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# MEMORANDUM

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**DATE:** October 10, 2008  
**TO:** City Council Members  
**FROM:** Janice Jardine, Land use Policy Analyst  
**RE:** Petition Nos. 400-08-20 and 400-08-21– Salt Lake City Housing Authority request to rezone property at 1812 South West Temple Street from Single-Family Residential R-1/5,000 to Moderate/High Density Multi-Family Residential RMF-45 and amend the Central Community Master Plan

**AFFECTED COUNCIL DISTRICTS:** If the ordinance is adopted the rezoning and master plan amendment will affect Council District 5

**ADMINISTRATIVE DEPT. AND CONTACT PERSON:** Community Development Department, Planning Division  
Michael Maloy, Principal Planner

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## OPTIONS AND MOTIONS:

1. ["I move that the Council"] Adopt an ordinance rezoning property located at 1812 South West Temple from Single-Family Residential R-1/5,000 to Moderate/High Density Multi-Family Residential RMF-45 and amend the Central Community Master Plan as recommended by the Planning Commission.
  - *This would be consistent with the Planning Commission recommendation.*
2. ["I move that the Council"] Adopt an ordinance rezoning property located at 1812 South West Temple from Single-Family Residential R-1/5,000 to Moderate/High Density Multi-Family Residential RMF-45 and amend the Central Community Master Plan and establish as a condition of the rezoning that a development agreement be executed requiring that all reasonable steps are taken to assure that the Stanley F. Taylor home is placed on both the National Historic Register and Salt Lake City Register of Cultural Resources.
  - *This would be consistent with the Council's discussion at the October 7<sup>th</sup> Work Session.*
3. ["I move that the Council"] Adopt an ordinance rezoning property located at 1812 South West Temple from Single-Family Residential R-1/5,000 to Moderate/High Density Multi-Family Residential RMF-45 and amend the Central Community Master Plan and I further move that the Council adopt a Legislative Intent requesting that the Salt Lake City Housing Authority submit an application and complete the process to list the Stanley F. Taylor home on both the National Historic Register and Salt Lake City Register of Cultural Resources.
  - *This option was prepared at the request of Council member Love.*
    - a. *The ordinance would be consistent with the Planning Commission recommendation.*
    - b. *The Legislative Intent would be consistent with the Council's discussion at the October 7<sup>th</sup> Work Session.*

4. ["I move that the Council"] Not adopt an ordinance rezoning property located at 1812 South West Temple from Single-Family Residential R-1/5,000 to Moderate/High Density Multi-Family Residential RMF-45 and amend the Central Community Master Plan.

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The following information was provided previously for the Work Session on October 7, 2008. It is provided again for your reference.

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This issue is being expedited at the request of the petitioner. Due to time constraints a complete Council staff report was not prepared rather staff has included key elements from the Administration's transmittal and Planning staff report in this staff memo. For more detailed information please refer the Administration's paperwork. Please see below for one Matter at Issue.

## **KEY ELEMENTS:**

- A. An ordinance has been prepared for Council consideration to:
  1. Rezone property at approximately 1812 South West Temple Street from Single-Family Residential R-1/5,000 to Moderate/High Density Multi-Family Residential RMF-45, and
  2. Amend the Central Community Master Plan Future Land Use Map from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
- B. The rezoning and master plan amendments would facilitate construction of a 95-unit senior housing development. The Administration's transmittal and Planning staff report note:
  1. The new residential dwelling units will be located in two separate three-story buildings.
  2. A historically significant single-family dwelling, Stanley F. and Matilda Sims Taylor house, is currently located on the property.
  3. The applicant intends to renovate the structure for use as a common amenity for the proposed residential development.
  4. The site plan indicates buildings will cover 34% of the site, landscaping 33%, driveways and parking 33%.
  5. Access is from West Temple Street with a secondary emergency access road connecting to Venture Way (1825 South).
- C. The purpose of the Single-Family Residential R-1/5,000 District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet.
- D. The purpose of the Moderate/High Density Multi-Family Residential RMF-45 District is to provide an environment suitable for multi-family dwellings of a moderate/high density.
- E. The public process included a presentation to the Peoples Freeway Community Council and written notification of the Planning Commission hearing to surrounding property owners. The Administration's transmittal notes the following regarding the Community Council meeting.
  1. Although there were some comments of concern regarding the potential for negative traffic impacts, the Community Council was supportive of the project.

2. In response to community concerns, the applicant committed to renovate the existing residence and later reduced the total number of dwelling units from 105 to 95.
- F. On September 24, 2008, the Planning Commission held a public hearing and reviewed the proposed rezoning and master plan amendments and the proposed residential planned development project. The Commission voted to forward a positive recommendation to the City Council to rezone the property and amend the Central Community Master Plan Future Land Use Map. In addition, the Planning Commission approved a planned development conditional use for the project with reductions in setback and buffer requirements subject to the following conditions:
1. Property must be rezoned to permit construction of the planned development proposal. Failure to obtain appropriate zoning shall render Planning Commission approval null and void.
  2. Approval is subject to compliance with City Department comments.
  3. Illumination of parking lot shall be sufficient to ensure public safety; however, security lighting must be shielded to control light pollution and glare. Light pole height shall not exceed 15 feet. All lighting shall be oriented downward except for highlighting of building architecture and landscape features, or for low wattage decorative lighting.
  4. The preservation, exterior restoration and maintenance of the Stanley F. Taylor House shall comply with Section 21A.34.020.G and applicable Residential Design Guidelines for Residential Historic Districts in Salt Lake City.
  5. Landscaping plans shall be revised to comply with quantity and density requirements of buffer regulations, except for buffer width reductions specified in page 4 of the staff report. In addition, vertical growth landscaping shall be increased to mitigate the proposal to reduce building setbacks. Approval of final landscaping plan shall be delegated to the Planning Director.
  6. The private roadway shall remain at 26 feet. All building structures abutting south property line shall be shifted northward an additional two feet to increase landscape buffer to address privacy concerns.

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

The Council may wish to consider requiring as a condition of the rezoning and master plan amendments that the applicant apply for designation of the Stanley F. Taylor home on the Salt Lake City Register of Cultural Resources prior to further demolition or construction activities on the property.

- A. This condition was included in the Planning staff recommendation to the Planning Commission for the planned development approval.
- B. The Planning Commission chose not to include this condition in the motion approving the planned development.
- C. The Planning Commission did specify as a condition of the planned development approval that preservation, exterior renovation and maintenance of the home shall comply with the Zoning Ordinance, Sec. 21A.34.020.G (Standards for Certificate of Appropriateness for Alteration of a Landmark Site or Contributing Structure) and (comply with) the applicable City Residential Design Guidelines for Residential Historic Districts.

## **MASTER PLAN AND POLICY CONSIDERATIONS:**

- A. The Central Community Master Plan (November 2005) is the adopted land-use policy document that guides new development in this area. The Future Land Use Map identifies this area for Low Density Residential land uses (1-15 dwelling units/acre). As previously noted, amending the Future Land Use Map in the Plan to Medium/High Density Residential land uses is part of this petition. The Administration's transmittal and Planning staff report notes the following Master Plan statements, goals, and policies:
- Preserve historic structures and residential neighborhoods. (page 3, Master Plan Goals, Central Community Master Plan)
  - The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community. (page 3, Livable Communities and Neighborhoods)
  - Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses. (page 9, Residential Land Use Policy)
- B. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.
- C. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities.
- D. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments.
- E. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. Is aesthetically pleasing;
  2. Contributes to a livable community environment;
  3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
  4. Forestalls negative impacts associated with inactivity.

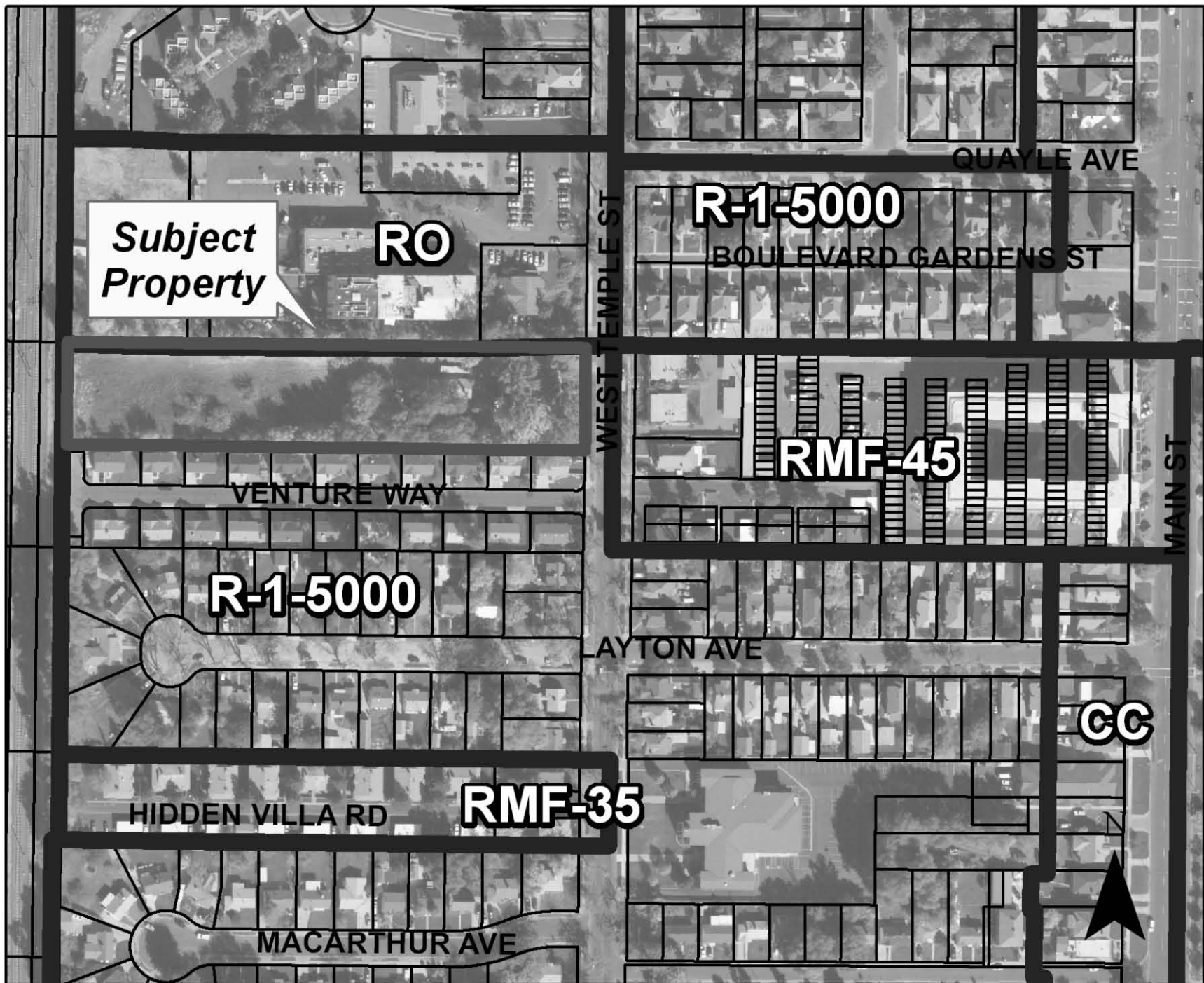
## CHRONOLOGY:

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

- May 1, 2008 Peoples Freeway Community Council meeting
- June 6, 2008 Petition submitted to Planning Division
- August 6, 2008 Planning Commission subcommittee meeting
- September 24, 2008 Planning Commission hearing
- September 25, 2008 Ordinance requested from the City Attorney's office
- September 30, 2008 Ordinance received from the City Attorney's office
- October 8, 2008 Planning Commission ratify September 24<sup>th</sup> minutes

cc: David Everitt, Esther Hunter, Karen Hale, Lyn Creswell, Ed Rutan, Lynn Pace, Paul Nielson, Frank Gray, Mary De Le Mare-Schaefer, Wilf Sommerkorn, Pat Comarell, Orion Goff, Larry Butcher, Jeff Niermeyer, Tom Ward, Tim Harpst, Kevin Young, Michael Maloy, Gail Meakins, Council Liaisons, Mayors Liaisons

File Location: Community Development Dept., Planning Division, Rezoning and Master Plan Amendment, Housing Authority, 1812 S. West Temple



SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2008

(Rezoning Property Located at 1812 South West Temple Street,  
and Amending the Central Community Master Plan and Zoning Map  
with Conditions and Time Limitation)

AN ORDINANCE REZONING PROPERTY LOCATED AT 1812 SOUTH WEST  
TEMPLE STREET, AND AMENDING THE CENTRAL COMMUNITY MASTER PLAN  
AND ZONING MAP, PURSUANT TO PETITION NOS. 400-08-20 and 400-08-21.

WHEREAS, the Salt Lake City Planning Commission ("Planning Commission") held a public hearing on September 24, 2008 on applications made by the Housing Authority of Salt Lake City ("Applicant") to amend the Central Community Master Plan (Application No. 400-08-20) and to amend the Salt Lake City zoning map (Application No. 400-08-21) pertaining to property located at 1812 South West Temple Street (the "Property"); and

WHEREAS, according to a 1985 report titled *Salt Lake City Architectural Survey--Southwestern Survey Area*, a residential structure situated on the Property known as the Stanley F. Taylor House is architecturally and historically significant; and

WHEREAS, at its September 24, 2008 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council ("City Council") on said applications; and

WHEREAS, after a hearing before the City Council, the City Council has determined that the following ordinance is in the best interest of the City.

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

SECTION 1. Amending master plan. The Future Land Use Map of the Central Community Master Plan shall be and hereby is amended to change the designated appropriate land use for the property located at 1812 South West Temple Street, which is more particularly

described in Exhibit "A" hereto, from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units per acre).

SECTION 2. Rezoning of property. The property located at 1812 South West Temple Street, which is more particularly described in Exhibit "A" hereto, shall be and hereby is rezoned from R-1/5,000 Single-Family Residential District to RMF-45 Moderate/High Density Multi-Family Residential District.

SECTION 3. Amending zoning map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

SECTION 4. Condition. The rezoning described herein is conditioned upon the following condition:

1. That the Applicant enter into a development agreement with Salt Lake City Corporation in a form acceptable to the Salt Lake City Planning Director and the Office of the Salt Lake City Attorney, which agreement shall require the Applicant to take all reasonable steps to assure that the Stanley F. Taylor House is placed on both the National Historic Register and the Salt Lake City Register of Cultural Resources.

SECTION 5. Effective Date. This ordinance shall become effective on the date of its first publication. The City Recorder is instructed not to publish or record this ordinance until the conditions identified above have been met, as certified by the Salt Lake City Planning Director or the Planning Director's designee.

SECTION 6. Time. If the conditions identified above have not been met within one year after adoption, this ordinance shall become null and void. The City Council

may, for good cause shown, by resolution, extend the time period for satisfying the conditions identified above.

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

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2008.

Published: \_\_\_\_\_.

HB\_ATT#5723-v2-Ordinance\_amending\_zoning\_and\_master\_plan\_1812\_S\_West\_Temple

APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date OCTOBER 10, 2008  
By Paul C. Nielson  
PAUL C. NIELSON, SR. CITY ATTORNEY

### **Exhibit "A"**

Beginning at the Northeast Corner Lot 15, Block 7, Five Acre Plot A, Big Field Survey point being on the west line of West Temple Street said point also being South 00°01'10" East 897.73 feet along the monument line and South 89°55'44" West 38.80 feet from a Street Monument in the Intersection of West Temple Street and 1700 South Street and running; thence South 00°13'43" West 143.55 feet along the east line of said Lot 15 and along the west line of said West Temple Street; thence South 89°55'44" West 735.79 feet to a point on the east line of UTA Light Rail Transit Corridor; thence North 00°13'43" East 143.55 feet along the east line of said UTA Light Rail Transit Corridor; thence North 89°55'44" East 735.79 feet to the point of beginning.

Contains 105,621 square feet (2.425 ± acres).

FRANK B. GRAY  
DIRECTOR

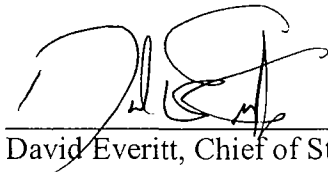
**SALT LAKE CITY CORPORATION**  
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
OFFICE OF THE DIRECTOR

RALPH BECKER  
MAYOR

MARY DE LA MARE-SCHAEFER  
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.  
DEPUTY DIRECTOR

**CITY COUNCIL TRANSMITTAL**



David Everitt, Chief of Staff

Date Received: Sept 30, 2008

Date Sent to City Council: 9/30/2008

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

**DATE:** September 30, 2008

**FROM:** Frank Gray, Community & Economic Development Director

**RE:** Petition Nos: 400-08-20 Master Plan Amendment and 400-08-21 Zoning Map Amendment—the Housing Authority of Salt Lake City has requested amendment of the Central Community Future Land Use map for 2.425 ± acres of property located at 1812 S West Temple Street from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre). The applicant has also requested amendment of the Salt Lake City Zoning Map from R-1/5,000 Single-Family Residential District to RMF-45 Moderate/High Density Multi-Family Residential District for the aforementioned property.

