council District Four (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

PUBLIC HEARING

1. **Petition 400-07-26, 728-766 North Redwood Road Zoning Map Amendment**—a request by Thomas T. Phung, represented by Fred Cox, architect, to rezone the parcels located at 728 – 766 North Redwood Road from Single Family Residential (R-1/5,000) to Commercial Business (CB.) The request proposes to demolish three residential dwellings and build a community shopping center of approximately 35,000 square feet of walkable retail, and other community oriented services. This property is located in City Council District One (Staff—Katia Pace at 535-6354 or katia.pace@slcgov.com).
2. **Petition 490-07-34, Hemingway, Stanley Subdivision Amendment**—a request by Mr. and Mrs. Stanley represented by Gary Evershed of Lowell Construction Company for a subdivision amendment to amend the lot dimensions and the size and location of the buildable areas of lots 306 and 307. The two lots are located at 589 and 607 Capitol Park Avenue (295 East). The proposed amendment is in the Foothills Residential (FR-3) Zoning District in Council District Three (Staff—Mike Maloy at 535-7118 or mike.maloy@slcgov.com).
3. **City Creek Center**—The Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Three. The specific requests to be considered by the Planning Commission include:
 - a. **Petition 410-06-38**—a request for a **Conditional Use Planned Development** approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting conceptual planned development approval for building footprints, up to the podium level, of the proposed development and the locations of entrances to the proposed parking structures for Blocks 75 and 76 and to allow building permits to be issued for the below grade parking structures and Towers 6 and 7, levels P4 through street level on Block 76, and the associated mid-block ramp on West Temple prior to final Planned Development Approval. Final design approval for the overall project, including the proposed skybridge, will be considered at a future Planning Commission public hearing.
 - b. **Petition 410-07-44**—a request for a **Conditional Use** approval to **Increase Building Height and to allow Additional Building Setback** for property located at approximately 50 East 100 South in the D-1 Central Business District to:
 - i. Allow construction of a building that would be approximately two hundred sixty-five feet (265') tall, which would exceed the D-1 Central Business District maximum building height regulation of one hundred feet (100') for amid-block building. This request is in addition to the previous Planning Commission approvals to allow adjustments in building height at other locations within the City Creek Center development; and
 - ii. Allow a portion of the building façade to be setback approximately fifteen feet (15') from the front property line which would exceed the D-1 Central Business District maximum front yard setback regulation of five feet (5') (Staff—Joel Paterson 535-6141 or joel.paterson@slcgov.com and Doug Dansie 535-6182 or doug.dansie@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

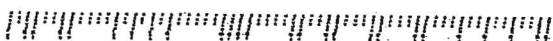
PUBLIC HEARING NOTICE



Salt Lake City Planning Division
451 South State Street, Room 406
PO Box 145480
Salt Lake City UT 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. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting.
Written comments should be sent to:

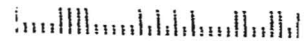
Salt Lake City Planning Commission
451 South State Street, Room 406
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4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
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. The Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.



84111/3102



84111631



Salt Lake City Planning Division
% Katia Pace
451 South State Street, Room 406
POBox 145480

FIRST CLASS



AMENDED NOTICE OF PUBLIC HEARING

Katia Pace
% Planning Division
451 S State St. #406
SALT LAKE CITY UT 84111

5. PLANNING COMMISSION
B) Agenda Postmarked
January 08, 2008

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 23, 2008 at 5:45 p.m.**

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session**—a brief introduction to the Salt Lake City Zoning Ordinance. The Planning Commission may also discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation

APPROVAL OF MINUTES FROM WEDNESDAY, January 9, 2007

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING

1. **Petition 400-07-26 located at 728-766 North Redwood Road for a Zoning Map Amendment and Planned Development**—a request by Thomas T. Phung, to rezone the parcels at approximately 728, 732, 752 and 766 North Redwood Road from Single Family Residential (R-1/5,000) to Commercial Business (CB) and to approve a Planned Development to address frontage, and setback issues on the site. This proposal includes demolishing three residential dwellings to building a shopping center of approximately 35,000 square feet of retail and community oriented services. This property is located in City Council District One (Staff—Katia Pace at 535-6354 or katia.pace@slcgov.com).
2. **City Creek Center**—the Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Four. The specific requests to be considered by the Planning Commission include:
 - a. **Petition 410-06-38**—a request for a **Planned Development** approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting final planned development approval for the overall project, including the proposed skybridge at approximately 50 South Main Street (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com and Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 - b. **Petition 400-06-38**—a request for a **partial street closure** at approximately 50 South Main Street to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com and Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.



PUBLIC HEARING NOTICE

Salt Lake City Planning Division
451 South State Street, Room 406
PO Box 145480
Salt Lake City UT 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. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting.
Written comments should be sent to:

Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. 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.
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. The Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

***** STATES POSTAGE

5. PLANNING COMMISSION
C) Staff Report
January 23, 2008

PLANNING COMMISSION STAFF REPORT

728, 732, 752, and 766 North Redwood Road

Petition 400-07-26 Zoning Map Amendment & Petition 410-08-01 Conditional Use Planned Development

January 23, 2008



Planning and Zoning Division
Department of Community
Development

Applicant:

Thomas T. Phung, represented by
Fred Cox, architect.

Staff:

Katia Pace, Associate Planner
535-6354
katia.pace@slcgov.com

Tax ID:

08-27-452-006, 08-27-452-007,
08-27-452-008, 08-27-452-009.

Current Zone:

R-1/5,000

Master Plan Designation:

Commercial

Council District:

District 1, Carlton Christensen

Acreage:

Approximately 2.5 acres

Current Use:

single-family residential, vacant

Applicable Land Use Regulations:

- 21A.50.050 Amend Zoning Map
- Northwest Community Master Plan (Amendment)
- Housing Policy Plan
- SLC Ordinance 18.97 Mitigation of Residential Housing Loss
- 21A.54.080 Conditional Uses
- 21A.54.150 Planned Development

Attachments:

- A. Department Comments
- B. Site Plan/Elevations
- C. Public Comments
- D. Housing Mitigation
 - a. Report
 - b. Mitigation Plan

REQUEST

Thomas T. Phung, represented by Fred Cox, architect, is requesting approval to rezone the parcels at approximately 728, 732, 752, and 766 North Redwood Road from Single Family Residential (R-1/5,000) to Commercial Business (CB) and approval for a conditional use planned development to address frontage, and setback issues on the site. This proposal includes demolishing three residential dwellings to build a shopping center of approximately 35,000 square feet of retail, and community oriented services. The Planning Commission is a recommending body to the City Council for the rezoning request. The Planning Commission has final approval authority on the conditional use planned development.

PUBLIC NOTICE

On January 7, 2008, a notice regarding the Planning Commission hearing was mailed to all property owners within 450 feet radius of the subject property and to all Community Council chairs, meeting the 14 day minimum notification requirement. A notice was also sent to all those listed on the Planning Division list-serve. On December 27, 2007 a sign was posted on the property, meeting the 10 day minimum posting requirement.

STAFF RECOMMENDATION:

Based on the findings of fact contained in this staff report, the Planning Staff recommends the Planning Commission transmit a favorable recommendation to the City Council for the rezoning of the subject properties from R-1/5,000 to CB according to the following findings:

1. That the Northwest Community Master Plan Amendment states that commercial expansion on 700 North and Redwood Road is appropriate.
2. That the Planning Commission accepts the Housing Mitigation Report.
3. Prior to issuance of a building permit the applicant will donate to the Housing Trust Fund.
4. That all conditions be met before the zoning amendment is finalized.

The Planning Staff also recommends that the Planning Commission approve the conditional use planned development with the following conditions:

1. That the Planning Commission approves a modified 55 percent building frontage instead of the 75 percent required on the CB zoning district.
2. That the lots be combined with one legal description.
3. That an avigation easement be provided.
4. The demolition of the housing should not occur until a building permit has been issued.
5. The Planning Commission delegates final authority for the site design, landscape plan, lighting plan and signage agreement to the Planning Director and ensure it meets requirements and incorporates the CPTED principles where applicable
6. The planned development is conditioned on whether the City Council approves the rezoning.

VICINITY MAP



PROJECT HISTORY/DESCRIPTION

In 1999 the City Council approved a request (petition 400-99-34) by Moyle Petroleum to rezone the northeast corner of 700 North Redwood Road from R-1/5,000 to Community Business (CB.) The request to rezone was made to accommodate for the construction of a commercial store with gas sales. In the process of the rezoning the City Council requested that Planning Staff analyze the feasibility of amending the Northwest Master Plan on the area north and east of the corner of 700 North Redwood Road to be identified as commercial on the future land use map. In 2001 the City Council amended the Northwest Community Master Plan and Future Land Use Map to identify the applicant's property as commercial with text changes to guarantee the rezoning of

the property in the future would be comprehensive without piecemeal development ensuring the quality of the future commercial development.

The applicant originally had requested the zoning to be changed to Community Shopping (CS.) However, in view of what the Northwest Community Master Plan envisioned for this area, the Planning Staff recommended that the zoning should be changed to Community Business (CB.) The Community Business District is designed to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site, and is consistent with what the Northwest Community Master Plan envisioned for that site.

Along with the request for rezoning, the applicant has also requested a conditional use planned development for the following reasons:

1. To have multiple buildings on the site, where one of the buildings will not have the required frontage to the street (setback will be 215 feet away from the front property line.)
2. To provide approximately 55 percent of buildings setback 15 feet from the front property line, instead of the 75 percent required in the CB zoning district.

COMMENTS

Community Council Comments:

Due to its location, four community councils have reviewed this project: Rose Park, Jordan Meadows, Westpointe, and Fairpark. All four community councils agreed that the existing residential units are an eyesore in the community, and were in favor of demolishing the houses and replacing it with something else.

The Rose Park Community Council reviewed the request on November 7, 2007. In general the community council supported the project but had concerns with the type of retail proposed.

The Jordan Meadows Community Council reviewed the request on November 14, 2007. The community council was in favor of the project. They expressed preference for the type of businesses occupying the project to be community oriented and noted that medical services are needed in the area.

The Westpointe Community Council reviewed the request on November 21, 2007. The community council voted unanimously in favor of the project. They suggested using Crime Prevention Through Environmental Design (CPTED) principles as part of the development. They also asked the applicant to preserve as many trees as possible as part of the project.

The Fairpark Community Council reviewed the request on November 29, 2007. The community council was in favor of the project. They expressed preference for the type of businesses occupying the project to be community oriented, and to be complementary of each other. They also suggested that the buildings should be certified as "Green Buildings."

City Department/Division Comments:

The application material was routed in November 2007. The comments received from pertinent City Departments and Divisions are summarized below.

Airport (David Miller)

Mr. Miller noted that the subject parcel is within the Airport Influence Zone "C" which is listed as an area exposed to moderate levels of aircraft noise, and having specific height restrictions. The restrictions for this particular address would be approximately 150 feet above ground. Salt Lake City requires an aviation easement for the new project.

Building Services Division (Larry Butcher)

Mr. Butcher noted that all zoning regulations will have to be satisfied at the time of a building permit.

Engineering (Craig Smith)

Due to the fact that the request is consistent with the Northwest Community Master Plan, Engineering has no objection to the project.

Fire (Ted Itchon)

No comments were received from the Fire Inspector in the Permits & Licensing Division.

Police Department (Dave Askerlund)

No comments were received from the Police Department.

Property Management (John Spencer)

No comments were received from Property Management.

Public Utilities Department (Jason Brown)

Mr. Brown noted that fire flow requirements, hydrants spacing and access issues will need to be resolved according to the Fire Department approval. New sewer laterals may be required if the existing ones are found to be unsatisfactory. A geotechnical report must be provided to Public Utilities, and drainage and grading plans must be submitted for review and approval.

Transportation Division (Barry Walsh)

Mr. Walsh noted that the proposed project fronts on Redwood Road, a major arterial, five lane roadway, which is under UDOT jurisdiction. Therefore, UDOT will have to approve the access.

The applicant met with UDOT, and received approval for the street access with a condition that the driveway approach to the project aligns the driveway approach of the project across the street.

STAFF ANALYSIS AND FINDINGS

Master Plan Discussion

The Northwest Community Master Plan Commercial Land Use Amended Text states the following:

“Neighborhood commercial areas in the Northwest Community consist of one concentrated business center located at 700 North and Redwood Road and other smaller developments that are scattered throughout the community. These convenience commercial centers provide easily accessible service to community residents. Services, such as, small retail shops, restaurants, and barber shops make up this category. However, the increasing drawing power of regional shopping centers and easy access to transportation facilities is inducing people to shop outside their neighborhood.

Historically these areas have served economic and social functions in support of overall neighborhood activities. The Northwest Community must combat the decline of neighborhood commercial areas to ensure necessary services.”

21A.50.050 Standards for Amending the Zoning Map

Section 21A.50.050 of the Zoning Ordinance states: A decision to amend the text of the Zoning Ordinance or the Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

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

Analysis: The Northwest Community Master Plan Amendment states that commercial expansion on 700 North and Redwood Road is appropriate. To ensure new commercial land uses do not negatively impact the existing residential land uses the plan lists criteria that should be met by any new commercial development proposal:

Standards for Northwest Community Master Plan

700 North Redwood Road Commercial Expansion

- 1. The area along Redwood Road between 728 and 766 North should only be rezoned for a project that comprehensively addresses these properties as one commercial development project. This will ensure that efforts to minimize the number of access points onto Redwood Road and 700 North are considered. It will also ensure a cohesive design within the new commercial development and prevent the isolation of existing residential land uses within the commercial development area.**

Analysis: The proposed project consists of multiple buildings facing Redwood Road. Fifty five percent of the building lot frontages will be 15 feet from the front property line. There are entrances to the buildings facing the street as well as facing the

parking lot making it pedestrian friendly. The project also includes walkways for pedestrians, and a bus stop in front of the project. This project proposes the demolition of three existing houses replacing them with commercial buildings. There will be only one access to Redwood Road, with potential connection to properties facing 700 North Street.

Finding: The proposed project incorporates all four parcels along Redwood Road between 728 and 766 North Street into a comprehensive commercial project as recommended on the Northwest Community Master Plan.

2. **The commercial development should provide well designed pedestrian circulation paths on site as well as consider the pedestrian traffic pattern in the vicinity especially relating to activity at Riverside Park, Backman Elementary School and the Jordan River Parkway.**

Analysis: The proposed project shows adequate circulation within the project as well as vehicular and pedestrian connection to the property on 700 North between 1612 and 1640 West, which might be developed as a commercial property in the future. Through this connection the project has the potential to connect pedestrian activity to Riverside Park, Backman Elementary School and the Jordan River Parkway.

