
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: November 14, 2008

SUBJECT: Petition 400-08-04 – Gerald Burt – request to rezone portions of property located at 754 North 300 West Street to Mixed Use MU and Special Development Pattern Residential SR-1A

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the Zoning Ordinance text amendments would affect Council District 3

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Janice Lew, Principal Planner

KEY ELEMENTS:

- A. Petition 400-08-04 initiated by Gerald Burt is a request to request to rezone portions of properties located at 754 North 300 West Street to facilitate the construction of a new residential development in the Capitol Hill Historic District. The project includes four parcels located on the southeast corner of the intersection of 300 West Street and Reed Avenue. The proposed rezoning will adjust the zoning boundaries of the properties consistent with a recently approved minor subdivision. 600 sq. ft. of property zoned Mixed Use MU will be zoned Special Development Pattern Residential SR-1A and approximately 750 sq. ft. of property currently zoned Special Development Pattern Residential SR-1A will be zoned Mixed Use MU. The property is located within the West Capitol Hill Redevelopment project area. (Please see the attached map for reference.)
- B. An ordinance has been prepared for Council consideration that would rezone a portion of the property from Mixed Use MU to Special Development Pattern Residential SR-1A and an additional portion of the property from Special Development Pattern Residential SR-1A to Mixed Use MU.
- C. Key points from the Administration’s transmittal and Planning staff report include:
1. The applicant proposes to construct three single-family attached dwellings on the MU zoned property facing 300 West and a single-family detached residence with a detached garage on the SR-1A zoned parcel facing Reed Avenue.
 2. The character of the surrounding area is a mix of residential, commercial and mixed uses which yield a variety of lot sizes.
 3. The site is currently undeveloped and a sensitively designed high quality housing project would increase the residential population base, enhance the character of the area, and should have a positive impact on adjacent property.
 4. The proposed configuration of the lots conforms to the mix of commercial and residential uses that can be found on 300 West Street, as well as the small-scale single-family detached residential character located on Reed Avenue.
 5. In November 2002, the Redevelopment Agency approved the purchase of the property located on the south east corner of 300 West Street and Reed Avenue.

6. From 2003 to 2006, the Agency applied for and received approval to demolish two buildings determined to be non-contributing (754 North 300 West and 261 West Reed Avenue) and one contributing building (748-752 North 300 West) located on the subject property.
 7. In June of 2003, the Planning Division Director made a determination that the two buildings located at 754 North 300 West and 261 West Reed Avenue were non-contributing, and they were demolished in 2005.
 8. On January 4, 2006, the Historic Landmark Commission upheld an economic hardship determination by the Economic Review Panel regarding the property located at 748-752 North 300 West. Landscape plans were approved for all three sites as an interim reuse.
 9. On November 3, 2008, Mr. Burt and the Redevelopment Agency finalized the purchase of the property and executed the agreement for construction of the proposed residential development.
- D. The public process included a presentation to the Capitol Hill Community Council and written notification of the Historic Landmark and Planning Commission hearings to surrounding property owners. The Administration's transmittal notes the following:
1. On January 31, 2008, the Capitol Hill Community Council received a presentation from Matt Dahl, RDA project manager. No objections to the applicant's request to finalize the zoning amendment after building permits had been issued were voiced by those at the meeting. At a subsequent meeting on March 18, 2008, the Community Council provided a letter indicating that they had voted unanimously to send a favorable recommendation to the Planning Commission and City Council regarding the proposed zoning change.
 2. On May 7, 2008, the Historic Landmark Commission approved request to construct a residential development including three (3) single-family attached dwellings and a single-family residence on the subject property. In addition, the Historic Landmark Commission forwarded a positive recommendation to the Planning Commission to rezone portions of the property to accommodate the new development.
 3. On May 12, 2008, at an Administrative Hearing, a preliminary minor subdivision request was approved for the proposed development. The final plat is currently under City review. The existing parcels were reconfigured to accommodate multiple fault lines located within the property.
 4. On June 25, 2008, the Planning Commission voted to forward a positive recommendation to the City Council to rezone the property as requested to facilitate the construction of a new residential development.
- E. The City's Departments and Divisions have reviewed the request. The proposed development will be required to comply with City standards and demonstrate that there are adequate services to meet the needs of the project. The subject property is located within the Surface Fault Rupture Special Study Area. A geotechnical report discussing the identified fault lines including an engineer's determination of required setbacks and construction requirements is required.
- F. The Planning staff report provides the 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 3-6 of the Planning staff report.)

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Planning staff report notes the following master plan policies. (Please refer to the Administration's transmittal and pgs. 3-4 of the Planning staff report for details.)
1. Capitol Hill Community Plan
 - a. The subject property is located in the Capitol Hill Planning Community and is governed by the land use policies of the *Capitol Hill Master Plan* (2001). The MU zoned property is identified

as “high density mixed use” and the SR-1A zoned property is identified as “low density residential.” The master plan identifies the area between 600-900 North and 300-400 West as a “mixed use” area allowing both low-density residential and non-residential development as well as higher density residential uses.

- b. The following policies regarding West Capitol Hill are outlined in the plan and are relevant to the proposed development:
 - Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill neighborhood.
 - Ensure infill development is compatible with neighborhood characteristics.
 - Incorporate adequate landscaping into all future development.
- b. The Historic Preservation section of the master plan recommends a thorough application of historic preservation standards and design guidelines, especially relative to new construction, so that historic neighborhood fabric, character and livability are not compromised.

2. Salt Lake City Housing Plan

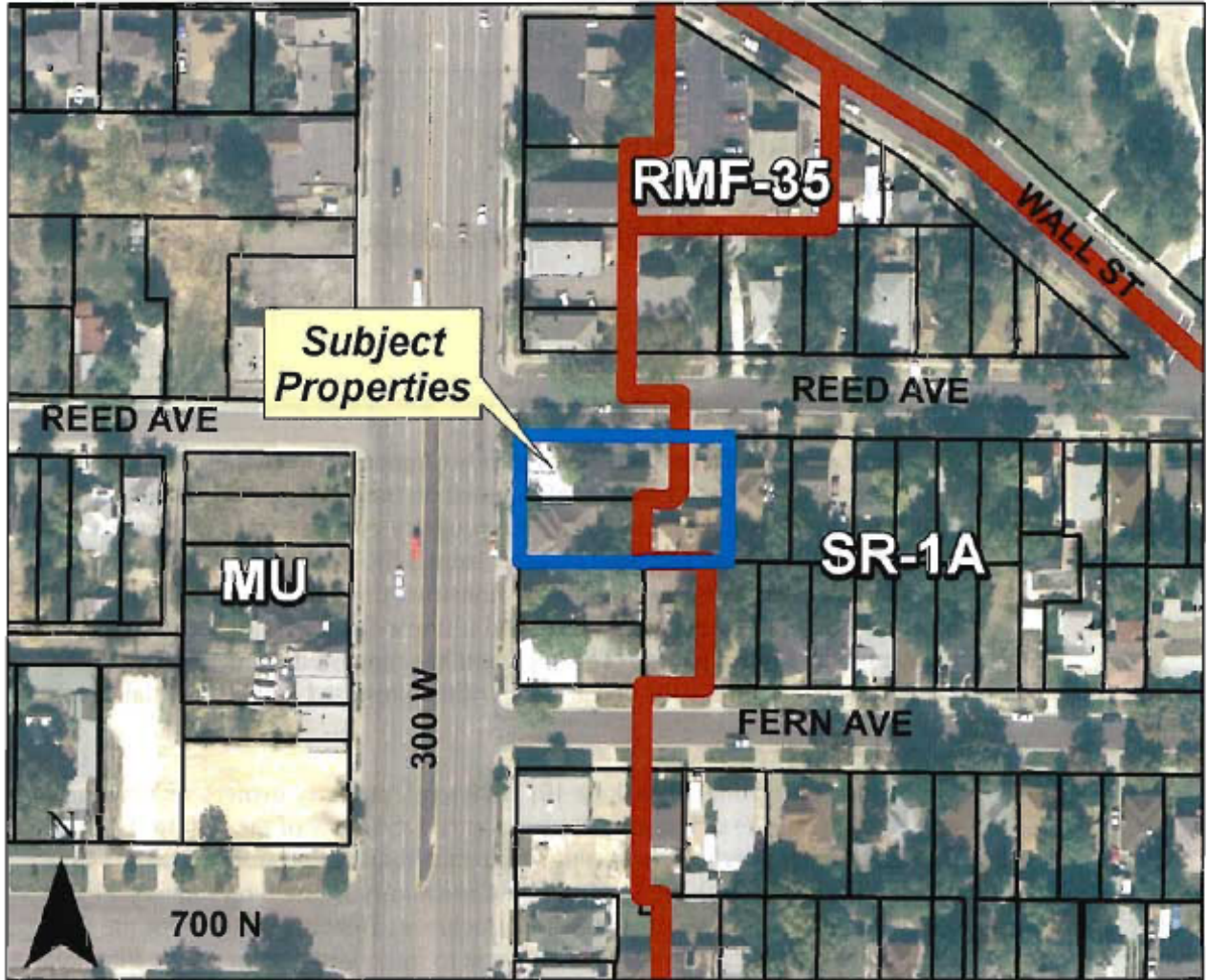
- a. The following City Council policies regarding housing are outlined in the plan and are relevant to the proposed development:
 - The City Council supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types of developments and intensities of residential development.
 - The City Council encourages architectural designs compatible with neighborhoods that:
 - Make good use of and incorporate open space, even minimal amounts;
 - Interface well with public space;
 - Address parking needs in the least obtrusive manner possible; and
 - Are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, resident gardens, etc.

3. Transportation Master Plan

300 West is a state highway operated and maintained by UDOT and functions as an arterial street. The Transportation Master Plan recognizes the benefits of maintaining the function of arterial streets while allowing them to feel as if they are a part of neighborhoods. Arterials typically have restrictions on the number and location of driveways. In this case, access to the new residential development will be from Reed Avenue.

- B. 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.
- C. The City’s Community Housing Plan contains policies and implementation strategies that address:
 1. Creating a wide variety of housing types across the City.
 2. Encouraging innovation in housing design compatible with neighborhoods that are creative, aesthetically pleasing and provide attractive public spaces.
 3. Creating affordable and transitional housing.
 4. Supporting home ownership for a variety of income levels.
 5. Including public and neighborhood participation and interaction in the design process.
 6. Policies and programs that preserve housing opportunities as well as business opportunities within the City to ensure the continued existence of a population base and business base.

VICINITY MAP



SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

RECEIVED

AUG 07 2008

CITY COUNCIL TRANSMITTAL

CITY RECORDER



David Everitt, Chief of Staff

Date Received: July 31, 2008

Date Sent to City Council: 8/7/2008

TO: Salt Lake City Council
Jill Remington-Love, Chair

DATE: July 29, 2008

FROM: Frank Gray, Community & Economic Development Department Director

RE: Petition 400-08-04: Zoning Map Amendment by Gerald Burt requesting a rezone of portions of the property located at 754 North 300 West Street to facilitate the construction of a new residential development in the Capitol Hill Historic District.

STAFF CONTACTS: Janice Lew, Principal Planner, at 535-7625 or
janice.lew@slcgov.com

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

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: This rezoning request by Gerald Burt is associated with a proposal to develop a 0.37 acre assemblage of four parcels located on the southeast corner of the intersection of 300 West Street and Reed Avenue. The property contains three (3) parcels which are zoned Mixed Use (MU) and one (1) that is zoned Special Development Pattern Residential (SR-1A). The applicant proposes to construct three (3) single-family attached dwellings on the MU zoned property facing 300 West and a single-family detached residence with a detached garage on the SR-1A zoned parcel facing Reed Avenue. The proposed zoning map amendment would square-off the currently "ell" shaped SR-1A zoned parcel by exchanging approximately 600 square feet

451 SOUTH STATE STREET, ROOM 404

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TELEPHONE: 801-535-6230 FAX: 801-535-6005

WWW.SLCGOV.COM/CD



of the MU zoned property on the north of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end.

The proposal also includes a minor subdivision request. The existing parcels were reconfigured to accommodate multiple fault lines located within the property. The preliminary subdivision request was approved by an administrative hearing officer on May 12, 2008, and the final plat is currently under City review. The rezone would coordinate zoning boundary lines with the new location of the property lines.

Analysis: The proposed zoning map amendment would square-off the currently “ell” shaped SR-1A zoned parcel by exchanging approximately 600 square feet of the MU zoned property on the north of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end. The SR-1A zoned parcel would then meet the minimum lot area and lot width requirements of the Zoning Ordinance, and accommodate a driveway to a garage located to the rear of the proposed home.

The applicable City Departments/Divisions were contacted. The Planning Division has not received any departmental comments that cannot be reasonably fulfilled or that would warrant denial of the zoning change (see pages 20-26 of the attached staff report in Exhibit 4ii).

Master Plan Considerations: Capitol Hill Community Master Plan (2001)

The subject property is located in the Capitol Hill Planning Community and is governed by the land use policies of the *Capitol Hill Master Plan*. The MU zoned property is identified as “high density mixed use” and the SR-1A zoned property is identified as “low density residential.” The proposed single-family attached and single-family detached dwelling units are allowed in the respective zones as permitted uses. Furthermore, the master plan identifies the area between 600-900 North and 300-400 West as a “mixed use” area allowing both low-density residential and non-residential development as well as higher density residential uses. The following policies regarding West Capitol Hill are outlined in the plan and are relevant to the proposed development:

- Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill neighborhood.
- Ensure infill development is compatible with neighborhood characteristics.
- Incorporate adequate landscaping into all future development.

The Historic Preservation section of the master plan recommends a thorough application of historic preservation standards and design guidelines, especially relative to new construction, so that historic neighborhood fabric, character, and livability are not compromised.

Salt Lake City Housing Plan (2000)

The following City Council policies regarding housing are outlined in the Salt Lake City Housing Plan and are relevant to the proposed development:

- The City Council supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types of developments and intensities of residential development.
- The City Council encourages architectural designs compatible with neighborhoods that:
 - Make good use of and incorporate open space, even minimal amounts;
 - Interface well with public space;
 - Address parking needs in the least obtrusive manner possible; and
 - Are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, resident gardens, etc.

The request supports the *Salt Lake City Housing Plan* policies in that it provides a diverse housing stock, and it addresses parking needs in a non-obtrusive manner by placing the required parking toward the rear of the properties.

Transportation Master Plan (2006)

UDOT operates and maintains 300 West, which is a state highway that functions as an arterial street. The Transportation Master Plan recognizes the benefits of maintaining the function of arterial streets while allowing them to feel as if they are a part of neighborhoods. Arterials typically have restrictions on the number and location of driveways. In this case, access to the new residential development will be from Reed Avenue.

PUBLIC PROCESS:

The Capitol Hill Community Council reviewed the proposal twice. RDA project manager, Matt Dahl presented the project to the community council on January 31, 2008. No objections to the applicant's request to finalize the zoning amendment after building permits had been issued were voiced by those at the meeting. Following their March 18, 2008 meeting, the Community Council provided a letter indicating that they had voted unanimously to send a favorable recommendation to the Planning Commission and City Council regarding the proposed zoning change. Other than the Community Council input, staff did not received any individual comments from the public on this request.

A request to construct a residential development on the subject property was considered and approved by the Historic Landmark Commission on May 7, 2008. The Historic Landmark Commission also passed a motion to forward a favorable recommendation to the Planning Commission to rezone portions of the subject property for the proposed improvements.

The Planning Commission held a public hearing on June 25, 2008. No new comments from the public were received at that time. The Planning Commission unanimously passed a motion to forward a favorable recommendation to the City Council to rezone the subject property as requested to facilitate the construction of a new residential development.