9/30/08  
SL

**STAFF CONTACTS:** Michael Maloy, AICP, Principal Planner, at 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)

**RECOMMENDATION:** That the City Council hold a briefing and schedule a public hearing.

**DOCUMENT TYPE:** Ordinance

**BUDGET IMPACT:** None.

**PLANNING COMMISSION**

**RECOMMENDATION:** Forward a positive recommendation to the City Council on both petitions.

**DISCUSSION:**

**Issue Origin:** On June 6, 2008, the Housing Authority of Salt Lake City submitted a request for City approval of a master plan amendment, zoning map amendment, and planned development to

construct a 95 unit senior housing project located at 1812 South West Temple Street. The subject property contains 2.425 ± acres and is currently zoned R-1/5,000 Single-Family Residential.

**Analysis:** The subject property measures approximately 144 feet wide by 736 feet deep and contains a single-family dwelling. Due to the narrow width and relative depth of the subject property, if the property were to develop for single-family detached residential land uses, a roadway would likely be located through the center of the property, which would limit potential development and require demolition of the existing structure. The structure, known as the Stanley F. Taylor home, built in 1907, is identified as significant and a very good example of a stylized version of the Box Style house in the 1985 *Salt Lake City Architectural Survey-Southwestern Survey Area*. In an effort to preserve the building and make the project economically feasible, the applicant submitted the aforementioned petitions.

The applicant intends to renovate the historic structure for use as a common amenity for the proposed residential development. The new residential dwelling units will be located within two separate three-story buildings.

The proposal also included a request for planned development approval (Petition No. 410-08-51), which the Planning Commission approved on September 24, 2008 conditioned on the adoption of the master plan and zoning map amendments. One of the conditions the Planning Commission included in its motion for Planned Development approval, was that the exterior renovation and alterations of the Taylor house must comply with the adopted policy document titled *Residential Design Guidelines for Residential Historic Districts in Salt Lake City*, which the Planning Division and Historic Landmark Commission use to ensure appropriate exterior renovation to structures in local historic districts and to Landmark Sites.

**Master Plan Consideration:** The subject property lies within the area governed by the policies of the Central Community Master Plan. The applicant has requested an amendment of the Central Community Future Land Use map from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre) for the subject property. The Central Community Master Plan offers the following description of the proposed residential land use:

**Medium/High-Density Residential.** This land use designation is applicable in areas within the Central Community where townhouses and apartments are the dominant land use. This residential land use classification encourages townhouse style development with up to six units in a row, but also allows apartments. Medium/high-density residential areas have multi-story residential structures built at a mid-rise level of three to four stories. Examples are scattered in East Downtown, the Central Business District, the Gateway area, and in the areas between South Temple and 300 South from 500 East to 800 East (page 8, Residential Land Use).

The area has a mix of multi-family and low-density residential (single-family and two-family) dwellings. In preparation for the Planning Commission's public hearing of the proposed amendment, staff complied with the public notice requirements found in Utah Code 10-9a-404, which regulates municipalities when considering an amendment to a general plan (i.e. master

plan). Staff also reviewed the proposed amendment for consistency with the Central Community Master Plan and determined that the following statements, goals, and policies are relative to the petition:

- Preserve historic structures and residential neighborhoods (page 3, Master Plan Goals, Central Community Master Plan).
- The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community (page 3, Livable Communities and Neighborhoods, Central Community Master Plan).
- Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses (page 9, Residential Land Use Policy, Central Community Master Plan).

If approved, the amendment would allow medium/high density residential development of the subject property (as proposed by the applicant). Appropriate City Departments and Divisions have reviewed the request and have no objection to the amendments.

#### **PUBLIC PROCESS:**

The subject property lies within the People's Freeway Community Council boundaries. The master plan, zoning amendment, and planned development petitions were reviewed during a public meeting held on May 1, 2008. Although there were some comments of concern regarding the potential for negative traffic impacts, the Community Council was supportive of the project. In response to community concerns, the applicant committed to renovate the existing residence, and later reduced the total number of dwelling units from 105 to 95.

The Planning Commission held a public hearing on September 24, 2008. There were no issues raised at the public hearing. The Planning Commission passed a motion to recommend approval of the requested master plan and zoning map amendments. The vote was seven (7) in favor; and zero (0) opposed.

Following the Planning Commission meeting, staff did receive one e-mail from a resident living on the street south of the project, whose property abuts the proposed development. The resident opposes the petitions based on the increased density, potential traffic impacts and the emergency fire access onto Venture Way. (*see attachment 6*)

#### **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." However, City Code does list five standards that should be analyzed prior to rezoning property (Section 21A.50.050 A-E). Staff has analyzed the five standards starting on page 5 of the attached Planning Commission Staff Report (see Attachment 5.B).

Sections 10-9a-204 and 205 of the Utah Code Title 10, Chapter 9a, Municipal Land Use, Development and Management Act regulate the requirements for noticing a general plan amendment and land use ordinance amendment. The petitions for zoning and master plan amendment were published in the *Deseret News* on September 29, 2008 meeting State Code noticing requirements.

## **TABLE OF CONTENTS**

- 1. PROJECT CHRONOLOGY**
- 2. PROPOSED ORDINANCE**
- 3. NOTICE OF CITY COUNCIL HEARING**
- 4. MAILING LABELS**
- 5. PLANNING COMMISSION**
  - A) ORIGINAL NOTICE AND POSTMARK**
  - B) STAFF REPORT**
  - C) AGENDA AND MINUTES**  
**September 24, 2008 – Planning Commission**
- 6. COMMENT RECEIVED AFTER PLANNING COMMISSION MEETING**
- 7. ORIGINAL PETITIONS**

## **1. PROJECT CHRONOLOGY**

**PROJECT CHRONOLOGY**  
**Petition Nos. 400-08-20 & 400-08-21**

May 1, 2008	Applicant appeared before the People's Freeway Community Council to discuss pending development plan, including master plan and zoning map amendments. Staff attends public meeting.
June 6, 2008	Petitions submitted to City for consideration and processing.
June 11, 2008	Petitions assigned to Michael Maloy, AICP, Principal Planner for staff analysis and processing.
July 9, 2008	Routed petitions to City Departments for comment and recommendation.
August 6, 2008	Petitions reviewed during a Planning Commission Sub-Committee meeting. Applicant and staff attended meeting.
September 9, 2008	Planning Commission public hearing notice mailed to affected property owners and other interested parties.
September 10, 2008	Planning Commission public hearing notice published in local newspaper.
September 10, 2008	A sign was posted on the property with information relating to the Planning Commission public hearing.
September 24, 2008	Planning Commission held a public hearing and voted 7-0 to recommend approval of petitions to the City Council.
September 25, 2008	Staff requested draft of proposed ordinance from City Attorney's Office.
September 30, 2008	Staff received draft of proposed ordinance from City Attorney's Office.
October 8, 2008	Planning Commission to ratify minutes for September 24, 2008 meeting.

## **2. PROPOSED ORDINANCE**

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2008

(Rezoning Property Located at 1812 South West Temple Street, and Amending the Central Community Master Plan and Zoning Map, with conditions and time limitation)

AN ORDINANCE REZONING PROPERTY LOCATED AT 1812 SOUTH WEST TEMPLE STREET, AND AMENDING THE CENTRAL COMMUNITY MASTER PLAN AND ZONING MAP, PURSUANT TO PETITION NOS. 400-08-20 and 400-08-21.

WHEREAS, the Salt Lake City Planning Commission ("Planning Commission") held a public hearing on September 24, 2008 on applications made by the Housing Authority of Salt Lake City to amend the Central Community Master Plan (Application No. 400-08-20) and to amend the Salt Lake City zoning map (Application No. 400-08-21); and

WHEREAS, at its September 24, 2008 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council ("City Council") on said applications; and

WHEREAS, after a hearing before the City Council, the City Council has determined that the following ordinance is in the best interest of the City.

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

SECTION 1. Amending master plan. The Future Land Use Map of the Central Community Master Plan shall be and hereby is amended to change the designated appropriate land use for the property located at 1812 South West Temple Street, which is more particularly described in Exhibit "A" hereto, from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units per acre).

SECTION 2. Rezoning of property. The property located at 1812 South West Temple Street, which is more particularly described in Exhibit "A" hereto, shall be and hereby is rezoned

from R-1/5,000 Single-Family Residential District to RMF-45 Moderate/High Density Multi-Family Residential District.

SECTION 3. Amending zoning map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

SECTION 4. Effective Date. This ordinance shall become effective on the date of its first publication.

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

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

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

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2008.

Published: \_\_\_\_\_.

APPROVED AS TO FORM  
Salt Lake City Attorney's Office

Date SEPT. 30, 2008

By Paul C. Nielson  
PAUL C. NIELSON, SR. CITY ATTORNEY

### **Exhibit "A"**

Beginning at the Northeast Corner Lot 15, Block 7, Five Acre Plot A, Big Field Survey point being on the west line of West Temple Street said point also being South 00°01'10" East 897.73 feet along the monument line and South 89°55'44" West 38.80 feet from a Street Monument in the Intersection of West Temple Street and 1700 South Street and running; thence South 00°13'43" West 143.55 feet along the east line of said Lot 15 and along the west line of said West Temple Street; thence South 89°55'44" West 735.79 feet to a point on the east line of UTA Light Rail Transit Corridor; thence North 00°13'43" East 143.55 feet along the east line of said UTA Light Rail Transit Corridor; thence North 89°55'44" East 735.79 feet to the point of beginning.

Contains 105,621 square feet (2.425 ± acres).

### **3. NOTICE OF CITY COUNCIL HEARING**

## NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petitions 400-08-20 & 400-08-21 to consider a master plan and zoning map amendment for property located at approximately 1812 S West Temple Street, Salt Lake City, Utah. The request is to amend the Central Community Future Land Use map from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre) and the Salt Lake City Zoning Map from R-1/5,000 Single-Family Residential District to RMF-45 Moderate/High Density Multi-Family Residential District for the aforementioned property.

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

**Date:** October 14, 2008

**Time:** 7:00 p.m.

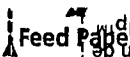
**Place:** Room 315 (City Council Chambers)\*  
Salt Lake City and County Building  
451 S. State Street  
Salt Lake City, UT

\*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the petitions on file, please call Michael Maloy, Principal Planner, at 535-7118 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com).

People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City & County Building is an accessible facility. For questions, requests, or additional information, please contact the ADA Coordinator at (801) 535-7971; TDD 535-6021.

#### **4. MAILING LABELS**



1513258003  
 RESIDENT  
 2535 E LAMBOURNE AVE  
 SALT LAKE CITY UT 84109

1513283001  
 RESIDENT  
 163 W 1700 S  
 SALT LAKE CITY UT 84115

1513427001  
 RESIDENT  
 879 N LITTLE VALLEY RD  
 SALT LAKE CITY UT 84103

1513257018  
 RESIDENT  
 204 W 1700 S  
 SALT LAKE CITY UT 84115

1513426005  
 RESIDENT  
 185 W 1700 S  
 SALT LAKE CITY UT 84115

1513427005  
 RESIDENT  
 115 W 1700 S  
 SOUTH SALT LAKE UT 84115

1513257013  
 RESIDENT  
 2569 E KEDDINGTON LN  
 HOLLADAY UT 84117

1513402007  
 RESIDENT  
 241 W 1700 S  
 SOUTH SALT LAKE UT 84115

1513426008  
 RESIDENT  
 1776 S WESTTEMPLE ST  
 SOUTH SALT LAKE UT 84115

1513280008  
 RESIDENT  
 1637 S JEFFERSON ST  
 SALT LAKE CITY UT 84115

1513284001  
 RESIDENT  
 879 N LITTLE VALLEY RD  
 SALT LAKE CITY UT 84103

1513427002  
 RESIDENT  
 2001 S STATE ST # N4500  
 SALT LAKE CITY UT 84115

1513258012  
 RESIDENT  
 222 W LUCY AVE  
 SALT LAKE CITY UT 84101

1513402017  
 RESIDENT  
 241 W 1700 S  
 SOUTH SALT LAKE UT 84115

1513427006  
 RESIDENT  
 185 W 1700 S  
 SALT LAKE CITY UT 84115

1513280025  
 RESIDENT  
 134 W 1700 S  
 SALT LAKE CITY UT 84115

1513402009  
 RESIDENT  
 241 W 1700 S  
 SOUTH SALT LAKE UT 84115

1513426006  
 RESIDENT  
 183 W 1700 S  
 SOUTH SALT LAKE UT 84115

1513280026  
 RESIDENT  
 1332 W CRYSTAL AVE  
 WEST VALLEY UT 84119

1513402016  
 RESIDENT  
 2569 E KEDDINGTON LN  
 HOLLADAY UT 84117

1513427003  
 RESIDENT  
 2001 S STATE ST # N4500  
 SALT LAKE CITY UT 84115

1513258013  
 RESIDENT  
 PO BOX 651276  
 SALT LAKE CITY UT 84165

1513284002  
 RESIDENT  
 115 W 1700 S  
 SALT LAKE CITY UT 84115

1513427004  
 RESIDENT  
 2001 S STATE ST # N4500  
 SALT LAKE CITY UT 84115

1513280021  
 RESIDENT  
 3526 N LITTLEROCK DR  
 PROVO UT 84604

1513426002  
 RESIDENT  
 163 W 1700 S  
 SALT LAKE CITY UT 84115

1513427007  
 RESIDENT  
 2252 E 11580 S  
 SANDY UT 84092

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1513402018  
RESIDENT  
241 W 1700 S  
SOUTH SALT LAKE UT 84115

1513430030  
RESIDENT  
1776 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513430028  
RESIDENT  
1776 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513426007  
RESIDENT  
2040 W 3605 S  
WEST VALLEY UT 84119

1513428008  
RESIDENT  
1759 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513430032  
RESIDENT  
1800 S WESTTEMPLE ST #216  
SALT LAKE CITY UT 84115

1513430025  
RESIDENT  
1776 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513428016  
RESIDENT  
1760 S RICHARDS ST  
SALT LAKE CITY UT 84115

1513431001  
RESIDENT  
82 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430025  
RESIDENT  
1776 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513430020  
RESIDENT  
1760 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513431002  
RESIDENT  
76 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430016  
RESIDENT  
1738 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513428017  
RESIDENT  
1767 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513431003  
RESIDENT  
70 W BOULEVARD GARDENS  
SOUTH SALT LAKE UT 84115

1513430026  
RESIDENT  
1776 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513428018  
RESIDENT  
74 W QUAYLE AVE  
SOUTH SALT LAKE UT 84115

1513431004  
RESIDENT  
64 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430017  
RESIDENT  
1746 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513428019  
RESIDENT  
58 W QUAYLE AVE  
SOUTH SALT LAKE UT 84115

1513431005  
RESIDENT  
58 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513428007  
RESIDENT  
1755 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513428020  
RESIDENT  
3541 W WHEATWOOD CIR  
WEST JORDAN UT 84084

1513431006  
RESIDENT  
52 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430019  
RESIDENT  
1760 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513402010  
RESIDENT  
1234 EAST 17TH STREET  
SANTA ANA CA 92701

1513431007  
RESIDENT  
46 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

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1513431008  
RESIDENT  
40 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513431019  
RESIDENT  
45 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513432003  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513430034  
RESIDENT  
1798 S WESTEMPLE ST #200  
SALT LAKE CITY UT 84115

1513431020  
RESIDENT  
45 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513432019  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513430033  
RESIDENT  
1776 S WESTEMPLE ST  
SALT LAKE CITY UT 84115

1513402011  
RESIDENT  
1700 FARNAM ST # 10S-FL  
OMAHA NE 68102

1513432004  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431013  
RESIDENT  
1089 TANLAND DR #111  
PALO ALTO CA 94303

1513402012  
RESIDENT  
1825 S 300 W  
SALT LAKE CITY UT 84115

1513432020  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431014  
RESIDENT  
75 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430003  
RESIDENT  
1776 S WESTEMPLE ST  
SALT LAKE CITY UT 84115

1513432005  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431015  
RESIDENT  
69 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513431024  
RESIDENT  
205 DAY AVENUE  
BAKERSFIELD CA 93308

1513432021  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431016  
RESIDENT  
63 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513432001  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432033  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431017  
RESIDENT  
1017 S DOUGLAS ST  
SALT LAKE CITY UT 84105

1513432002  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432045  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431018  
RESIDENT  
51 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513432018  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432006  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

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1513432022  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432036  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432050  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432034  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432048  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432011  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432046  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432009  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432027  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432007  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432025  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432039  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432023  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432037  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432051  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432035  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432049  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432012  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432047  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432010  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432028  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432008  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432026  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432040  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432024  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432038  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432052  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

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1513432013  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513434002  
RESIDENT  
6000 NE 35TH CIR  
VANCOUVER WA