Finding: The proposal shows adequate circulation along the interior of the project and potential vehicular and pedestrian connections.

3. **New commercial development should comply with the underlying zoning district regulations relating to the size of buffering, location of on-site lighting, hours of operation and delivery and location of delivery docks and dumpsters to minimize impacts to adjacent residential land uses.**

Analysis: The CB zoning district requires a 7 foot minimum landscape buffer, security lighting poles to be limited to 16 feet in height and the globe be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties. Salt Lake City Ordinance 9.28.040 prohibits delivery and loading operation and trash pick up between the hours of 9:00 p.m. and 7:00 a.m.

Finding: The proposed project shows a landscape setback of 15 feet along the side, rear, and part of the front property line exceeding the minimum requirement. The perimeter of the portion of the project which is adjacent to residential land use includes additional shrubs. The front yard setback will be 35 feet from the property line meeting the requirement. The proposal also shows a solid fence 6 feet high along the property line adjacent to residential land use to the north, east and south. Two dumpsters are proposed: one located adjacent to commercial property on the south, and another adjacent to the parking area of the condominium complex on the north.

Staff recommends that as part of the planned development approval, the Planning Director be given final approval authority of the site plan and landscaping plan to ensure that the appropriate mitigation is incorporated.

4. The City should not support a reduction in the size of the required landscape buffers or on-site parking for new commercial development.

Analysis: The applicant is not requesting a reduction in the size of the required landscape buffers or on-site parking.

Finding: Staff finds that the proposal complies with the requirements of the Zoning Ordinance for parking and buffering.

5. Signage for new commercial development should be appropriate for the type of commercial development and consider neighborhood scale signage where appropriate.

Analysis: This community has expressed, on many occasions, concerns about the signage in their neighborhood. Signage should be uniform throughout the project, be limited to pedestrian scale, and should maximize transparency by limiting the amount of signage allowed on windows and doors.

Finding: The applicant should produce a sign package for the development that addresses these issues. Staff recommends the Planning Commission delegate final approval authority of the signage package to the Planning Director.

6. New commercial development should take place in new structures; not within existing residential structures.

Analysis: The proposal includes the demolition of the dwellings which are deteriorated and building a comprehensive shopping center with new commercial buildings.

Finding: The proposed project will be developed with new structures.

Standards for the Housing Policy Plan

The City's Housing Policy Plan, 1990, states that the City must preserve, enhance and expand its housing stock. The policy places particular emphasis on preserving existing housing and increasing the appeal and affordability of its housing to families and persons from every economic station. The proposed demolition requires that the applicant follow the regulations of the Mitigation of Residential Housing Loss Ordinance (Chapter 18.97 of the Salt Lake City Code.)

Analysis: The Housing Mitigation Ordinance states that any petition for a zoning change sought to accommodate an expansion of commercial uses, which includes within its boundaries residential dwelling units, may only be approved on condition

that a Housing Mitigation Plan is approved by the City Council. Since this proposal requires the demolition of three residential housing units, the applicant is required to follow the regulations of the Mitigation of Residential Housing Loss Ordinance.

Finding: A Housing Mitigation Plan has been submitted by the applicant. In accordance with the Mitigation of Residential Housing Loss Ordinance, the applicant would be required to donate to the City's Housing Trust Fund a sum of \$24,956. (Please see Attachment D.)

Finding (for standard A): The project meets the intent of the purposes, goals, objectives and policies of the applicable master plans for this area.

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

Analysis: Land use west (across the street) and south adjacent to the project are commercial. Adjacent properties include four-plexes to the east and a condominium complex of 21 units to the north. The zoning of surrounding properties is mainly CB zoning to the south and southwest, CS zoning (across the street) to the west, and R-1/5,000 to the north and east.

Finding: Due to the amount of existing commercial development and higher density residential surrounding this property along Redwood Road, staff believes changing the land use to commercial is harmonious with surrounding developments.

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

Analysis: The subject property is adjacent to commercial land use as well as medium and high density housing. Necessary mitigation measurements are being required of the applicant to ensure the project is compatible with adjacent properties.

Finding: Mitigation measures will ensure minimal impact on adjacent properties.

D. The amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

Analysis: The project is located within the Airport Influence Zone "C" which is listed as an area exposed to moderate levels of aircraft noise, and having specific height restrictions. The restrictions for this particular address would be approximately 150 feet above ground. Salt Lake City requires an aviation easement for the new project.

Finding: The maximum height in the CB zoning district is 30 feet, and the proposed height of the structures will be between 20'8" and 26'8". Therefore, the project is consistent with the overlay zone regulations; this project creates no observed impacts to airport operations.

- 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, stormwater drainage systems, water supplies, and wastewater and refuse collection.**

Analysis: Applicable City departments and divisions were given the chance to review and comment on the proposed rezoning and preliminary site plans for the proposed project. Public Utilities' review found that new sewer laterals may be required if the existing ones are found to be unsatisfactory. Furthermore, there is no evidence that the rezone and subsequent expansion of commercial development as proposed will dramatically increase the amount of traffic in the neighborhood or require additional public facilities that are not already present at the site. The Department Review did not identify any significant issues relating to rezoning this property for commercial development.

Finding: The property is located within an existing developed area. Any necessary modifications and changes to public services will be identified upon application for a building permit. The applicant will also be required to submit their plans to the Public Utilities Department and the Fire Department for review at that time.

PLANNED DEVELOPMENT REVIEW

21A.54.080 Standards for Conditional Uses

The conditional use standards are found in Zoning Ordinance Section 21A.54.080.

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

Analysis: The project is considered a planned development because it has one or more principal buildings without frontage on a street. A planned development is a specific type of conditional use.

Finding: A planned development is a specific category of conditional use. The project meets the standard.

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

Analysis: The purpose of a planned development is to encourage the efficient use of land and resources. The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The Northwest Community Master Plan supports a community oriented commercial center on this site.

According to Section 21A.36.010(C) the CB zoning district allows multiple buildings, however, it requires that all primary buildings have frontage on a public street. The applicant

is requesting for one of the buildings to be setback 215 feet away from the front property line.

The applicant is also requesting a modification on the requirement to provide approximately 55 percent of buildings setback 15 feet from the front property line, instead of the 75 percent required in the CB zoning district.

Finding: As noted on page 5-7 of this report, the project complies with the policies of the Northwest Community Master Plan. The proposed development is also consistent with the general purpose and intent of the Salt Lake City Zoning Ordinance. Staff recommends the Planning Commission approve a modification to the requirements for 75 percent of building setback 15 feet from the front property line, and frontage on a public street.

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

Analysis: The property faces Redwood Road, a state highway and a major arterial, five lane roadway, which is under UDOT jurisdiction. Since Redwood Road is under the jurisdiction of UDOT, the City's Transportation Division deferred to the state for comments on this project.

Finding: The applicant met with UDOT, and received approval for the street access with a condition that the driveway approach to the project aligns with the driveway approach of the project across the street. A public sidewalk is already in place in the right of way to access the site.

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

Analysis: The project shows a cohesive vehicular circulation, including the potential access to the property along 700 North between 1612 and 1640 West which might be developed as a commercial property in the future.

Finding: The internal circulation system for the proposed development is properly designed and appropriate for pedestrian and vehicular circulation.

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

Analysis: Public Utilities has reviewed the proposed development and has indicated that new sewer laterals may be required if the existing ones are found to be unsatisfactory. In addition, the Planning Staff recommends that utility boxes must be on site, screened and placed on a location that is not readily visible.

Finding: The area is already serviced by Public Utility Services. Any necessary modifications and changes to public services will be identified upon application for building permits. The proposed development will not have an adverse impact on adjacent land uses or resources.

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

Analysis: The CB zoning district requires a 7 foot minimum landscape buffer, security lighting poles to be limited to 16 feet in height and the globe be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.

Finding: The proposed project shows a landscape setback of 15 feet along the sides, rear, and part of the front property line. The perimeter of the project adjacent to residential land uses shows additional shrubs. The remainder front yard setback will be 35 feet from the property line. The proposal also shows a solid fence 6 feet high along the property line adjacent to residential land use. Two dumpsters are proposed, one located adjacent to commercial property on the south, and another adjacent to the parking area of the condominium complex on the north.

Staff recommends that as part of the planned development approval, the Planning Director be given final approval authority of the site plan and landscaping plan to ensure that the appropriate mitigation is incorporated.

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

Analysis: The adjacent neighborhood consists of a combination of commercial and residential development. The proposed project will have over 40 percent of glass on the single level structures. The materials used on the buildings will be multicolored masonry and split face concrete block and a combination of tile and canvas awnings. Entrances to the buildings will be facing the street as well as the parking lot.

Finding: The architecture and building materials are consistent with commercial development and compatible with the adjacent neighborhood.

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

Analysis: The proposed landscape plan shows a landscape setback of 15 feet along the sides, rear, and part of the front property line, which exceeds the requirement of 7 feet landscape buffer. The perimeter of the project adjacent to residential land use includes shade trees, shrubs and groundcover. Over 5 percent of the interior of the parking lot will also be landscaped with shade trees, shrubs, and groundcover.

Finding: Staff recommends that existing trees and mature vegetation may be saved where it is appropriate. Staff also recommends that prior to the issuance of a building permit, the Planning Director be given authority for final approval of the site design, and landscape plan to ensure it meets requirements and incorporates the CPTED principles where applicable.

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

Analysis: The site is not in a local or national historic district and there are no known environmental features on the subject property required to be preserved.

Finding: There are no known historical, architectural, or environmental features on the subject property.

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

Analysis: Salt Lake City Ordinance 9.28.040 prohibits delivery and loading operation and trash pick up between the hours of 9:00 p.m. and 7:00 a.m.

Finding: In order for the operating and delivery hours of the proposed land use to be compatible with the adjacent use, all applicable City Ordinances regulating loading and unloading activities must be adhered to.

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

Analysis: Provided that all applicable City Ordinances are adhered to and all adverse impacts are reasonably mitigated, the proposed use will be compatible with the surrounding neighborhood. New commercial development in the Northwest Community will benefit the community and the city as a whole.

Finding: The proposed planned development is compatible with the surrounding neighborhood and will not have a material net cumulative adverse impact on the neighborhood or the city because it is consistent with the objectives of a planned development and is compatible with and implements the planning goals and objectives of the applicable master plans.

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

Analysis: The proposed development was reviewed by the applicable City Divisions, while the responses included specific requirements, the overall comments were supportive of the project.

Finding: The requirements and conditions identified in this report shall be fulfilled by the applicant prior to the issuance of a building permit.

21A.54.150 Planned Development Review Standards

Zoning Ordinance Section 21A.54.150 lists specific standards for planned developments.

- 1. Minimum area: A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district.**

Finding: The CB zoning district does not set a minimum lot area. Therefore, this standard is not applicable.

- 2. Density Limitations: Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed.**

Finding: This proposal is for a non-residential land use. Therefore, this standard is not applicable.

- 3. Consideration of a Reduced Width Public Street Dedication: A residential planned development application may include a request to dedicate the street to Salt Lake City for perpetual use by the public.**

Finding: This proposal does not include the request for a reduced width public street. Therefore, this standard is not applicable.

- 4. Planned developments within the CB zoning district may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):**

- a. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,**

Analysis: One of the reasons a planned development is required is that the applicant is proposing to set one of the buildings approximately 215 feet from the front property line. The CB zoning district requires that 75 percent of the building frontage be within 15 feet from the front property line. Two other buildings are 15 feet from the front property line. The applicant is proposing to have approximately 55 percent (instead of 75 percent) of the buildings 15 feet from the front property line.

The applicant is willing to provide additional glass percentage in front of the buildings and street entrances from what is required in the CB zoning district to comply with the concept of the walkable development.

Staff requested the proposed plans show additional building frontage in order to comply with the requirement of the CB zoning district. In response the applicant added two small

buildings facing Redwood Road, but the applicant has stated he would rather not build these small buildings.

Finding: Staff finds that the total building frontage is 220 feet and 75 percent of that is 165 feet. The project as the applicant requested has 120 feet of building frontage and therefore needs the two additional buildings to comply with the requirements of the CB zoning district, unless the Planning Commission makes a finding that the intent of the ordinance is adhered to with a modified 75 percent requirement as part of its approval.

b. The primary access shall be oriented to the pedestrian and mass transit,

Analysis: The property faces Redwood Road, a state highway; and it is in close proximity to 700 North Street, an arterial road. A bus stop is located on Redwood Road in front of the subject property. The applicant has provided pedestrian walkways from the site to the public sidewalk to allow the patrons to safely circulate to and from the development.

Finding: The proposal satisfies the requirement for pedestrians and mass transit orientation.

c. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,

Analysis: At least 40 percent of the façade of the building on the proposed project will be glass in the form of windows and entrance doors. The applicant is requested to submit a signage package showing signage will be kept to a minimum so as not to hinder the view into and out of the buildings.

Finding: The proposal satisfies the requirement for detailing and glass. The Staff recommends the Planning Commission require a signage plan be submitted and approved prior to issuance of a building permit with final approval granted to the Planning Director.

d. Architectural detailing shall emphasize the pedestrian level of the building,

Analysis: The proposed buildings are mainly one story in height. The proposed two buildings on the north and south of the property will be sectioned to accommodate a series of retail and/or service businesses. The applicant has stated they will install awnings over entrance ways to protect patrons from inclement weather and the 40 percent glass requirement will be met.

Finding: The architectural detailing of the multiple businesses and entrances will emphasize the pedestrian level of the building.

- e. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,**

Analysis: Zoning Ordinance 21A.48.070 establishes requirements for landscape setbacks, plant selection and plant size relative to parking lots.

Finding: The applicant is willing to comply with the requirements of the Zoning Ordinance. The proposed parking lot will be setback 35 feet from the front property line; and will be maintained as a landscape yard. The applicant has discussed the option of creating a patio or plaza in a portion of this area to facilitate pedestrian activity. On the sides and rear property line the parking is setback 15 feet in addition to the erection of a solid fence 6 feet high along the property line adjacent to residential land use as part of the buffer from the parking lot. An island in the middle of the parking lot will provide additional landscape, which will satisfy the 5 percent minimum landscape required within a parking lot. Staff recommends the Planning Commission delegate final approval of the landscaping plan to the Planning Director.

- f. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,**

Analysis: The CB zoning district requires that lighting poles be limited to 16 feet in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Also, lightproof fencing is required adjacent to residential properties.

Finding: The applicant is willing to comply with the requirements of the CB zoning district. Staff recommends the Planning Commission delegate the final approval of the lighting plan to the Planning Director.

- g. Dumpsters and loading docks shall be appropriately screened or located within the structure,**

Analysis: The location for the dumpsters and loading docks is proposed to be enclosed.