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). Salt Lake City Code Chapter 21A.50.050 Standards for General Amendments

These standards were evaluated in the Planning Commission staff report and considered by the Planning Commission. Discussion and findings for these standards are found on pages 3-6 of the staff report in Exhibit 4ii (attached).

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5. Original Petition

- i. Petition 400-08-04 Reed Avenue Lofts Zoning Map Amendment

Exhibit 1

Chronology

Chronology

February 12, 2008	Petition submitted to the Planning Division
February 21, 2008	Petition assigned to Janice Lew
March 19, 2008	Recommendation by Capitol Hill Community Council
May 7, 2008	Recommendation by Historic Landmark Commission
June 10, 2008	Notice of Planning Commission public hearing
June 20, 2008	Staff report posted on web page
June 25, 2008	Planning Commission public hearing
June 30, 2008	Ordinance request sent to City Attorney
July 9, 2008	Planning Commission ratified minutes of June 25, 2008 meeting

Exhibit 2
Ordinance

SALT LAKE CITY ORDINANCE
No. _____ of 2008
(Rezoning Portions of Property Located at 754 North 300 West)

AN ORDINANCE REZONING PORTIONS OF PROPERTY LOCATED AT 754
NORTH 300 WEST, AND AMENDING THE ZONING MAP PURSUANT TO PETITION
NO. 400-08-04

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on June 25, 2008 to consider the application of Gerald Burt for a zoning map amendment; and

WHEREAS, the applicant, Gerald Burt, was selected by the Salt Lake City Redevelopment Agency (RDA) to develop the subject property (the “Property”) located at 754 North 300 West, which contains four (4) parcels (Tax ID Nos. 08-25-455-001, 08-25-455-002, 08-25-455-034, and 08-25-455-035); and

WHEREAS, the parcel identified as Tax ID No. 08-25-455-035 is zoned Special Development Pattern Residential (SR-1A) and the remaining three parcels on the Property are zoned Mixed Use (MU); and

WHEREAS, the applicant received preliminary subdivision approval for the Property to accommodate three attached single-family residential dwellings on the three parcels designated Mixed Use (MU) and a single family residential dwelling with a detached garage on the parcel designated Special Development Pattern Residential (SR-1A) and in order to develop around existing seismic fault lines, and the applicant’s petition for final subdivision approval for the Property is presently pending; and

WHEREAS, the applicant has requested that the zoning map be amended to rezone portions of its Property to reflect an exchange of approximately 600 square feet of the Property

presently zoned Mixed Use (MU) with approximately 750 square feet of the Property presently zoned Special Development Pattern Residential (SR-1A) to coordinate lot lines with zoning designations; and

WHEREAS, at its June 25, 2008 public hearing, the Planning Commission voted in favor of recommending the applicant's proposed zoning map amendment to the Salt Lake City Council ("City Council"); and

WHEREAS, the City Council held a public hearing on this matter and has determined that the following ordinance is in the City's best interests,

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

SECTION 1. Rezoning of property. That a portion of the Property located at 754 North 300 West currently zoned as Mixed Use (MU) with an approximate area of 600 square feet shall be and hereby is rezoned as Special Development Pattern Residential (SR-1A) and that a portion of the subject Property currently zoned as Special Development Pattern Residential (SR-1A) with an approximate area of 750 square feet shall be and hereby is rezoned as Mixed Use (MU), as depicted and/or described in Exhibit "A" attached hereto.

SECTION 2. Amending zoning map. That 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. Effective Date. This ordinance shall become effective on the date of its first publication and the amended zoning map shall be recorded with the Salt Lake County Recorder.

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: _____.

HB_ATTU-#5175-v1-Ordinance_-_Reed_Avenue_Lofts_Rezoning_

APPROVED AS TO FORM
Salt Lake City Attorney's Office
DATE August 8, 2008
Paul C. Nielson
Paul C. Nielson, SR. CITY ATTORNEY

EXHIBIT A
Legal Descriptions

Petition 400-08-04

PARCELS OF LAND LOCATED IN LOT 4, BLOCK 150, PLAT A, SALT LAKE CITY SURVEY. BASIS OF BEARING NORTH 00°01'05" WEST ALONG THE MONUMENT LINE IN 300 WEST STREET BETWEEN THE MONUMENTS AT REED AVENUE AND 700 NORTH STREET AS SHOWN IN THAT BOUNDARY SURVEY PREPARED BY BENCHMARK ENGINEERING & LAND SURVEYING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MU Property

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING SOUTH 00°01'05" EAST 4.17 FEET ALONG SAID MONUMENT LINE AND SOUTH 89°58'45" EAST 67.95 FEET FROM THE MONUMENT IN 300 WEST STREET AND REED AVENUE AND RUNNING THENCE SOUTH 89°58'45" EAST ALONG THE NORTH LINE OF SAID BLOCK 113.02 FEET; THENCE SOUTH 99.00 FEET; THENCE NORTH 89°58'45" WEST 13.98 FEET; THENCE SOUTH 00°01'05" EAST 1.00 FOOT; THENCE NORTH 89°58'45" WEST 99.00 FEET TO THE WESTERLY LINE OF SAID BLOCK; THENCE NORTH 00°01'05" WEST ALONG SAID LINE 100.00 FEET TO THE POINT OF BEGINNING.

SR-1A Property

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID BLOCK, SAID POINT BEING SOUTH 00°01'05" EAST 4.17 FEET ALONG SAID MONUMENT LINE AND SOUTH 89°58'45" EAST 180.97 FEET FROM THE MONUMENT IN 300 WEST STREET AND REED AVENUE, AND RUNNING; THENCE SOUTH 89°58'45" EAST 51.98 FEET ALONG THE NORTH LINE OF SAID BLOCK TO THE NORTHEAST CORNER OF LOT 4 OF SAID BLOCK; THENCE SOUTH 00°01'05" EAST 99.00 FEET ALONG THE EAST LINE OF SAID LOT; THENCE NORTH 89°58'45" WEST 52.02 FEET; THENCE NORTH 99.00 FEET TO THE POINT OF BEGINNING.

Affected Sidwell Numbers:

08-25-455-001
08-25-455-002
08-25-455-034
08-25-455-035

Exhibit 3
City Council Notice
and Mailing List

Exhibit 3i
City Council Hearing Notice

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will review **Petition No. 400-08-04** by Gerald Burt. The petitioner requests a zoning map amendment for the property located at approximately 754 North 300 West Street in the Capitol Hill Historic District. The subject property is comprised of four (4) parcels, three (3) of which are zoned Mixed Use (MU) and one (1) that is zoned Special Development Pattern Residential (SR-1A). The applicant proposes to exchange approximately 600 square feet of the MU zoned property on the north end of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end. This will facilitate the construction of a new residential development and coordinate zoning boundary lines with the location of property lines.

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

DATE:

TIME: 7:00 P.M.

PLACE: City Council Chambers
Room 415
City and County Building
451 South State Street
Salt Lake City

If you have any questions relating to this proposal, please attend the meeting or call Janice Lew at 535-7625, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this City Council 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 ADA coordinator at 535-7971; TDD 535-6220.

Exhibit 3ii
Mailing List



GATHERUM RICHARD G AND BARTON KEITH A (TC)
1983 E FOREST CREEK LN
COTTONWOOD HTS UT 84121

LEWIS JONES LLC
1702 CANYON CIRCLE
FARMINGTON UT 84025

HOMER PROPERTIES LC
718 N 300 W
SALT LAKE CITY UT 84103 1402

GREEN MICHAEL A
244 W REED AVE
SALT LAKE CITY UT 84103

LUBECK ARDEN A
721 N NORTHVIEW CIR
SALT LAKE CITY UT 84103

JENSEN KRISTEN
251 W 700 N
SALT LAKE CITY UT 84103 1822

GROBSTEIN AUDREY AND BUSCH MICHAEL AND JOHN (JT)
723 N 300 W
SALT LAKE CITY UT 84103 1402

MC KENDRICK MICHAEL W AND JOYCE C (JT)
328 W 700 N
SALT LAKE CITY UT 84103 1324

LIEBICH THOMAS AND FREI LINDSAY JT
252 W FERN AVE
SALT LAKE CITY UT 84103 1825

HAMILTON MARIA
262 W 700 N
SALT LAKE CITY UT 84103 1823

NAK LYNETTE C TR
216 W FERN AVE
SALT LAKE CITY UT 84103 1825

MCKAY MARY E ET AL
4220 NORTH 500 WE ST
OGDEN UT 84414

HEATH MAX M AND NATALIE B TC
1630 E 2450 S #237
ST GEORGE UT 84770

OLSEN JEFF C AND SPENCER A TC
226 W FERN AVE
SALT LAKE CITY UT 84103 1825

NTS INVESTMENTS LLC
320 W 500 S #16
SALT LAKE CITY UT 84101 1709

HEDEGAARD VERN AND DEBORAH JT
464 N PUGSLEY ST
SALT LAKE CITY UT 84103

PICKETT TIM M
244 W 700 N
SALT LAKE CITY UT 84103 1822

O'BRIEN GRETA P
PO BOX 920031
SNOWBIRD UT 84092 0031

JULIEN NATHAN R
1890 S BROWNS PARK DR
BOUNTIFUL UT 84010

POLLYANNA APARTMENTS LLC
4128 S OLD FARM WY
MURRAY UT 84107 2441

OLIVARES CHRISTOPHER R
247 W REED AVE
SALT LAKE CITY UT 84103

LUBECK ARDEN
721 N NORTHVIEW CIR
SALT LAKE CITY UT 84103

REDEVELOPMENT AGENCY OF SALT LAKE CITY
451 S STATE ST #418
SALT LAKE CITY UT 84111 3101

OVIATT MCCALL AND MATT JT
313 W 800 N
SALT LAKE CITY UT 84103 1417

MOXY OTTILLIA LLC
215 W FERN AVE
SALT LAKE CITY UT 84103 1825

REYNOLDS CHRISTOPHER S AND ERIN C JT
768 N 300 W
SALT LAKE CITY UT 84103 1406

PAPEZ JAROSLAV
341 W REED AVE
SALT LAKE CITY UT 84103 1433

POLLOCK JIM C AND THERESA M JT
240 W 700 N
SALT LAKE CITY UT 84103 1822

RIO TERI TR
279 W STERLING DR
BOUNTIFUL UT 84010

ROGERS VINCE R
856 N HILLTOP RD
SALT LAKE CITY UT 84103 3313





ALESSI MATTHEW R
249 W REED AVE
SALT LAKE CITY UT 84103

APGOOD DEE LYNN AND ANALEE JT
644 N 200 W
SALT LAKE CITY UT 84103 1816

ANDERSON MATTHEW S AND SADIE C JT
210 W FERN AVE
SALT LAKE CITY UT 84103 1825

ANDERSON RUDY F
40 S VAN DORN ST #401
ALEXANDRIA VA 22304 4217

BAIRD ROBERT
12642 STOUTWOOD
POWAY CA 92064

BRINGHURST MIKI
7672 S AVONDALE DR
COTTONWOOD HTS UT 84121

BUDERIM PROPERTIES LLC
353 W REED AVE
SALT LAKE CITY UT 84103 1433

BOSTEELS THOMAS M AND TCACIUC ISABELLA
JT
235 W REED AVE
SALT LAKE CITY UT 84103

BROWER DIRK AND CHERYL LYNN JT
735 N WALL ST
SALT LAKE CITY UT 84103 1837

BURNETT STEVE R AND JUDITH E JT
319 W 800 N
SALT LAKE CITY UT 84103 1417

CANNON CONSULTANTS LLC
455 E 400 S #400
SALT LAKE CITY UT 84111 3005

BROWN STEPHEN C JR
230 W FERN AVE
SALT LAKE CITY UT 84103 1825

BYTHEWAY EARL M
259 W FERN AVE
SALT LAKE CITY UT 84103 1825

DAKIS EMANUEL
237 W FERN AVE
SALT LAKE CITY UT 84103 1825

CLARK SCOTT W AND BONNIE JEAN JT
225 W REED AVE
SALT LAKE CITY UT 84103

CANNON CONSULTANTS LLC
455 E 400 S #400
SALT LAKE CITY UT 84111 3005

FELSTED RAYMOND K
1048 W EUCLID AVE
SALT LAKE CITY UT 84104 1812

DOLPH MATTHEW J
221 W FERN AVE
SALT LAKE CITY UT 84103 1825

CARR JACK S
763 N WALL ST
SALT LAKE CITY UT 84103 1837

HEATH MAX M AND NATALIE B TC
1630 E 2450 S #237
ST GEORGE UT 84770

FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 WISCONSIN AVE
WASHINGTON DC 20016

D U COMPANY INC
53 W ANGELO AVE
SALT LAKE CITY UT 84115 3719

HOLDER BRYON J AND JOYCE D JT
275 W FERN AVE
SALT LAKE CITY UT 84103 1825

GARCIA MARGARET AND JUANITA JT
260 W 700 N
SALT LAKE CITY UT 84103 1822

D U COMPANY INC
53 W ANGELO AVE
SOUTH SALT LAKE UT 84115 3719

HORNE THOMAS B DBA: BARTON INVESTMENT
CO
367 W 900 N
SALT LAKE CITY UT 84103 1423

GINMAN MARIE AND DILLMAN DEE JT
PO BOX 1763
SALT LAKE CITY UT 84110 1763

D U COMPANY INC AND LOFTIS BENJAMIN F
PO BOX 65809
SALT LAKE CITY UT 84165 0809

ICHASE PROPERTIES LTD
8734 S CENTER ST
SANDY UT 84070 1524

HENSHAW DAVID R
3547 S 400 E
BOUNTIFUL UT 84010



POPE KATHY E
PO BOX 511464
SALT LAKE CITY UT 84151 1464

ROBERTSON DAVID A
335 W REED AVE
SALT LAKE CITY UT 84103 1433

ROYBAL RITA L
251 W REED AVE
SALT LAKE CITY UT 84103

ROBERTSON WILFRED AND CLEA JT
225 W FERN AVE
SALT LAKE CITY UT 84103 1825

ROMNEY LISA R
228 E 500 S #104
SALT LAKE CITY UT 84111 3204

SALT LAKE CITY CORP
451 S STATE ST #245
SALT LAKE CITY UT 84111 3102

SALT LAKE CITY CORPORATION
451 S STATE ST #225
SALT LAKE CITY UT 84111 3101

SALT LAKE COUNTY
2001 S STATE ST #N4500
SALT LAKE CITY UT 84115 2314

VINA INVESTMENT PARTNERSHIP
351 W 400 S
SALT LAKE CITY UT 84101 1707

SANDOVAL TOM D
331 W REED AVE
SALT LAKE CITY UT 84103 1433

SHAVER MONSON W III
257 W 700 N
SALT LAKE CITY UT 84103 1822

WEST CAPITOL HILL LLC
4915 S WAIMEA WY
HOLLADAY UT 84117 6445

SHAVER MONSON W III
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UHLIR JAN
925 S PUEBLO ST
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WORTHEN JAMES M AND COLLEEN P TRS
3002 W 3835 S
WEST VALLEY UT 84119 4538

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WILSON LOUIS
215 W REED AVE
SALT LAKE CITY UT 84103

XELA CONTRACTORS LLC
13736 S MT OLYMPUS PK DR
RIVERTON UT 84096

WEST CAPITOL HILL LLC
4915 S WAIMEA WY
HOLLADAY UT 84117 6445

WORLD ENTERPRISES
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SALT LAKE CITY UT 84165 0644