98661

1513434010  
RESIDENT  
116 W VENTURE WY  
SOUTH SALT LAKE UT

84115

1513432029  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513432054  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513434011  
RESIDENT  
110 W VENTURE WY  
SOUTH SALT LAKE UT

84115

1513432041  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513434003  
RESIDENT  
166 W VENTURE WY  
SALT LAKE CITY UT

84115

1513434012  
RESIDENT  
102 W VENTURE WY  
SOUTH SALT LAKE UT

84115

1513431026  
RESIDENT  
1823 S WESTTEMPLE ST  
SOUTH SALT LAKE UT

84115

1513434004  
RESIDENT  
160 W VENTURE WY  
SOUTH SALT LAKE UT

84115

1513432015  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513432053  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513434005  
RESIDENT  
152 W VENTURE WY  
SOUTH SALT LAKE UT

84115

1513432031  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513432014  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513434006  
RESIDENT  
146 W VENTURE WY  
SOUTH SALT LAKE UT

84115

1513432043  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513432030  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513434007  
RESIDENT  
138 W VENTURE WY  
SOUTH SALT LAKE UT

84115

1513432055  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513432042  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513434008  
RESIDENT  
132 W VENTURE WY  
SOUTH SALT LAKE UT

84115

1513432016  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

1513434001  
RESIDENT  
451 S STATE ST # 225  
SALT LAKE CITY UT

84111

1513434009  
RESIDENT  
126 W VENTURE WY  
SOUTH SALT LAKE UT

84115

1513432032  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY

10543

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1513432044  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433002  
RESIDENT  
1833 S WESTTEMPLE ST # 1  
SALT LAKE CITY UT 84115

1513435004  
RESIDENT  
161 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432056  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433003  
RESIDENT  
1833 S WESTTEMPLE ST # 2  
SALT LAKE CITY UT 84115

1513435005  
RESIDENT  
153 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432017  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433006  
RESIDENT  
1833 S WESTTEMPLE ST # 5  
SALT LAKE CITY UT 84115

1513435006  
RESIDENT  
147 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432057  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433007  
RESIDENT  
1833 S WESTTEMPLE ST # 6  
SOUTH SALT LAKE UT 84115

1513435007  
RESIDENT  
139 W VENTURE WY  
SALT LAKE CITY UT 84115

1513433001  
RESIDENT  
1833 S WESTTEMPLE ST # 7  
SOUTH SALT LAKE UT 84115

1513433010  
RESIDENT  
1833 S WESTTEMPLE ST # 9  
SALT LAKE CITY UT 84115

1513435008  
RESIDENT  
133 W VENTURE WY  
SALT LAKE CITY UT 84115

1513432058  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433011  
RESIDENT  
1833 S WESTTEMPLE ST # 10  
SOUTH SALT LAKE UT 84115

1513435009  
RESIDENT  
125 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432059  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513435002  
RESIDENT  
175 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513435010  
RESIDENT  
117 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432060  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432062  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513435011  
RESIDENT  
111 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432061  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513435003  
RESIDENT  
167 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513435012  
RESIDENT  
9007 S SUMMER CREST DR  
SANDY UT 84093

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1513432063 RESIDENT 875 MAMARONECK AVE MAMARONECK NY 10543	1513435001 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT 84111	1513435019 RESIDENT 142 W LAYTON AVE SALT LAKE CITY UT 84115
1513433004 RESIDENT 1833 S WESTTEMPLE ST # 3 SOUTH SALT LAKE UT 84115	1513402021 RESIDENT 1855 S 300 W SALT LAKE CITY UT 84115	1513435020 RESIDENT 134 W LAYTON AVE SALT LAKE CITY UT 84115
1513433005 RESIDENT 106 N 14TH STREET OREGON IL 61061	1513453017 RESIDENT PO BOX 8050 BENTONVILLE AR 72712	1513435021 RESIDENT 128 W LAYTON AVE SOUTH SALT LAKE UT 84115
1513433008 RESIDENT 1833 S WESTTEMPLE ST # 7 SALT LAKE CITY UT 84115	1513435013 RESIDENT 178 W LAYTON AVE SALT LAKE CITY UT 84115	1513435022 RESIDENT 122 W LAYTON AVE SALT LAKE CITY UT 84115
1513433009 RESIDENT 1833 S WESTTEMPLE ST # 8 SALT LAKE CITY UT 84115	1513435014 RESIDENT 172 W LAYTON AVE SALT LAKE CITY UT 84115	1513431028 RESIDENT 8734 S CENTER ST SANDY UT 84070
1513433012 RESIDENT 1833 S WESTTEMPLE ST # 11 SALT LAKE CITY UT 84115	1513435015 RESIDENT P.O.BOX 681851 PARK CITY UT 84068	1513435023 RESIDENT 116 W LAYTON AVE SALT LAKE CITY UT 84115
1513433013 RESIDENT 1833 S WESTTEMPLE ST # 12 SALT LAKE CITY UT 84115	1513435016 RESIDENT 160 W LAYTON AVE SALT LAKE CITY UT 84115	1513435024 RESIDENT 1840 S WESTTEMPLE ST SOUTH SALT LAKE UT 84115
1513432064 RESIDENT 875 MAMARONECK AVE MAMARONECK NY 10543	1513435017 RESIDENT 154 W LAYTON AVE SALT LAKE CITY UT 84115	1513431031 RESIDENT 70 W LAYTON AVE SOUTH SALT LAKE UT 84115
1513432065 RESIDENT 875 MAMARONECK AVE MAMARONECK NY 10543	1513435018 RESIDENT 148 W LAYTON AVE SOUTH SALT LAKE UT 84115	1513431032 RESIDENT 64 W LAYTON AVE SALT LAKE CITY UT 84115

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1513431033  
RESIDENT  
60 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513476002  
RESIDENT  
177 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513476013  
RESIDENT  
117 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513431034  
RESIDENT  
10061 S MEMORIAL DR  
SOUTH JORDAN UT 84095

1513476004  
RESIDENT  
165 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513476015  
RESIDENT  
1860 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513431035  
RESIDENT  
50 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476005  
RESIDENT  
159 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513477001  
RESIDENT  
1861 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513431036  
RESIDENT  
46 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513476007  
RESIDENT  
153 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513477005  
RESIDENT  
69 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513431037  
RESIDENT  
40 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476008  
RESIDENT  
249 E THORNBERRY DR  
DRAPER UT 84020

1513477006  
RESIDENT  
63 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513431029  
RESIDENT  
1845 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513476009  
RESIDENT  
141 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513477007  
RESIDENT  
59 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513435025  
RESIDENT  
1850 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513476010  
RESIDENT  
135 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513477008  
RESIDENT  
53 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476001  
RESIDENT  
180 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476011  
RESIDENT  
129 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476003  
RESIDENT  
171 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513431030  
RESIDENT  
1847 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513476012  
RESIDENT  
380 W 7200 S  
MIDVALE UT 84047

1513477002  
RESIDENT  
1867 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

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1513476016  
RESIDENT  
1868 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513477003  
RESIDENT  
1873 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513476006  
RESIDENT  
153 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476014  
RESIDENT  
1192 E DRAPER PKWY  
DRAPER UT 84020

1513477004  
RESIDENT  
50 E NORTHTEMPLE ST  
SALT LAKE CITY UT 84150

1513476017  
RESIDENT  
462 LINDEN ST #19  
TOOELE UT 84074

**Salt Lake City Planning Div**  
Michael Maloy  
451 South State St Room 406  
PO Box 145480  
Salt Lake City UT 84114-5480

**Bill Davis**  
**People's Freeway Community Council**  
332 West 1700 South  
SLC UT 84115

BILL NIGHSWONGER  
SALT LAKE CITY HOUSING AUTHO.  
1776 S WEST TEMPLE  
SLC UT 84115

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1513258003  
RESIDENT  
2535 E LAMBOURNE AVE  
SALT LAKE CITY UT 84109

1513283001  
RESIDENT  
163 W 1700 S  
SALT LAKE CITY UT 84115

1513427001  
RESIDENT  
879 N LITTLE VALLEY RD  
SALT LAKE CITY UT 84103

1513257018  
RESIDENT  
204 W 1700 S  
SALT LAKE CITY UT 84115

1513426005  
RESIDENT  
185 W 1700 S  
SALT LAKE CITY UT 84115

1513427005  
RESIDENT  
115 W 1700 S  
SOUTH SALT LAKE UT 84115

1513257013  
RESIDENT  
2569 E KEDDINGTON LN  
HOLLADAY UT 84117

1513402007  
RESIDENT  
241 W 1700 S  
SOUTH SALT LAKE UT 84115

1513426008  
RESIDENT  
1776 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513280008  
RESIDENT  
1637 S JEFFERSON ST  
SALT LAKE CITY UT 84115

1513284001  
RESIDENT  
879 N LITTLE VALLEY RD  
SALT LAKE CITY UT 84103

1513427002  
~~RESIDENT~~  
~~2001 S STATE ST # N4500~~  
SALT LAKE CITY UT 84115

1513258012  
RESIDENT  
222 W LUCY AVE  
SALT LAKE CITY UT 84101

1513402017  
RESIDENT  
241 W 1700 S  
SOUTH SALT LAKE UT 84115

1513427006  
RESIDENT  
185 W 1700 S  
SALT LAKE CITY UT 84115

1513280025  
RESIDENT  
134 W 1700 S  
SALT LAKE CITY UT 84115

1513402009  
RESIDENT  
241 W 1700 S  
SOUTH SALT LAKE UT 84115

1513426006  
RESIDENT  
183 W 1700 S  
SOUTH SALT LAKE UT 84115

1513280026  
RESIDENT  
1332 W CRYSTAL AVE  
WEST VALLEY UT 84119

1513402016  
RESIDENT  
2569 E KEDDINGTON LN  
HOLLADAY UT 84117

1513427003  
RESIDENT  
2001 S STATE ST # N4500  
SALT LAKE CITY UT 84115

1513258013  
RESIDENT  
PO BOX 651276  
SALT LAKE CITY UT 84165

1513284002  
RESIDENT  
115 W 1700 S  
SALT LAKE CITY UT 84115

1513427004  
RESIDENT  
~~2001 S STATE ST # N4500~~  
~~SALT LAKE CITY UT~~ 84115

1513280021  
RESIDENT  
3526 N LITTLEROCK DR  
PROVO UT 84604

1513426002  
~~RESIDENT~~  
~~163 W 1700 S~~  
~~SALT LAKE CITY UT~~ 84115

1513427007  
RESIDENT  
2252 E 11580 S  
SANDY UT 84092

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1513402018  
RESIDENT  
241 W 1700 S  
SOUTH SALT LAKE UT 84115

1513430030  
RESIDENT  
1776 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513430028  
RESIDENT  
1776 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513426007  
RESIDENT  
2040 W 3605 S  
WEST VALLEY UT 84119

1513428008  
RESIDENT  
1759 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513430032  
RESIDENT  
1800 S WESTTEMPLE ST #216  
SALT LAKE CITY UT 84115

1513430025  
RESIDENT  
1776 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513428016  
RESIDENT  
1760 S RICHARDS ST  
SALT LAKE CITY UT 84115

1513431001  
RESIDENT  
82 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430025  
RESIDENT  
1776 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513430020  
RESIDENT  
1760 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513431002  
RESIDENT  
76 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430016  
RESIDENT  
1738 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513428017  
RESIDENT  
1767 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513431003  
RESIDENT  
70 W BOULEVARD GARDENS  
SOUTH SALT LAKE UT 84115

1513430026  
RESIDENT  
1776 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513428018  
RESIDENT  
74 W QUAYLE AVE  
SOUTH SALT LAKE UT 84115

1513431004  
RESIDENT  
64 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430017  
RESIDENT  
1746 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513428019  
RESIDENT  
58 W QUAYLE AVE  
SOUTH SALT LAKE UT 84115

1513431005  
RESIDENT  
58 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513428007  
RESIDENT  
1755 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513428020  
RESIDENT  
3541 W WHEATWOOD CIR  
WEST JORDAN UT 84084

1513431006  
RESIDENT  
52 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430019  
RESIDENT  
1760 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513402010  
RESIDENT  
1234 EAST 17TH STREET  
SANTA ANA CA 92701

1513431007  
RESIDENT  
46 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

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1513431008  
RESIDENT  
40 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513431019  
RESIDENT  
45 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513432003  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513430034  
RESIDENT  
1798 S WESTTEMPLE ST #200  
SALT LAKE CITY UT 84115

1513431020  
RESIDENT  
45 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513432019  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513430033  
RESIDENT  
1776 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513402011  
RESIDENT  
1700 FARNAM ST # 10S-FL  
OMAHA NE 68102

1513432004  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431013  
RESIDENT  
1089 TANLAND DR #111  
PALO ALTO CA 94303

1513402012  
RESIDENT  
1825 S 300 W  
SALT LAKE CITY UT 84115

1513432020  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431014  
RESIDENT  
75 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513430003  
RESIDENT  
1776 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513432005  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431015  
RESIDENT  
69 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513431024  
RESIDENT  
205 DAY AVENUE  
BAKERSFIELD CA 93308

1513432021  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431016  
RESIDENT  
63 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513432001  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432033  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431017  
RESIDENT  
1017 S DOUGLAS ST  
SALT LAKE CITY UT 84105

1513432002  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432045  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513431018  
RESIDENT  
51 W BOULEVARD GARDENS  
SALT LAKE CITY UT 84115

1513432018  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432006  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

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1513432022  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432036  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432050  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432034  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432048  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432011  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432046  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432009  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432027  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432007  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432025  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432039  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432023  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432037  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432051  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432035  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432049  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432012  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432047  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432010  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432028  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432008  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432026  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432040  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432024  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432038  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432052  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

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1513432013  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513434002  
RESIDENT  
6000 NE 35TH CIR  
VANCOUVER WA 98661

1513434010  
RESIDENT  
116 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432029  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432054  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513434011  
RESIDENT  
110 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432041  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513434003  
RESIDENT  
166 W VENTURE WY  
SALT LAKE CITY UT 84115

1513434012  
RESIDENT  
102 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513431026  
RESIDENT  
1823 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513434004  
RESIDENT  
160 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432015  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432053  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513434005  
RESIDENT  
152 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432031  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432014  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513434006  
RESIDENT  
146 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432043  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432030  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513434007  
RESIDENT  
138 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432055  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432042  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513434008  
RESIDENT  
132 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432016  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513434001  
RESIDENT  
451 S STATE ST # 225  
SALT LAKE CITY UT 84111

1513434009  
RESIDENT  
126 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432032  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

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1513432044  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433002  
RESIDENT  
1833 S WESTTEMPLE ST # 1  
SALT LAKE CITY UT 84115

1513435004  
RESIDENT  
161 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432056  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433003  
RESIDENT  
1833 S WESTTEMPLE ST # 2  
SALT LAKE CITY UT 84115

1513435005  
RESIDENT  
153 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432017  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433006  
RESIDENT  
1833 S WESTTEMPLE ST # 5  
SALT LAKE CITY UT 84115

1513435006  
RESIDENT  
147 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432057  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433007  
RESIDENT  
1833 S WESTTEMPLE ST # 6  
SOUTH SALT LAKE UT 84115

1513435007  
RESIDENT  
139 W VENTURE WY  
SALT LAKE CITY UT 84115

1513433001  
RESIDENT  
1833 S WESTTEMPLE ST # 7  
SOUTH SALT LAKE UT 84115

1513433010  
RESIDENT  
1833 S WESTTEMPLE ST # 9  
SALT LAKE CITY UT 84115

1513435008  
RESIDENT  
133 W VENTURE WY  
SALT LAKE CITY UT 84115

1513432058  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513433011  
RESIDENT  
1833 S WESTTEMPLE ST # 10  
SOUTH SALT LAKE UT 84115

1513435009  
RESIDENT  
125 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432059  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513435002  
RESIDENT  
175 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513435010  
RESIDENT  
117 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432060  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513432062  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513435011  
RESIDENT  
111 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513432061  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513435003  
RESIDENT  
167 W VENTURE WY  
SOUTH SALT LAKE UT 84115

1513435012  
RESIDENT  
9007 S SUMMER CREST DR  
SANDY UT 84093

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1513432063  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513435001  
RESIDENT  
451 S STATE ST # 225  
SALT LAKE CITY UT 84111

1513435019  
RESIDENT  
142 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513433004  
RESIDENT  
1833 S WESTTEMPLE ST # 3  
SOUTH SALT LAKE UT 84115

1513402021  
RESIDENT  
1855 S 300 W  
SALT LAKE CITY UT 84115

1513435020  
RESIDENT  
134 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513433005  
RESIDENT  
106 N 14TH STREET  
OREGON IL 61061

1513453017  
RESIDENT  
PO BOX 8050  
BENTONVILLE AR 72712

1513435021  
RESIDENT  
128 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513433008  
RESIDENT  
1833 S WESTTEMPLE ST # 7  
SALT LAKE CITY UT 84115

1513435013  
RESIDENT  
178 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513435022  
RESIDENT  
122 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513433009  
RESIDENT  
1833 S WESTTEMPLE ST # 8  
SALT LAKE CITY UT 84115