Finding: Staff recommends that additional plans be submitted with details as to how the dumpsters and service areas can appear to be an integral part of the architectural design of the building. Staff also recommends the Planning Commission delegate final approval of the site plan to the Planning Director.

- h. Signage shall emphasize the pedestrian/mass transit orientation.**

Analysis: The applicant has agree to use signage that will be uniform throughout the project, be limited to a pedestrian scale, and maximize transparency by limiting the amount of signage allowed on windows and doors.

Finding: Staff recommends the Planning Commission require the applicant submit a sign package for the development and delegate final approval of the signage plan to the Planning Director.

- 5. Perimeter Setback: The perimeter side and rear yard building setback shall be the greater of the required setbacks of the lot or adjoining lot unless modified by the Planning Commission.**

Finding: This proposal does not include the request for a reduced side and rear setback. Therefore, this standard is not applicable.

- 6. Topographic Change: The Planning Commission may increase or decrease the side or rear yard setback where there is a topographic change between lots.**

Finding: The proposal does not include a significant topographic change. The site will be graded to drain appropriately. Therefore, this requirement is not applicable.

Attachment A

Department Comments

Airport

Pace, Katia

From: Miller, David
Sent: Wednesday, January 02, 2008 9:37 AM
To: Pace, Katia
Cc: McCandless, Allen
Subject: RE: Property on Influence Zone H
Importance: High

Katia,

I actually find that this address, 728-766 N. Redwood Road is located in Airport Influence zone "C" and is listed as a area exposed to moderate levels of aircraft noise, and having specific height restrictions. The restrictions for this particular address would be 4377' elev or approximately 150' above ground. Salt Lake City requires an avigation easement for new development in this zone. The owner or developer should contact me at the address or email below, to complete the avigation easement. This project creates no observed impacts to airport operations.

From: Pace, Katia
Sent: Friday, December 28, 2007 11:37 AM
To: Miller, David
Subject: Property on Influence Zone H

David,

I'm working on a rezoning on 766-728 North Redwood Road, which is located on the Airport Influence H. I would like to know what are the height restrictions for that zone and if the new development needs an avigation easement?

Thank you.

Katia Pace
Associate Planner
SLC Planning Division
451 S State St, Rm 406
Salt Lake City, UT 84111
(801) 535-6354

1/2/2008

Pace, Katia

Permits

From: Butcher, Larry
Sent: Friday, December 07, 2007 8:34 AM
To: Pace, Katia
Cc: Goff, Orion
Subject: Zoning Amendment 400-07-26 / 728-766 N. Redwood Rd.
Categories: Program/Policy

Katia:

I have no comments related to the Zone change. However, the project will require planned development approval and compliance with all City standards unless modifications are approved through the planned development process.

Larry

12/18/2007

Pace, Katia

Engineering

From: Smith, Craig
Sent: Tuesday, November 20, 2007 7:24 AM
To: Pace, Katia
Cc: Weiler, Scott
Subject: petition #400-07-26

Good morning Katia-

I have reviewed petition #400-07-26, a request for a zoning map amendment at 766 to 728 north Redwood Road. The applicant, Thomas Phung, is requesting the zoning to be changed to CB (Commercial Business). Due to the fact that the request is consistent with the Northwest Community Master Plan amendment for this location, Engineering approves.

Sincerely,
Craig

12/18/2007

Pace, Katia

Public Utilities

From: Garcia, Peggy
Sent: Wednesday, November 28, 2007 9:50 AM
To: Pace, Katia
Subject: Petition #400-07-26 Zoning Map Amendment
Categories: Program/Policy

Katia,

Salt Lake City Public Utilities has reviewed the above mentioned petition. The following outlines Public Utilities' requirements that must be met in order to receive approval for this project from our Department:

General Requirements:

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes. The General Note must be included as part of any construction drawings.

All environmental and wetland issues must be approved by the appropriate governing agency prior to Public Utilities approval. The developer must provide written documentation to Public Utilities showing these conditions have been met.

Fire Department approval will be required prior to Public Utilities approval. Fire flow requirements, hydrant spacing and access issues will need to be resolved with the fire department.

Sanitary Sewer and Water Mains:

These properties are currently serviced with sewer. This sewer laterals may remain if it is found to be in satisfactory condition. If not then a new four inch minimum sewer lateral must be installed and the existing laterals must be capped at the property line per SLCPU standards.

According to our records there are also water meters providing culinary water to these properties. One of these meters may remain to provide culinary water to the new parcel. All other water services that are not used must be killed at the main per SLCPU standards. If the existing meters are located within a proposed driveway then they must be relocated a minimum of five-feet outside of any drivable area. If required by the Fire Department, a private fire hydrant can be located on the property but must be routed through a detector check valve located along the property frontage of Redwood Road and separately connected to the main. For all culinary water line services larger than 3-inches, the water meter size must be justified by submitting AWWA M-22 method calculations or by a Public Utilities' approved equivalent method. Expected water usage must be submitted to our office for any meter four-inches and larger in gallons per meter for an average day. All gravity pipes must be designed and constructed to meet minimum allowable grades. Any potential conflicting private or public utility must be designed to meet minimum State and City separation standards. A minimum 1.5-foot vertical separation must be provided for between water and sewer crossings. All other utilities should have a minimum 1.5-foot separation with a larger separation required between larger structures and pipes. A stamped geotechnical report must be provided to Public Utilities

12/18/2007

for review and approval addressing pipe zone and pipe stabilization design for all pipes 10-feet and deeper. Minimum Public Utilities' pipe zone standards must be met. The engineer or contractor must obtain approval from Public Utilities for dewatering activities required during construction.

Storm Water Design and Construction:

Drainage and grading plans must be submitted for review and approval. This development will be restricted to a maximum storm water discharge rate of 0.2 cfs per acre. No retention facilities will be allowed. High ground water can be expected in this area, a stamped geotechnical report must be submitted to Public Utilities identifying the highest expected groundwater elevation. All building pads, docks, paved areas, storm grates and on-site storm water detention must be above the 100-year event high water elevation. Building pads should be located several feet above this elevation. This high water condition must be noted on the plat and on the drainage and grading plan with minimum finished floor elevations shown. The engineer must show that enough hydraulic head is provided to drain storm water away from this subdivision. An engineered stamped drainage report is required showing all the above-mentioned requirements have been met. Proposed ditch sections or detention facilities must have 3:1 or flatter side slopes with minimum two-foot bottom. Concrete roll gutters are recommended at the bottom of ditch facilities. Bubble-up inlets or sumps used as control structures in detention areas will be discouraged. Temporary and permanent erosion control within detention areas or ditches must be detailed. The developer must comply with UPDES Construction Storm Water Permits. At a minimum, silt fence must be provided along open drainage ways, hay bales must protect any existing grates or inlets and the City's clean-wheel ordinance must be followed. A copy the proposed Storm Water Pollution Prevention Plan required for the UPDES permit must be submitted to Public Utilities for review and approval. No drainage from the site will be allowed to drain to a neighbor's property without a recorded cross drainage agreement with the neighbors. A copy of the recorded agreement must be provided to Public Utilities.

Property Issues Agreements and Fees:

All existing and new easements must be clearly shown and described on the plat prior to final plat recordation. All public utility mains must be located within public road right-of-ways. If power lines, gas lines, communication conduits, etc. exist within this the property, any relocation of these utilities and related easements must be approved by Public Utilities.

Utility service connection agreements must be entered into between the developer and Public Utilities for all water, fire and sewer services. The agreements will outline developer and Public Utilities' responsibilities related to construction, maintenance and warranty of these services. Work for public utility system improvements, if required, must be bonded based upon an approved engineer's estimate. All agreements must be executed and bonds received by Public Utilities prior to full construction plan set approval and plat sign-off from our department. Prior to full plan set approval and plat recordation all water, fire, sewer, drainage and connection impact and inspection fees must be paid in full. A \$374 per quarter acre drainage impact fee will be assessed on the platted area for this development.

Public Utilities finds this project approvable if all the above-mentioned issues are addressed. If you should need further assistance with this matter, please contact me at 483-6729.

Jason Brown, PE

Development Review Engineer
Salt Lake City Public Utilities
1530 South West Temple
Salt Lake City, UT 84115
(801) 483-6729
(801) 483-6855 fax
jason.brown@slcgov.com

Pace, Katia

Transportation

From: Walsh, Barry
Sent: Tuesday, November 20, 2007 8:46 AM
To: Pace, Katia
Cc: Young, Kevin; Smith, Craig; Garcia, Peggy; Butcher, Larry; Itchon, Edward
Subject: Petition 400-07-26 Zoning Amend.
Categories: Program/Policy

November 20, 2007

Katia Pace, Planning

Re: Petition 400-07-26, A zoning Map Amendment request at 728 to 766 North Redwood Road from R-1 5,000 to CB zone for four lots.

The division of transportation review comments and recommendations are as follows:

The proposed 4 lots front on Redwood Road, a major arterial class five lane roadway, are under UDOT jurisdiction for revisions to vehicular access and need to be reviewed by UDOT. The enclosed site plan proposal indicates a possible access to 700 North, a arterial class five lane roadway under Salt Lake City Corporation jurisdiction, by way of another R-1 5,000 lot at 1640 West 700 North. Both transportation corridors are in keeping with the proposed development and zoning change.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Peggy Garcia, Public Utilities
Larry Butcher, Permits
Ted Itchon, Fire
File

12/18/2007

December 4, 2007

Fred C. Cox
4466 Early Duke Street
West Valley, Utah 84120-5723

Dear Mr. Cox:

Thank you for forwarding the request for access on 752 North Redwood Road (SR-68) for the Community Plaza project in Salt Lake City, Utah. The Utah Department of Transportation Region 2 Staff has reviewed the request and will accept the concept. In order to make a permitting decision, we ask that we be provided with the following information or changes:

1. Site plan with the following:
 - a. A typical section of the road they would like to access. Please include existing right of way distance and proposed right of way dedications from the centerline of the road to the property line. The slope treatment cannot be steeper than 6:1. This section should include the location of curb, gutter and sidewalk that meets ADA specifications.
 - i. The curb/gutter shall be constructed in accordance with UDOT Standard Drawings GW 2 (Type B1) and called out on the plan.
 - ii. The access shall be constructed in accordance with UDOT Standard Drawings GW 4 and called out on the plan.
 - iii. ADA ramps shall be constructed in accordance with UDOT Standard Drawings GW 5A-C. . The design must account for any asphalt removal and replacement in order to meet the standards and specifications. (See note #5)
2. Layout of all existing and proposed utilities within the right of way. Please have them show the size of utility, length of line, depth of trench, and the use of pipe or conduit. All above ground utilities (utility poles, fire hydrants) must be located 18 inches behind the curb. Bore all utilities past the first travel lane. For all utility taps, flowable fill per UDOT's current mix design and 7" of PG-64 or better grade asphalt conforming to current state specifications are required.
3. A grading and drainage plan, include a profile of the road they want to access, drawn to scale showing existing drainage features with elevations such as pipe, inlet, etc. Please include proposed improvements such as buildings, parking lots, detention systems and control structures. Please submit all computations and reference to methodologies used to determine storage volumes and control structure sizes. Please be advised that connecting to a UDOT storm drain system will require the approval of the Region Two Hydraulics Engineer and UDOT will only accept storm water at a .2 cfs per acre for a 25 year storm and provide the 100 years storm calculations.

4. Please have them provide a plan for the proposed signing and striping of the access and highway. All signs will be high intensity grade and installed per UDOT Standard Drawings SN 7 & 11. (Use P4 posts)
5. The following UDOT Notes will be called out on the plan:
 - a. Work on the UDOT right-of-way is restricted from October 15 – April 15.
 - b. Any new pavement markings or pavement markings that are removed from the highway are to be replaced with in kind materials such as 3M tape, thermoplastic, etc. All paint lines are to be installed with permanent paint application before completion of the permit and must have at least 6 months life as determined by UDOT's permits officer.
 - c. Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 – 9:00 AM and 3:30 – 6:00 PM).
 - d. All signs installed on the UDOT right-of-way will be high intensity grade per UDOT Standard Drawing SN 11. (Use P4 posts)
 - e. Before commencing work on the State highway, the contractor who is awarded the project must have a performance bond on file with UDOT, and obtain an encroachment permit from the Region Two Permits Office.

UDOT Standard Drawings are available on our website at:

<http://www.udot.utah.gov/main/f?p=100:pg:2906236131865728500:::1:T,V:302>

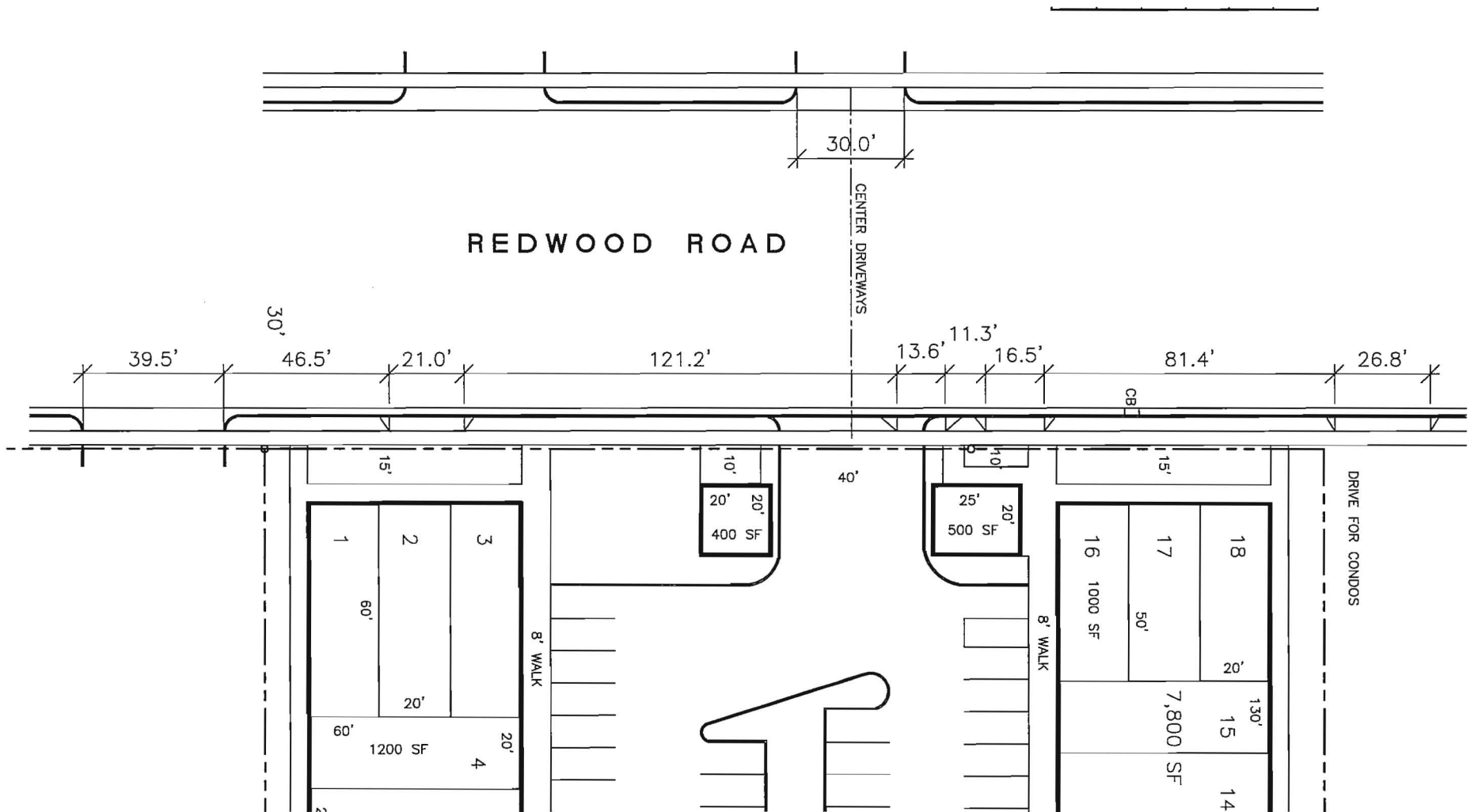
All plans and drawings should conform to the Utah Department of Transportation's "*Standard Drawings*" and "*Standard Specifications*." Projects should also conform to the American Association of State Highway and Transportation Officials' "*A Policy on Geometric Design of Highways and Streets*" and the Federal Highway Administration "*Manual on Uniform Traffic Control Devices*." Plans should be submitted on legible size 24" X 36".