CAPITAL HILL LANAIS TRUST
13553 POWAY RD #608
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JANICE LEW
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WAYNE F GREEN
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SALT LAKE CITY UT 84103

HLC Meeting 5.7.08
Janice Lew: Case no. 470-08-06



460-08-04

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0825453016
RESIDENT
9266 PAR COURT
PARK CITY UT 84098

0825457001
RESIDENT
674 N 300 W
SALT LAKE CITY UT 84103

0825457016
RESIDENT
1702 CANYON CIRCLE
FARMINGTON UT 84025

0825457005
RESIDENT
257 W 700 N
SALT LAKE CITY UT 84103

0825457006
RESIDENT
257 W 700 N
SALT LAKE CITY UT 84103

0825457007
RESIDENT
251 W 700 N
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*Polly Hart
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*Janice Lew
Planning Division
PO Box 145480
SLC, UT 84114*

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GATHERUM RICHARD G AND BARTON KEITH A
(TC)
1983 E FOREST CREEK LN
COTTONWOOD HTS UT 84121

LEWIS JONES LLC
1702 CANYON CIRCLE
FARMINGTON UT 84025

HOMER PROPERTIES LC
718 N 300 W
SALT LAKE CITY UT 84103 1402

GREEN MICHAEL A
244 W REED AVE
SALT LAKE CITY UT 84103

LUBECK ARDEN A
721 N NORTHVIEW CIR
SALT LAKE CITY UT 84103

JENSEN KRISTEN
251 W 700 N
SALT LAKE CITY UT 84103 1822

GROBSTEIN AUDREY AND BUSCH MICHAEL AND
JOHN (JT)
723 N 300 W
SALT LAKE CITY UT 84103 1402

MC KENDRICK MICHAEL W AND JOYCE C (JT)
328 W 700 N
SALT LAKE CITY UT 84103 1324

LIEBICH THOMAS AND FREI LINDSAY JT
252 W FERN AVE
SALT LAKE CITY UT 84103 1825

HAMILTON MARIA
262 W 700 N
SALT LAKE CITY UT 84103 1823

NAK LYNETTE C TR
216 W FERN AVE
SALT LAKE CITY UT 84103 1825

MCKAY MARY E ET AL
4220 NORTH 500 WE ST
OGDEN UT 84414

HEATH MAX M AND NATALIE B TC
1630 E 2450 S #237
ST GEORGE UT 84770

OLSEN JEFF C AND SPENCER A TC
226 W FERN AVE
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NTS INVESTMENTS LLC
320 W 500 S #16
SALT LAKE CITY UT 84101 1709

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BOUNTIFUL UT 84010

POLLYANNA APARTMENTS LLC
4128 S OLD FARM WY
MURRAY UT 84107 2441

OLIVARES CHRISTOPHER R
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LUBECK ARDEN
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SALT LAKE CITY UT 84103

REDEVELOPMENT AGENCY OF SALT LAKE CITY
451 S STATE ST #418
SALT LAKE CITY UT 84111 3101

OVIATT MCCALL AND MATT JT
313 W 800 N
SALT LAKE CITY UT 84103 1417

MOXY OTTILLIA LLC
215 W FERN AVE
SALT LAKE CITY UT 84103 1825

REYNOLDS CHRISTOPHER S AND ERIN C JT
768 N 300 W
SALT LAKE CITY UT 84103 1406

PAPEZ JAROSLAV
341 W REED AVE
SALT LAKE CITY UT 84103 1433

POLLOCK JIM C AND THERESA M JT
240 W 700 N
SALT LAKE CITY UT 84103 1822

RIO TERI TR
279 W STERLING DR
BOUNTIFUL UT 84010

ROGERS VINCE R
856 N HILLTOP RD
SALT LAKE CITY UT 84103 3313





ALESSI MATTHEW R
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APGOOD DEE LYNN AND ANALEE JT
644 N 200 W
SALT LAKE CITY UT 84103 1816

ANDERSON MATTHEW S AND SADIE C JT
210 W FERN AVE
SALT LAKE CITY UT 84103 1825

ANDERSON RUDY F
40 S VAN DORN ST #401
ALEXANDRIA VA 22304 4217

BAIRD ROBERT
12642 STOUTWOOD
POWAY CA 92064

BRINGHURST MIKI
7672 S AVONDALE DR
COTTONWOOD HTS UT 84121

BUDERIM PROPERTIES LLC
353 W REED AVE
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BOSTEELS THOMAS M AND TCACIUC ISABELLA
JT
235 W REED AVE
SALT LAKE CITY UT 84103

BROWER DIRK AND CHERYL LYNN JT
735 N WALL ST
SALT LAKE CITY UT 84103 1837

BURNETT STEVE R AND JUDITH E JT
319 W 800 N
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CANNON CONSULTANTS LLC
455 E 400 S #400
SALT LAKE CITY UT 84111 3005

BROWN STEPHEN C JR
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BYTHEWAY EARL M
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WASHINGTON DC 20016

D U COMPANY INC
53 W ANGELO AVE
SALT LAKE CITY UT 84115 3719

HOLDER BRYON J AND JOYCE D JT
275 W FERN AVE
SALT LAKE CITY UT 84103 1825

GARCIA MARGARET AND JUANITA JT
260 W 700 N
SALT LAKE CITY UT 84103 1822

D U COMPANY INC
53 W ANGELO AVE
SOUTH SALT LAKE UT 84115 3719

HORNE THOMAS B DBA: BARTON INVESTMENT
CO
367 W 900 N
SALT LAKE CITY UT 84103 1423

GINMAN MARIE AND DILLMAN DEE JT
PO BOX 1763
SALT LAKE CITY UT 84110 1763

D U COMPANY INC AND LOFTIS BENJAMIN F
PO BOX 65809
SALT LAKE CITY UT 84165 0809

ICHASE PROPERTIES LTD
8734 S CENTER ST
SANDY UT 84070 1524

HENSHAW DAVID R
3547 S 400 E
BOUNTIFUL UT 84010



POPE KATHY E
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Janice Lew: Case no. 470-08-06





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SLC, Utah 84103

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SLC, UT. 84109

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SALT LAKE CITY UT 84103

Janice Lew
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SLC, UT 84114

0825457006
RESIDENT
257 W 700 N
SALT LAKE CITY UT 84103

0825457007
RESIDENT
251 W 700 N
SALT LAKE CITY UT 84103

0825457008
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1890 S BROWNS PARK DR
BOUNTIFUL UT 84010

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Exhibit 4
Planning Commission

Public Hearing Notice/Postmark/Agenda
Staff Report
Minutes

Exhibit 4i
Public Hearing Notice/Postmark/Agenda

SALT LAKE CITY PLANNING
In Room 315 of the City & County Building at 451 South State Street
Wednesday, June 25, 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/Training Session The Planning Commission may also discuss project updates, the Downtown and Gateway Zones, and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, June 11, 2008

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

ISSUES ONLY HEARING

1. **Petitions 400-07-15 and 400-07-16 Parleys Way Wal-Mart Rezoning and Master Plan Amendment**—a request by CLC Associates, Inc. on behalf of Wal-Mart for a zoning map amendment and a master plan amendment to the East Bench Master Plan located at approximately 2705 East Parleys Way. The parcel is currently zoned Community Business (CB) and the site is developed with a non-complying use (supercenter) in a non-conforming structure. CLC Associates, Inc. is requesting that the property be rezoned to CS Community Shopping to allow for the construction of a new supercenter. The property is located in City Council District Seven represented by Council Member Søren Simonsen (Staff contact: Nick Britton at 801-535-7932 or nick.britton@slcgov.com).

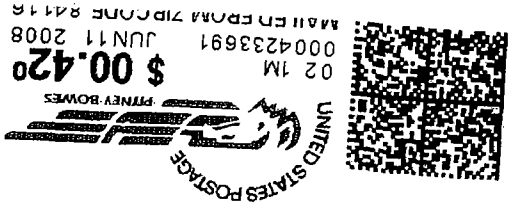
PUBLIC HEARING

1. **Petition 410-08-17, a Construction Waste Landfill**—a request for a Conditional Use submitted by Central Valley Water Reclamation FAC, located at approximately 7301 West 1300 South. The property is located in City Council District Two represented by Council Member Van Turner (Staff contact: Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
2. **490-08-18 – Bilanzich Subdivision Amendment**—a request by Russ Naylor for a subdivision amendment located at approximately 2347 South Lakeline Drive. This property is located in City Council District Seven represented by Council Member Søren Simonsen (Staff contact: Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
3. **Downtown in Motion Plan**—the plan is a culmination of an effort between Salt Lake City Transportation and Planning Divisions, the Redevelopment Agency of Salt Lake City, Downtown Alliance, Salt Lake Chamber, Utah Transit Authority, and the Utah Department of Transportation, to arrive at a comprehensive approach to Downtown Salt Lake transportation issues. (Staff contact: Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
4. **Petition 400-08-04, Zoning Map Amendment**—a request by Gerald Burt, requesting a zoning map amendment for the property located at approximately 754 North 300 West Street in the Capitol Hill Historic District. The subject property is comprised of four (4) parcels, three (3) of which are zoned Mixed Use (MU) and one (1) that is zoned Special Development Pattern Residential (SR-1A). The applicant is proposing to construct three (3) attached single-family dwellings on the MU zoned parcels and a single-family home on the SR-1A zoned parcel. To accommodate the new development, the applicant proposes to exchange approximately 600 square feet of the MU zoned property on the north end of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end. The property is located in City Council District Three represented by Council Member Eric Jergensen (Staff contact: Janice Lew at 535-7625 or janice.lew@slcgov.com).
5. **Petition No. 410-08-49 Redman Building Condominiums Planned Development Amendment**—a request by Kevin Packer, Pacific Park Investment LC, for property located at 1240 East 2100 South. The proposed amendment is to develop sufficient on-site and off-site parking and forgo construction of a previously approved parking structure for the mixed-use planned development. The planned development contains four (4) commercial units and twelve (12) residential units. The property is zoned Sugar House Business District (CSHBD-1). The property is in City Council District 7 represented by Council Member Søren Simonsen (Staff contact: Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
6. **Petition 400-08-08, Declaration of Surplus Property and Street Closure**—a request by Thomas A. Wolff to close and declare surplus property a portion of Hot Springs Road between approximately Duluth Avenue and 1500 North. The adjacent properties are located in the Heavy Manufacturing (M-2) Zoning District and in Council District Three represented by Council Member Eric Jergensen (Staff contact: Katia Pace at 535-6354 or katia.pace@slcgov.com).
7. **Petition 400-08-16, initiated by the Salt Lake City Mayor**—a request to amend the Salt Lake City Ordinances to facilitate an approval processes for temporary construction-related activities in portions of Salt Lake City, that grants the authority to City administrative staff to allow additional temporary signage within business areas impacted by high levels of construction activity. This proposal affects business areas citywide (Staff contact: Everett Joyce at 535-7930 or everett.ioyce@slcgov.com).
8. **Everest Builders LLC. Planned Development and Preliminary Condominium Plat**—a request by Everest Builders LLC, represented by Eric Saxey, for a residential planned development and preliminary condominium plat located at approximately 256, 262 and 268 South 700 East and 673 and 695 East 300 South Street in the Central City Historic District. The property is zoned RMF-45, Moderate/High Density Multi Family Residential in the Central City Historic District. The property is located in City Council District 4, represented by Council Member Luke Garrott. (Staff contact: Robin Zeigler at 535-7758 or robin.zeigler@slcgov.com).
 - a. Petition 410-08-38 Planned Development— a request by the applicant for more than one principal building with frontage.
 - b. Petition 490-08-09 Preliminary Condominium Plat—a request by the applicant for preliminary approval of a new 19 unit residential condominium development.

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 end of business the Friday prior to the meeting, and minutes will be posted end of business two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

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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.

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Exhibit 4ii
Staff Report

PLANNING COMMISSION
STAFF REPORT



Planning and Zoning
Division
Community & Economic
Development Department

Reed Avenue Lofts Zoning Amendment

Petition 400-08-04

754 North 300 West Street in the Capitol Hill Historic District

June 25, 2008

Applicant:

Gerald Burt, developer

Staff:

Janice Lew
(801) 535-7625
janice.lew@slcgov.com

Tax ID:

08-25-455-002
08-25-455-035
08-25-455-001
08-25-455-034

Current Zone:

SR-1A (Special Development
Pattern Residential)
MU (Mixed Use)

Council District:

Three, Council Member Eric
Jergensen

Acreage: 0.37 acres

Current Use:

Vacant

Applicable City Code Land

Use Regulations:

- Chapter 21A.50
- 21A.24.080 SR-1A
- 21A.32.130 MU

Attachments:

- A. Submittal
- B. Public Comment
- C. Departmental Comment
- D. Photographs

REQUEST

The Salt Lake City Redevelopment Agency (Agency) selected Gerald Burt to develop a 0.37 acre assemblage of four parcels located on the southeast corner of the intersection of 300 West Street and Reed Avenue. The property contains three (3) parcels which are zoned MU Mixed Use and one (1) that is zoned SR-1A Special Development Pattern Residential. The applicant proposes to construct three (3) attached single-family dwellings on the MU zoned property and a single-family residence with a detached garage on the SR-1A parcel. The applicant has requested approval of a zoning amendment to facilitate the construction of the proposed new residential development.

PUBLIC NOTICE

Public notice was mailed on June 10, 2008 to all property owners within four hundred and fifty feet (450') of the subject property and the chair of the Capitol Hill Community Council, which satisfies the Zoning Ordinance requirement for fourteen (14) day notice. The applicant met with the Capitol Hill Community Council on January 31 and March 19, 2008 regarding a rezone request. Attachment B includes a copy of the Community Council's comments. Notice was also sent to interested parties on the Planning Division list-serve and posted on the Planning Division's Web site. Signs were posted on the subject property on June 13, 2008, meeting the ten (10) day minimum posting requirement.

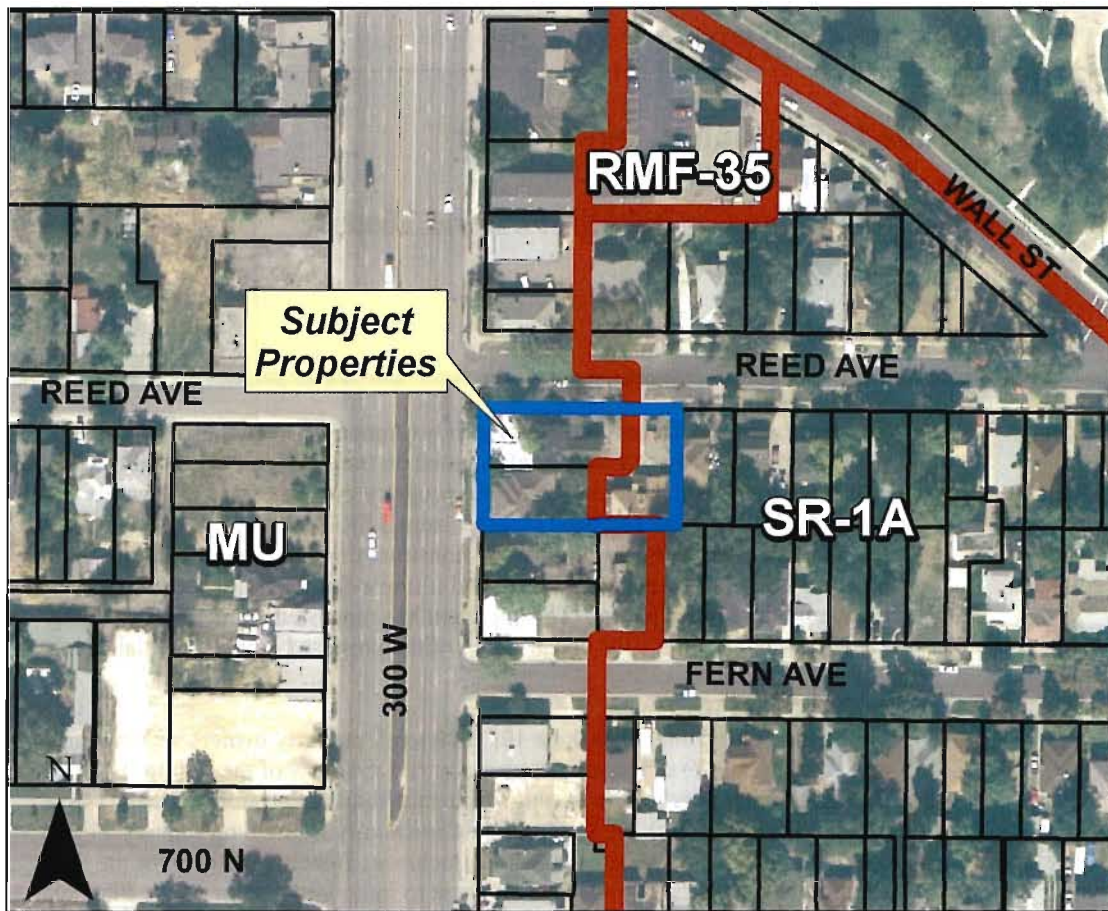
STAFF RECOMMENDATION:

Base upon the analysis and findings in this staff report, Planning staff recommends that the Planning Commission forward a favorable recommendation to the City Council to rezone the subject property as requested to facilitate the construction of a new residential development.