1513435014  
RESIDENT  
172 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513431028  
RESIDENT  
8734 S CENTER ST  
SANDY UT 84070

1513433012  
RESIDENT  
1833 S WESTTEMPLE ST # 11  
SALT LAKE CITY UT 84115

1513435015  
RESIDENT  
P.O.BOX 681851  
PARK CITY UT 84068

1513435023  
RESIDENT  
116 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513433013  
RESIDENT  
1833 S WESTTEMPLE ST # 12  
SALT LAKE CITY UT 84115

1513435016  
RESIDENT  
160 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513435024  
RESIDENT  
1840 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513432064  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513435017  
RESIDENT  
154 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513431031  
RESIDENT  
70 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513432065  
RESIDENT  
875 MAMARONECK AVE  
MAMARONECK NY 10543

1513435018  
RESIDENT  
148 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513431032  
RESIDENT  
64 W LAYTON AVE  
SALT LAKE CITY UT 84115

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1513431033  
RESIDENT  
60 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513476002  
RESIDENT  
177 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513476013  
RESIDENT  
117 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513431034  
RESIDENT  
10061 S MEMORIAL DR  
SOUTH JORDAN UT 84095

1513476004  
RESIDENT  
165 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513476015  
RESIDENT  
1860 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513431035  
RESIDENT  
50 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476005  
RESIDENT  
159 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513477001  
RESIDENT  
1861 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513431036  
RESIDENT  
46 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513476007  
RESIDENT  
153 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513477005  
RESIDENT  
69 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513431037  
RESIDENT  
40 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476008  
RESIDENT  
249 E THORNBERRY DR  
DRAPER UT 84020

1513477006  
RESIDENT  
63 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513431029  
RESIDENT  
1845 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513476009  
RESIDENT  
141 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513477007  
RESIDENT  
59 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513435025  
RESIDENT  
1850 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513476010  
RESIDENT  
135 W LAYTON AVE  
SOUTH SALT LAKE UT 84115

1513477008  
RESIDENT  
53 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476001  
RESIDENT  
180 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476011  
RESIDENT  
129 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476003  
RESIDENT  
171 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513431030  
RESIDENT  
1847 S WESTTEMPLE ST  
SOUTH SALT LAKE UT 84115

1513476012  
RESIDENT  
380 W 7200 S  
MIDVALE UT 84047

1513477002  
RESIDENT  
1867 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

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1513476016  
RESIDENT  
1868 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513477003  
RESIDENT  
1873 S WESTTEMPLE ST  
SALT LAKE CITY UT 84115

1513476006  
RESIDENT  
153 W LAYTON AVE  
SALT LAKE CITY UT 84115

1513476014  
RESIDENT  
1192 E DRAPER PKWY  
DRAPER UT 84020

1513477004  
RESIDENT  
50 E NORTHTEMPLE ST  
SALT LAKE CITY UT 84150

1513476017  
RESIDENT  
462 LINDEN ST #19  
TOOELE UT 84074

**Salt Lake City Planning Div**  
Michael Maloy  
451 South State St Room 406  
PO Box 145480  
Salt Lake City UT 84114-5480

**Bill Davis**  
**People's Freeway Community Council**  
332 West 1700 South  
SLC UT 84115

BILL NIGHSWONGER  
SALT LAKE CITY HOUSING AUTHO.  
1776 S WEST TEMPLE  
SLC UT 84115

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**5.A PLANNING COMMISSION  
ORIGINAL NOTICE AND POSTMARK**

4770 S. 5600 W.  
P.O. BOX 704005  
WEST VALLEY CITY, UTAH 84170  
FED.TAX I.D.# 87-0217663

The Salt Lake Tribune

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Morning News

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CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
BOARD OF ADJUSTMENT, C/O DEBORAH MARTIN 451 S STATE, RM 406 SALT LAKE CITY, UT 84111	9001381805	09/11/2008

ACCOUNT NAME			
BOARD OF ADJUSTMENT,			
TELEPHONE		AD ORDER / INVOICE NUMBER	
8015357741		0000356638 /	
SCHEDULE			
Start 09/10/2008		End 09/10/2008	
CUST REF NO			
CAPTION			
Salt Lake City Master Plan Amendments			
SIZE			
32 Lines		2.00 COLUMN	
TIMES		RATE	
2			
MISC CHARGES		AD CHARGES	
		TOTAL COST	
		80.00	

Salt Lake City Master Plan Amendments

On September 24, 2008, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

Petition 400-08-20 filed by the Housing Authority of Salt Lake City to amend the Central Community Future Land Use map from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre) for property located at 1812 S. West Temple Street. The purpose for the amendment is to facilitate a senior housing residential development on the property.

Petition 400-08-10 filed by Jason Fuchs, Great View Investments, LLC, to amend the Northwest Community Land Use map from Open Space to Medium Density Residential for property located at 150-158 North Redwood Road. The purpose for the amendment is to facilitate a multi-family residential development on the property.

The public hearing will begin at 5:45 p.m. in room 206 of the City Center Building, 451 South State Street, Salt Lake City. For more information or for special ADA accommodations, which may include alternate formats, interpreters, and other auxiliary aids, or additional information, please contact Michael Malloy at 335-7118 or call 1-800-535-6220. TDD: 335-6638.

UPAXLP

AFFIDAVIT OF PUBLICATION

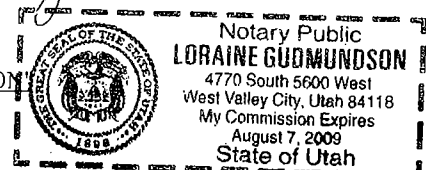
AS NEWSPAPER AGENCY CORPORATION LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Salt Lake City Master Plan Amendments FOR BOARD OF ADJUSTMENT, WAS PUBLISHED BY THE NEWSPAPER AGENCY CORPORATION, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH.

PUBLISHED ON Start 09/10/2008 End 09/10/2008

SIGNATURE

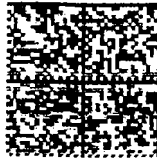
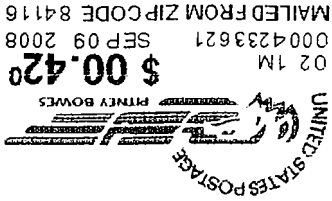
DATE 09/11/2008

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"  
PLEASE PAY FROM BILLING STATEMENT



## PUBLIC HEARING NOTICE

Salt Lake City Planning Division  
451 South State Street, Room 406  
PO Box 145480  
Salt Lake City UT 84111



FIRST CLASS

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.

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**In Room 326 of the City & County Building at 451 South State Street**  
**Wednesday, September 24, 2008 at 5:45 p.m.**

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

**APPROVAL OF MINUTES FROM WEDNESDAY, August 13, 2008.**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**BRIEFING**

1. **Conditional Use Project- Issues for Further Study**—The Planning Staff will review and discuss with the Planning Commission the proposed responses to issues that were raised during the City Council's recent review of conditional use regulations. The City Council requested further study of issues that were not addressed prior to the July 22, 2008 adoption of amendments to the Zoning Ordinance relating to conditional and permitted uses. The Planning Staff is requesting comment and direction from the Planning Commission prior to submitting the responses to the City Council for its review.

**PUBLIC HEARING**

2. **Petition 400-08-02, Driggs Avenue Street Closure at 1300 East**—the Utah Department of Transportation (UDOT) is requesting to close a portion of Driggs Avenue (approximately 2370 South and just west of 1300 East). It is proposed that Driggs Avenue will terminate in a cul-de-sac at this location. The purpose of the street closure is to accommodate the reconfiguration of the east bound I-80 off ramp at approximately 1300 East. The subject closure is located in City Council District 7 represented by Søren Simonsen (Staff contact: Lex Traughber at 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)).
3. **Crestview Holdings Master Plan and Zoning Map Amendment**—a request by Juston Puchar, with Crestview Holdings, for a master plan and zoning map amendment for property located between approximately 356 to 358 North Redwood Road. The proposed master plan and zoning map amendment would accommodate an eight (8) unit multi-family residential development. The property is located in City Council District One represented by Carlton Christensen (Staff contact: Michael Maloy at 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)).
  - a. **Petition 400-08-10 Master Plan Amendment**—the applicant is requesting an amendment of the Northwest Community Land Use Plan map for the property from Parks/Open Space to Medium Density Residential.
  - b. **Petition 400-08-09 Zoning Map Amendment**—the applicant is requesting amendment of the Salt Lake City Zoning Map for the property from R-1/5000 Single Family Residential to RMF-35 Moderate Density Multi-Family.
4. **West Temple Senior Housing Master Plan Map Amendment, Zoning Map Amendment, and Planned Development**—a request by Bill Nighswonger, Executive Director of the Housing Authority of Salt Lake City, for a master plan amendment, zoning map amendment, and planned development for property located at approximately 1812 South West Temple Street. The proposed master plan amendment, zoning map amendment, and planned development petition would accommodate a proposed 95 unit senior-housing residential development. The property is located in City Council District Five represented by Jill Remington-Love (Staff contact: Michael Maloy at 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)).
  - a. **Petition 400-07-37 Master Plan Amendment**—the applicant is requesting approval to amend the Central Community Future Land Use map for the property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
  - b. **Petition 400-07-38 Zoning Map Amendment**—the applicants are requesting approval to change the zoning of the property from CB Community Business to RMU-45 Residential Mixed Use.
  - c. **Petition 410-08-51 Planned Development**—the applicant is requesting approval of a planned development containing 105 units for senior housing on the property. The proposal includes renovation and reuse of an existing single-family dwelling as an "amenity" for the project.
5. **Petition 400-08-18, a legislative action initiated by the Salt Lake City Council**—a request by the City Council for the preparation of an ordinance that would restrict the distance between businesses in Salt Lake City that provide "payday-loan check cashing services," and consider expanding the ordinance to cover the ratio of businesses to the number of people served, and where those businesses should be allowed (Staff contact: Everett Joyce at 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)).

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

**5.B PLANNING COMMISSION  
STAFF REPORT**

# PLANNING COMMISSION STAFF REPORT



Planning & Zoning Division  
Department of Community &  
Economic Development

Petition No's 400-08-20, 400-08-21, & 410-08-51

West Temple Senior Housing Project

Master Plan Amendment, Zoning Map Amendment, & Planned Development

Located at 1812 South West Temple Street

Public Hearing Date: September 24, 2008

**Applicant:** Bill Nighswonger,  
Housing Authority of Salt Lake  
City

**Staff:** Michael Maloy, 535-  
7118,  
michael.maloy@slcgov.com

**Tax ID:** 15-13-430-003

**Current Zone:** R-1/5000  
Single-Family Residential  
District

**Master Plan Designation:**  
Low Density Residential (1-15  
dwelling units/acre), Central  
Community Master Plan  
(adopted November 1, 2005)

**Council District:** 5, Council  
Member Jill Remington Love

**Acreage:** 2.425 ± acres

**Current Use:** Vacant single-  
family dwelling

## Applicable Land Use Regulations:

- 21A.02.040 Effect Of  
Adopted Master Plans Or  
General Plans
- 21A.50 Amendments
- 21A.24.140 RMF-45  
Moderate/High Density  
Multi-Family Residential  
District
- 21A.54 Conditional Uses

## Attachments:

- A. Preliminary Development  
Plans
- B. Architectural Renderings
- C. Property Photographs
- D. DRT Notes
- E. PC Subcommittee Notes
- F. Conditional Use Map
- G. Department Comments

**REQUEST:** The Housing Authority of Salt Lake City, represented by Bill Nighswonger, is requesting approval of a master plan amendment, zoning map amendment, and planned development to construct a 95 unit senior housing project located at 1812 South West Temple Street. The subject property contains 2.425 ± acres and is zoned R-1/5000 Single-Family Residential Dwelling. The Planning Commission has authority to make a recommendation to the City Council on the master plan amendment and zoning map amendment. The Planning Commission has final approval authority on the planned development.

**PUBLIC NOTICE:** Notice of a public hearing was mailed on September 9, 2008 to all owners of property located within a 450-foot radius from the subject property, as well as to community council chairs. A notice of the public hearing was published in the *Salt Lake Tribune* and *Deseret Morning News* newspapers on September 10, 2008. A sign noting the date of the public hearing was posted on the property on September 10, 2008. The meeting agenda was sent electronically to all names on the Planning Division list serve and posted on the Planning Division's website.

**STAFF RECOMMENDATION:** Based upon the findings listed within the staff report, staff recommends that the Planning Commission support the following:

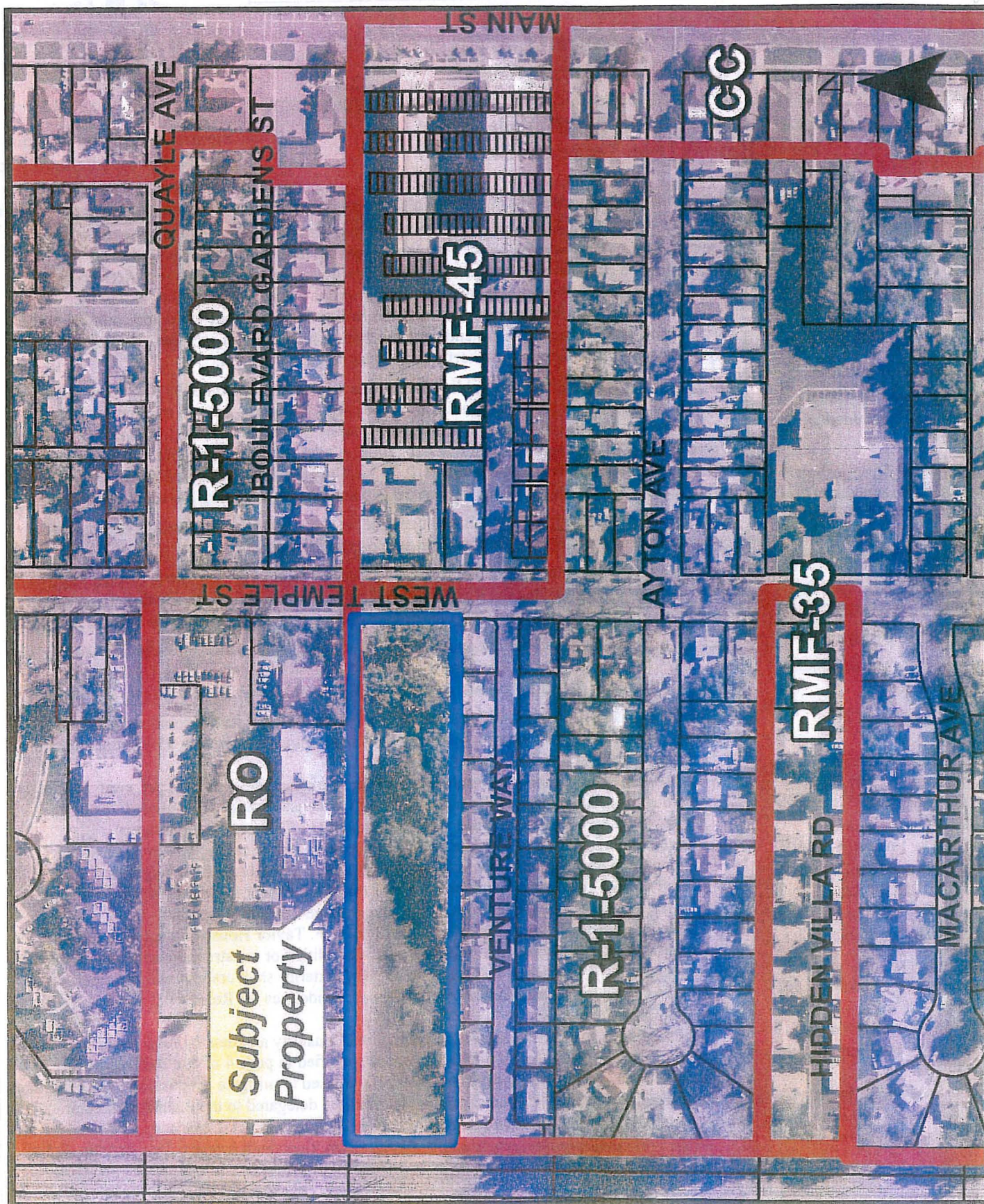
Transmit a favorable recommendation to the City Council to amend the Central Community Future Land Use map from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre) for property located at 1812 South West Temple Street.

Transmit a favorable recommendation to the City Council to amend the Salt Lake City Zoning Map from R-1/5,000 Single-Family Residential District to RMF-45 Moderate/High Density Multi-Family Residential District for property located at 1812 South West Temple Street.