When the requested information has been submitted, we will review the application and make any recommendations for modifications to the plans. We will need approximately two weeks review time. Until the plans are approved no permits will be issued. If you have questions regarding this project please feel free to call me at 801-975-4810. We appreciate your cooperation. Proper access management can yield benefits for both the development of properties and the operation of the highway system.

Sincerely,

Mark Velasquez
Right of Way Control Coordinator

H:\Access Roads\Correspondence\2007\SR 68\Fred C. Cox 11-29-07.doc



Attachment B

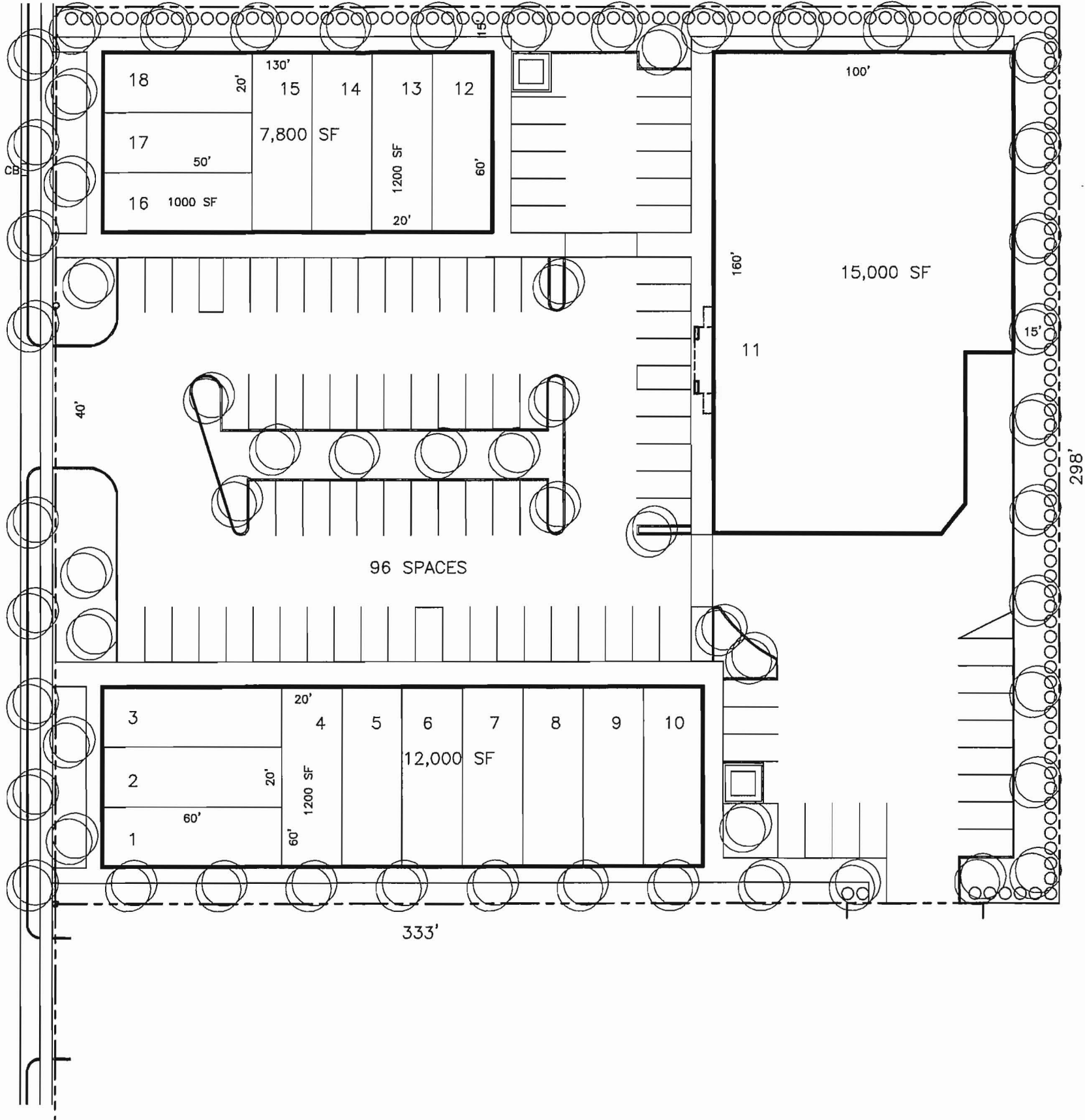
Site Plan/Elevations

PROJECT SUMMARY	
GROSS LAND AREA (108,174 SF INC. R.O.W.)	99,234 SF 2.278 ACRES
GROSS BUILDING AREA RETAIL GOODS/SERVICES	34,800 SF
FOOTPRINT TO LAND	34%
PARKING SPACES PARKING PER 1,000 SF	96 2.76
LANDSCAPE AREA (INSIDE R.O.W.)	16,213 SF 16%

NUMBER OF PARKING SPACES TO MEET CITY REQUIREMENTS, INCLUDING SCHEDULE OF SHARED PARKING FOR RETAIL GOODS, RETAIL SERVICES, DURABLE GOODS, OFFICE CLINICS AND RESTAURANTS.

PROPOSED ZONING: CB

REDWOOD ROAD



Fred C. Cox,
Architect

4466 Early Duke St.
West Valley City,
Utah 84120-5723

Phone: 801-968-3733
Fax: 801-966-3778
Email: fcc@fredccox.com

THIS DOCUMENT IS FOR CITY APPROVAL OF THE PROJECT NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY. USE OF THIS DOCUMENT FOR ANY OTHER PROJECT IS NOT PERMITTED.

COMMUNITY PLAZA

752 NORTH REDWOOD ROAD
SALT LAKE CITY, UTAH

SITE PLAN

SCALE: 1" = 40'-0"

OCTOBER 4, 2007
078202-A02-K704c



KAWNEER TRAFAB 451VG (CENTER) STOREFRONT SYSTEM
WITH 1" INSULATED GLASS, TEMPERED AS NOTED. SEE A5.1.
ALUM. SYSTEM: KYNAR WHITE FINISH (FLASHING WHITE ALSO)
GLAZING: PPG SOLARBAN 60 LOW-E, 1" INSULATED.
U=0.29, SHGC=0.37, SHADING CO. 0.44

WEST ELEVATION

PREFINISHED METAL CAP - BRIGHT WHITE
SPLIT FACED COLORED CMU
HONED CMU STRIPE
PREFINISHED STOREFRONT SYSTEM
(KYNAR WHITE FINISH)
EUROPEAN BAR-TILE AWNING
AND ENTRY ROOF SYSTEM
NO EAST WINDOWS



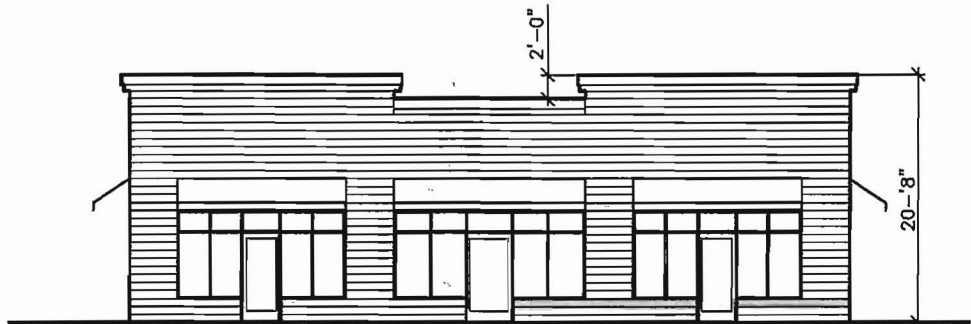
EAST ELEVATION

PREFINISHED METAL CAP — BRIGHT WHITE
SPLIT FACED COLORED CMU

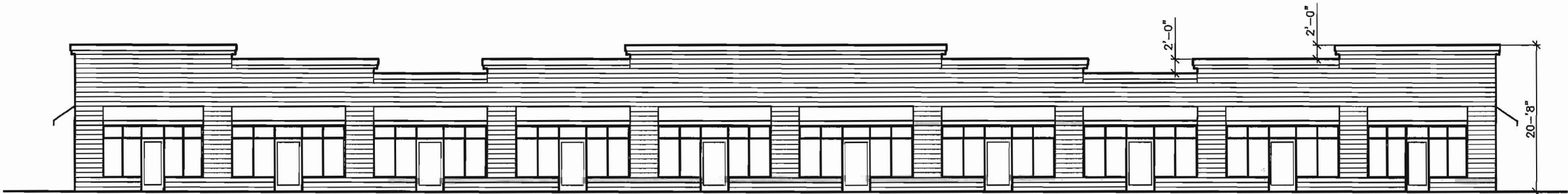
HONED CMU ACCENT STRIPES

PREFINISHED STOREFRONT SYSTEM
(KYNAR WHITE FINISH)

SUNBRELLA AWNINGS
(CANVAS TYPE)

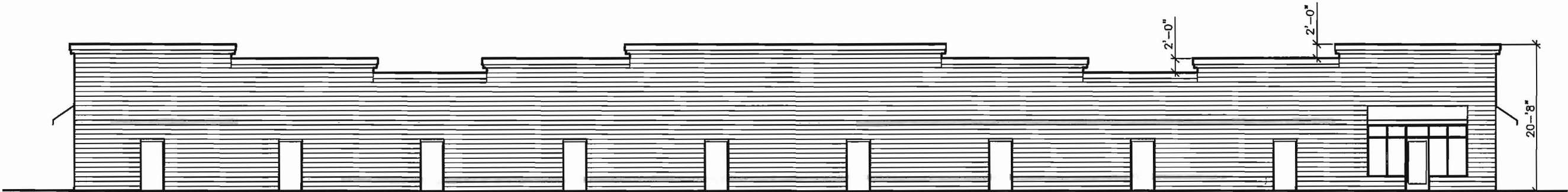


WEST ELEVATION



SOUTH ELEVATION

KAWNEER TRAFAB 451VG (CENTER) STOREFRONT SYSTEM
WITH 1" INSULATED GLASS, TEMPERED DOORS, ETC.
ALUM. SYSTEM: WHITE FINISH (FLASHING WHITE ALSO)
GLAZING: CLEAR PPG SOLARBAN 60 LOW-E, 1" INSULATED.
U=0.29, SHGC=0.37, SHADING CO. 0.44



NORTH BUILDING

NORTH ELEVATION

Attachment C

Public Comments

**Zoning Map Amendment
Community Council / Citizen Group Input**

TO: Kenneth L. Neal, Chair Rose Park Community Council

FROM: Cheri Coffey, Planning Division Staff

DATE: 8 November 2007

RE: Rezoning 766 - 728 No. Redwood Road, SLC

Applicant Thomas Phung, represented by Fred C. Cosc, is requesting the Salt Lake City Council approve a Zoning Map Amendment for the property at 766-728 N. Redwood Rd. The request includes rezoning the property from R-15,000 to CS to allow the development of a Shopping Development. As part of this process, the applicant is required to solicit comments from the Rose Park Community Council(s). The purpose of the Community Council review is to inform the community of the project and solicit comments / concerns they have with the project. The Community Council may also take a vote to determine whether there is support for the project, but this is not required. (Please note that the vote in favor or against is not as important to the Planning Commission as relevant issues that are raised by the Community Council for their review.) I have enclosed information submitted by the applicant relating to the project to facilitate your review. The applicant will present information at the meeting. Planning Staff may attend to clarify regulations, policies, and processes.

If the Community Council chooses to have a project presented to them, the applicant will only be required to meet with the Community Council once before the Planning Staff will begin processing the application. Where a project is located within the boundaries of more than one Community Council or where the project is within six hundred feet of the boundaries of other Community Councils, the Planning Division will hold an Open House. Community Council Chairs will be notified of the meeting and asked to notify the members about the meeting. The Community Council should submit its comments to me, as soon as possible, after the Community Council meeting to ensure there is time to incorporate the comments into the staff report to the Planning Commission. Comments submitted too late to be incorporated into the staff report, can be submitted directly to the Planning Commission, via the Planning Division, for their review prior to the Planning Commission Public Hearing. I will also attend the meeting to answer any questions and listen to the comments made by the Community Council members.

Following are City adopted criteria that the Planning Commission will use to make their decision. The City's technical staff will review the project to ensure it complies with adopted policies and regulations. Input from the Community Council / citizen groups can be more general in nature and focus on issues of impacts to abutting properties and compatibility with the neighborhood. Staff is not looking for you to make comments on each of the below listed criteria, but general comments should pertain to the criteria listed below.

Consistency with the master plan policies of the Northwest Master Plan;
Harmony with the overall character of existing development in the immediate vicinity of the subject property;

Extent to which adjacent properties will be adversely affected;

Consistency with applicable overlay zoning districts (such as Historic Preservation, Ground Water Protection and Stream / River Corridors. The Project Planner can inform you of whether the property is within an overlay zoning district.); and

Adequacy of public facilities and services intended to serve the subject property (such as roads, parks, police and fire protection, schools etc.)