OPTIONS

1. The Planning Commission may forward a favorable recommendation to the City Council regarding the zoning amendment upon creating findings that indicate the amendment is consistent with the standards listed in the Zoning Ordinance.
2. The Planning Commission may determine that there are insufficient public policy reasons to justify the zoning amendment and forward an unfavorable recommendation to the City Council.
3. The Planning Commission may continue the request and require additional information of the applicant or staff.

VICINITY MAP



BACKGROUND, ANALYSIS AND FINDINGS:

BACKGROUND/DESCRIPTION

In November 2002, the Redevelopment Agency approved the purchase of the property located on the south east corner of 300 West Street and Reed Avenue. From 2003 to 2006, the Agency applied for and received approval to demolish two buildings determined to be non-contributing (754 North 300 West and 261 West Reed Avenue) and one contributing building (748-752 North 300 West) located on the subject property.

The building located at 261 West Reed Avenue was constructed to house the production facility for Morrison Meat Pies. The building located at 754 North 300 West Street originally consisted of an adobe house built by a prominent Hawaiian immigrant, John W. Kaulainamoku, between 1879 and 1884. Over the years, a number of alterations were made to the house. A second building was constructed in front of the house in the 1930's, and the two buildings were connected at a later date. In June of 2003, the Planning Division Director made a determination that these two buildings were non-contributing, and they were demolished in 2005.

The third building was a single-story duplex constructed between 1899 and 1910 located at 748 North 300 West. On January 4, 2006, the Historic Landmark Commission upheld an economic hardship determination by the Economic Review Panel regarding this property. Landscape plans were approved for all three sites as an interim reuse.

A request to construct a residential development including three (3) single-family attached dwellings and a single-family residence on the subject property was considered and approved by the Historic Landmark Commission on May 7, 2008. **The Historic Landmark Commission also passed a motion to forward a**

positive recommendation to the Planning Commission to rezone portions of the subject property to accommodate the new development.

The applicant's proposal includes a rezone request (Petition 400-08-04) and preliminary minor subdivision request (Petition 490-08-06) to reconfigure the property for the proposed improvements. The preliminary subdivision request was approved by an administrative hearing officer on May 12, 2008 and the final plat is currently under City review. The existing parcels were reconfigured to accommodate multiple fault lines located within the property. The rezone request will be considered by the Planning Commission and City Council. The proposed zoning amendment would square-off the currently "ell" shaped SR-1A zoned parcel by exchanging approximately 600 square feet of the MU zoned property on the north end of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end. The rezone would coordinate zoning boundary lines with the proposed new location of the property lines. The SR-1A zoned parcel would then meet the minimum lot width requirement of the Zoning Ordinance and accommodate a driveway to a garage located to the rear of the proposed home.

Since the entire property will be used for residential purposes, the proposed project would be allowed to obtain building permits once the subdivision and Historic Landmark Commission processes are complete.

COMMENTS

Public Comment:

RDA project manager, Matt Dahl presented the project to the Capitol Hill Community Council on January 31, 2008. No objections were voiced by those at the meeting to the applicant's request to finalize a zoning amendment after building permits had been issued. Following their March 18, 2008 meeting, the community council provided a letter which is attached to this staff report as Attachment B indicating that the Community Council had voted unanimously to send a favorable recommendation to the Planning Commission and City Council regarding the proposed zoning change.

Division Comments:

The comments received from pertinent City Departments/Divisions are attached to this staff report as Attachment C. The applicant shall fulfill all departmental comments prior to final plat approval and recordation. The Planning Division has not received any departmental comments that cannot be reasonably fulfilled or that would warrant denial of the rezone petition.

STAFF ANALYSIS AND FINDINGS

Zoning Map Amendment Analysis and Findings

City Code 21A.509.050 (Standards for General Amendments) states that a decision to amend the zoning map 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 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: A description of the pertinent policy documents is provided below.

Master Plan Discussion

The subject property is located in the Capitol Hill Planning Community and is governed by the land use policies of the *Capitol Hill Master Plan* (2001). The MU zoned property is identified as “high density mixed use” and the SR-1A zoned property is identified as “low density residential.” The proposed single-family attached and single-family detached dwelling units are allowed in the respective zones as permitted uses. Furthermore, the master plan identifies the area between 600-900 North and 300-400 West as a “mixed use” area allowing both low-density residential and non-residential development as well as higher density residential uses. The following City Council policies regarding West Capitol Hill are outlined in the plan and are relevant to the proposed development:

1. Ensure the existence of low-density residential development as an important component of the residential land uses in the West Capitol Hill neighborhood.
2. Ensure infill development is compatible with neighborhood characteristics.
3. Incorporate adequate landscaping into all future development.

The Historic Preservation section of the master plan recommends a thorough application of historic preservation standards and design guidelines, especially relative to new construction, so that historic neighborhood fabric, character and livability are not compromised.

For determinations regarding certificates of appropriateness for new construction in the historic districts, the Historic Landmark Commission considers the Zoning Ordinance criteria (Section 21A.34.020H) and the *Design Guidelines for Residential Historic Districts*. The Commission has determined that the proposed project substantially complies with the general standards that pertain to the application. Furthermore, the proposed configuration of the lots conforms to the mix of commercial and residential uses that can be found on 300 West Street, as well as the small-scale single-family detached residential character located on Reed Avenue.

Salt Lake City Housing Plan

The following City Council policies regarding housing are outlined in the plan and are relevant to the proposed development:

1. The City Council supports a citywide variety of residential housing units, including affordable housing and supports accommodating different types of developments and intensities of residential development.
2. The City Council encourages architectural designs compatible with neighborhoods that:
 - Make good use of and incorporate open space, even minimal amounts;
 - Interface well with public space;
 - Address parking needs in the least obtrusive manner possible; and
 - Are creative, aesthetically pleasing and provide attractive public spaces, such as designated common areas, community centers, childcare, resident gathering places, resident gardens, etc.

The request supports the *Salt Lake City Housing Plan* policies in that it provides a diverse housing stock, and it addresses parking needs in a non-obtrusive manner by placing the required parking toward the rear of the properties.

Transportation Master Plan

300 West is a state highway operated and maintained by UDOT and functions as an arterial street. The Transportation Master Plan recognizes the benefits of maintaining the function of arterial streets while allowing them to feel as if they are a part of neighborhoods. Arterials typically have restrictions on the

number and location of driveways. In this case, access to the new residential development will be from Reed Avenue.

Finding: The proposed zoning amendment is supported by several policy elements of the *Capitol Hill Community Master Plan*, *Salt Lake City Housing Plan*, and *Transportation Master Plan*.

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

Analysis: The character of the surrounding area is a mix of residential, commercial and mixed uses which yield a variety of lot sizes. Thus, the configuration of the lots is compatible with the general character of the West Capitol Hill Neighborhood. As indicated in the master plan discussion above, the proposed development is compatible with and implements the applicable planning goals and objectives of the City.

Finding: The proposed residential development is harmonious with the existing development in the immediate vicinity of the subject property.

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

Analysis: The proposed development should have a positive impact on surrounding properties. The site is currently undeveloped and a sensitively designed high quality housing project would increase the residential population base, enhance the character of the area, and should have a positive affect on adjacent property.

Finding: The proposed zoning amendment will not have a negative impact on adjacent properties.

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

Analysis: The subject property is located in the Capitol Hill Historic District. The Historic Landmark Commission considered a request to construct a new residential development on the site on May 7, 2008 and approved the proposed design of the project. The subject property is also located within the Surface Fault Rupture Special Study Area. A geotechnical report discussing the identified fault lines including an engineer's determination of required setbacks and construction requirements is required.

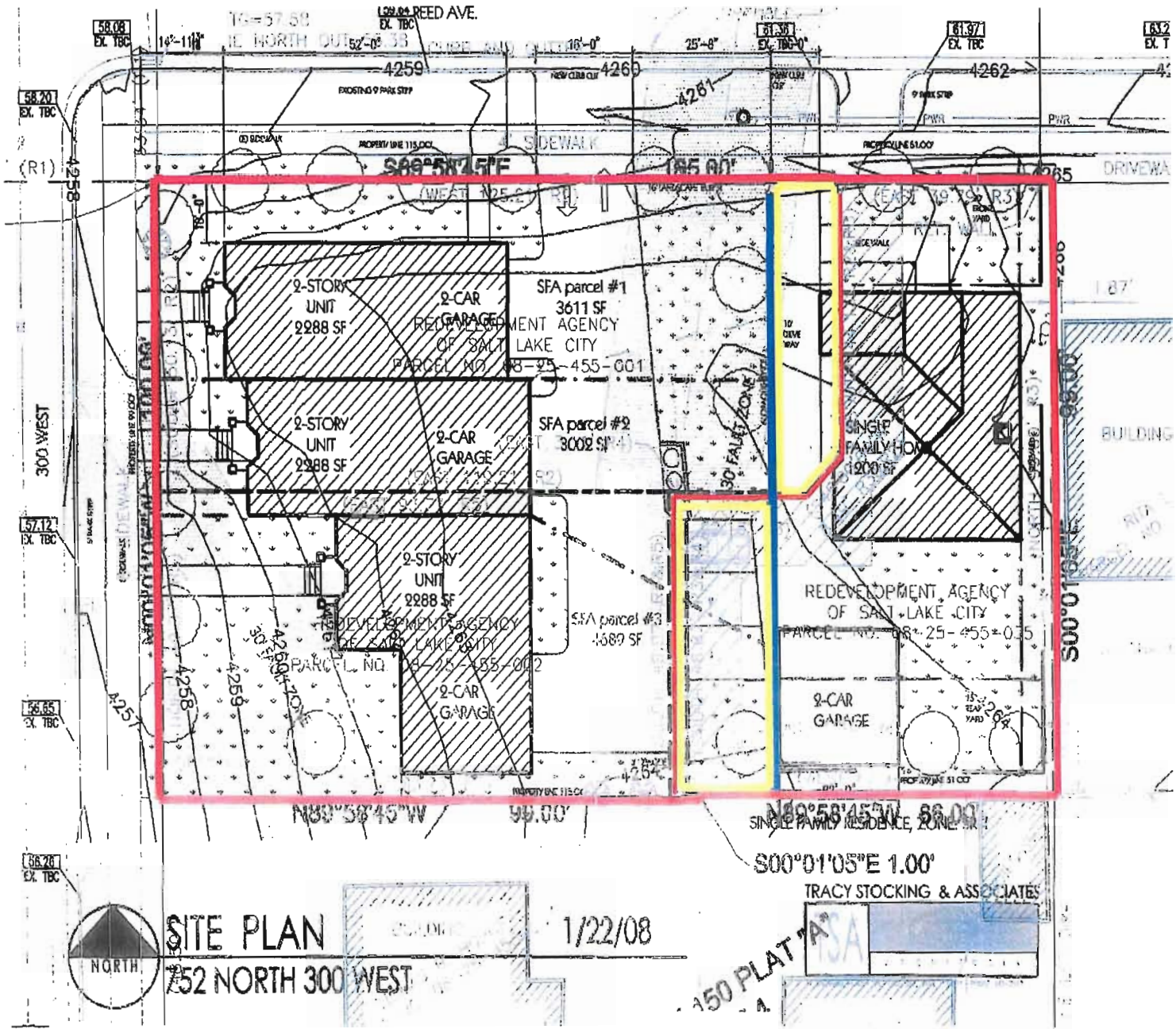
Finding: The proposed amendment is consistent with the provisions of the H Historic Preservation Overlay District. Any other requirements must be complied with prior to the issuance of a building permit.

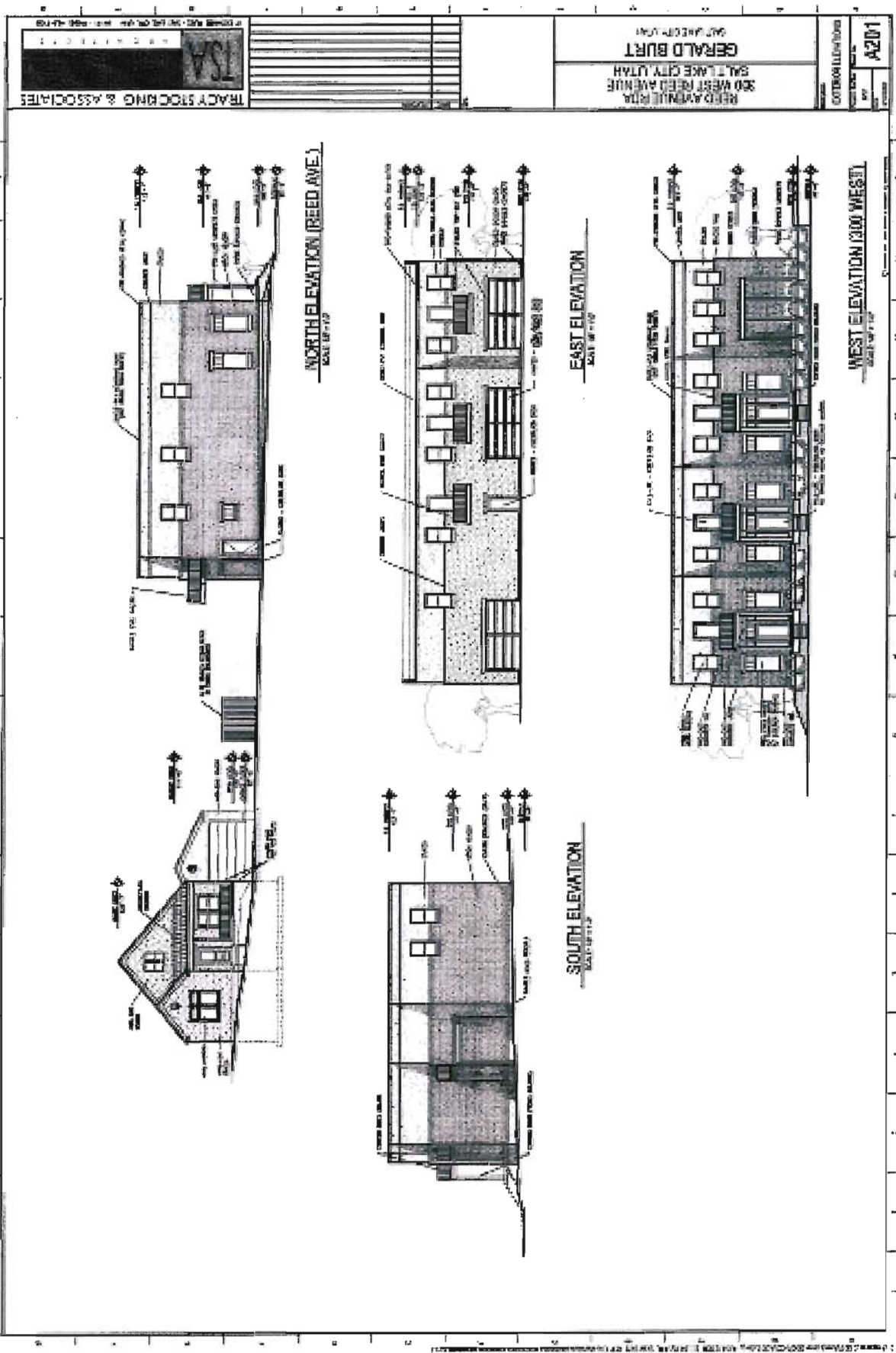
E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies and wastewater and refuse collection.