Furthermore, based upon the findings listed within the staff report, staff recommends that the Planning Commission grant approval for a planned development containing 95 dwelling units for senior housing subject to the following conditions:

1. Property must be rezoned to permit construction of planned development proposal. Failure to obtain appropriate zoning shall render Planning Commission approval null and void.
2. Approval is subject to compliance with Attachment G – Department Comments.
3. Illumination of parking lot shall be sufficient to ensure public safety; however, security lighting must be shielded to control light pollution and glare. Light pole height shall not exceed 15 feet. All lighting shall be oriented downward except for highlighting of building architecture and landscape features, or for low wattage decorative lighting.
4. Applicant shall apply for designation of the Stanley F. Taylor House on the Salt Lake City Register of Cultural Resources prior to further demolition or construction activities on the subject property; and all modifications to building exterior shall comply with Section 21A.34.020.G and applicable Residential Design Guidelines for Residential Historic Districts in Salt Lake City.
5. Landscaping plans shall be revised to comply with quantity and density requirements of buffer regulations, except for buffer width reductions specified in page 4 of this staff report. In addition, vertical growth landscaping shall be increased to mitigate proposal to reduce building setbacks. Approval of final landscaping plan shall be delegated to the Planning Director.
6. Private roadway shall be reduced from 26 feet to 24 feet to increase landscape buffer along the entire south property line. All building structures abutting south property line shall be shifted northward an additional two feet to increase landscape buffer to address privacy concerns.

VICINITY MAP



## **BACKGROUND/ PROJECT DESCRIPTION**

**Project Description / History:** Bill Nighswonger, Executive Director of the Housing Authority of Salt Lake City, has requested approval of the following petitions for 2.425 ± acres of property located at 1812 South West Temple Street:

- **Petition 400-08-20 – Master Plan Amendment.** Petition to amend the Central Community Future Land Use map from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
- **Petition 400-08-21 – Zoning Amendment.** Petition to amend the Salt Lake City Zoning Map from R-1/5,000 Single-Family Residential District to RMF-45 Moderate/High Density Multi-Family Residential District.
- **Petition 410-08-51 – Planned Development.** Petition for approval of a planned development containing 95 dwelling units for senior housing. The proposed development is comprised of 88 one-bedroom units, 7 two-bedroom units, 104 parking stalls, and renovation of an existing single-family dwelling for use as a common amenity for residents of the development.

The subject property measures approximately 143.55 feet wide by 735.79 feet deep. If the property were developed under the current R-1/5,000 zoning district, staff estimates that 15 single-family dwelling units could be constructed on the subject property if served by a public street. If the property were developed as a planned development with a private street, staff estimates that 22 dwelling units could be constructed (which number is identical to the Taylor Farm Subdivision located to the south and adjacent to the subject property). Due to the narrow width and relative depth of the property, a roadway would likely be located through the center of the property, which limits the development potential of the subject property and would require demolition of an existing historic home located on the property.

As mentioned previously, the subject property contains a single-family dwelling that is now vacant (see Attachment C – Property Photographs). Although the applicant has not submitted to the Planning Division any specific renovation plans or building programming for the dwelling, they have noted that the renovation will cost an estimated \$500,000.00. The property is not within a local historic district or designated as a landmark site, however it was described as a significant structure in a 1985 report titled *Salt Lake City Architectural Survey—Southwestern Survey Area*:

**1812 South West Temple Street—Stanley F. and Matilda Sims Taylor House.** Built c. 1907 for Stanley F. Taylor, this house is architecturally significant as a very good example of a stylized version of the Box style house. This house features a variety of minor design elements drawn from several different styles that were popular at that time. Neo-classical elements include the brick quoins on the corners and the returns on the gable of the large dormer; diamond pane windows and a Palladian-motif window in the dormer are inspired by the Colonial Revival style; and the leaded glass windows are features of the Victorian era. Stanley F. Taylor, a successful businessman, was a founder and executive of Anderson-Taylor Co., a wholesale grocery and produce firm. Taylor lived in this house until his death in 1931. After his death, his widow Matilda Sims Taylor transferred the property to Zion's National Bank; however, she continued to live there until her death in 1958. During the 1930's she shared the house with Matthew Cowley, a prominent LDS Church leader, and others (page 163).

The new residential units will be within two separate three-story buildings. According to the applicant's site plan, the buildings will cover 34% of the site, landscaping 33%, driveways and parking 33%. Access is from West Temple Street. A secondary emergency access road will extend from Venture Way (1825 South); a public street that currently dead-ends at the southwest corner of the site.

The development proposal relies heavily on approval of the planned development petition. Staff has provided the following summary of requested zoning modifications:

- Rear yard setback on Building C is 18 feet, which does not meet the setback requirement of 30 feet.
- Side yard of Building C is 3 feet on the north side and does not meet the setback requirement of 8 feet, and a buffer requirement of 10 feet.
- According to 21A.24.010.H, the buildings do not meet the side yard requirements of 12 feet with 8 feet of landscaping required for buildings with the principal entrance along an interior side yard.
- The main entrance of Buildings B and C do not meet the requirement to have buildings front on a public street, which is the principal reason for the planned development petition.
- Parking spaces along the south side and in front of Building C (at rear of lot) have a 2.5 foot landscape buffer, which does not meet the requirements of 21A.48.080.C1 for a 10 foot buffer, and does not meet the requirements of Table 21A.48.070G and 21A.48.070D1 for tree and shrub spacing. (The applicant intends to construct a new 6-foot tall precast masonry fence along the south property line with four-foot tall shrubs planted 4 feet apart in the 2.5-foot wide landscape strip. They also intend to plant trees along the south property line with a 30-foot maximum spacing.)
- The south side of Building B will be a mixture of hardscape, shrubs, trees, and flowers planted in various sizes to create a “garden atmosphere” that does not meet the strict interpretation of ordinance 21A.48.080.D1.

**Development Review Team Meetings:** The Development Review Team (DRT) reviewed the proposed development on April 16, 2008 and again on May 19, 2008. No significant objections to the proposal were noted during the DRT meetings. Staff has attached a summary of comments from the DRT meetings for review (see Attachment D – DRT Notes).

**Planning Commission Subcommittee:** A Planning Commission (PC) subcommittee met with the applicant on August 6, 2006 to discuss the petitions. Those present were Mary Woodhead, Commissioner, Prescott Muir, Commissioner, Michael Maloy, Principal Planner, Tom Perry, project architect, and Bill Nighswonger, Executive Director for the Housing Authority of Salt Lake City. The subcommittee was supportive of the petition, but did make the following design recommendations:

- Address East end of Building B by adding an architectural focal point for the private access road.
- Present plans to illustrate lighting for the development of common areas.
- To represent the market better, the applicant should request one parking stall per unit, to keep the price of the units affordable and in light of the expectation that some of the residents would be non-drivers and others would own less than two vehicles.
- Present specific plans to restore Building A to facilitate its use as an amenity to the development. If an exception was allowed to the parking requirements, restoration of Building A becomes more affordable and it could be used as an amenity to the development community.

Staff has attached a summary of comments from the subcommittee meeting for review (see Attachment E – PC Subcommittee Notes).

## **COMMENTS**

**Public Comments:** The Peoples Freeway Community Council heard a presentation from the applicant regarding the proposed development on May 1, 2008. Although preservation of the existing “historic” residence, traffic, and parking impacts were significant concerns, the Community Council was supportive of the proposed development.

**City Department Comments:** On July 9, 2008, staff sent a request to all applicable City departments for comment on the master plan amendment, zoning map amendment, and planned development proposal. All departmental responses have been included within the report as Attachment G – Department Comments. All responding departments have recommended preliminary approval subject to compliance with attached comments.

## **STAFF ANALYSIS AND FINDINGS:**

### **Master Plan Amendment Analysis and Finding:**

**Analysis:** The applicant has requested approval of a master plan amendment from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre) for property located at 1812 South Redwood Road. In preparation for the Planning Commission's public hearing of the proposed amendment, staff complied with the public notice requirements found in Utah Code 10-9a-404, which code regulates municipalities when considering an amendment to a general plan. Staff also reviewed the proposed master plan amendment in relation to the strategies listed in the Central Community Master Plan, and the Salt Lake City Community Housing Plan. (For a more detailed analysis of the Master Plan Amendment, see factor "A" of Zoning Map Amendment analysis listed below.)

**Finding:** Staff has complied with Utah Code notification requirements to consider an amendment to the City's general plan. Furthermore, staff finds that the proposed amendment is compatible with applicable goals and objectives of applicable master plans.

**Zoning Map Amendment Analysis and Findings:** A decision to amend the Salt Lake City Zoning Map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a 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:** The subject property is located within the People's Freeway neighborhood planning area, which the *Central Community Master Plan* describes as follows:

**Geographic description.** The People's Freeway neighborhood is generally located between 900 South and 2100 South from Interstate-15 to State Street. A mixture of residential (mainly low-density single-family dwellings), major commercial and manufacturing uses characterize the area. *The majority of residential development in People's Freeway is located between Main Street and the railroad tracks (approximately 200 West).* There are no public elementary schools located in the People's Freeway neighborhood. Residential land uses are interspersed with major roadways making pedestrian circulation very difficult (italics added for emphasis).

**Historic and neighborhood description.** The early residents of the northern area of People's Freeway (900 to 1300 South) were mostly farmers. Artisans and small businessmen such as shoemakers, weavers and carpenters also lived in the area. Most homes in this neighborhood are fifty years old or older and are modest in appearance. West Temple Street has larger well-kept homes and mature street trees. There are groupings of Post-World War II developments (mainly bungalows) along cul-de-sac residential side streets in the southern part of the area such as Layton, MacArthur and Westwood Avenues. Especially notable is the inner court design of Boulevard Gardens, located at approximately 1780 South West Temple, where the homes face inward onto a landscaped parkway rather than to the street, providing a more intimate and private setting.

The applicant has requested amending the Central Community Future Land Use map for the subject property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre). The Central Community Master Plan offers the following description of the proposed residential land use:

**Medium/High-Density Residential.** This land use designation is applicable in areas within the Central Community where townhouses and apartments are the dominant land use. This residential land use classification encourages townhouse style development with up to six units in a row, but also allows apartments. Medium/high-density residential areas have multi-story residential structures built at a mid-rise level of three to four stories. Examples are scattered in East Downtown, the Central Business District, the Gateway area, and in the areas between South Temple and 300 South from 500 East to 800 East (page 8, Residential Land Use).

Staff has reviewed the Central Community Master Plan and listed below the relative statements, goals, and policies:

- Preserve historic structures and residential neighborhoods (page 3, Master Plan Goals, Central Community Master Plan).
- The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community (Livable Communities and Neighborhoods, page 3).
- Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses (page 9, Residential Land Use Policy).

**Finding:** The proposed amendment and pending development comply with the first two points; however, the amendment is not compliant with the third point. However, staff finds that it is important to distinguish that the proposed amendment does not “replace” a low density residential area” but rather facilitates development of vacant and underutilized property while advancing policies of the Central Community 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 following zoning districts and land uses border the subject property:

Development Adjacent to 1812 South West Temple Street			
North	RO Residential Office District (1800 Mill Square – professional offices)	East	RMF-45 Moderate/High Density Multi-Family Residential District (apartments)
South	R-1/5000 Single-Family Residential District (Taylor Farm Subdivision comprised of 22 single-family dwelling units)	West	CG General Commercial (TRAX)

Although the proposed development has a higher development density than the single-family neighborhood located to the south of the subject property, it is compatible with all other surrounding land uses. In addition, the proposed development facilitates preservation of the existing historic residence, which is compatible with the adjacent single-family development.

**Finding:** The proposed amendment is compatible with existing development in the immediate vicinity of the subject property.

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

**Analysis:** Staff has not received any claims from property owners that the proposed amendment will adversely affect adjacent properties. The single-family dwellings located immediately south of the subject property are predominantly two story structures, whereas the proposed development will be three stories. To mitigate any perceived negative impacts on adjacent property, the applicant will provide a new six-foot fence and landscaping. However, staff recommends that the quantity and density of vertical growth landscaping should be increased to mitigate the applicant’s proposal to reduce building setbacks. Staff also recommends that the applicant reduce the private roadway from 26 feet to 24 feet and increase the landscape buffer along the entire south property line.

**Finding:** Based on compliance with recommended conditions of approval, the proposed amendment is compliant with this standard.

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

**Analysis:** The subject property is not within any overlay zoning districts. However, staff recommends that the historic structure be analyzed for inclusion on the Salt Lake City Register of Cultural Resources to ensure preservation.

**Finding:** The proposed amendment is consistent with this standard.

- 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:** Salt Lake City Public Utilities, Engineering, Fire Protection, and the Police Department have reviewed the petition and recommended approval subject to compliance with comments provided in Attachment G – Department Comments.

**Finding:** The applicant has demonstrated that existing public facilities and services needed to serve the subject property will be adequate.

**Conditional Use Analysis and Findings:** Section 21A.54.080 of City Code states the following:

*General Standards for Approval: A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

*In order to identify and evaluate the detrimental effects and the need for and/or adequacy of mitigating conditions, the Planning Commission shall review and consider the following:*

1. *Master Plan and Code Compliance*

- a. *The proposed development is supported by the general policies of the citywide, community, and small area master plan text and the future land use map policies governing the site:*

**Analysis:** The proposed development is within the Central Community Master Plan area and designated as Low Density Residential. However, the applicant's petition includes a request to amend the Master Plan from Low Density Residential to Medium High Density Residential. Staff has reviewed this petition to amend the Master Plan and has recommended approval (see page 4). If the Master Plan is amended, then the applicant's petition would be supported by the general policies of the city, community master plan, and future land use map governing the site.

**Finding:** Pending master plan amendment, the project satisfies this standard.

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

**Analysis:** The proposed development (multiple-family dwellings) is a permitted use in the RMF-45 Moderate/High Density Multi-Family Residential District. Planned developments are processed as conditional uses per the City ordinance.

**Finding:** The project satisfies this standard.

- c. *The proposed development is supported by the general purposes and intent of the zoning ordinance including the purpose statement of the zoning district.*

**Analysis:** The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is "to provide an environment suitable for multi-family dwellings of a moderate/high density."

**Finding:** Pending the zoning map amendment, the proposed development satisfies this standard.

2. *Use Compatibility. The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing development. In determining compatibility, the Planning Commission may consider the following:*

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

**Analysis:** Access to the site is from West Temple Street, which is classified as a Collector Street. A secondary emergency access will be from Venture Way, a public street that currently ends near the southwest corner of the site (see Attachment A – Preliminary Development Plan). Salt Lake City’s divisions of Transportation, Engineering, and Building Services (which includes Fire Protection) have reviewed the proposed development and have recommended approval subject to compliance with City standards (see Attachment G – Department Comments).

- b. *The type of use and its location does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns, the Planning Commission shall consider:*

- i) *The orientation of driveways and if they direct traffic to the major streets or local streets, and, if directed to the local streets, the impacts to the safety, purpose, and character of the local streets;*
- ii) *Parking locations and size, and if parking plans encourage street side parking to the proposed use which impacts the adjacent land uses;*
- iii) *Hours of peak land use when traffic to the proposed use would be greatest and that such times and peaks would not impact the ability of the surrounding uses to enjoy the use of their properties; and*
- iv) *The hours of operation of the proposed use when compared with the hours of activity/operation of the surrounding uses and the potential of such hours of operation do not create noise, height, or other nuisances not acceptable to the enjoyment of existing surrounding uses or common to the surrounding uses.*

**Analysis:** The proposed development provides ingress and egress from West Temple Street, which is classified as a Collector Street. Parking lot locations, quantities and sizes are suitable for the proposed development and are compliant with City Code (102 parking stalls required, 104 parking stalls provided). Whereas the development is residential in nature a discussion regarding the hours of operation is not applicable, however traffic patterns will be similar to existing patterns within the community.

**Finding:** The proposed development is compliant with this standard.

- c. *The internal circulation system of the proposed development is properly designed for motorized, non-motorized and pedestrian traffic, and mitigates impacts on adjacent properties;*

**Analysis:** The proposed internal circulation system has been designed for both motorized traffic and pedestrian access (both public and private sidewalks have been provided). On August 18, 2008 the Transportation Division completed a review of the proposed development and recommended approval stating that, “The level of impact (the) proposal is expected to impose on West Temple Street, 1700 South (a minor arterial), and 2100 South (a major arterial) are within standard growth parameters and no foreseen mitigations of the existing system are obvious.”

**Finding:** Whereas the Transportation Division has completed a review of the proposed development and recommended approval subject to compliance with comments contained within Attachment G – Department Comments, the project is compliant with this standard.

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

**Analysis:** Existing and proposed utilities and public services have been deemed adequate by the City's Public Utilities Department.

**Finding:** The project satisfies this standard.

- e. *Appropriate buffering such as landscaping, setbacks, and building location, is provided to protect adjacent land uses from light, noise and visual impacts.*

**Analysis:** Surrounding land uses are predominately residential; therefore light and noise will be similar to what emanates from adjacent land uses. Although visual impacts created by development are often mitigated through proper landscape design, the proposed development requests a reduction of the side yard setback from 20 feet to 13 feet. Therefore staff recommends that all building structures abutting the south property line be shifted to north an additional two feet, and that all lighting be downward oriented except for highlighting of architectural and landscaping features or low wattage decorative lights.