Other topic for comments may include;

Adequacy of circulation including access to property, traffic congestion, parking, circulation (both vehicular and non-vehicular including pedestrian) and design issues such as safe and accessible sidewalks, pedestrian friendly emphasis and enhancements that encourage walking, street design and interconnections for pedestrians and cyclists, crosswalks, park strip landscaping, and traffic calming solutions;

Appropriateness of design to prevent or minimize crime and/or undesirable activities and promote natural surveillance;

Recommend public way improvements adjacent to the subject property.

Please submit your written comments to the Planning Division by mail at Salt Lake City Planning Division, 451 South State Street, Room 406, SLC, UT 84111; by Fax at (801) 535-6174 or via e-mail to me at HYPERLINK "mailto:_____@slcgov.com"

_____@slcgov.com.

If you have any questions, please call me at K/Neal@xmission.com or via e-mail.
COMMUNITY COUNCIL COMMENTS:

The above referenced applicant met with the

Rose Park Community Council Community / Neighborhood Council on
7 November 2007 Approximately 89
people attended the meeting. Those in attendance made the following comments relating to the project.

There was considerable opposition to another Mexican
grocery store in our neighborhood.

Some felt that the present homes on these lots are an
eyesore.

There was some sentiment for rezoning the entire block
from 800 North to 900 North and from Redwood Road to
Riverside Drive to overcome current drug and crime problems.

In general, was the group supportive of the project?

The vote was narrowly favorable for rezoning

Signature of the Chair or Group Representative

Kenneth L. Neal, Community Council Chair

Jordan Meadows Community Council

November 14, 2007

The Jordan Meadows Community Council reviewed the request on November 14, 2007. The community council was in favor of the proposed project. The following are comments from the meeting:

- Would like to see precautions to prevent graffiti.
- Use landscaping along walls to deter graffiti.
- Need durable fence, should not use cinderblocks.
- Space should be flexible so it can be suitable for proposed uses.
- Medical services are needed.
- Would like to see other uses such as: barber shop, fabric store, bike repair, hobby shop, ice cream shop.

Westpointe Community Council

November 21, 2007

The Westpointe Community Council reviewed the request on November 21, 2007. The community council voted unanimously in favor of the project. The following are comments from the meeting:

- There should be appropriate fencing between the residential properties and the development.
- Use CPTED principles for crime prevention.
- Would like to have outside dinning.
- The project should preserve as many trees as possible.

Fairpark Community Council

November 29, 2007

The Fairpark Community Council reviewed the request on November 29, 2007. The community council was in favor of the proposed project. The following are comments from the meeting:

- Would like a project that is bright, open, and green.
- Project should be LEED certified.
- Most business should be locally owned.
- Have diversity in uses in order to have a healthy economic life.
- Would like to combine parking with “Common Sense.”
- Would like businesses like: Kinkos, UPS, coffee shops, etc.

Attachment D

Housing Mitigation

Attachment D

a. Housing Mitigation Report

Housing Loss Mitigation Report to the Planning Commission

Properties at
728, 732, 752, and 766 North Redwood Road
Petition 400-07-26



Department of Community
Development

BACKGROUND

Attached is a copy of a Housing Mitigation Plan, submitted by Thomas T. Phung, represented by Fred Cox architect, to facilitate a zoning change from Single Family Residential (R-1/ 5,000) to Community Business (CB) on the following properties: 728, 732, 752 (vacant lot), and 766 North Redwood Road. The applicant is proposing to demolish three single-family detached dwellings and develop a commercial shopping center of approximately 35,000 square feet.

The Northwest Community Master Plan was amended to identify these parcels for commercial use. The rezoning of the properties was held until a comprehensive development was proposed. The proposal to demolish the housing is supported by the Rose Park, Jordan Meadows, Westpointe and Fairpark Community Councils.

ANALYSIS

Housing Policy Plan

The City's Housing Policy Plan, 1990, states that the City must preserve, enhance and expand its housing stock. It states that any petition for a zoning change from a residential zone and includes residential dwelling units to a commercial zone with a nonresidential use may only be approved on condition that a Housing Mitigation Plan is approved by the City Council. Since this proposal requires the demolition of three residential housing units, the applicant is required to follow the regulations of the Mitigation of Residential Housing Loss Ordinance (Section 18.97 of the Salt Lake City Code.)

The applicant has submitted a Housing Mitigation Plan, and in accordance with the Mitigation of Residential Housing Loss Ordinance, the applicant agreed to a negotiated donation sum of \$24,956 to the City's Housing Trust Fund.

Impacts on the Residential Character of the Area

Land use west across the street and south adjacent to the project is commercial. Also, adjacent properties include four-plexes to the east and a condominium complex of 21 units to the north. The zoning of surrounding properties is Community Business (CB) to the south, Community Shopping (CS) across the street to the west, and Single-family Residential (R-1 /5,000) to the north and east. The subject property is adjacent to commercial land use as well as medium and high density housing. The property faces Redwood Road, a state highway, and it is in close

proximity to 700 North Street, an arterial road. A high traffic level already exists on these two roads.

Due to the amount of existing commercial development, and existing high traffic; staff believes the proposed project will not substantially increase adverse impacts to the area. However, measures should be taken through lighting design, hours of operation and deliveries, and landscapes buffering to ensure adverse impacts to the residential land uses are mitigated.

Existing Housing

Two of the houses located on the subject property are in state of deterioration. This condition already existed before the applicant purchased the properties. The third house is still viable and is currently occupied.

- **762/752 N Redwood Road** is a vacant lot and has been for a number of years. This parcel is not included in the Housing Mitigation Plan.
- **766 N Redwood Road** has had a fire and was boarded-up for some time. It is not currently part of the housing stock in the area.
- **732 N Redwood Road** is part of the housing stock in the area. Tenants are renting/leasing the house on a month to month basis.
- **728 N Redwood Road** had the sewer lateral collapse under Redwood Road due to age. The applicant received an estimate to replace this line at \$50,000. The house is vacant because of lack of a sewer line, and the cost to replace it.

Housing Mitigation Loss Option

The Mitigation of Residential Housing Loss Ordinance outlines three options for mitigating residential loss. These options are as follows:

- A. Replacement Housing.
- B. Fee based on difference between housing value and replacement costs.
- C. Enhanced value, where deteriorated housing exists, not caused by deliberate indifference of land owner.

The applicant is requesting to use mitigation Option C for the 766 and 728 North Redwood Road residential dwelling units. These two units are vacant due to deterioration beyond what is economically feasible to repair. The third dwelling unit, 732 North Redwood Road is still part of the housing stock, and therefore, the applicant is requesting to use mitigation Option B for the loss of that unit. The applicant has determined that the value of each dwelling unit is as indicated below:

TOTAL MITIGATION FEE

Value According to Option B

Address	Square Footage	Replacement Cost (\$/sf)	Replacement Cost (total)	Market Value	Difference
732 N Redwood Rd.	780 main level 0 basement	\$94.99*	\$71,053*	\$47,000**	\$24,053
* Based on the Building Valuation Data used at the Salt Lake City Building Permits Office to determine the valuation of construction.					
** Based on the Salt Lake County Assessors' information for tax purpose.					

Value According to Option C

Address	Square Footage	Replacement Cost (\$/sf)	Replacement Cost (total)	Enhanced Value	Difference
766 N Redwood Rd.	1,038	\$94.99*	\$98,600*	\$98,600**	\$0
728 N Redwood Rd.	1,026 main level 513 basement	\$94.99* main level \$20 basement	\$106,817*	\$107,720***	\$903
* Based on the Building Valuation Data used at the Salt Lake City Building Permits Office to determine the valuation of construction, and calculating the main level at \$94.99/sf and the basement at \$20/sf.					
** Because the building is beyond repair and needs to be demolished, the market value is the same as the cost of a new building.					
*** Based on a comparable in the area that equals \$94.11/sf on the main level and \$20/sf on the basement.					

The total proposed fee for mitigating the loss of the three residential units is \$24,956.

FINDINGS

- The property at 762/752 N Redwood Road is a vacant lot and has been for a number of years.
- The house at 766 N Redwood Road has had a fire and was boarded-up for some time.
- The house at 732 N Redwood Road is part of the housing stock in the area. Tenants are renting/leasing the house on a month to month basis.
- The house at 728 N Redwood Road had the sewer lateral collapse due to age. The house is vacant because of lack of a sewer line, and the high cost to replace it.
- The proposed rezoning of the property is compatible with the Northwest Community Master Plan.
- The Rose Park, Jordan Meadows, Westpointe and Fairpark Community Councils have reviewed this request and are generally supportive of the proposal.
- The applicant will pay the sum of \$24,956 to the Salt Lake City Housing Trust Fund to assist the City in achieving its goal of replacing housing units lost through the zoning change.

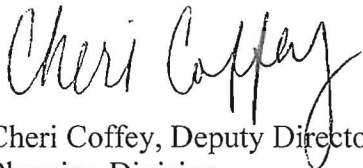
DETERMINATION OF MITIGATION

The Acting Director of Community Development has determined a fee of \$24,956 is required to mitigate the loss of housing due to the proposed zoning change from commercial to residential. The fee shall be deposited into the Salt Lake City Housing Trust Fund prior to the issuance of the necessary demolition permits.

The Acting Director recommends that the Planning Commission accept this fee as appropriate mitigation for the proposed loss of housing.



Mary De La Mare-Schaefer, Acting Director
Department of Community Development



Cheri Coffey, Deputy Director
Planning Division
January 17, 2008

Attachment D

b. Housing Mitigation Plan

Salt Lake City, Utah Housing Mitigation Plan Housing Impact Statement (Revised)

(Chapter 18.97)

For the following parcels:

766 N Redwood Rd. parcel 0827452006

762 N Redwood Rd. parcel 0827452007
(also addressed as 752 N Redwood Rd.)

732 N Redwood Rd. parcel 0827452008

728 N Redwood Rd. parcel 0827452009

Owner:

Thomas T. Phung
2470 So. Redwood Rd.
West Valley City, UT 84119
801-577-0030

Rezone to CB

For the following Development

Community Plaza
752 N Redwood Rd
Salt Lake City, UT 84116

Background

The four parcels contain 3 existing houses in total. Parcel Number 0827452007 (762/752 N Redwood Rd) is a vacant lot and has been for a number of years and prior to Mr. Phung owning the property. This parcel is not included in the Housing Mitigation Plan.

It is proposed to re-zone the properties from R1-5000 to CB. The Master Plan has already been changed to Commercial.

A proposed development plan has been presented to the four Community Councils in the area. Comments were favorable, generally, and there were no comments suggesting keeping the existing housing. The largest concern was that high quality tenants be sought for the commercial development, and that a variety of shops be provided, targeting the existing community. The development would be over 2 acres and be over 35,000 SF (total) of commercial buildings.

Copies of the 2007 Notice of Property Valuation & Tax Change and the Real Property Characteristics (provided by the City) are included with this Plan for reference purposes.

766 N Redwood Rd. The property tax valuation for the building only, from the County, is \$30,900. This property has had a fire and was boarded-up for some time prior to Mr. Phung taking ownership. It is listed as 1038 SF. It is **not** currently part of the housing stock in the area and is essentially a vacant lot. Comments from the Community Councils specifically encouraged the Owner to remove this house entirely. Under Options For Mitigating Residential Loss C-2, the fair market value would be \$70 SF x 1038 = \$72,600. Based on the valuation for new housing from the Salt Lake City Building Permits Department (Don Davies) of \$94.99 per SF and the listed Square footage of 1038 SF the replacement value would be \$98,599.62. A second call to the City Building Department suggested that a house badly damaged by fire would also need a new foundation, as the concrete is also effected by heat from a fire. The cost to rebuild this house for use would be the same as the replacement value of the house of \$94.99 SF or \$98,599.62. Based on this, it is proposed that the Housing Mitigation Plan Fee for this house be \$0.00.

732 N Redwood Rd. The property tax valuation for the building only, from the County, is \$47,000. This property is part of the housing stock in the area. Tenants are renting/leasing the house on a month to month basis. Based on the valuation for new housing of \$94.99 per SF and the listed Square footage of 780 SF the replacement value would be \$71,052.52 with a difference of **\$24,052.52**. This would be the initial proposed Fee for this Housing Mitigation Plan for this property.

728 N Redwood Rd. The property tax valuation for the building only, from the County, is \$68,700. This property had the sewer lateral collapse, due to age, under Redwood Rd. prior to Mr. Phung taking ownership. It is **not** currently part of the housing stock in the area. It is listed at 1026 SF with a 513 SF basement. According to a contractor contacted by the previous owner, bids to repair this line were not possible. A TV camera showed that the line had completely collapsed. Calls to Salt Lake Department of Public Utilities (Brad Stewart), provided an approx. depth of 19'. Contractor estimates to

replace this line were between \$50,000 and \$100,000. Because of this and other costs the house was vacated, and this property and the property at 732 N were sold to Mr. Phung. Stephen Bott of Pinnacle Engineering, who is currently involved with surveying the properties has located the lateral connection. With over 110' of length and over 74' in length in the road or under curb and gutter, he budgeted \$50,000 replace the sewer lateral, with the single largest cost being the "flow fill" under the road. Geneva Rock has said this would be \$71 CY.

Under option C-2, (See below), the fair market value of this house can be increased. The closest similar house in the area with a basement is 1750 W 900 North. It is 964 SF for both the Main Floor and Basement. The house-only tax value is \$110,000, or approx. \$94 per SF for the Main Floor and \$20 per SF for the basement. This matches the replacement SF provided by the City as mentioned above.

The replacement value of the 728 North house is \$94.99 SF or \$97,459.74 plus \$20 SF for the basement or \$10,260 for a total of \$107,719.74. This is less than the current value plus the cost to fix the house for use. Based on this, it is proposed that the Housing Mitigation Plan Fee for this house be \$0.00.

The Housing Mitigation Plan Fee for the 3 parcels would be **\$24,052.52**.

Based on these parcels having been Master Planned to be Commercial for some time, current (and past property owners) have purchased the properties with the intent of the houses eventually being removed for a commercial development. It is clearly the intent of the City for the parcels listed to eventually become commercial. The Owner would like the City to consider this prior to approving the Housing Mitigation Plan Fee. The intent of this fee is to provide resources to the City to mitigate the loss of affordable housing. This fee should not be a road block to improving the community.

The C-2 Fee option can be used for two of the houses, because of the "deteriorated state from natural causes, such as fire ... or aged obsolescence that is not occasioned by the deliberate acts or omission to act on the part of the petitioner or his predecessors in interest."