Analysis: City divisions and departments responded with comments as attached under Attachment C of this staff report. The applicant will be required to meet City standards for public utilities and services prior to issuance of a building permit.

Finding: The subject property is in a developed area of the City. No comments were received indicating that public facilities and services are completely inadequate to support the subject property and proposed project.

Attachment A Submittal





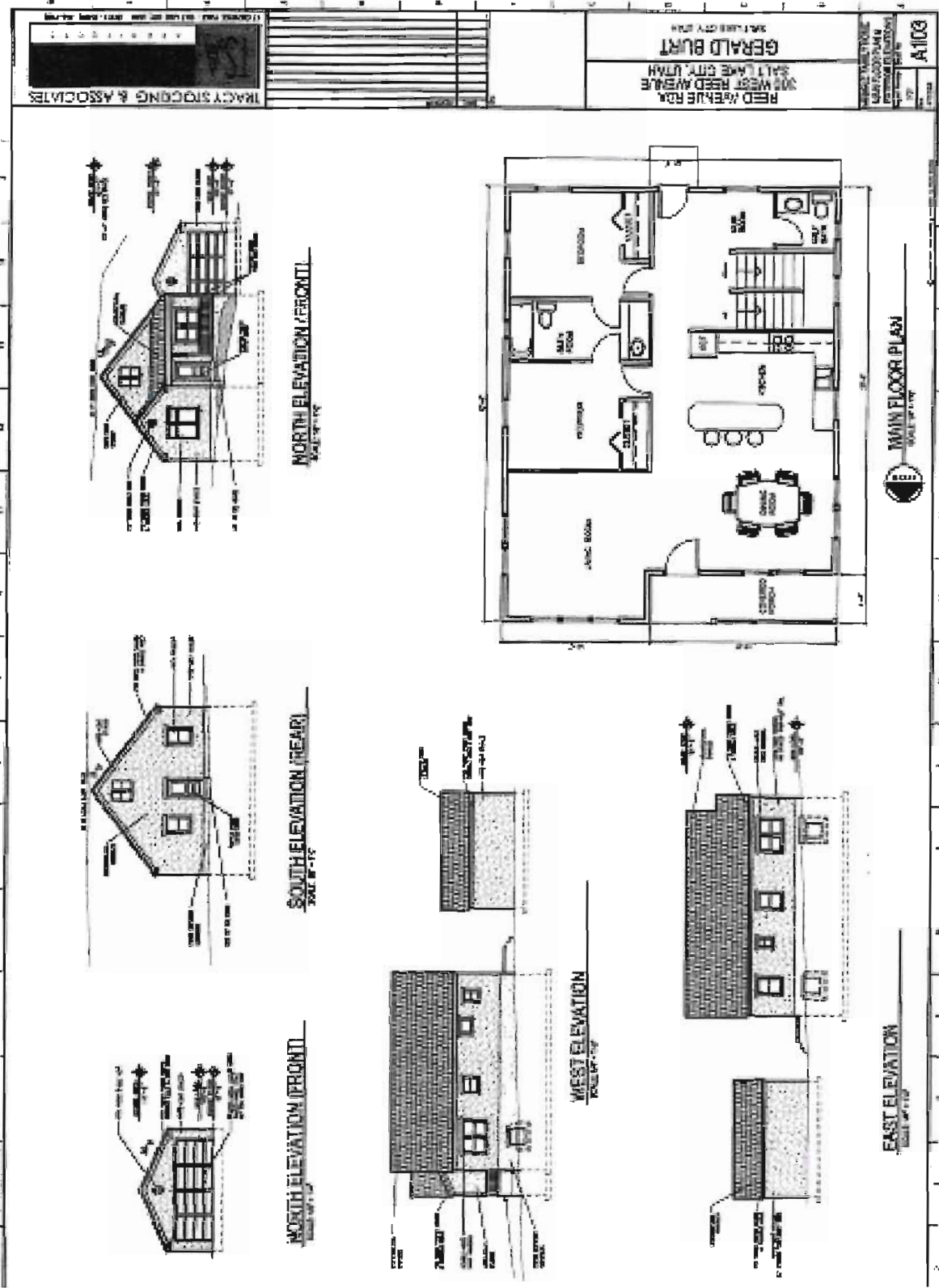


Exhibit B
Public Comment

Published Date: June 19, 2008

COMMUNITY COUNCIL

From: Dahl, Matthew
Sent: Tuesday, March 25, 2008 3:13 PM
To: Lew, Janice
Cc: De La Mare-Schaefer, Mary; 'Gerald Burt'
Subject: FW: Gerald Burt

Janice,

Below is an email I received from Polly Hart regarding the Capitol Hill Community Council's (the "Council") vote on Mr. Burt's zone change proposal. I assume she will send something more official to the City on this issue, but for now I think her email aptly documents the action taken by the Council.

Please let me know if you have any questions, comments, or concerns regarding the Capitol Hill Community Council's vote or any of Mr. Burt's Planning applications.

Thanks.

Matt Dahl, Project Manager
Redevelopment Agency of Salt Lake City
801-535-7239

-----Original Message-----

From: Polly Hart [mailto:polly@sisna.com]
Sent: Wednesday, March 19, 2008 10:37 PM
To: Dahl, Matthew
Subject: Gerald Burt

March 19th, 2008

Matt-

The Capitol Hill Community Council voted unanimously tonight to send a favorable recommendation to the Planning Commission and City Council for a zoning change on the RDA property at the southeast corner of Reed Avenue and 300 West, currently under negotiation with Gerald Burt. We understand that an earthquake fault has forced Mr. Burt to rearrange the layout of buildings on the two parcels and that an almost equal land swap will occur along the lot line that requires the swapped areas to also switch zoning. Please let me know if I can be of further service.

Yours sincerely,

Polly Hart, Chair
Capitol Hill Community Council

Attachment C
Department/Division Comments

BUILDING PERMITS COMMENTS

From: Walkingshaw, Nole
Sent: Thursday, April 10, 2008 11:14 AM
To: Lew, Janice
Cc: Butcher, Larry
Subject: Petition #400-08-004 and Petition #490-08-06, 750 North 300 West

Categories: Program/Policy
Janice,

Building Services has the following comments on these petitions:

400-08-004 (Rezoning)

- The proposed amendment cleans up a misshaped lot and the proposed development of a single family dwelling is consistent with the neighborhood and surrounding properties.

490-08-06 (Subdivision)

- SR1-A parcel meets the lot are and width requirements.
- Front yard set back of the Reed Ave parcel to be based upon average front yard setback of the block face. Information required with submission for the development permits and review.
- Parcels located in Historic Overlay
- 10' landscape buffer required for MU parcels when a non-residential use abuts a residential district. Subject to 21A.48.080D (Use of MU parcels not disclosed on plans).
- A geotechnical report discussing the identified fault lines including an engineers determination of required setbacks and construction requirements is required.

Thank you,
Nole

Nole Walkingshaw
Salt Lake City Planning and Zoning
Senior Planner
801-535-7128

ENGINEERING COMMENTS

TO: JANICE LEW, PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: APR. 9, 2008

SUBJECT: **Reed Avenue Lofts -
Preliminary Plat
750 North 300 West
#400-08-04**

SLC Engineering's review comments are as follows:

1. This is a RDA project to develop a 0.37 acre parcel on the south-east corner of 300 West and Reed Avenue into 4 lots with on-site parking. All of the required street right-of-way exists as needed. However the condition of the street improvements on both 300 West and Reed Avenue are such that some repair and replacement is necessary at this time. On 300 West, there are 10 panels of sidewalk that meet the criteria of APWA Std. Dwg. #291 (Defective Concrete) and must be replaced to meet APWA Std. Dwg. #231. On Reed Avenue, there are 6 panels of sidewalk that meet the same criteria and must be replaced. The existing drive approach must be removed and the curb and gutter in the approach replaced according to APWA Std. Dwg. #251 or 252. The 2 new drive approaches must be constructed according to APWA Std. Dwg. #225. All of this work shall be accomplished by a licensed, bonded and insured contractor who will obtain a Public Way Permit from our office, prior to the approval of this project.
2. The plat has been submitted for review, and any required changes will be made known to the developer's consultant after the review is complete.

cc: Craig Smith
George Ott
Scott Weiler
Brad Stewart
Barry Walsh
Vault

FIRE/PERMITS COMMENTS

From: Itchon, Edward
Sent: Friday, April 25, 2008 7:21 AM
To: Lew, Janice
Subject: RE: Petition 400-08-04

Categories: Program/Policy
No Comments

From: Lew, Janice
Sent: Wednesday, April 23, 2008 12:36 PM
To: Itchon, Edward
Cc: 'Gerald Burt'
Subject: Petition 400-08-04

Ted,

Do you have any comments regarding the rezone and preliminary minor subdivision requests for 754 North 300 West?
Thank you for your assistance.

Janice

*Janice Lew
Planning Division
PO Box 145480
451 South State Street, Room 406
Salt Lake City, UT 84114-5480*

PUBLIC UTILITIES COMMENTS

From: Brown, Jason

Sent: Thursday, April 10, 2008 4:03 PM

To: Lew, Janice

Cc: Garcia, Peggy

Subject: Petition 400-08-04 rezone of several separate parcels of property at approximately 750 North 300 West

Categories: Program/Policy

Janice,

Public Utilities has reviewed the above mentioned rezone and have no objections to the proposed lot line adjustment and rezoning, however the following comments apply to future development;

According to our records there are three meters and two sewer laterals. Each lot will be required to have individual meters and sewer laterals. Plans must be submitted to our office all appropriate fees and agreements must be paid and recorded before final plat approval.

If you have any questions please do not hesitate to contact me.

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

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Lew, Janice

From: Walsh, Barry
Sent: Monday, March 31, 2008 2:44 PM
To: Lew, Janice
Cc: Young, Kevin; Drummond, Randy; Ichen, Edward; Garcia, Peggy; Butcher, Larry
Subject: Plat 400-08-04 rezona
Categories: Program/Policy

March 31, 2008

Janice Lew, Planning

Re: petition 400-08-04, Rezoning of several separate parcels of property located at @ 750 No. 300 West.

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

The zoning revision proposal is to match the lot line revisions for petition 490-08-06. No measurable change is noted in the area of lots designated as SR-1A and MU zones.

The proposed lot revisions have been reviewed for their intended development and approved as submitted; with required cross easements noted on the Plat and the updated site plan 3/31/08 for the parking and circulations requirements.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Randy Drummond, P.E.
Ted Ichen, Fire
Peggy Garcia, Public Utilities
Larry Butcher, permits
File

3/1/2008

PROPERTY MANAGEMENT COMMENTS

From: Lucas, Duran
Sent: Monday, April 07, 2008 2:38 PM
To: Lew, Janice
Subject: Petition 400-08-04
April 4, 2008

Janice Lew, Planning Division

Re: Petition 400-08-04 – Rezone of several separate parcels of property located at
- Approximately 750 North 300 West

Property Management has reviewed the above referenced petition. We have no objection to rezoning and will defer to the other City departments comments.

Sincerely,

Duran Lucas
Property Management

Exhibit D Photographs



300 West



Reed Avenue

Exhibit 4iii
Minutes

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 315 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, June 25, 2008**

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

Present from the Planning Division were; Joel Paterson, Acting Assistant Planning Director; Doug Dansie, Senior Planner; Nick Britton, Principal Planner; Janice Lew, Principal Planner; Everett Joyce, Senior Planner; Robin Zeigler, Senior Planner; Paul Nielson, City Land Use Attorney; and Tami Hansen, Planning Commission Secretary.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Wirthlin called the meeting to order at 5:48 p.m. Audio recordings of the 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: Kathy Scott, Tim Chambless, Susie McHugh, Prescott Muir, Frank Algarin and Chair Wirthlin. Salt Lake City Staff present were: Nick Norris, Nick Britton, Doug Dansie, and Michael Maloy.

Petition 400-08-04, Zoning Map Amendment—a request by Gerald Burt, requesting a zoning map amendment for the property located at approximately 754 North 300 West Street in the Capitol Hill Historic District. The subject property is comprised of four (4) parcels, three (3) of which are zoned Mixed Use (MU) and one (1) that is zoned Special Development Pattern Residential (SR-1A). The applicant is proposing to construct three (3) attached single-family dwellings on the MU zoned parcels and a single-family home on the SR-1A zoned parcel. To accommodate the new development, the applicant proposes to exchange approximately 600 square feet of the MU zoned property on the north end of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end. The property is located in City Council District Three represented by Council Member Eric Jergensen.

(This item was heard at 9:31 p.m.)

Chair Wirthlin recognized Janice Lew as staff representative.

Ms. Lew stated that the applicant was proposing a minor subdivision to reconfigure the property for the proposed improvements; the existing parcels would be reconfigured to accommodate multiple fault lines that run through the property. Administrative approval was granted by a hearing officer on May 12, 2008 and the final plat was currently being reviewed by the City. The proposed zoning amendment would square off the currently L-shaped SR-1A zoned parcel by exchanging approximately 600 square feet of the MU zoned property on the north end with approximately 750 square feet of the SR-1A property; this would coordinate the zoning lines with the new location of the property line. The SR-1A zoned parcel would then meet the maximum lot width requirement of the zoning ordinance and would accommodate a driveway, which would be located at the rear of the proposed home.

She noted that since the entire property would be used for residential purposes, the proposed project would be allowed to obtain building permits once the subdivision and Historic Landmark Commission (HLC) processes were completed. She noted that the HLC had forwarded a positive recommendation to the Planning Commission regarding this request for the rezone, and staff was recommending that the Commission forward a positive recommendation to the City Council to rezone the subject property as requested.

Ms. Lew noted that the applicant was not present tonight, but Matt Dow was here in his place.

Commissioner Scott inquired what the surface fault rupture special study area was, did it include a particular area of land from being built on.

Ms. Lew stated it required that special studies be done prior to building, which might require additional setbacks based on what they found in the studies.

Commissioner Scott inquired if it was special land reserved for development because it was a study area.

Ms. Lew stated no.

Chair Wirthlin opened up the public hearing portion of the petition, there was no one present to speak to the petition; Chair Wirthlin then closed the public hearing.