**Finding:** Based upon compliance with recommended conditions of approval, the project satisfies this standard.

- f. *Detrimental concentration of existing non-conforming or conditional uses substantially similar to the use proposed. The analysis is based on an inventory of uses within a quarter mile radius of the subject property.*

**Analysis:** The conditional use is for a planned development due to requested design criteria modifications. The proposed use itself is a permitted use in the proposed RMF-45 Moderate/High Density Multi-Family Residential District.

**Finding:** Although this standard is not applicable in this case, staff has completed an inventory of uses within a quarter mile radius of the subject property and did not find a detrimental concentration of existing non-conforming uses, or conditional uses substantially similar to the proposed use (see Attachment F – Conditional Use Map).

3. *Design Compatibility. The proposed conditional use is compatible with:*

- a. *The character of the area with respect to: site design and location of parking lots, access ways, and delivery areas; impact on adjacent uses through loss of privacy, objectionable views of large parking or storage areas; or views and sounds of loading and unloading areas;*

**Analysis:** The character of the area is primarily residential, which is compatible with the proposed conditional use. Except for 18 covered parking stalls located in the southwest portion of site, most parking stalls are shielded from primary views. Whereas the proposed development is residential in nature, concerns with loading and unloading areas are not applicable.

**Finding:** Based on compliance with recommended conditions of approval, the project satisfies this standard.

- b. *Operating and delivery hours are compatible with adjacent land uses; and*

**Analysis:** Whereas the proposed development is residential in nature, a discussion regarding operating and delivery hours is not applicable. However, staff recommends that all dumpster locations be enclosed with masonry walls and a solid opaque gate. Dumpster enclosures should also be buffered with landscaping to reduce noise and to soften negative visual impacts.

**Finding:** Although standard is not generally applicable, staff recommends proper screening and landscape buffering of dumpster enclosures.

- c. *The proposed design is compatible with the intensity, size, and scale for the type of use, and with the surrounding uses.*

**Analysis:** The proposed residential design is comparable and compatible with other similar multiple-family dwellings in the City. Materials used will be synthetic stone and stucco, metal trim, and other building materials commonly used in residential construction.

**Finding:** The project satisfies this standard.

4. *Detriment to Persons or Property. The proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety, and general welfare of persons, nor be injurious to property and improvements in the community, existing surrounding uses, buildings, and structures. The applicant shall demonstrate that the proposed use:*

- A. *Does not lead to deterioration of the environment by emitting pollutants into the ground or air that cause detrimental effects to the property or to neighboring properties;*

**Analysis:** The project involves a residential use and does not emit unusual pollutants into the ground or air. No deterioration of the environment or detrimental effect to neighboring properties is expected.

**Finding:** The project satisfies this standard.

- B. *Does not encroach on rivers or streams or direct run off into rivers or streams;*

**Analysis:** The project is not located next to a river or stream.

**Finding:** The project satisfies this standard.

- C. *Does not introduce hazards or potentials for damage to neighboring properties that cannot be mitigated; and*

**Analysis:** Staff finds no aspect of the project that would introduce environmental hazards or potential damage to neighboring properties.

**Finding:** The project satisfies this standard.

- D. *Is in keeping with the type of existing uses surrounding the property, and that as proposed the development will improve the character of the area by encouraging reinvestment and upgrading of surrounding properties.*

**Analysis:** The existing surrounding uses are primarily residential in nature. As proposed, the development will improve this site, which has been vacant for a number of years and will encourage reinvestment and improvement of this area.

**Finding:** The project satisfies this standard.

5. *Compliance with Other Applicable Regulations. The proposed development complies with all other applicable codes and ordinances.*

**Analysis:** If the zoning modifications requested by the applicant (see pages 3-4) are approved, the proposed development must comply with all other applicable codes and ordinances prior to the issuance of a building permit.

**Finding:** The project satisfies this standard.

**Planned Development Staff Analysis and Findings:** Section 21A.54.150.C of City Code states that, "In approving any planned development, the planning commission may change, alter, modify or waive any provisions of (the Zoning) title or of the City's subdivision regulations as they apply to the proposed planned development. No such change, alteration, modification or waiver shall be approved unless the planning commission shall find that the proposed planned development:

1. *Will achieve the purposes for which a planned development may be approved pursuant to subsection A (planned development purpose statement) of this section (Section 21A.54.150);*

**Analysis:** Section 21A.54.150.A states that the purposes of a planned development are as follows:

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

The proposed planned development will provide new, affordable senior housing that would otherwise not be constructed on the subject property. The proposal also renovates an existing historic home that would likely be demolished in a traditional development proposal that more fully complies with the strict interpretation of the zoning code. The applicant has also proposed the construction of an extensive water landscape feature that will be prominently viewed from West Temple Street for public benefit (see Attachment B –Architectural Renderings).

**Finding:** The proposed planned development satisfies the following purpose statements for planned developments: No's 1, 2, 5, 6, 7, and 8.

2. *Will not violate the general purposes, goals and objectives of this title and of any plans adopted by the planning commission or the city council.*

**Analysis:** The proposed planned development achieves the purposes for which planned development regulations were instituted by allowing the Planning Commission to modify standards to encourage development of a site with dimensional constraints (i.e. narrow frontage, deep lot, with few accessible points). The proposed planned development does not detract from the general purposes of the zoning ordinance or any plans, master plans or otherwise, adopted by the Planning Commission or City Council.

**Finding:** The project satisfies this standard.

Section 21A.51.150.D provides additional standards of review for a planned development and states, “Planned developments may be approved subject to consideration of the following *general conceptual guidelines*” (italics added for emphasis, as a positive finding for each standard is not required):

1. ***Minimum Area:*** *A planned development proposed for any parcel or tract of land under single ownership or control shall have a minimum net lot area for each zoning district as set forth in table 21A.54.150E2 of this section.*

**Analysis:** The RMF-45 district minimum lot area requirement for a planned development is 20,000 square feet. The subject property contains 105,633 ± square feet, which exceeds the minimum lot area required.

**Finding:** The project satisfies this standard.

2. ***Density Limitations:*** *Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density.*

**Analysis:** The RMF-45 Moderate/High Density Multi-Family Residential District allows one residential dwelling unit per 1,000 square feet for a development area greater than one acre. Based on this regulation the subject property could potentially accommodate a maximum of 106 dwelling units. The proposed development contains 95 dwelling units, which less than the density limit for the RMF-45 zoning district:

**Finding:** Assuming the subject property is rezoned RMF-45 Moderate/High Density Multi-Family Residential District; staff has determined that proposed development is compliant with this standard.

3. ***Consideration Of Reduced Width Public Street Dedication:***

**Analysis:** The project does not involve reduced width public street dedication.

**Finding:** This standard is not applicable.

4. ***Planned Developments:*** *Planned developments within the TC-75, RB, R-MU, MU, CN, CB, and CSHBD zoning districts and the South State Street overlay. Also planned developments within the CS zoning district, when the district is adjacent to more than sixty percent (60%) residential zoning (within 300 feet, either on the same block or across the street). Planned developments within these zoning districts may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):*

- a. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- b. The primary access shall be oriented to the pedestrian and mass transit,
- c. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- d. Architectural detailing shall emphasize the pedestrian level of the building,
- e. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- f. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- g. Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- h. Signage shall emphasize the pedestrian/mass transit orientation.

**Analysis:** The development proposal is not within the list of applicable zoning districts.

**Finding:** This standard is not applicable.

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

**Analysis:** The following table summarizes the yard and bulk regulations for the RMF-45 Moderate/High Density Multi-Family Residential District:

District Symbol	District Name	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Building Coverage	Required Landscape Yard
RMF-45	Moderate/high density multi-family	Multi-family > 1 acre: 1,000 sf per dwelling unit	Multi-family: 80'	45'	20% of lot depth or 25'	Multi-family: 20'	Multi-family: 8' and minimum 10' between buildings of different lots	25% of lot depth or 30'	60%	Front and corner side yards Interior lots: 1 interior side yard

As previously described on page 4 of this report, the applicant seeks modification of both the side yard and rear yard building setbacks. The minimum side yard setback in the RO district located north of the subject property is 15 feet, whereas the applicant has requested a 3-foot setback. The minimum rear yard setback in the R-1/5,000 district is 20 feet, whereas the applicant has requested a setback of 13 feet. Although the rear yard setback of the proposed development is less than 30 feet as required in the RMF-45 district, it does exceed the rear yard setback in the GC district located to the west of the subject property, which is only 10 feet (applicant requested 18 feet).

**Findings:** The applicant's proposal does not satisfy this standard, however staff recommends that setback reductions be mitigated by increases in both the quantity and quality of landscaping, especially vertical plantings that can serve as a buffer for privacy and noise. Staff also recommends that all structures located along the south property line be shifted an additional two feet to the north.

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

**Analysis:** The applicant has not submitted a topographic map of the subject property to demonstrate the existence of a topographic change, nor has staff observed any significant topography changes associated with lot lines.

**Finding:** Standard is not applicable to proposed development.

## SUMMARY

The Planned Development process is to provide flexibility in the application of site design in order to achieve a result more desirable than through strict application of City land use regulations. The proposed design achieves a compromise between pedestrian access, vehicle access, site constraints, and compatibility with surrounding uses. By approving the proposed development, a site that has been vacant and underutilized will be developed in manner that will complement adjacent uses. Planning Staff supports the proposal with recommended conditions shown on the first page of this report.

## **Attachment A – Preliminary Development Plans**

# TAYLOR SPRINGS

## SENIOR HOUSING

SUSTAINABLE DESIGN - GREEN BUILDING CONCEPT  
1812 S. WEST TEMPLE STREET  
SALT LAKE CITY, UTAH

### PROJECT DIRECTORY

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#### FUNDING PARTNERS:

-HOUSING AUTHORITY OF SALT LAKE CITY  
-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
-UTAH HOUSING CORPORATION

### SHEET INDEX

- |      |   |
|------|---|
| (1)  | A0.0 COVER SHEET                          |
| (2)  | S1.0 SITE PLAN                            |
| (3)  | L1.0 LANDSCAPE PLAN                       |
| (4)  | A2.0B BUILDING "B" FLOOR PLANS            |
| (5)  | A2.0C BUILDING "C" BASEMENT FLOOR PLAN    |
| (6)  | A2.1C BUILDING "C" FIRST FLOOR PLAN       |
| (7)  | A2.2C BUILDING "C" SECOND FLOOR PLAN      |
| (8)  | A2.3C BUILDING "C" THIRD FLOOR PLAN       |
| (9)  | A5.0B BUILDING "B" ELEVATIONS             |
| (10) | A5.0C BUILDING "C" ELEVATION              |
| (11) | A5.1 OVERALL BUILDING "B" NORTH ELEVATION |

  
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Sanders  
Cooper  
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### PROJECT

### TAYOR SPRINGS

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SALT LAKE CITY, UTAH

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### FILE

DATE  
SEPTEMBER 17, 2008

FILE NO.  
07-211 A0.0

DATE  
JP

### REVISIONS

### SHEET

**PRELIMINARY**

**A0.0**  
COVER SHEET

OWNER:  
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PROJECT

## TAYOR SPRINGS

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FILE

DATE: SEPTEMBER 17, 2003

PROJECT: 07-211 S1.0

DESIGNER: ELC

REVISIONS

9-3-03 PLANNING AND ZONING DEVISIONS  
REDUCE TO 95 DWELLING UNITS

SHEET

# S1.0

SITE PLAN

## DEVELOPMENT DATA

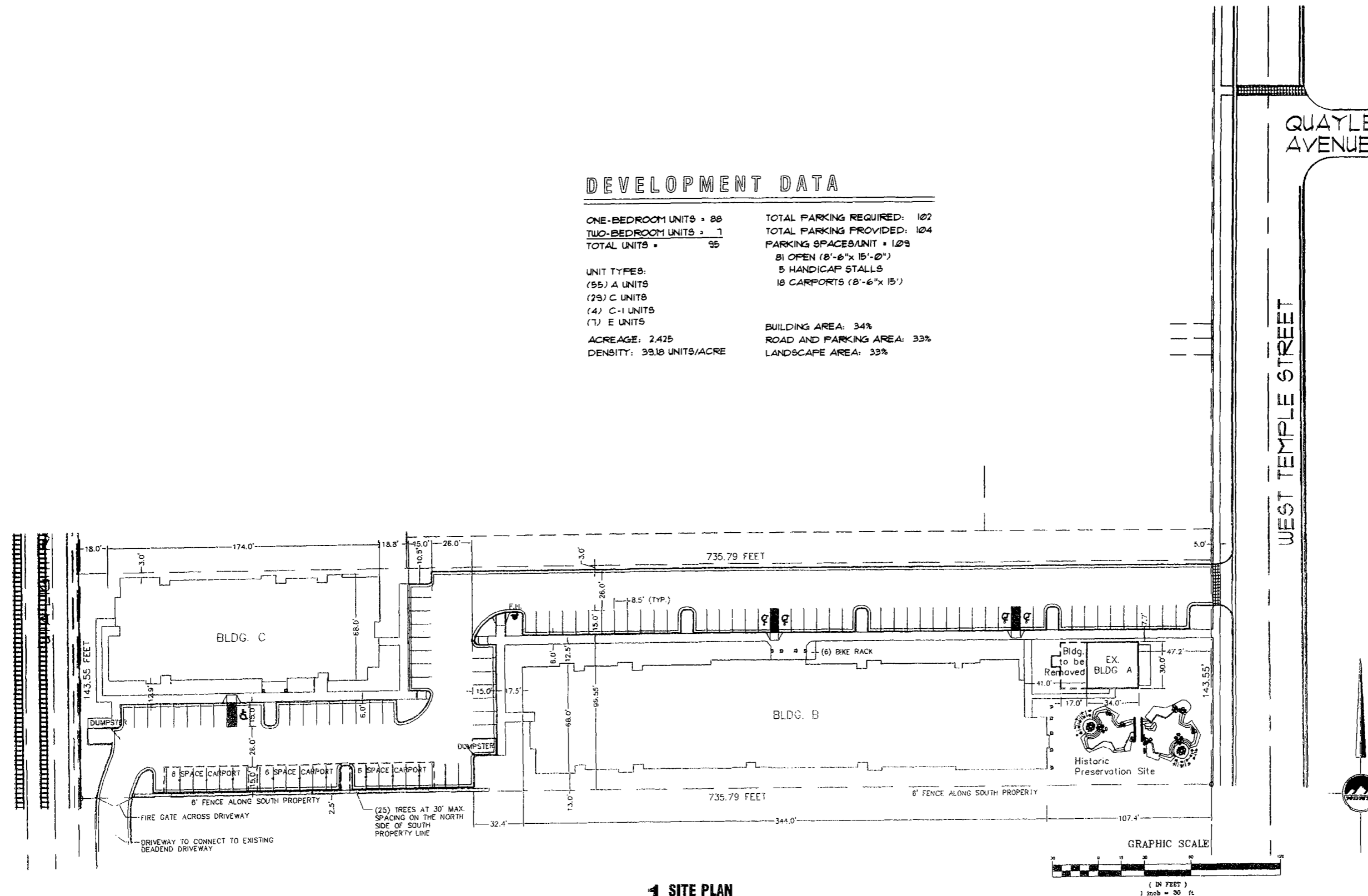
ONE-BEDROOM UNITS = 88  
TWO-BEDROOM UNITS = 7  
TOTAL UNITS = 95

UNIT TYPES:  
(55) A UNITS  
(23) C UNITS  
(4) C-1 UNITS  
(7) E UNITS

ACREAGE: 2.425  
DENSITY: 39.18 UNITS/ACRE

TOTAL PARKING REQUIRED: 102  
TOTAL PARKING PROVIDED: 104  
PARKING SPACES/UNIT = 1.09  
81 OPEN (8'-6"x 15'-0")  
5 HANDICAP STALLS  
18 CARPORTS (8'-6"x 15')