"The value of the unit(s) targeted or proposed for demolition may be increased to the fair market value that the units would have, if each unit was in a state of habitability and minimally meeting applicable building codes and other applicable law, excluding land value."

Two of these houses are not part of the housing stock and are vacant. They are not vacant because of the actions of the current Owner. Several comments from the Community Councils specifically encouraged the Owner to remove housing from these parcels.

Any additional reduction of the Housing Mitigation Plan Fee would be appreciated by the Owner.


Thomas T. Phung

1-17-2008
Date

2007 Notice of Property Valuation & Tax Change

Current & Historical Values with Taxes, Entity Assessments

For Parcel #: 0827452009-0000

NEW SEARCH	TAX & VALUE INFO	TAX HISTORY	TAXING ENTITIES	ADJOINING PROPERTIES	LEGAL	PROPERTY CHARACTERISTICS
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Subject Property

Parcel-Encumbrance	Property Location
0827452009-0000	728 N REDWOOD RD

Current Value & Tax Information

Year	Market Value	Total Taxes	Effective Tax Rate
2006	\$103,800	\$707.31	0.68%
Proposed 2007 <i>What does 'Proposed' mean?</i>	\$117,700	\$768.60	0.65%
% Change	13.39%	8.67%	

Taxable Value Composition

Year	Land	Building	Market Value
2007	\$49,000	\$68,700	\$117,700

Tax & Value History

Year	Market Value	% Change from Prior Yr Mkt Val	Total Taxes	% Change from Prior Yr Taxes	Eff. Tax Rate
Proposed 2007	\$117,700	13.39%	\$768.60	8.67%	0.65%
2006	\$103,800	13.20%	\$707.31	-6.03%	0.68%
2005	\$91,700	6.13%	\$752.69	4.55%	0.82%
2004	\$86,400	-1.03%	\$719.93	-0.33%	0.83%
2003	\$87,300	-8.39%	\$722.29	-5.03%	0.83%
2002	\$95,300	4.15%	\$760.54	5.04%	0.80%
2001	\$91,500	-2.66%	\$724.03	-1.65%	0.79%
2000	\$94,000	5.50%	\$736.16	0.50%	0.78%
1999	\$89,100	2.30%	\$732.53	7.80%	0.82%
1998	\$87,100	3.20%	\$679.53	0.16%	0.78%

Tax Entity Information District: 13

Entity	2006 Taxes	2007 Proposed	% of Total	% Change
S L CITY SCHOOL DISTRICT	\$224.52	\$243.40	31.67%	8.41%
S L CITY SCHOOL DIS JUDGE	\$3.51	\$0.84	0.11%	-76.07%
S L CITY SCHOOL BASIC	\$76.99	\$84.87	11.04%	10.24%
SALT LAKE COUNTY	\$106.82	\$115.49	15.03%	8.12%
SALT LAKE CITY	\$199.57	\$219.00	28.49%	9.74%
SALT LAKE CITY LIBRARY	\$38.72	\$42.53	5.53%	9.84%
SLC METRO WATER	\$17.79	\$22.66	2.95%	27.37%
SLC METRO WATER JUDGEMENT	\$0.00	\$0.06	0.01%	100.00%
SLC MOSQUITO ABATEMENT	\$6.00	\$6.60	0.86%	10.00%
CENTRAL UT WATER CONSERV	\$18.14	\$19.55	2.54%	7.77%
MULTICNTY ASSESS/COL LEVY	\$7.06	\$7.83	1.02%	10.91%
CNTY ASSESS/COLL LEVY	\$5.35	\$5.77	0.75%	7.85%

Truth in Tax Notice Messages

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** JUDGEMENT LEVIES REPRESENT LEGISLATIVE OPTION FOR PAYMENT OF TAX REFUNDS TO LARGE TAXPAYERS.

QUESTION? SEE CONTACT LIST

2007 Notice of Property Valuation & Tax Change

Real Property Characteristics

For Parcel #: 0827452009-0000

NEW SEARCH	TAX & VALUE INFO	TAX HISTORY	TAXING ENTITIES	ADJOINING PROPERTIES	LEGAL	PROPERTY CHARACTERISTICS
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Select a button for the property characteristics you wish to view.

Residential Building Characteristics

Record 1 of 1

PARCEL	0827452009	VISUAL APPEAL	AVERAGE	FINISHED BASEMENT GRADE	FAIR
ENCUMB	0000	NUMBER STORIES	1.0	BUILDING STYLE	COTTGE/BNGLW
YEAR BUILT	1939	NUMBER KITCHENS	1	CENTRAL AC	NO
EFFECTIVE YEAR BUILT	1972	NUMBER BEDROOMS	03	CONFORMITY	EQUAL-IMPRVD
MAIN FLOOR AREA	01026	FINISHED FIREPLACES	00	HEAT TYPE	PRIMRY-CNTRL
UPPER FLOOR AREA	00000	METAL FIREPLACES	00	PRIMARY KITCHEN QUAL	BASIC
BASEMENT AREA	00513	CARPORT CAP	0	LIVABILITY	AVERAGE
FINISHED BASEMENT AREA	00513	TOTAL ROOMS	09	MAINTENANCE	MINIMUM
ATT GAR SF	0000	PRIMARY BATH QUAL	BASIC	OVERALL CONDITION	SPECIAL-OBSOL
BLTN GAR SF	0000	FULL BATHS	1	OVERALL GRADE	FAIR
CARPORT SF	0000	3/4 BATHS	1	RAISED ROOF	YES
BSMT GAR SF	0000	HALF BATHS	1	ROOFING	ASPHALT-SHNG
EXTERIOR WALL TYPE	ALUMNM-VINYL	—	—	—	—

More . . .

Detached Property Characteristics

Record 1 of 1

PARCEL	0827452009
ENCUMB	0000
STRUCTURE	GARAGE
MEASURE 1	00019
MEASURE 2	00024
DESCRIPTION	
ACTUAL YEAR BUILT	1945
EFFECTIVE YEAR BUILT	1977
QUALITY	FAIR
UNITS	SQUARE-FEET

CONDITION	FAIR
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QUESTION? SEE CONTACT LIST



2007 Notice of Property Valuation & Tax Change

Current & Historical Values with Taxes, Entity Assessments

For Parcel #: 0827452008-0000

NEW SEARCH	TAX & VALUE INFO	TAX HISTORY	TAXING ENTITIES	ADJOINING PROPERTIES	LEGAL	PROPERTY CHARACTERISTICS
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Subject Property

Parcel-Encumbrance	Property Location
0827452008-0000	732 N REDWOOD RD

Current Value & Tax Information

Year	Market Value	Total Taxes	Effective Tax Rate
2006	\$94,300	\$721.86	0.77%
Proposed 2007 <i>What does 'Proposed' mean?</i>	\$113,100	\$738.56	0.65%
% Change	19.94%	2.31%	

Taxable Value Composition

Year	Land	Building	Market Value
2007	\$66,100	\$47,000	\$113,100

Tax & Value History

Year	Market Value	% Change from Prior Yr Mkt Val	Total Taxes	% Change from Prior Yr Taxes	Eff. Tax Rate
Proposed 2007	\$113,100	19.94%	\$738.56	2.31%	0.65%
2006	\$94,300	2.50%	\$721.86	-4.41%	0.77%
2005	\$92,000	12.88%	\$755.15	11.20%	0.82%
2004	\$81,500	0.25%	\$679.10	0.96%	0.83%
2003	\$81,300	3.04%	\$672.65	6.83%	0.83%
2002	\$78,900	3.00%	\$629.66	3.88%	0.80%
2001	\$76,600	0.13%	\$606.12	1.17%	0.79%
2000	\$76,500	7.14%	\$599.11	2.06%	0.78%
1999	\$71,400	2.29%	\$587.01	7.80%	0.82%
1998	\$69,800	5.28%	\$544.56	2.17%	0.78%

Tax Entity Information District: 13

Entity	2006 Taxes	2007 Proposed	% of Total	% Change
S L CITY SCHOOL DISTRICT	\$229.14	\$233.89	31.67%	2.07%
S L CITY SCHOOL DIS JUDGE	\$3.58	\$0.81	0.11%	-77.37%
S L CITY SCHOOL BASIC	\$78.58	\$81.55	11.04%	3.78%
SALT LAKE COUNTY	\$109.01	\$110.97	15.03%	1.80%
SALT LAKE CITY	\$203.67	\$210.44	28.49%	3.32%
SALT LAKE CITY LIBRARY	\$39.52	\$40.87	5.53%	3.42%
SLC METRO WATER	\$18.15	\$21.77	2.95%	19.94%
SLC METRO WATER JUDGEMENT	\$0.00	\$0.06	0.01%	100.00%
SLC MOSQUITO ABATEMENT	\$6.12	\$6.34	0.86%	3.59%
CENTRAL UT WATER CONSERV	\$18.52	\$18.79	2.54%	1.46%
MULTICNTY ASSESS/COL LEVY	\$7.21	\$7.53	1.02%	4.44%
CNTY ASSESS/COLL LEVY	\$5.46	\$5.54	0.75%	1.47%

Truth in Tax Notice Messages

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** JUDGEMENT LEVIES REPRESENT LEGISLATIVE OPTION FOR PAYMENT OF TAX REFUNDS TO LARGE TAXPAYERS.

QUESTION? SEE CONTACT LIST

2007 Notice of Property Valuation & Tax Change

Real Property Characteristics

For Parcel #: 0827452008-0000

NEW SEARCH	TAX & VALUE INFO	TAX HISTORY	TAXING ENTITIES	ADJOINING PROPERTIES	LEGAL	PROPERTY CHARACTERISTICS
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Select a button for the property characteristics you wish to view.

Residential Building Characteristics

Record 1 of 1

PARCEL	0827452008	VISUAL APPEAL	AVERAGE	FINISHED BASEMENT GRADE	
ENCUMB	0000	NUMBER STORIES	1.0	BUILDING STYLE	COTTGE/BNGLW
YEAR BUILT	1931	NUMBER KITCHENS	1	CENTRAL AC	NO
EFFECTIVE YEAR BUILT	1974	NUMBER BEDROOMS	02	CONFORMITY	EQUAL-IMPRVD
MAIN FLOOR AREA	00780	FINISHED FIREPLACES	00	HEAT TYPE	PRIMRY-CNTRL
UPPER FLOOR AREA	00000	METAL FIREPLACES	00	PRIMARY KITCHEN QUAL	BASIC
BASEMENT AREA	00000	CARPORT CAP	0	LIVABILITY	AVERAGE
FINISHED BASEMENT AREA	00000	TOTAL ROOMS	05	MAINTENANCE	MINIMUM
ATT GAR SF	0000	PRIMARY BATH QUAL	BASIC	OVERALL CONDITION	FAIR
BLTN GAR SF	0000	FULL BATHS	1	OVERALL GRADE	POOR
CARPORT SF	0000	3/4 BATHS	0	RAISED ROOF	YES
BSMT GAR SF	0000	HALF BATHS	0	ROOFING	ASPHALT-SHNG
EXTERIOR WALL TYPE	ALUMNM-VINYL				

QUESTION? SEE CONTACT LIST



2007 Notice of Property Valuation & Tax Change

Current & Historical Values with Taxes, Entity Assessments

For Parcel #: 0827452007-0000

NEW SEARCH	TAX & VALUE INFO	TAX HISTORY	TAXING ENTITIES	ADJOINING PROPERTIES	LEGAL	PROPERTY CHARACTERISTICS
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Subject Property

Parcel-Encumbrance	Property Location
0827452007-0000	762 N REDWOOD RD

A.C.S.D. 752

Current Value & Tax Information

Year	Market Value	Total Taxes	Effective Tax Rate
2006	\$68,800	\$957.56	1.39%
Proposed 2007 <i>What does 'Proposed' mean?</i>	\$88,000	\$1,044.82	1.19%
% Change	27.91%	9.11%	

Taxable Value Composition

Year	Land	Building	Market Value
2007	\$88,000	\$0	\$88,000

Tax & Value History

Year	Market Value	% Change from Prior Yr Mkt Val	Total Taxes	% Change from Prior Yr Taxes	Eff. Tax Rate
Proposed 2007	\$88,000	27.91%	\$1,044.82	9.11%	1.19%
2006	\$68,800	-55.50%	\$957.56	-24.54%	1.39%
2005	\$154,600	20.50%	\$1,268.99	18.70%	0.82%
2004	\$128,300	2.39%	\$1,069.06	3.12%	0.83%
2003	\$125,300	1.46%	\$1,036.69	5.18%	0.83%
2002	\$123,500	-2.22%	\$985.59	-1.38%	0.80%
2001	\$126,300	-23.73%	\$999.39	-22.94%	0.79%
2000	\$165,600	0.00%	\$1,296.89	-4.74%	0.78%
1999	\$165,600	0.00%	\$1,361.46	5.38%	0.82%
1998	\$165,600	135.90%	\$1,291.97	128.94%	0.78%

Tax Entity Information District: 13

Entity	2006 Taxes	2007 Proposed	% of Total	% Change
S L CITY SCHOOL DISTRICT	\$303.96	\$330.88	31.67%	8.86%
S L CITY SCHOOL DIS JUDGE	\$4.75	\$1.14	0.11%	-76.00%
S L CITY SCHOOL BASIC	\$104.23	\$115.37	11.04%	10.69%
SALT LAKE COUNTY	\$144.62	\$156.99	15.03%	8.55%
SALT LAKE CITY	\$270.18	\$297.70	28.49%	10.19%
SALT LAKE CITY LIBRARY	\$52.43	\$57.82	5.53%	10.28%
SLC METRO WATER	\$24.08	\$30.80	2.95%	27.91%
SLC METRO WATER JUDGEMENT	\$0.00	\$0.09	0.01%	100.00%
SLC MOSQUITO ABATEMENT	\$8.12	\$8.98	0.86%	10.59%
CENTRAL UT WATER CONSERV	\$24.56	\$26.58	2.54%	8.22%
MULTICNTY ASSESS/COL LEVY	\$9.56	\$10.65	1.02%	11.40%
CNTY ASSESS/COLL LEVY	\$7.22	\$7.82	0.75%	8.31%

Truth in Tax Notice Messages

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** JUDGEMENT LEVIES REPRESENT LEGISLATIVE OPTION FOR PAYMENT OF TAX REFUNDS TO LARGE TAXPAYERS.

QUESTION? SEE CONTACT LIST

2007 Notice of Property Valuation & Tax Change

Real Property Characteristics

For Parcel #: 0827452007-0000



Select a button for the property characteristics you wish to view.