Commissioner Scott made a motion regarding Petition 400-08-04, based on the analysis and findings in the staff report, the Planning Commission forward a favorable recommendation the City Council to rezone the subject property at approximately 754 North 300 West Street, as requested and described to facilitate the construction of a new residential development.

Vice Chair Woodhead seconded the motion.

All in favor voted, "Aye", the motion carried unanimously.

Exhibit 5
Original Petition



Zoning Amendment

OFFICE USE ONLY
 Petition No. 400-08-04
 Receipt No. 226500 Amount: 853.30
 Date Received: 2-12-08
 Reviewed By: RMC
 Project Planner:

PLANNING COMMISSION

Address of Subject Property: 750 North 300 West, Salt Lake City, Utah

Name of Applicant: Gerald Burt Phone: 801.755.3836

Address of Applicant: 3045 East Louise Avenue, Salt Lake City, Utah 84109

E-mail Address of Applicant: geraldabc@comcast.net Cell/Fax: 755.3836 / 467.6005

Applicant's Interest in Subject Property: Developer

Name of Property Owner: SLC RDA Phone: 535.7239

Address of Property Owner: RDA of SLC, 451 South State Street, Room 418, SLC, Ut.

E-mail Address of Property Owner: Matthew.Dahl@slcgov.com Cell/Fax: f535.7245

Existing Use of Property: Vacant Ground

County Tax ("Sidwell #"): 455001, 455002, 455035

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 { }zone to a { }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.
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.**

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

RDA Project Manager
 Title of agent

POINTE  BLANK
C O N S T R U C T I O N

March 5, 2008

Janice Lew
Salt Lake City Planning & Zoning
451 South State Street
Salt Lake City, Utah 84111

Re: Information requested for Reed Avenue Lofts

Dear Janice Lew,

Thank you for your time yesterday. This packet contains the information you requested in our meeting with Matt Dahl and includes the following:

1. Existing Site Plan / Plat Map (page 1)
2. RDA "Request for Proposal" listing the assemblage parcels (pages 2 & 3)
3. Current assemblage legal description for the four (4) parcels (pages 4 & 5)
4. Developer project narrative (page 6)
5. RDA "Issue Brief" for Capitol Hill Community Council presentation, 01/31/08 by Matt Dahl with attached Site Plan indicating proposed changes (pages 7, 8 & 9)
6. New Legal Description proposing the 4 lot subdivision (page 10)
7. Preliminary Site Plan per Tracy Stocking Architects (page 11)
8. Preliminary Elevations of Lofts per Tracy Stocking Architects (page 12)
9. Preliminary Floor Plans for the north and center Lofts (page 13)
10. Preliminary Floor Plan for the south Loft (page 14)
11. Preliminary Elevations and Floor Plan for the Single Family Detached Home on the east lot (page 15)

I look forward to meeting with you Monday. Please call if you need anything else.

Regards,



Gerald Burt

EXHIBIT "A"
Site Plan

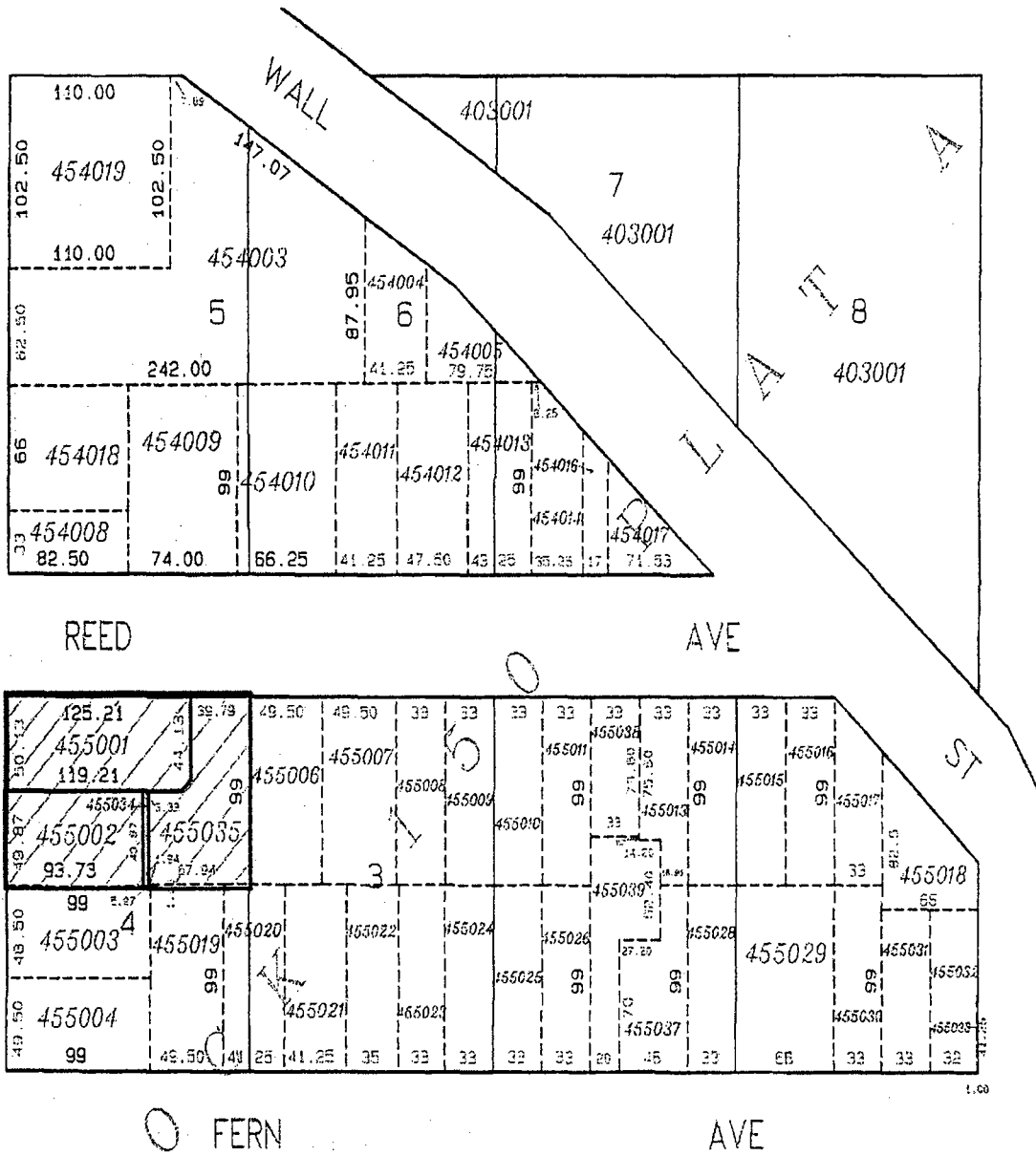


EXHIBIT A-1

REDEVELOPMENT AGENCY OF SALT LAKE CITY

REQUEST FOR PROPOSALS FOR MIXED USE, RESIDENTIAL, COMMERCIAL OR OFFICE DEVELOPMENT AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT

**752 North 300 West
Salt Lake City, Utah
March 17, 2006**

REQUEST FOR PROPOSALS (“RFP”)

The Redevelopment Agency of Salt Lake City (“Agency”) is requesting proposals from qualified Developers to purchase the Property (described below) and to design and construct a mixed use, residential, commercial or office development and a single family residential development on the site as specifically set forth herein (“Project”). The Property is currently owned by the Agency and will be offered for sale to the successful Developer subject to the development restrictions set forth herein and City and Agency Board of Director’s approvals. The Project is generally located at 752 North 300 West in the West Capitol Hill Project Area of Salt Lake City as shown in the attached Exhibit “A”.

The Agency is looking for a Developer who will follow the Design Guidelines, shown in the attached Exhibit “B”, in proposing a development that compliments the character of the surrounding neighborhood and presents the best project for the community. The Developer will be expected to coordinate the design, construction, initial operation and sale of the development’s units with the Agency.

PROPERTY INFORMATION

PRICE: \$97,000

ASSEMBLAGE:

PARCEL 1&2

LOCATION: 748 North 300 West and 752 North 300 West

PARCEL SIZE: 0.25 acre or 11,400 square feet

ZONING: MU

PARCEL 3

LOCATION: 261 West Reed Avenue

PARCEL SIZE: 0.12 acre or 5,049 square feet

ZONING: SR-1

**REDEVELOPMENT AGENCY
OF SALT LAKE CITY**

MATT DAHL
PROJECT COORDINATOR

SCOPE OF DEVELOPMENT

Proposals must include all offered property and incorporate designs that relate to and respect the historic context of the Capitol Hill Community.

Parcels 1&2: Parcels 1&2 are adjacent MU (Mixed Use District) zoned parcels located in the Capitol Hill Historic District. The parcels are located on the northwest corner of Block 150. The address for Parcel 1 is 752 North 300 West and Parcel 2 is located at 750 North 300 West. Combined the parcels are 0.25 acres (11,400 square feet). Proposals for parcels 1&2 may include commercial, office, residential or mixed-use developments. All residential units must be owner occupied.

Parcel 3: Parcel 3 is zoned SR-1 (Special Development Pattern Residential District) and is located in the Capitol Hill Historic District. The parcel is located on the northern portion of Block 150 at 261 West Reed Avenue. The parcel is 0.12 acres (5,049 square feet). All proposed residential units must be owner occupied.

Proposals for Parcels 1&2 must adhere to the design standards outlined by Salt Lake City ordinance for Mixed Use (21A.32.130) and Historic Preservation Overlay (21A.34.020 (G) (H)) Districts, and the *Design Guidelines for Residential Historic Districts in Salt Lake City*. Proposals for Parcel 3 must adhere to design requirements for Special Development Pattern Residential (21A.24.080) and Historic Overlay (21A.34.020 (G) (H)) Districts and the *Design Guidelines for Residential Historic Districts in Salt Lake City*. Applicants should note that the City recently adopted an in-fill compatibility ordinance that changes many of the underlying zoning requirements for the SR-1 Zoning District. The subject property also falls within an area subject to temporarily adopted regulations affecting the height of residential structures. A complete description of the zoning requirements can be found on the Salt Lake City Planning Division website (www.slcgov.com). The *Design Guidelines for Residential Historic Districts in Salt Lake City* can be found on the Salt Lake City Historic Landmark Commission website (www.slcgov.com/ced/hlc). All residential units must be owner occupied.

SITE TOUR

A tour has been arranged at 1:30 p.m. until 3:00 p.m. on May 9, 2006, for Developer(s) and their consultants to tour the site. The site tour will begin on the northeast corner of 300 West and Reed Avenue. Agency staff will be available on the day of the tour to answer questions. It is advised that all interested parties attend the site tour. Please make sure that consultants are available for the tour. *NO PRIVATE TOURS ARE PLANNED.*

WRITTEN AGREEMENT REQUIRED

The selected Developer must be willing to negotiate and enter into written agreements with the Agency to purchase the site and to design, construct and oversee the development of the Property. A summary of these agreements are attached. At the Developer's request, the Agency will provide copies of the standard agreements which will be used by the Agency to begin

SCHEDULE A

Order Number: 02033541E

LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northwest corner of Lot 4, Block 150, Plat "A", Salt Lake City Survey and running thence South 50.13 feet; thence East 119.21 feet; thence Northeasterly 8.49 feet; thence North 44.13 feet; thence West 125.21 feet to the place of beginning.

PARCEL 1A:

TOGETHER WITH a right of way over the below described property:

Commencing 125.21 feet East of the Northwest corner of said Lot 4 and running thence South 44.13 feet; thence Southwesterly 8.49 feet; thence West 22.15 feet; thence South 48.87 feet; thence East 10 feet; thence North 33.87 feet; thence Northeasterly 4.24 feet; thence East 21.15 feet; thence North 12 feet; thence Northeast 8.49 feet; thence North 44.13 feet; thence East 12 feet to the place of beginning.

Property Address:

752-54 NORTH 300 WEST
SALT LAKE CITY, UT 84103

PARCEL 2:

Beginning 50.13 feet South of the Northwest corner of Lot 4, Block 150, Plat "A", Salt Lake City Survey, and running thence East 93.73 feet; thence South 49.87 feet; thence West 93.73 feet; thence North 49.87 feet to the place of beginning.

PARCEL 2A:

SUBJECT TO AND TOGETHER WITH a right of way created by that certain Warranty Deed recorded May 06, 1911, as Entry No. 279925, in Book 8U of Deeds, as to Parcel 2A, being further described as follows:

Beginning at a point 125.21 feet East of the Northwest corner of said Lot 4 and running thence South 44.13 feet; thence Southwesterly 8.49 feet; thence West 22.15 feet; thence South 48.87 feet; thence East 10 feet; thence North 33.87 feet; thence Northeasterly 4.24 feet; thence East 21.15 feet; thence North 12 feet; thence Northeasterly 4.24 feet; thence East 21.15 feet; thence North 12 feet; thence Northeasterly 8.49 feet; thence North 44.13 feet; thence West 12 feet to the place of beginning.

PARCEL 2B:

SUBJECT TO AND TOGETHER WITH a right of way created by that certain Quit Claim
Continued on next page

Continuation of Schedule A - Legal Description
Order Number: 02033541E

Deed recorded February 07, 1972, as Entry No. 2435995, in Book 3040, at Page 94, as to Parcel 2B, being further described as follows:

Beginning at a point 50.13 feet South and 97.06 feet East from the Northwest corner of Lot 4, Block 150, Plat "A", Salt Lake City Survey; and running thence South 48.87 feet; thence East 1.94 feet; thence South 1 foot; thence West 5.27 feet; thence North 49.87 feet; thence East 3.53 feet to the point of beginning.

Property Address:

748-50 NORTH 300 WEST
SALT LAKE CITY, UT 84103

PARCEL 3:

Commencing at a point 125.21 feet East of the Northwest corner of Lot 4, Block 150, Plat "A", Salt Lake City Survey; and running thence South 44.13 feet; thence Southwesterly 8.49 feet; thence West 22.15 feet; thence South 48.87 feet; thence East 67.93 feet; thence North 99 feet; thence West 39.79 feet to the place of beginning.

PARCEL 3A:

SUBJECT TO AND TOGETHER WITH a right of way created by Warranty Deed, recorded May 6, 1911, as Entry No. 279925, in Book 8U of Deeds, at Page 180, described as follows:

Commencing at a point 125.21 feet East of the Northwest corner of said Lot 4; and running thence South 44.13 feet; thence Southwesterly 8.49 feet; thence West 22.15 feet; thence South 48.87 feet; thence East 10 feet; thence North 33.87 feet; thence Northeasterly 4.24 feet; thence East 21.15 feet; thence North 12 feet; thence Northeasterly 8.49 feet; thence North 44.13 feet; thence West 12 feet to the place of beginning.

PARCEL 4:

Beginning 50.13 feet South and 93.73 feet East from the Northwest corner of Lot 4, Block 150, Plat A, Salt Lake City Survey; thence South 49.87 feet; thence East 5.27 feet; thence North 1 foot; thence West 1.94 feet; thence North 48.87 feet; thence West 3.33 feet to the point of beginning.