BUILDING AREA: 34%  
ROAD AND PARKING AREA: 33%  
LANDSCAPE AREA: 33%



**1 SITE PLAN**  
SCALE: 1" = 30'-0"

# PRELIMINARY

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PROJECT

**TAYOR SPRINGS**  
1812 S. WEST TEMPLE  
STREET  
SALT LAKE CITY, UTAH

SEAL

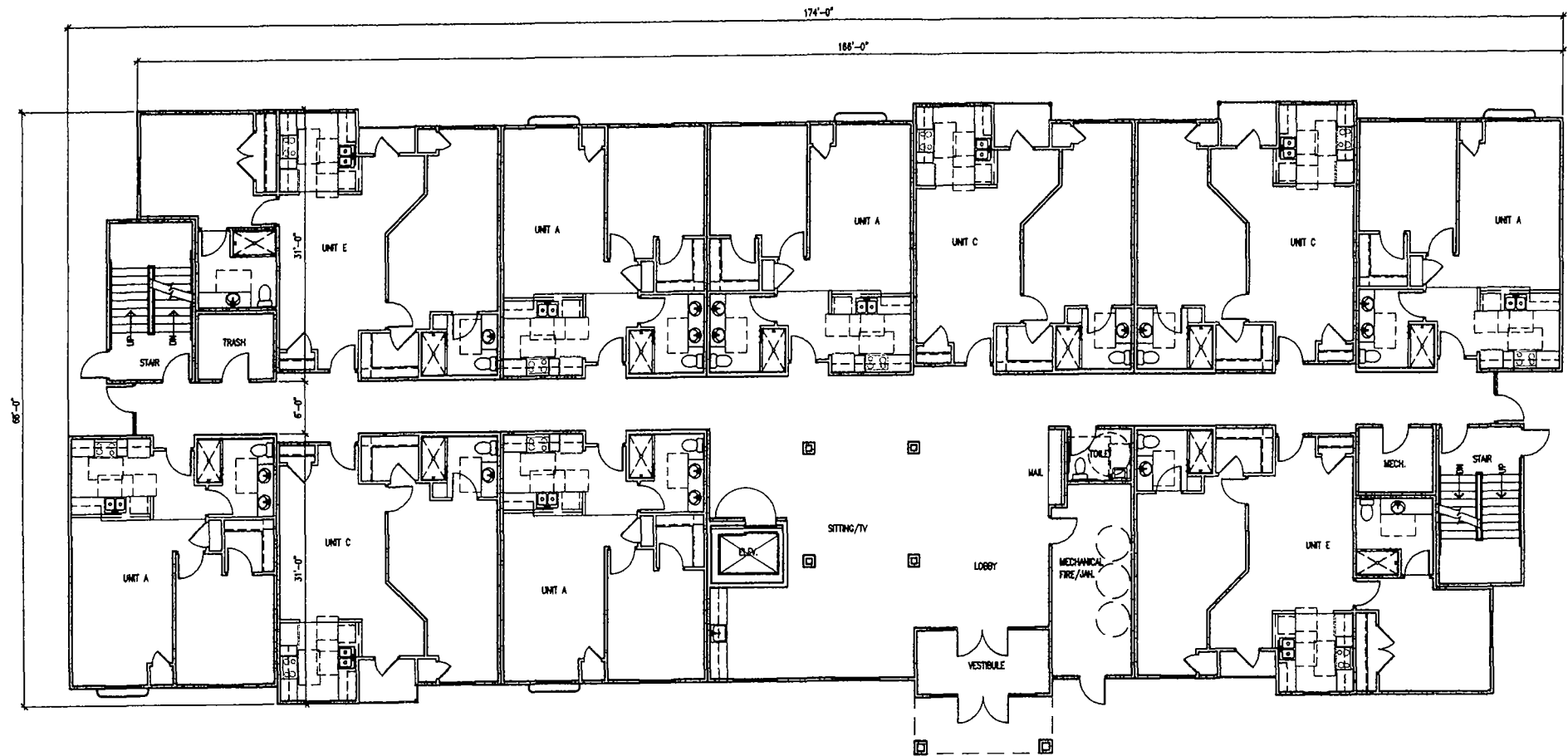
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ELC

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SHEET

**PRELIMINARY**  
**A2.1C**  
FIRST FLOOR PLAN



**1 FIRST FLOOR PLAN BLDG. 'C'**  
SCALE: 1/8" = 1'-0"

APARTMENT UNIT COUNT	
UNIT TYPE A	16
UNIT TYPE C	11
UNIT TYPE E	6
TOTAL UNITS	32



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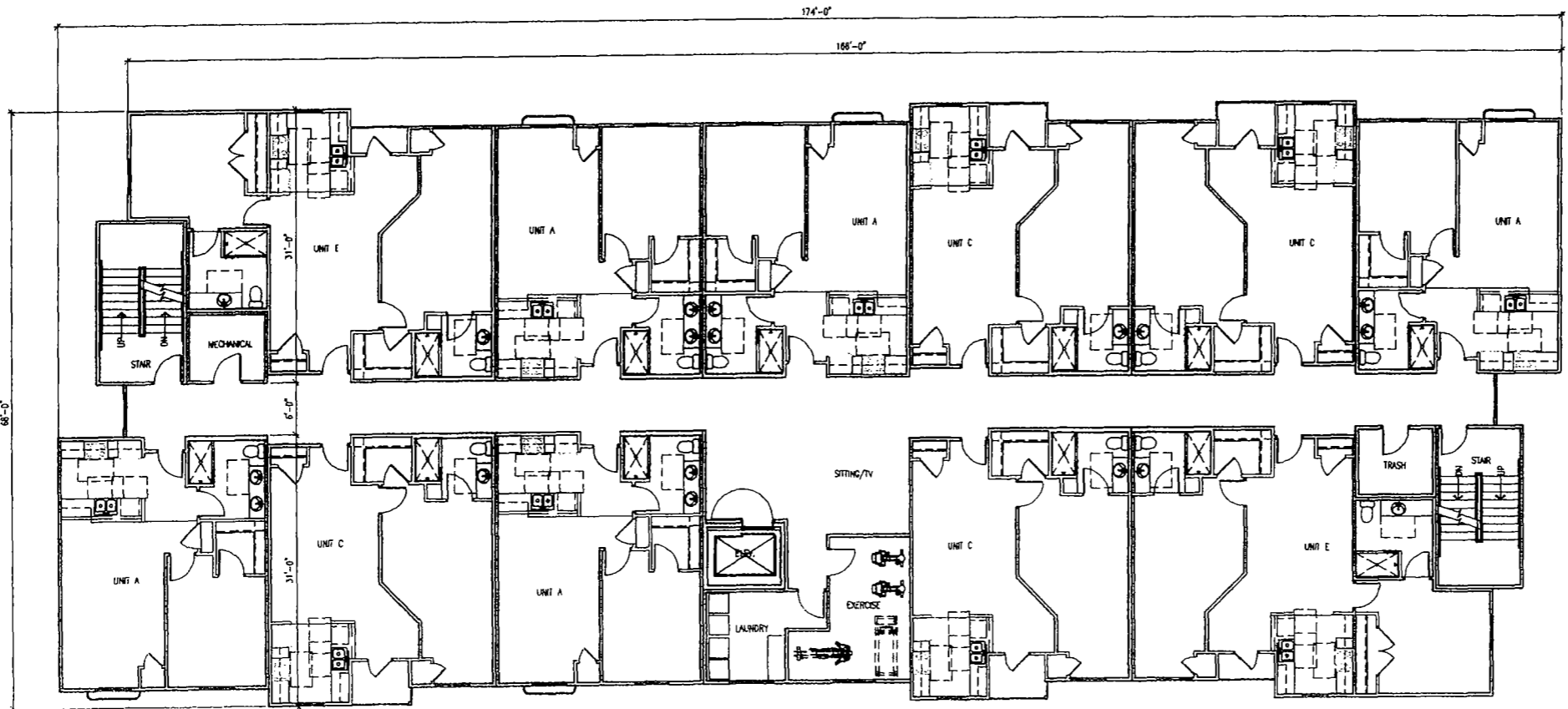
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FILE#  
07-211 A2.2C  
DESIGNER  
ELC

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**SHEET**

**PRELIMINARY** **A2.2C**  
SECOND FLOOR PLAN



**1 SECOND FLOOR PLAN BLDG. 'C'**

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



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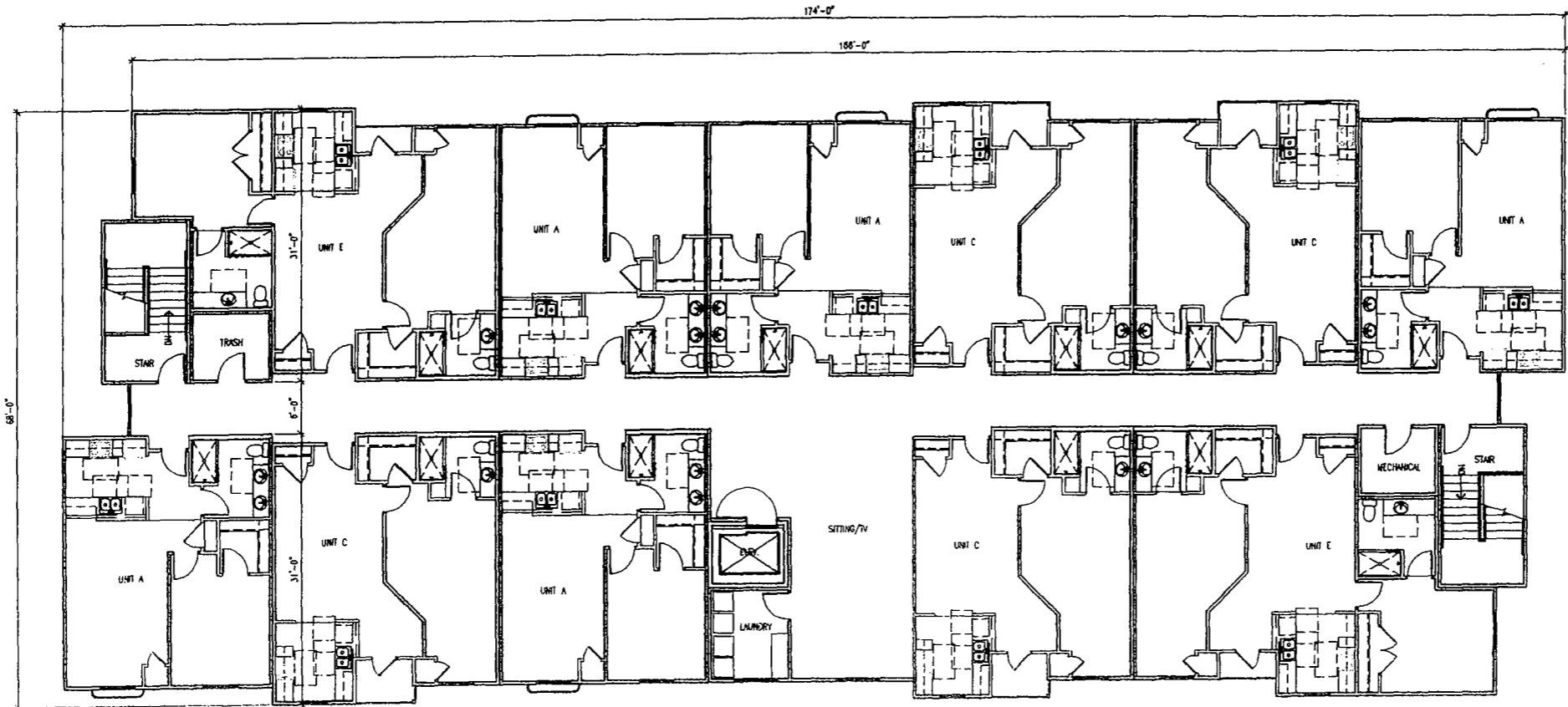
**REVISIONS**

**SHEET**

**PRELIMINARY**

**A2.3C**

THIRD FLOOR PLAN



**1 THIRD FLOOR PLAN BLDG. 'C'**  
SCALE: 1/8" = 1'-0"



**1 BUILDING "B" NORTH ELEVATION (EAST END)**  
SCALE: 1/8" = 1'-0"  
(BUILDING "C" SIMILAR)



**2 BUILDING "B" NORTH ELEVATION (WEST END)**  
SCALE: 1/8" = 1'-0"  
(BUILDING "C" SIMILAR)



**3 BUILDING "B" EAST ELEVATION**  
SCALE: 1/8" = 1'-0"  
(BUILDING "C" SIMILAR)

**PRELIMINARY**



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1812 S.  
07-211 A5.0

DESIGN  
ELC

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SHEET

**A5.0B**  
EXTERIOR ELEVATIONS



**1 BUILDING "C" SOUTH ELEVATION)**  
SCALE: 1/8" = 1'-0"



Price  
Sanders  
Cooper  
Rhees

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**SHEET**

**PRELIMINARY**

**A5.0C**  
EXTERIOR ELEVATIONS



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**TAYOR SPRINGS**  
1812 S. WEST TEMPLE  
STREET  
SALT LAKE CITY, UTAH

**SEAL**



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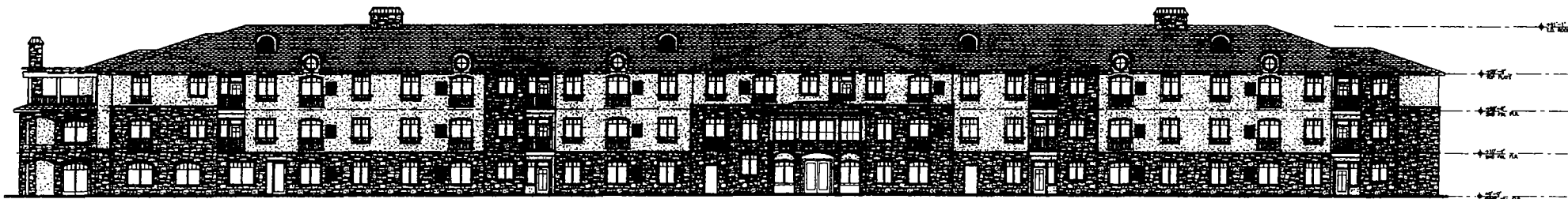
**FILE**

DATE  
SEPTEMBER 17, 2008  
FILE NO.  
07-211 AS.0  
BY  
ELC

**REVISIONS**

**SHEET**

**A5.1B**  
EXTERIOR ELEVATIONS



**1 BUILDING "B" NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"

**PRELIMINARY**

## **Attachment B – Architectural Renderings**



perspective 1

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TAYLOR SPRINGS

LEGEND DESIGN AND DEVELOPMENT



perspective 2

TAYLOR SPRINGS

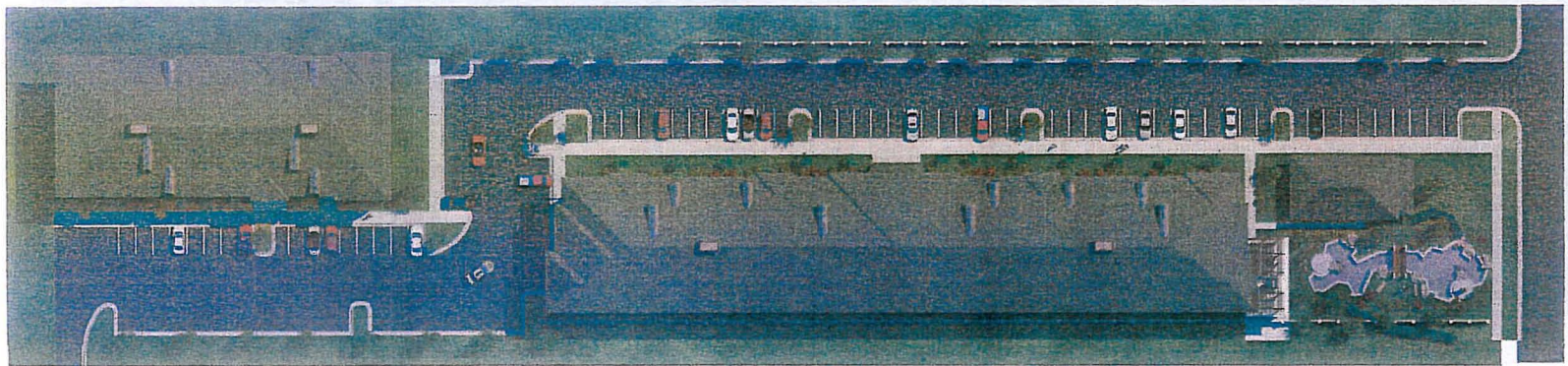
LEGEND DESIGN AND DEVELOPMENT



perspective 3

TAYLOR SPRINGS

LEGEND DESIGN AND DEVELOPMENT



site plan

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TAYLOR SPRINGS

LEGEND DESIGN AND DEVELOPMENT

## Attachment C -- Property Photographs

1812 S West Temple Street – Property Photographs



Westerly View of Adjacent Single-Family Development



Westerly View of Adjacent Office Development



Front and North Side of Taylor Residence



Rear and South Side of Taylor Residence

## **Attachment D – DRT Notes**

5012395

**1812 South West Temple**

Contact Person Tom Perry

Contact Email tomrperry@juno.com

Contact Phone 801 201-9130

**Project Description** "Housing Authority of SLC"-New senior housing proposal.

**Project Notes** 4/16/2008

Ken Brown Zoning

Proposal will need to address cross easement access & cross drainage easements, adequate lot area, set backs, landscaping, buffers, maximum building height, etc. Will need to address trash removal for the site. Public Utilities to review this proposal. Will need to obtain a certified address from the Engineering Dept. Parking calcs to be based on 1 stall for 1 bedroom units, 2 stalls for 2 or more bedroom units. Proposal to address the side entry provisions of 21A.24.010.

Randy Drummond Engineering

At the time of application for approval, an inventory of the condition of the existing street and/or access-way improvements will occur. At that time, the condition of said improvements will be determined, and any sub-standard improvements (curb, gutter, sidewalk, asphalt paving, etc.) will be required to be either repaired or replaced as a condition of approval of the project. Certified address required. See Alice Montoya at 535-7248. Public Way Permit to required for project completion. Licensed, bonded and insured Contractor to obtain permit to install or repair required street improvements. Soils Report required for subject property. Site plan required.