Land Characteristics

Record 1 of 1			
PARCEL	0827452007	LAND CLASS	
ENCUMB	0000	LOT LOCATION	INTERIOR
ACRES	0.7500	LOT SHAPE	REGULAR
CURB GUTTER	NO	LOT TYPE	PRIMARY-LOT
DEPTH	00000000	LOT USE	RESIDENTIAL
FRONTAGE	0000	OFF STREET PARK	YES
INFLUENCE EFFECT		NEIGHBORHOOD	STATIC
INFLUENCE TYPE		NUMBER LOTS	000000001

[QUESTION? SEE CONTACT LIST](#)

2007 Notice of Property Valuation & Tax Change

Current & Historical Values with Taxes, Entity Assessments

For Parcel #: 0827452006-0000

NEW SEARCH

TAX & VALUE
INFO

TAX HISTORY

TAXING
ENTITIES

ADJOINING
PROPERTIES

LEGAL

PROPERTY
CHARACTERISTICS

Subject Property

Parcel-Encumbrance	Property Location
0827452006-0000	766 N REDWOOD RD

Current Value & Tax Information

Year	Market Value	Total Taxes	Effective Tax Rate
2006	\$98,800	\$756.30	0.77%
Proposed 2007 <i>What does 'Proposed' mean?</i>	\$124,800	\$814.96	0.65%
% Change	26.32%	7.76%	

Taxable Value Composition

Year	Land	Building	Market Value
2007	\$93,900	\$30,900	\$124,800

Tax & Value History

Year	Market Value	% Change from Prior Yr Mkt Val	Total Taxes	% Change from Prior Yr Taxes	Eff. Tax Rate
Proposed 2007	\$124,800	26.32%	\$814.96	7.76%	0.65%
2006	\$98,800	3.13%	\$756.30	-3.82%	0.77%
2005	\$95,800	15.70%	\$786.35	13.98%	0.82%
2004	\$82,800	2.48%	\$689.93	3.20%	0.83%
2003	\$80,800	2.93%	\$668.51	6.71%	0.83%
2002	\$78,500	-1.75%	\$626.47	-0.91%	0.80%
2001	\$79,900	-1.96%	\$632.24	-0.94%	0.79%
2000	\$81,500	7.38%	\$638.26	2.29%	0.78%
1999	\$75,900	2.71%	\$624.00	8.23%	0.82%
1998	\$73,900	-0.54%	\$576.55	-3.47%	0.78%

Tax Entity Information District: 13

Entity	2006 Taxes	2007 Proposed	% of Total	% Change
S L CITY SCHOOL DISTRICT	\$240.07	\$258.09	31.67%	7.51%
S L CITY SCHOOL DIS JUDGE	\$3.75	\$0.89	0.11%	-76.27%
S L CITY SCHOOL BASIC	\$82.33	\$89.99	11.04%	9.30%
SALT LAKE COUNTY	\$114.22	\$122.45	15.03%	7.21%
SALT LAKE CITY	\$213.39	\$232.21	28.49%	8.82%
SALT LAKE CITY LIBRARY	\$41.41	\$45.10	5.53%	8.91%
SLC METRO WATER	\$19.02	\$24.02	2.95%	26.29%
SLC METRO WATER JUDGEMENT	\$0.00	\$0.07	0.01%	100.00%
SLC MOSQUITO ABATEMENT	\$6.41	\$7.00	0.86%	9.20%
CENTRAL UT WATER CONSERV	\$19.40	\$20.73	2.54%	6.86%
MULTICNTY ASSESS/COL LEVY	\$7.55	\$8.31	1.02%	10.07%
CNTY ASSESS/COLL LEVY	\$5.70	\$6.10	0.75%	7.02%

Truth in Tax Notice Messages

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** JUDGEMENT LEVIES REPRESENT LEGISLATIVE OPTION FOR PAYMENT OF TAX REFUNDS TO LARGE TAXPAYERS.

QUESTION? SEE CONTACT LIST

2007 Notice of Property Valuation & Tax Change

Real Property Characteristics

For Parcel #: 0827452006-0000

NEW SEARCH

TAX & VALUE
INFO

TAX HISTORY

TAXING
ENTITIES

ADJOINING
PROPERTIES

LEGAL

PROPERTY
CHARACTERISTICS

Select a button for the property characteristics you wish to view.

Parcel

Land

Improvements

Residential Building Characteristics

Record 1 of 1

PARCEL	0827452006	VISUAL APPEAL	POOR	FINISHED BASEMENT GRADE	
ENCUMB	0000	NUMBER STORIES	1.0	BUILDING STYLE	COTTGE/BNGLW
YEAR BUILT	1956	NUMBER KITCHENS	1	CENTRAL AC	NO
EFFECTIVE YEAR BUILT	1971	NUMBER BEDROOMS	03	CONFORMITY	EQUAL-IMPRVD
MAIN FLOOR AREA	01038	FINISHED FIREPLACES	00	HEAT TYPE	PRIMRY-CNTRL
UPPER FLOOR AREA	00000	METAL FIREPLACES	00	PRIMARY KITCHEN QUAL	BASIC
BASEMENT AREA	00000	CARPORT CAP	0	LIVABILITY	POOR
FINISHED BASEMENT AREA	00000	TOTAL ROOMS	06	MAINTENANCE	HIGH
ATT GAR SF	0000	PRIMARY BATH QUAL	BASIC	OVERALL CONDITION	FAIR
BLTN GAR SF	0000	FULL BATHS	1	OVERALL GRADE	FAIR
CARPORT SF	0000	3/4 BATHS	0	RAISED ROOF	YES
BSMT GAR SF	0000	HALF BATHS	0	ROOFING	ASPHALT-SHNG
EXTERIOR WALL TYPE	FRAME				

QUESTION? SEE CONTACT LIST



2007 Notice of Property Valuation & Tax Change

Current & Historical Values with Taxes, Entity Assessments

For Parcel #: 0827327025-0000

NEW SEARCH

TAX & VALUE
INFO

TAX HISTORY

TAXING
ENTITIESADJOINING
PROPERTIES

LEGAL

PROPERTY
CHARACTERISTICS

HELP

Subject Property

Property used for
comparable

Parcel-Encumbrance	Property Location
0827327025-0000	1750 W 900 N

Current Value & Tax Information

Year	Market Value	Total Taxes	Effective Tax Rate
2006	\$115,800	\$886.44	0.77%
Proposed 2007 <i>What does 'Proposed' mean?</i>	\$167,800	\$1,095.76	0.65%
% Change	44.91%	23.61%	

Taxable Value Composition

Year	Land	Building	Market Value
2007	\$57,800	\$110,000	\$167,800

Tax & Value History

Year	Market Value	% Change from Prior Yr Mkt Val	Total Taxes	% Change from Prior Yr Taxes	Eff. Tax Rate
Proposed 2007	\$167,800	44.91%	\$1,095.76	23.61%	0.65%
2006	\$115,800	8.94%	\$886.44	1.59%	0.77%
2005	\$106,300	11.54%	\$872.53	9.88%	0.82%
2004	\$95,300	3.03%	\$794.09	3.76%	0.83%
2003	\$92,500	-3.04%	\$765.31	0.52%	0.83%
2002	\$95,400	3.70%	\$761.34	4.58%	0.80%
2001	\$92,000	0.00%	\$727.98	1.04%	0.79%
2000	\$92,000	-0.76%	\$720.49	-5.46%	0.78%
1999	\$92,700	2.09%	\$762.12	7.58%	0.82%
1998	\$90,800	3.53%	\$708.40	0.48%	0.78%

Tax Entity Information District: 13

Entity	2006 Taxes	2007 Proposed	% of Total	% Change
S L CITY SCHOOL DISTRICT	\$281.38	\$347.01	1.67%	23.32%
S L CITY SCHOOL DIS JUDGE	\$4.39	\$1.20	0.11%	-72.67%
S L CITY SCHOOL BASIC	\$96.49	\$120.99	1.04%	25.39%
SALT LAKE COUNTY	\$133.88	\$164.64	5.03%	22.98%
SALT LAKE CITY	\$250.11	\$312.22	8.49%	24.83%
SALT LAKE CITY LIBRARY	\$48.53	\$60.63	5.53%	24.93%
SLC METRO WATER	\$22.29	\$32.30	2.95%	44.91%
SLC METRO WATER JUDGEMENT	\$0.00	\$0.09	0.01%	100.00%
SLC MOSQUITO ABATEMENT	\$7.52	\$9.41	0.86%	25.13%
CENTRAL UT WATER CONSERV	\$22.74	\$27.87	2.54%	22.56%
MULTICNTY ASSESS/COL LEVY	\$8.85	\$11.17	1.02%	26.21%
CNTY ASSESS/COLL LEVY	\$6.69	\$8.23	0.75%	23.02%

Truth in Tax Notice Messages

* THE 2007 MARKET VALUE SHOWN ON THIS NOTICE IS THE RESULT OF AN ANNUAL VALUE UPDATE.

** JUDGEMENT LEVIES REPRESENT LEGISLATIVE OPTION FOR PAYMENT OF TAX REFUNDS TO LARGE TAXPAYERS.

QUESTION? SEE CONTACT LIST

2007 Notice of Property Valuation & Tax Change

Real Property Characteristics

For Parcel #: 0827327025-0000



Select a button for the property characteristics you wish to view.

Parcel | Land | Improvements |

Residential Building Characteristics

Record 1 of 1

PARCEL	0827327025	VISUAL APPEAL	AVERAGE	FINISHED BASEMENT GRADE	FAIR
ENCUMB	0000	NUMBER STORIES	1.0	BUILDING STYLE	RAMBLR/RANCH
YEAR BUILT	1954	NUMBER KITCHENS	1	CENTRAL AC	NO
EFFECTIVE YEAR BUILT	1984	NUMBER BEDROOMS	05	CONFORMITY	EQUAL-IMPRVD
MAIN FLOOR AREA	00964	FINISHED FIREPLACES	00	HEAT TYPE	PRIMRY-CNTRL
UPPER FLOOR AREA	00000	METAL FIREPLACES	00	PRIMARY KITCHEN QUAL	BASIC
BASEMENT AREA	00964	CARPORT CAP	1	LIVABILITY	AVERAGE
FINISHED BASEMENT AREA	00900	TOTAL ROOMS	08	MAINTENANCE	MINIMUM
ATT GAR SF	0000	PRIMARY BATH QUAL	BASIC	OVERALL CONDITION	AVERAGE
BLTN GAR SF	0000	FULL BATHS	1	OVERALL GRADE	FAIR
CARPORT SF	0000	3/4 BATHS	0	RAISED ROOF	YES
BSMT GAR SF	0000	HALF BATHS	0	ROOFING	ASPHALT-SHNG
EXTERIOR WALL TYPE	ALUMNM-VINYL				

QUESTION? SEE CONTACT LIST



5. PLANNING COMMISSION

D) Minutes

January 23, 2008

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, January 23, 2008**

Present for the Planning Commission meeting were Chair Matthew Wirthlin, Vice Chair Mary Woodhead. Commissioners Tim Chambless, Babs De Lay, Robert Forbis, Peggy McDonough, Frank Algarin, Prescott Muir, Susie McHugh, and Kathy Scott,

Present from the Planning Division were George Shaw, Planning Director; Doug Wheelwright, Deputy Planning Director; Cheri Coffey, Deputy Planning Director; Joel Paterson, Planning Programs Supervisor; Katia Pace, Associate Planner, and Tami Hansen, Planning Commission Senior Secretary; and Lynn Pace, City Attorney.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Wirthlin called the meeting to order at 5:46 p.m. Audio recordings of Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

A field trip was held prior to the meeting. Planning Commissioners present were: Tim Chambless, Prescott Muir, Kathy Scott, Chair Mathew Wirthlin and Vice Chair Mary Woodhead. Salt Lake City Staff present were: Katia Pace, Joel Paterson, Cheri Coffey, George Shaw and Doug Wheelwright.

APPROVAL OF MINUTES from Wednesday, January 9, 2008.

(This item was heard at 5:47 p.m.)

Commissioner De Lay made a motion to approve the minutes. Commissioner Forbis seconded the motion. Commissioner Algarin abstained. All others voted, "Aye". The minutes were approved.

REPORT OF THE CHAIR AND THE VICE-CHAIR

(This item was heard at 5:48p.m.)

Chair Wirthlin stated that he and Vice Chair Woodhead had met with Planning Management Cheri Coffey, Doug Wheelwright, and Planning Director George Shaw. He noted that they all would be involved in interviewing candidates for the Assistant Planning Director position.

Chair Wirthlin noted that staff was planning a retreat and would like input from the Commissioners as to what they would like to see on the agenda.

REPORT OF THE DIRECTOR

(This item was heard at 5:49 p.m.)

Mr. Shaw stated that he would like to have the retreat on a Thursday night in February, and asked the Commissioners if they had a specific date in mind.

The Commissioners agreed they would like an email sent to them with a couple of dates so they could review their calendars and let Mr. Shaw know.

PUBLIC HEARING

(This item was heard at 5:51 p.m.)

Petition 400-07-26 located at 728-766 North Redwood Road for a Zoning Map Amendment and Planned Development—a request by Thomas T. Phung, to rezone the parcels at approximately 728, 732, 752 and 766 North Redwood Road from Single Family Residential (R-1/5,000) to Commercial Business (CB) and to approve a Planned Development to address frontage, and setback issues on the site. This proposal includes demolishing three residential dwellings to building a shopping center of approximately 35,000 square feet of retail and community oriented services. This property is located in City Council District One.

Chairperson Wirthlin recognized Katia Pace as staff representative.

Ms. Pace stated that there were three homes on the property that the applicant was requesting to be demolished, and the city ordinance requested that there be a housing mitigation. She noted that in 1999 the City Council approved rezoning the corner of 700 North and Redwood Road from Residential (R-1/5,000) to Commercial Business (CB), and shortly after the City Council requested a Master Plan amendment, which would show that the applicant's parcels were zoned as commercial property. Ms. Pace noted that the four community councils in the area were supportive of the project.

Ms. Pace stated that one of the criteria's of the master plan was to wait for a project that was comprehensive and cohesive, which is what this proposal does incorporating all four parcels, and the reason it is before the Planning Commission.

Ms. Pace noted that other mitigations that were stated in the criteria included: appropriate buffers, dumpsters to be screened, signage to be cohesive and transparency maximized by not placing signs on the windows and doors. Ms. Pace stated that all the buildings would need to have street frontage; however, the building on the east had a setback of 215 feet, and would not meet that criteria.

Ms. Pace noted that to meet the 75 percent building frontage the applicant added two small buildings, but was requesting that the two buildings could be removed because he felt that their size there would not be adequate for most tenants to occupy them. Ms. Pace noted that UDOT had jurisdiction over Redwood Road and they requested that the proposed project be aligned with the driveway that exists.

Ms. Pace stated that the Planning Staff recommended that the Planning Commission forwarded a positive recommendation to the City Council to rezone these properties.