Property Address:

261 WEST REED AVENUE
SALT LAKE CITY, UT 84103

Reed Avenue Mixed Use Development – Design Narrative

Schematic Narrative Description

- Our objective is to add to the historical value of the West Capitol Hill Community by improving the 3 offered land parcels into a development that is compatible with the neighborhood characteristics. Our proposed development will include one single family home with a detached 2 car garage on the east portion of ground. Three loft style single family attached dwellings with commercial space on the ground floor will be located on the west portion of the land assemblage. The proposed development will meet the Salt Lake City design guidelines and neighborhood compatibility through the use of relevant site and exterior materials such as wood fencing, and the use of glass, brick and stucco at building exterior surfaces.
- The single family home will blend in with the neighborhood in square footage, design and materials. As the schematic drawings show, a detached 2 car garage will be located at the rear of the lot and the home will be designed to complement the existing homes on Reed Avenue.
- The live/work dwellings will have approximately 1,100 square feet of living space above 700 square feet of retail space, and a 400 square foot two car garage. Each dwelling will have 2 bedrooms, 2 baths, central air and heating, and a deck off the living area. Pending the final building elevation, zero step handicap entrances will be through the garages. Mechanical rooms will be located in the basements. The building will have an approximate 50' x 80' footprint, with a mix of brick and stucco on the exterior. Building height above the sidewalk will be approximately 29'. As these dwellings are single family attached there are no common areas. The site will have 3 interior parking spaces for visitors, business customers and clients. The new power transformer box for the underground power lines will be located on the southeast corner of the lot and the meters and main breaker boxes for each unit will be mounted on the south side of the building, making for a clean look from 300 West and Reed Avenue.

Issue Brief: Reed Avenue Development – Rezone Question

Date: 1/31/08

History: The Agency has selected Gerald Burt to develop a 0.37 acre assemblage of four (4) parcels (the “Assemblage”), located on the southeast corner of the intersection of 300 West and Reed Avenue (See Attachments). The Assemblage is comprised of four (4) parcels, three (3) of which are zoned MU and one (1) that is zoned SR-1A. Mr. Burt has proposed adjusting the lot lines of the Assemblage, to provide more functional parcels for his proposed improvements. The proposed lot line adjustments would square off the currently “L” shaped SR-1A zoned parcel by incorporating approximately 600 s.f. of the MU zone on the north end of the assemblage, and shedding approximately 750 s.f. SR-1A zone on the south end of the assemblage (The opposite would be true for the MU zoned parcels.). By making these adjustments, corresponding changes must be made to the City’s zoning map. It has been indicated that this process could take up to 10 months if it is processed in the standard fashion, whereby Mr. Burt submits his application for approval by the West Capitol Hill Community Council, Planning Commission and City Council before building permits will be issued. An alternative process has also been discussed, by which Mr. Burt could adjust the lot lines through a subdivision, and the official zoning change would be made at a later time in conjunction with other zoning changes that need to be made by the City.

Issue: Will the City allow Mr. Burt to expedite the development of the Assemblage by allowing the lot lines to be adjusted and building permits issued prior to the official modification of the zoning map?

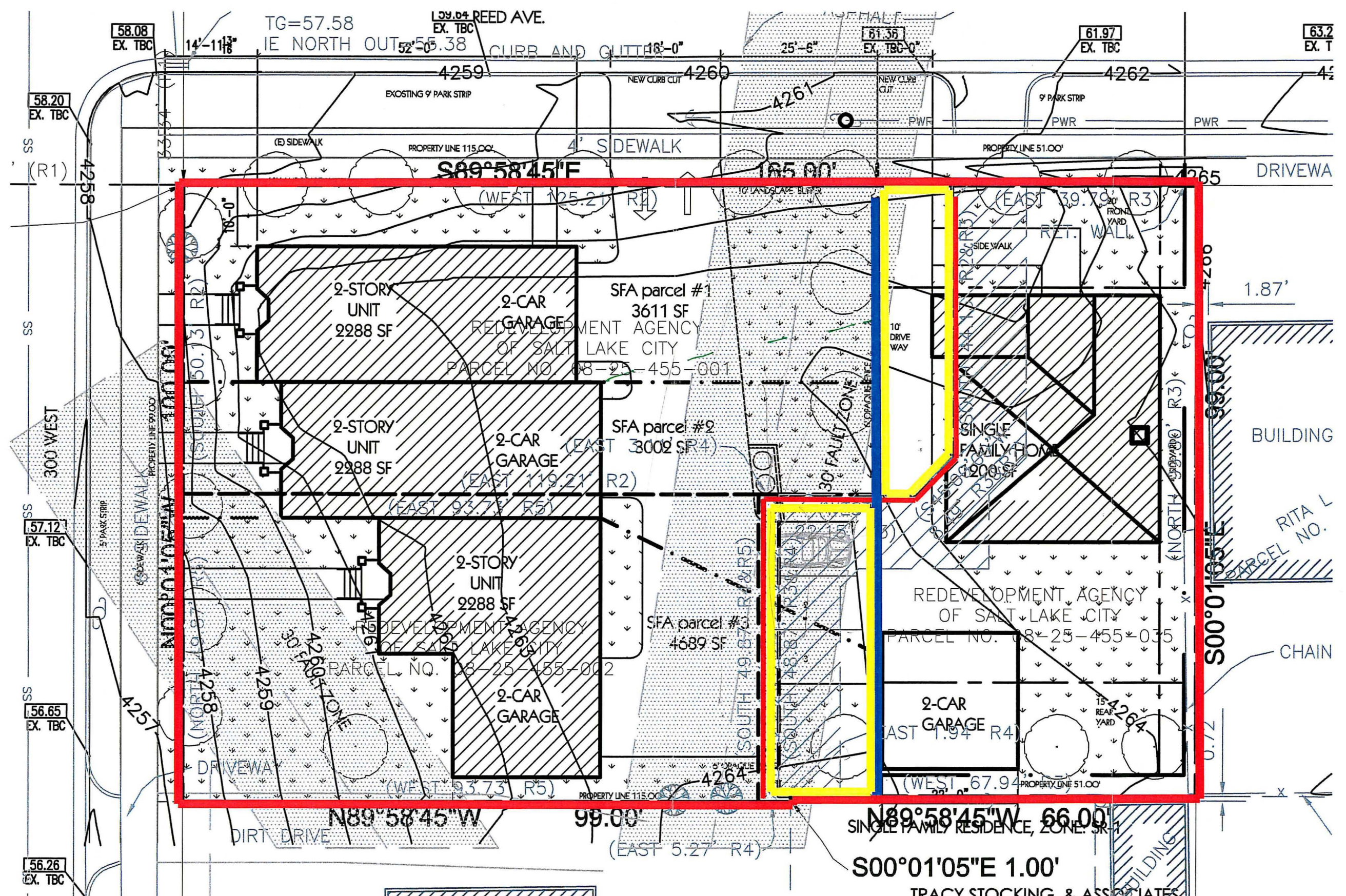
Support for Alternative Rezoning Process:

- 1) **Faster Development of the Assemblage:** The standard zoning process could delay the start of construction until October 2008. This would cause the Assemblage to be vacant for almost another year, depriving the City of property tax and the community of the esthetic enhancements of the new development. The delay would also cause a hardship to Mr. Burt who will have postpone construction and face the prospects of a unsavory market in the long-run.
- 2) **Only Residential Improvements:** Mr. Burt will construct attached residential units on the MU zoned parcels and a single family home on the SR-1A zoned parcel. Given that the entire assemblage will be used for residential purposes, temporarily allowing mixed-zoned parcels will not create a situation whereby Mr. Burt’s improvements will conflict with the intent of the zoning code.
- 3) **Improve SR-1A Zoned Parcel:** The most likely complaint from the citizenry would be in regard to the modification of a SR-1A zoned parcel. In this instance, Mr. Burt is actually improving the SR-1A zoned parcel by squaring it off and making it more functional. The change would allow the site to maintain the required front yard set back and have a driveway to a garage located behind the

single-family home. By making the SR-1A parcel conform to the relative dimensions of the neighboring SR-1A parcels, complaints about the expedited process should be mitigated.

- 4) **Fault Line Impact Zones:** The areas where the zoning would eventually be changed lay, for the most part, within one of the fault zones that pass through the assemblage. Therefore, no structures would be built where the eventual zoning modification would occur.

- 5) **Board Approval:** The City Council, in their capacity as the RDA Board, has selected Mr. Burt to develop the Assemblage, based on elevation drawings and site plans that indicated Mr. Burt's intent for adjusting the Assemblages lot lines. While the Board's task in reviewing Mr. Burt's proposal was not to discern its impact on the current zoning map, by selecting him, they were indicating their desire to see the proposed improvements constructed within the Assemblage. Given that the proposed improvements approved by the RDA Board (City Council) require that the lot lines be adjusted, it would seem reasonable that the minor zoning map changes would be seen as acceptable.



SITE PLAN

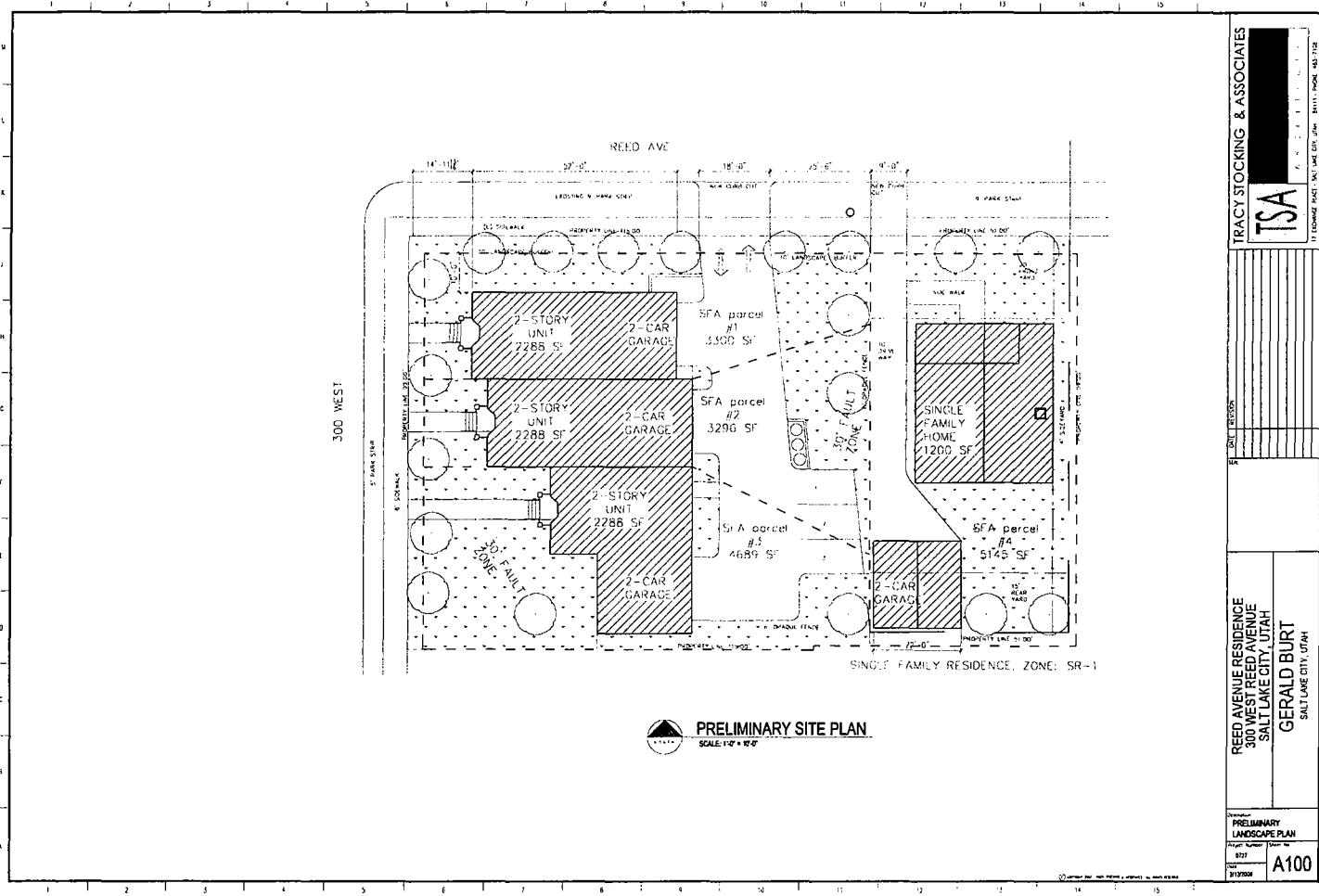
752 NORTH 300 WEST

BUILDING
 THOMAS B. HORNE
 NO. 08-25-455-003
 1/22/08

150 PLAT "A"
 TSA ARCHITECTS
 PHONE: 463-7108

A PARCEL OF LAND LOCATED IN LOT 4, BLOCK 150, PLAT A, SALT LAKE CITY SURVEY, COMPRISING OF (4) FOUR PARCELS OF LAND: 1) PARCEL NO. 08-25-455-001 THAT CERTAIN WARRANTY DEED DATED DECEMBER 17, 2003 AS ENTRY 8926534 IN BOOK 8924 AT PAGE 6729-6730, 2) PARCEL NO. 08-25-455-002 THAT CERTAIN WARRANTY DEED DATED DECEMBER 17, 2003 AS ENTRY 8926535 IN BOOK 8924 AT PAGE 6731-6732, 3) PARCEL NO. 08-25-455-034 & 08-25-455-035 THAT CERTAIN WARRANTY DEED DATED DECEMBER 17, 2003 AS ENTRY 8926536 IN BOOK 8924 AT PAGE 6733-6734, ALL ON RECORD AT THE SALT LAKE COUNTY RECORDER'S OFFICE. BASIS OF BEARINGS NORTH 00°01'05" WEST ALONG THE MONUMENT LINE IN 300 WEST STREET BETWEEN THE MONUMENTS AT REED AVENUE AND 700 SOUTH STREET AS SHOWN IN THAT BOUNDARY SURVEY PREPARED BY BENCHMARK ENGINEERING & LAND SURVEYING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING SOUTH 00°01'05" EAST 4.17 FEET ALONG SAID MONUMENT LINE AND SOUTH 89°58'45" EAST 67.95 FEET FROM THE MONUMENT IN 300 WEST STREET AND REED AVENUE AND RUNNING THENCE SOUTH 89°58'45" EAST ALONG THE NORTH LINE OF SAID BLOCK 165.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°01'05" EAST 99.00 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE NORTH 89°58'45" WEST 66.00 FEET; THENCE SOUTH 00°01'05" EAST 1.00 FOOT; THENCE NORTH 89°58'45" WEST 99.00 FEET TO THE WESTERLY LINE OF SAID BLOCK; THENCE NORTH 00°01'05" WEST ALONG SAID LINE 100.00 FEET TO THE POINT OF BEGINNING.



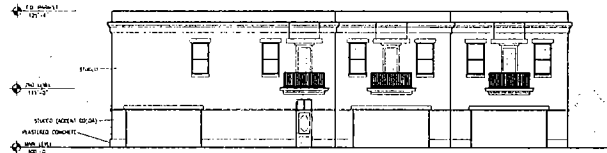
TRACY STOCKING & ASSOCIATES
TSA

REED AVENUE RESIDENCE
300 WEST REED AVENUE
SALT LAKE CITY, UTAH
GERALD BURT
SALT LAKE CITY, UTAH

PRELIMINARY
LANDSCAPE PLAN
PROJECT NUMBER: 8137
DATE: 12/19/2018
A100

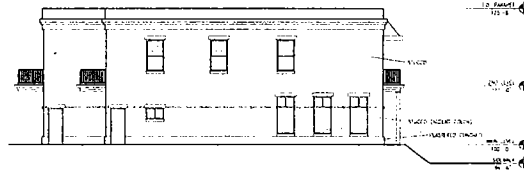


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION 1/8"=1' 2/8/08
752 NORTH 300 WEST

REAR ELEVATION
SCALE: 1/8" = 1'-0"

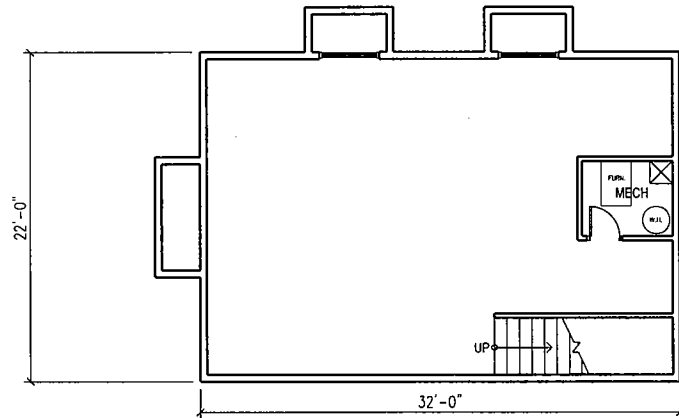
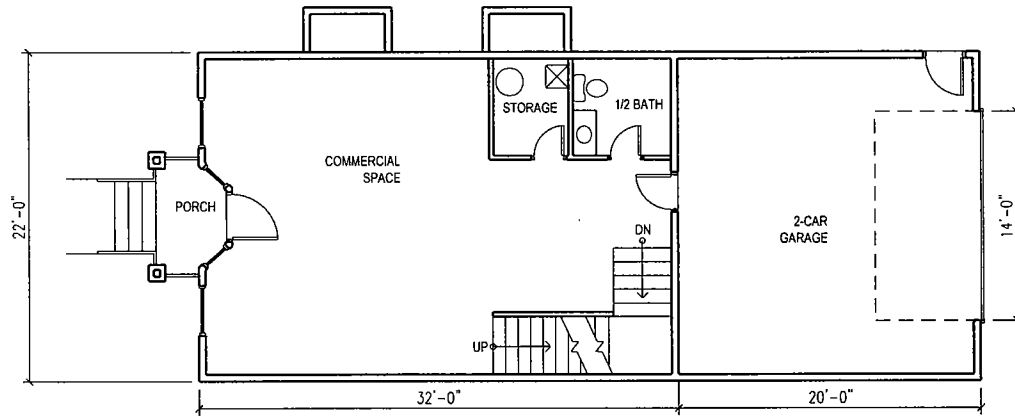
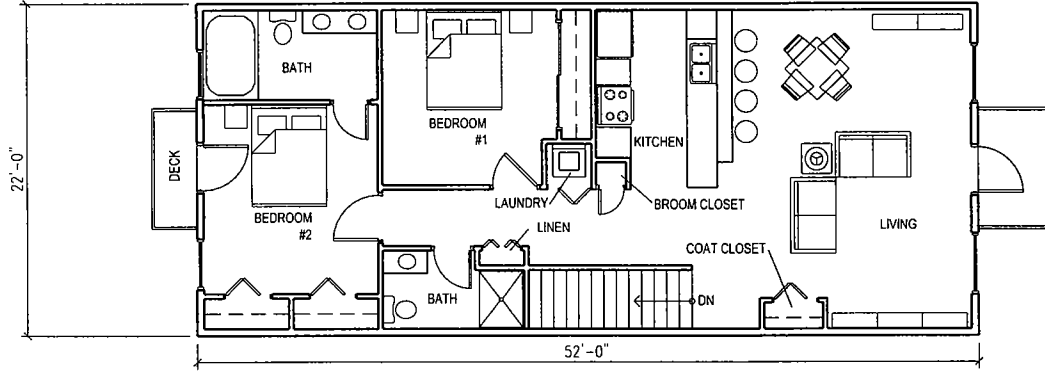


SIDE ELEVATION
SCALE: 1/8" = 1'-0"

TRACY STOCKING & ASSOCIATES
TSA
17. USDAOAK, UNCL. SALT LAKE CITY, UTAH 84111-1008 FAX: 712.242.1122

REED AVENUE RDA
300 WEST REED AVENUE
SALT LAKE CITY, UTAH
GERALD BURT
SALT LAKE CITY, UTAH

EXTERIOR ELEVATIONS
SHEET NO. 872
DATE 2/13/08
A201



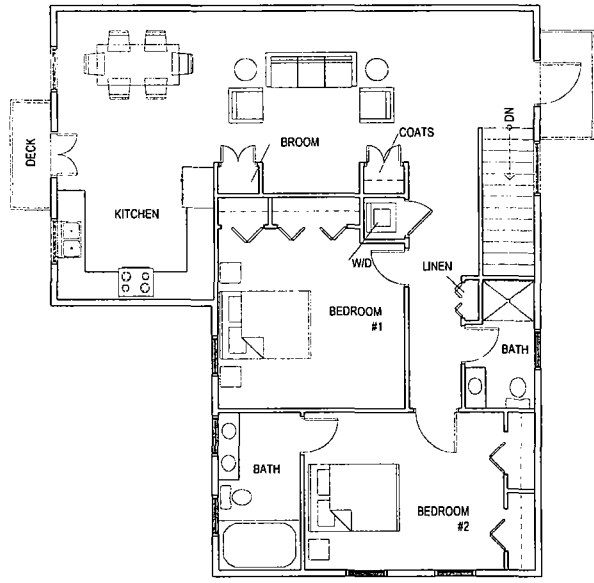
FLOOR PLAN 1/8" = 1'
752 NORTH 300 WEST

2/25/08

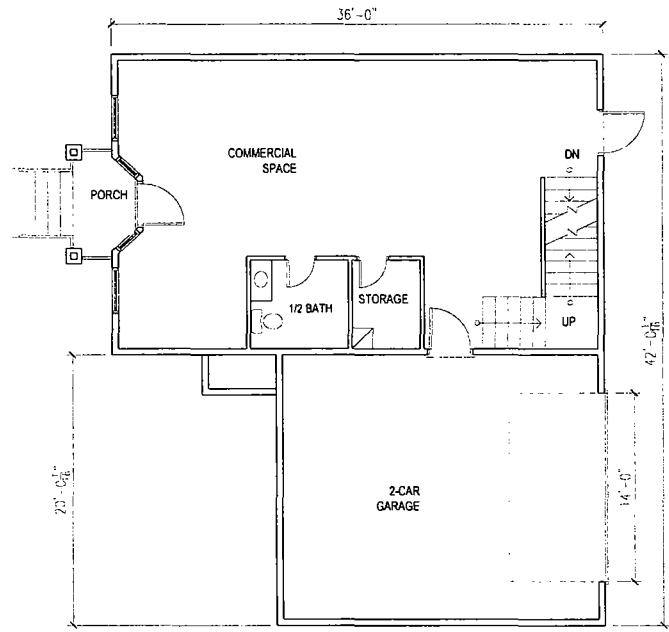
TRACY STOCKING & ASSOCIATES



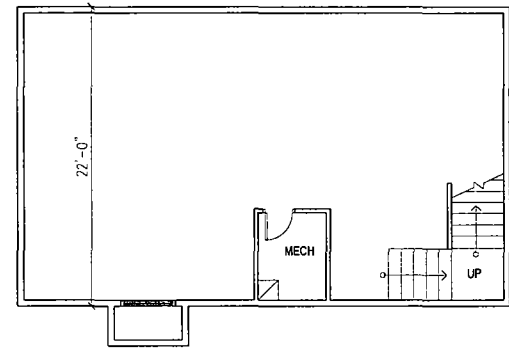
17 EXCHANGE PLACE - SALT LAKE CITY, UTAH 84111 - PHONE 462-7100



UPPER FLOOR PLAN UNIT "B"
SCALE: 1/4" = 1'-0"



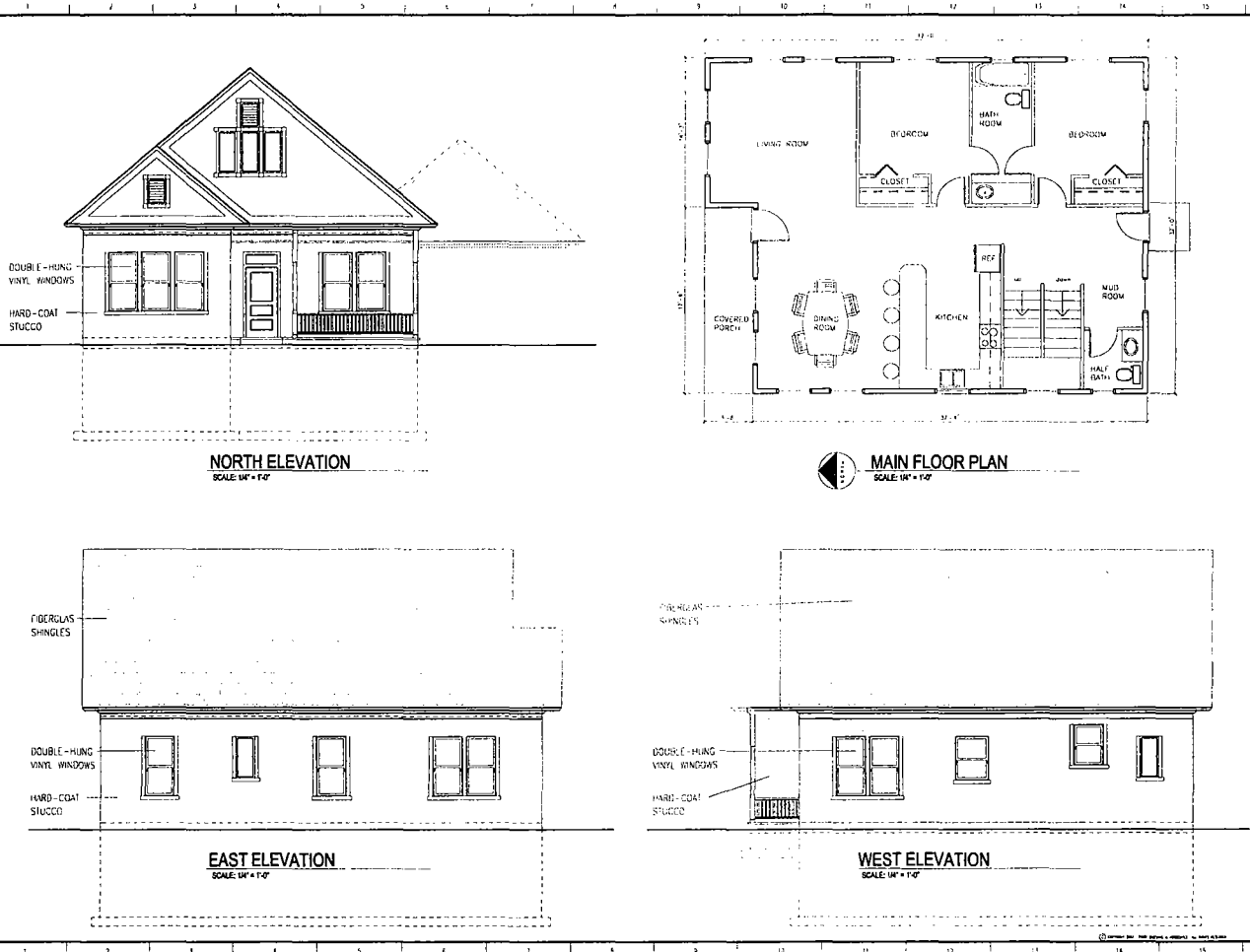
MAIN FLOOR PLAN UNIT "B"
SCALE: 1/4" = 1'-0"



LOWER FLOOR PLAN UNIT "B"
SCALE: 1/4" = 1'-0"

TRACY STOCKING & ASSOCIATES 	
REED AVENUE, RDA 300 WEST REED AVENUE SALT LAKE CITY, UTAH GERALD BURT SALT LAKE CITY, UTAH	UNIT "B" FLOOR PLANS PROJECT NUMBER: 0122 DATE: 2/12/2008 A102

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NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"

TRACY STOCKING & ASSOCIATES
TSA ARCHITECTS
17 DEWANEY BLVD. SALT LAKE CITY, UT 84111 PHONE: 313-7102

REED AVENUE RESIDENCE
300 WEST REED AVENUE
SALT LAKE CITY, UTAH
GERALD BURT
SALT LAKE CITY, UTAH

MAIN FLOOR PLAN &
EXTERIOR ELEVATIONS
SHEET NO. 4101
DATE: 11/17/2008

A101

Remarks:

Petition No: **400-08-04**

By: **Gerald Burt**

Also see:

Preliminary Subdivision –
490-08-06

New Construction in a
Historic District –
470-08-06

Zoning Amendment


Date Filed: 02/12/2008

Address: **750 North 300 West**

**COMMUNITY DEVELOPMENT
COUNCIL SUBMITTAL CHECKLIST**

Petition No. and Basic Information: Petition 400-08-04: Zoning Map Amendment by Gerald Burt requesting a rezone of portions of the property located at 754 North 300 West Street to facilitate the construction of a new residential development in the Capitol Hill Historic District. The proposed zoning map amendment would square-off the currently "ell" shaped SR-1A zoned parcel by exchanging approximately 600 square feet of the MU zoned property on the north of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end.

Date: July 22, 2008

Supervisor Approval:  _____

Division Director Approval:  _____

Contact Person: Janice Lew **Phone No.** 535-7625

- | <u>Initiated by</u> | <u>Contact Person</u> |
|--|--------------------------|
| <input type="checkbox"/> City Council Member | |
| <input checked="" type="checkbox"/> Property Owner | Gerald Burt 801.755.3836 |
| <input type="checkbox"/> Board / Commission | |
| <input type="checkbox"/> Mayor | |
| <input type="checkbox"/> Other | |

Completed Check List attached:

- Alley Vacation
- Planning / Zoning
- Federal Funding
- Condominium Conversion
- Plat Amendment
- Other

Public Process:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Community Council (s) | <input checked="" type="checkbox"/> City Web Site |
| <input checked="" type="checkbox"/> Public Hearings | <input type="checkbox"/> Flyers |
| <input checked="" type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Formal Notice |
| <input checked="" type="checkbox"/> Historic Landmark Commission | <input type="checkbox"/> Newspaper Advertisement |
| <input type="checkbox"/> HAAB review | <input type="checkbox"/> City Television Station |
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> On Location Sign |
| <input type="checkbox"/> City Kiosk | <input type="checkbox"/> City Newsletter |
| <input type="checkbox"/> Open House | <input type="checkbox"/> Administrative Hearing |
| <input type="checkbox"/> Other | |

PETITION CHECKLIST

Date	Planner Initials	Supervisor Initials	Director Initials	Action Required
2008 02/12		CC	AJP	Petition Delivered to Planning
2/21/08	JL	CC	AJP	Petition Assigned to <u>Janice Lew</u>
6/25/08	JL	CC	AJP	Planning Staff or Planning Commission Action Date
7/24/08	JL	CC	AJP	Transmittal Cover Letter Followed Template (margins, headings, returns etc)
7/24/08	JL	CC	AJP	Table of Contents
7/24/08	JL	CC	AJP	Chronology
				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
7/24/08	JL	CC	AJP	Council Hearing Notice Include Purpose of Request Include zones affected (where applicable) Include address of property (where applicable) Include TDD Language
7/24/08	JL	CC	AJP	Mailing List of Petition and Labels, (include appropriate Community Councils, applicant and project planner) (include photocopy of labels)
7/24/08	JL	CC	AJP	Planning Commission Notice Mailing Postmark Date Verification (on agenda) Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication)
7/24/08	JL	CC	AJP	Planning Commission Staff Report
7/24/08	JL	CC	AJP	Planning Commission Minutes and Agenda
		CC	AJP	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