Chair Wirthlin inquired about how the percentages of the building frontage were calculated and if the site plan reflected that the building percentage was currently 55 percent, or would it be 55 percent without the two small buildings the applicant wanted to remove.

Ms. Pace stated that the ordinance was written that the 75 percent was counting all of the buildings together; however, there might be some discrepancy as to how this calculated according to the building permit. She stated that without the two buildings the frontage would be 55 percent.

Chair Wirthlin inquired if with the small buildings that percentage was changed significantly.

Ms. Pace noted that with the two small buildings the site complied with the 75 percent.

Chair Wirthlin clarified that the applicant did not want the small buildings, but staff did because it brought the project into compliance with the ordinance.

Ms. Pace noted that originally this petition was not looked at as a planned development, which required the applicant to have those buildings there, but as a planned development there was some flexibility for the Commission to work with as to whether or not the buildings needed to be kept and if the project complied with the walkability criteria of the CB zoning.

Commissioner McHugh stated she did not understand how staff was computing the percentages because the little buildings were located in front of the back buildings, so it seemed staff was double counting the frontage.

Ms. Coffey stated that staff originally looked at the three buildings on the lot and the frontage of each building was taken, but on the back building the part that was blocked by the building in front of it was not counted, so a square footage of all of the buildings combined was turned into a final percentage, which was lower than the 75 percent required, but if the two smaller buildings were added it met that requirement.

Commissioner McHugh inquired if the part of the building that was blocked by the building on the north was not factored in, then how could the building in the back that was blocked by the two small buildings be counted.

Ms. Pace stated that the building on the east side, without the smaller buildings would be 100 percent frontage, the building on the north was 60 feet frontage, the building on the south was 60 feet frontage, equaling 220 feet and 75 percent of that was 165 feet, which would be required to have the appropriate frontage.

Commissioner Algarin inquired if as far as staff was concerned it does not matter if they are there or not, the Commission just needed to decide if they were fine with the design of the project and then have the flexibility to approve it with or without the two small buildings.

Mr. Shaw stated that was correct.

Ms. Coffey noted that the spirit of the ordinance was to make sure that the project was walkable, and if the Commission felt that without the buildings it was still walkable then they could use their authority to modify that regulation.

Commissioner McDonough inquired if the parking situation was meeting the ordinance or was requested by the applicant.

Ms. Pace stated that the parking was dependent on the tenants that the applicant brought into the project, but staff was requesting that the Planning Director review the final plans before a building permit could be issued.

Chair Wirthlin invited the applicant forward.

Fred Cox (architect representing the applicant) noted that the applicant agreed with the staff recommendations. He stated that the planned development was designed in a pedestrian-friendly U shape. He noted that the small buildings being proposed for demolition were houses that had been vacant for quite sometime due to fire and sewer damage.

Mr. Cox noted that if the Commission decided to not allow the applicant to demolish the two smaller buildings they would be used to bring small tenants in such as ice cream and taco stands, but by demolishing the buildings it would allow for ten to eleven more parking spaces and would increase the applicant's options.

Chair Wirthlin opened up the public hearing portion of the meeting. There were no community council chairs or public comments. Chair Wirthlin closed the public hearing.

Commissioner McDonough stated that she did not see a particular need for the two smaller buildings, because the project was just as walkable without them. She stated that it seemed that staff was trying to mathematically meet the ordinance quota rather than qualitatively meet it.

Commissioner De Lay made a motion regarding Petitions 400-07-26 and 410-08-01, based on the findings of fact presented tonight and the testimony, that the Planning Commission transmit a favorable recommendation to the City Council for the rezoning of the subject properties from Residential (R-1/5,000) to Commercial Business (CB) according to the following findings:

1. **That the Northwest Community Master Plan Amendment states that commercial expansion on 700 North and Redwood Road is appropriate.**
2. **That the Planning Commission accepts the Housing Mitigation Report.**
3. **Prior to issuance of a building permit the applicant will donate to the Housing Trust Fund.**

4. That all conditions be met before the zoning amendment is finalized.

And the Planning Commission approves the conditional use planned development with the following conditions:

1. That the Planning Commission approves a modified building frontage as shown on the site plan submitted by the applicant without the two smallest buildings.
2. That the lots be combined with one legal description.
3. That an avigation easement be provided.
4. The demolition of the housing should not occur until a building permit has been issued.
5. The Planning Commission delegates final authority for the site design, landscape plan, lighting plan, and signage agreement to the Planning Director and ensure it meets requirements and incorporates the CPTED principles where applicable.
6. The planned development is conditioned on approval of the Rezoning petition by the City Council.

Commissioner McDonough seconded the motion; all in favor voted, "Aye," the motion carried unanimously.

**6. LETTERS RECEIVED SINCE
 JANUARY 23, 2008**

Pace, Katia

From: Richard and Sue Gowen [GowenRJ@Comcast.Net]
Sent: Saturday, February 23, 2008 9:46 AM
To: Pace, Katia
Subject: RE: Petition 400-07-26

Our concerns may seem petty but we are the ones who have to live here:

When they built the gas station next door we were without phone, cable, and internet for close to 2 months because they removed the utility pole from where it was and we had a fight and expense to get the services restored in fact we had to contact our councilman to get it done for us, our current service comes from the proposed location of the shopping plaza so we are concerned we will be cut off again plus the cable is currently strung across our yard to provide these services and has never been taken care of satisfactorily. Also we get all the water runoff from the gas station next door in our yard and always have a mud puddle for a driveway (never happened till they built), plus the deliveries at all hours and constant noise from party people and the total lack of privacy that we have lost when they ripped out all the trees and the constant exhaust fumes. Our concern is that we will be subjected to the same stuff from the back of our house that we now have to put up with on the side of our house. We have kids climbing the fence into our yard from next door constantly they have kicked the fence to break it and use our drive way as a shortcut plus steal what they want as they go through and if you dare say anything to them you get threatened and then property damage. We also have a wonderful view of a garbage skip out of our bedroom that is quite pungent in the summer and if another one is added then I hate to think what it would smell like. Also we have lights blinding us on the side of the house which makes it difficult to sleep (part of the anti crime thing) now we may have to have them at the back as well?

As I mentioned these may sound petty but they are major things when you live with them 24/7 yes we would move if we could afford to as it is we feel we are being driven out by the current building patterns since the way things are going there will not be enough land left to build anything suitable on damming us to staying here surrounded by businesses

Richard

"As long as you keep a person down, some part of you has to be down there to hold him down, so it means you cannot soar as you otherwise might."

-Marian Anderson
1902-1993, Opera Singer

From: Pace, Katia [mailto:Katia.Pace@slcgov.com]
Sent: Friday, February 22, 2008 9:02 AM
To: Richard and Sue Gowen
Subject: RE: Petition 400-07-26

No it is not too late. You may write a letter either to me and I will forward it to the City Council, or you may address the letter to your City Council representative.

2/29/2008

From: Richard and Sue Gowen [mailto:GowenRJ@Comcast.Net]
Sent: Thursday, February 21, 2008 5:24 PM
To: Pace, Katia
Subject: RE: Petition 400-07-26

Our address is 1640 West 700 North, Salt Lake City, Utah 84116.

Since we do have objections to this proposal is it to late for us to voice them even though we did not get a letter?

Richard

"As long as you keep a person down, some part of you has to be down there to hold him down, so it means you cannot soar as you otherwise might."

-Marian Anderson
1902-1993, Opera Singer

From: Pace, Katia [mailto:Katia.Pace@slcgov.com]
Sent: Thursday, February 21, 2008 4:40 PM
To: Richard and Sue Gowen
Subject: RE: Petition 400-07-26

Dear Mr. and Mrs. Gowen,

Petition 400-07-26 is a request by Thomas T. Phung, represented by Fred Cox, architect, to rezone the parcels at 728, 732, 752, and 766 North Redwood Road from Single Family Residential (R-1/5,000) to Community Business (CB).

The request includes demolishing three residential dwellings and building a shopping center of approximately 35,000 square feet. The zoning amendment is in accordance to the Northwest Community Master Plan. In 2001 the City Council amended the Northwest Community Master Plan and Future Land Use Map to identify the subject properties as commercial. The residential zoning continued until the present time waiting for a comprehensive development to ensure the quality of the future commercial development.

Since this proposal requires the demolition of three residential housing units, the applicant was required to follow the regulations of the Mitigation of Residential Housing Loss Ordinance. The applicant submitted a Housing Mitigation Plan and is willing to donate to the City's Housing Trust Fund.

The Planning Commission held a Public Hearing on January 23, 2008. No issues were raised at the Public Hearing. The Planning Commission passed a motion to approve the zoning amendment. In

2/29/2008

conjunction to this request the applicant submitted a request, Petition 410-08-01 for a conditional use planned development to address issues concerning frontage and setbacks. The Planning Commission approved the request with the following conditions:

1. That the Planning Commission approves a modified building frontage as shown on the site plan submitted by the applicant without the two smallest buildings.
2. That the lots be combined with one legal description.
3. That an avigation easement be provided.
4. That a demolition of the housing should not occur until a building permit has been issued.
5. That the Planning Commission delegates final authority for the site design, landscape plan, lighting plan, and signage agreement to the Planning Director and ensure it meets requirements and incorporates the Crime Prevention through Environmental Design CPTED principles where applicable.
6. The planned development is conditioned on approval of the rezoning petition by the City Council.

The Planning Commission has the final decision on the planned development; however, their decision can be appealed. The City Council has the final decision on the zoning amendment; a date for the City Council Hearing has not been scheduled yet.

Notices were sent out for the Planning Commission's Public Hearing to property owners within 450' radius of the subject property. It is unfortunate that you did not received a notice. Please send me your mailing address so that a notice of the City Council Hearing can be send to you.

Please feel free to call me at 535-6354 or e-mail me if you have any questions.

Katia Pace, Associate Planner

From: Richard and Sue Gowen [mailto:GowenRJ@Comcast.Net]
Sent: Monday, February 11, 2008 5:41 PM
To: Pace, Katia
Subject: Petition 400-07-26

Can you please tell us the status of Petition 400-07-26. We live at 1640 West 700 North and this strip mall would be at the end of our back yard and we only just heard about it when we saw the plans posted on a board by the properties mentioned in this petition.

Richard

Be more concerned with your character than your reputation. Your character is what you really are. While your reputation is merely what others think you are.

7. ORIGINAL PETITION



Zoning Amendment

OFFICE USE ONLY	
Petition No.	400-07-26
Receipt No.	← Amount: 1000.00
Date Received:	10/4/07 28.75 postage
Reviewed By:	
Project Planner:	

PLANNING COMMISSION

Address of Subject Property: 752 N REDWOOD ROAD.

Name of Applicant: THOMAS T. PHUNG Phone: 801-577-0030

Address of Applicant: 2470 SO. REDWOOD RD, #207 WVC, UT 84119

E-mail Address of Applicant: THOMAS.T.PHUNG@YAHOO.COM Cell/Fax: 303-9118 FAX

Applicant's Interest in Subject Property: OWNER/DEVELOPER.

Name of Property Owner: (ABOVE). Phone:

Address of Property Owner:

E-mail Address of Property Owner: Cell/Fax:

Existing Use of Property: RESIDENTIAL

County Tax ("Sidwell #"): 0827452007 006 008 009 (4 PARCELS)

☐ Amend the text of the Zoning Ordinance by amending Section: (attach map or legal description).

☒ Amend the Zoning Map by reclassifying the above property from an {R1500} zone to a {CS} zone.

Please include with the application:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
2. A complete description of the proposed use of the property where appropriate.
3. Reasons why the present zoning may not be appropriate for the area.
4. The names and addresses of all property owners within four-hundred fifty (450) feet of the subject parcel (exclusive of streets and alleys). The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair(s). **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
5. Legal description of the property. TS
6. Six (6) copies of site plans drawn to scale.
7. Related materials or data supporting the application as may be determined by the Zoning Administrator.
8. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as an agent.
9. Filing fee of 800.00 plus \$100.00 for each acre over one acre is due at the time of application.

2.48

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

County tax parcel ("Sidwell") maps and names of property owners are available at:

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

File the complete application at:

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

Signature of Property Owner
Or authorized agent

Thomas T. Phung

Title of agent



Zoning Amendment

Page 2

PLANNING COMMISSION

Please answer the following questions. Use an additional sheet if necessary.

Please describe your project and explain why a zoning amendment is necessary.

PROPOSED COMMUNITY SHOPPING CENTER OF
APPROX. 33,000 TO 35,000 SF.

THIS WILL INCLUDE A SPECIALTY GROCERY STORE
WITH CONVENIENT PEDESTRIAN ACCESS.

What are the land uses adjacent to the property (abutting and across the street)?

NORTH - CONDO / APARTMENTS.
EAST 4 PLEXES.
SOUTH GAS STATION.
WEST. SHOPPING CENTER (CS)

Have you discussed the project with nearby property owners? If so, what responses have you received?

NO.

Petition No. 400-07-26

By Thomas T. Phung

Zoning Amendment

Date Filed 10/04/2007

Address 752 N Redwood Road

PETITION CHECKLIST

Date	Planner Initials	Supervisor Initials	Director Initials	Action Required
2007 10/10	DM	RP	✓	Petition Delivered to Planning
10/20/07	KP	RP	✓	Petition Assigned to <u>Katia Pace</u>
1/23/08	KP	RP	CC	Planning Staff or Planning Commission Action Date
	KP	RP		Transmittal Cover Letter Followed Template (margins, headings, returns etc)
	KP	RP	CC	Table of Contents
	KP	RP	CC	Chronology
			CC	Ordinance Prepared by the Attorney's Office Include general purpose statement of petition (top of ordinance) Include Strike and Bold -(Legislative Copy) (where applicable) Include Clean Copy (Ensure stamped by Attorney) Include Sidwell Numbers (where applicable) Include Legal Description-review, date and initial (where applicable) Ensure most recent ordinance used Ensure Exhibits (tables etc) are attached
	KP	RP	CC	Council Hearing Notice Include Purpose of Request Include zones affected (where applicable) Include address of property (where applicable) Include TDD Language
	KP	RP	CC	Mailing List of Petition and Labels, (include appropriate Community Councils, applicant and project planner) (include photocopy of labels)
	KP	RP	CC	Planning Commission Notice Mailing Postmark Date Verification (on agenda) Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication)
	KP	RP	CC	Planning Commission Staff Report
	KP	RP	CC	Planning Commission Minutes and Agenda
	KP	RP	CC	Yellow Petition Cover and Paperwork Initiating Petition (Include application, Legislative Intent memo from Council, PC memo and minutes or Mayor's Letter initiating petition.)
				Date Set for City Council Action: _____
				Petition filed with City Recorder's Office