Ted Itchon Fire

Fire sprinkler, fire alarm with interconnection to remote station required. Fire standpipe- if top floor is 30' from the lowest point of Fire Dept. access. Road width if 30'= 26' wide. Fire hydrant 400' of exterior walls.

Barry Walsh Transportation

Propose to change zoning to RMF-35 & PUD & Sub. 3 story apartments. Need parking calcs, ADA. 5% bike, pedestrian access, show full dimensions, landscaping, etc. Public way improvements? Roadway revision for street scape. Widen for parking, remove park strip. Existing tree impacts, bulb-outs, intersection crossing, street lighting. Review with Planning, City Forestry, and street lights.

**5/19/2008**

Ken Brown      Zoning

Discussed proposed connection to Venture Way. Referred them to Lynn Curt & John Spencer.

Discussed the use of the existing building (if accessory to the senior housing, additional parking may not be required). See previous notes dated 4/16/08.

Barry Walsh      Transportation

Need clarification of Venture access/Lynn Curt & John Spencer. Review of accessory building use for parking. Need parking calculations. Past comments @ street scape proposal with Planning/Engineering/Forester, etc.

Brad Stewart      Public Utilities

Property has well. Must keep totally separate from potable water service. Dev. Intends to use for re-circulated water feature, not irrigation or drinking. Detention, SWPPP, and BMP's required. Discussed potential issues with 6" water main. Need fire flow demand, and demand for units & then model to see if 6" is adequate. Watch Parleys irrigation system. Below grade parking, down about 6'. Ground water is at 12'. Talk to TRAX about storm water discharge to west.

## **Attachment E – PC Subcommittee Notes**

## **Planning Commission Subcommittee Meeting Notes**

City & County Building Room 126

August 6, 2008

Present: Mary Woodhead, Prescott Muir, Michael Maloy

Applicants: Tom Perry, Architect, and Bill Nighswonger, Executive Director for the Housing Authority of Salt Lake City gave an informal presentation of the proposal.

### 1812 South West Temple Street

The proposed planned development (PD) project is located on a large, deep rectangular lot. The lot would accommodate three apartment buildings for a senior residential development.

#### *Building A*

The only existing building was at the front of the lot, on the frontage along the East side of West Temple Street; an older home constructed in 1902. Even though the structure has not been designated as a landmark site and is not within a City or National Landmark district, the community expressed a desire for the preservation of the structure. After receiving public comment, the applicants decided to retain the structure, but presented no plans for significant restoration.

#### *Buildings B and C*

Two additional buildings would be constructed to the rear of the existing structure. Building B would sit in the middle-side of the lot and Building C would be located on the far west of the lot. The buildings would accommodate, between them, 105 residential units for senior housing. The buildings would consist of a mix of one and two bedroom units with a choice of three different floor plans.

The lot would be accessible by pedestrian sidewalks/bike walks through the West rear at the TRAX line, running the length of the lot along the middle, abutting Building B and up to the frontage area along West Temple Street. Vehicles would access the lot from the primary entrance on West Temple Street.

Eight common units mounted in the side yards of the buildings would deliver heat and cooling. Utility costs would be incorporated into the rent.

Underground parking would be constructed beneath Building B. The Salt Lake City Ordinance required one parking stall per bedroom. Additional parking would be used to accommodate residential staff.

The lot would be minimally landscaped on the sides to buffer the site from abutting residential properties. As the applicant owns the water rights to two artesian wells and irrigation rights to the property, two fountain features would be constructed, one would sit at the rear (West) and the other, next to the existing building at the front (East) of the lot.

The applicant is seeking permission to make the following changes:

- PUD to optimize the density allowed.
- Zoning Change from R1/5000 to RMF 45
- Master Plan amendment to change the residential density from low to moderate.
- Exception to allow minimal landscaping between the neighboring lots and throughout the development.
- Smaller setback allowances for the buildings and parking.
- Allow a sidewalk/bike walk along the TRAX line.

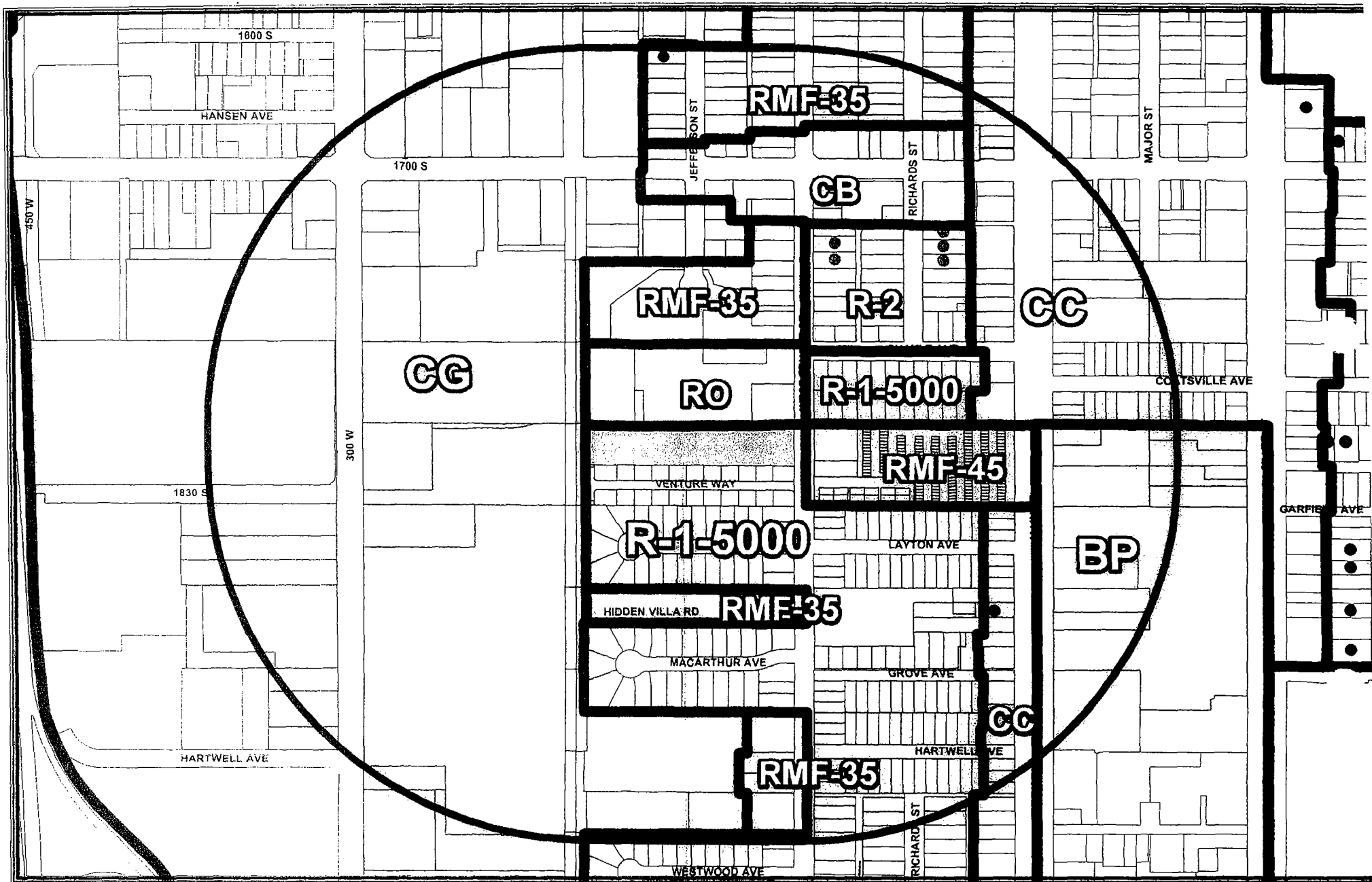
*Concerns previously addressed by the Community Council:*

- Preservation of the older home.
- Chronic traffic congestion in the area.
- Exit and entrance points for vehicles.

*Suggestions by the Subcommittee:*

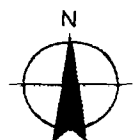
- Address East end of Building B by adding a focal point and tie in the additional property at the East to incorporate a private access road.
- Present plans to illustrate lighting for the development common areas.
- To represent the market better, the applicant should request one parking stall per unit, to keep the price of the units affordable and in light of the expectation that some of the residents would be non-drivers and others would own less than two vehicles.
- Present specific plans to restore Building A to facilitate its use as an amenity to the development. If an exception was allowed to the parking requirements, restoration of Building A becomes more affordable and it could be used as an amenity to the development community.
- Investigate the possibility that the Housing Development Corporation would consider a partnership with the City to support a small area master plan to encourage a TRAX stop at 1700 South, which would benefit the senior residents as well as the neighborhood as a whole.
- An issues only presentation at the regular meeting of the Planning Commission would not be appropriate, as the Commission would rather handle preliminary presentations with a subcommittee.

## **Attachment F – Conditional Use Map**



- Conditional Uses in Residential Districts
- ⊙ 3-4 Dwelling Units NonConforming Uses
- Multi-Family NonConforming Uses
- ⊙ Commercial/Office NonConforming Uses

- ▭ Subject Properties
- 1320 Foot Buffer around the Subject Property
- ▭ Parcels that Intersect the 1320 Foot Buffer around the Subject Property



## **Attachment G – Department Comments**

## Maloy, Michael

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**From:** Itchon, Edward  
**Sent:** Wednesday, July 16, 2008 1:40 PM  
**To:** Maloy, Michael  
**Cc:** Butcher, Larry; McCarty, Gary; Montanez, Karleen  
**Subject:** 400-08-20 - - 400-80-21 - - 400-08-51 1812 so West Temple

### Issues:

- Provide automatic fire sprinkler systems,
- Provide Wet Standpipes,
- Provide local automatic fire detection in the rooms,
- Provide general fire detection in the common areas areas,
- Provide monitoring devices to be interconnected to a remote station.
- Fire hydrants shall be located within 400 feet of all exterior walls.

TO: MICHAEL MALOY, AICP, PRINCIPAL PLANNER,  
PLANNING DIVISION

FROM: RANDY DRUMMOND, P.E., ENGINEERING

DATE: JULY 30, 2008

SUBJECT: **1812 South West Temple Street – Senior Housing- PLANNED  
DEVELOPMENT**  
**1812 South West Temple Street**  
**Petition #410-08-51, 400-08-20 & 400-08-21**

SLC Engineering's review comments are as follows:

1. This is a proposed planned unit development project to develop an existing dwelling unit, and 105 additional senior housing units on 2.4 acres. The only street frontage involved, West Temple Street, is already fully dedicated and improved. There is one existing driveway that must be replaced and all existing curb, gutter and sidewalk that does not meet present City Standards according to APWA Std. Plan #291 must be replaced as a part of the subdivision process. The sidewalk must be replaced as per APWA Std. Plan No. 231. The curb and gutter must be replaced as per APWA Std. Plan # 205A and either 251 or 252. Also, any utility cuts in the roadway must be reviewed and approved by Salt Lake City Public Utilities. A Public Way Permit will be required for all excavations for utility service connection in South Temple Street.
2. The improvement drawings will need to have a grading plan of the proposed access roadway throughout the project, which will need to have City approval prior to construction. Additional items, such as a cover sheet with appropriate title blocks, and the limits of excavation with the proposed utility main extensions, are required. In addition, the developer will need to provide one set of mylar improvement plans with all title blocks signed by the appropriate City Departments prior to final approval of the design.
3. The developer must enter into a subdivision improvement construction agreement. This agreement requires a security device for the estimated cost of the public and access roadway improvements. The agreement also requires the payment of a stepped fee based on the estimate of constructing the public and access roadway improvements. A copy of the agreement can be picked up from my office if the developer needs one. The developer should contact Joel Harrison (535-6234) to discuss insurance requirements for the project.

Michael Maloy  
1812 South West Temple Street/Planned Development  
Page 2

4. The developer must enter into agreements required by the SLC Public Utility Department and pay any required fees.
5. A certified address is required prior to applying for a building permit.
6. If a plat is required, it must meet the requirements of the attached checklist.
7. At least one member of the concrete finishing crew must be ACI Certified. The name of the ACI certified finisher must be provided at the pre-construction meeting for the subdivision.

cc: Scott Weiler  
Brad Stewart  
Barry Walsh  
Vault

**Maloy, Michael**

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**From:** Lucas, Duran  
**Sent:** Tuesday, August 05, 2008 2:03 PM  
**To:** Maloy, Michael  
**Subject:** Department Comment 1812 S. West Temple

August 5, 2008

Re: Petition 400-08-20  
Petition 400-08-21  
Petition 400-08-51

Michael,

Property Management has reviewed the referenced petition. The petitioner's development does not seem to be encroaching on any city property or public right-of-way, however, If at any time the planned development changes and an encroachment results, the petitioner will then be required to sign a lease agreement for the encroachment. With that being said, we have no objection to the petitioner's request and will defer to the other City departments' comments.

Duran Lucas  
Property Management

9/13/2008

## Maloy, Michael

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**From:** Brown, Jason  
**Sent:** Tuesday, August 05, 2008 11:07 AM  
**To:** Maloy, Michael  
**Cc:** Garcia, Peggy  
**Subject:** Petitions 400-08-20 Master Plan amendment, 400-08-21 Zoning Amendment and 410-08-51 Planned Development  
**Categories:** Program/Policy

Michael,

Salt Lake City Public Utilities has reviewed the above referenced petitions and offers the following comments:

Concerning petitions 400-08-20 and 400-08-21 Public Utilities is not opposed to the proposed changes to the master plan and zoning. Increasing the density of the units will have an impact on the existing utility infrastructure however as part of the planned development the portions of the infrastructure that maybe undersized, if any, can be improved to provide the required level of service.

The following comments are for the for Petition 410-05-51, Planned Development;

All design and construction must conform to State, County, City and Public Utilities standards and ordinances. Design and construction must conform to Salt Lake City Public Utilities General Notes.

Plans must be submitted to our office showing all existing and proposed water, sewer and storm drain pipes and connections points. The plans must show all proposed pipe routings, sizes, types, boxes, meters, detector checks, fire lines and hydrant locations. Culinary and fire connection must be separate connections at the main. For all culinary services larger than 3-inches, the water meter size must be justified by submitting AWWA M-22 method calculations or by an approved equivalent method. The engineer must provide calculations for expected peak sewer flows from this development. With this information Public Utilities will verify if the sanitary sewer system downstream for this development can handle these additional flows. If not, the developer will be responsible to provide offsite improvements as necessary to accommodate these additional flows. All existing water service not used must be killed at the main and all existing sewer services that are not used must capped at the property line per Salt Lake City Public Utilities standards.

A grading and drainage plan must be submitted for this development. Storm water flows are not allowed to sheet flow onto adjacent lots. The development will be required to provide on-site detention of the storm water. High groundwater is typical in this area. If below grade buildings or structures are proposed, a stamped geotechnical report identifying the highest expected groundwater must be submitted to Public Utilities for review and approval. This assessment must be based upon historical well records, borings, etc. All finished floor elevations must be above the highest expected groundwater elevation.

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

All existing and proposed easements must be provided before final plat recordation. If an existing sewer lateral or a water lateral service crosses through an adjacent property, an easement for that utility must be provided.

All sewer, water and storm drain connection agreements must be completed and fees paid in full prior to any

9/13/2008

approvals from our Department. A 3 per quarter acre drainage impact fee will be assessed for any new impervious surface added to this property. If offsite improvements are required, all construction must be bonded for by the developer.

Please call Peggy Garcia or myself if you have any questions.

Jason Brown, PE  
Development Review  
Salt Lake City Public Utilities  
483-6729

9/13/2008

**Maloy, Michael**

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**From:** Walsh, Barry  
**Sent:** Monday, August 18, 2008 11:14 AM  
**To:** Maloy, Michael  
**Cc:** Young, Kevin  
**Subject:** RE: Document1  
**Categories:** Program/Policy

August 18, 2008

Michael Maloy, Planning

Re: Petition 400-08-20, Master Plan Amendment from - low density to medium high density.  
Petition 400-08-21, Zoning Amendment from R-1/5000 single family to RMF-45 multi-family.  
Petition 410-08-51, Planned Development from 105 dwelling units - one & two bedroom.

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

Due to the collector classification of West Temple on a minimum width roadway and the historical use and character of this area as single family and local business uses. We waive the recommendation that a "Traffic Impact Report" be done. The proposed development is limited to one lot with two buildings for 105 Senior housing units. The level of impact this proposal is expected to impose on West Temple, 1700 South (a minor arterial), and 2100 South (a major arterial) are within standards growth parameters and no foreseen mitigations of the existing system are obvious.

Please clarify the written development scope 105 units for Senior housing and the - 73 unit one bedroom Senior Housing and 32 two bedroom family units - And the Site plan sheet S1.0 with 94 one bedroom units and 11 two bedroom units. These variations impact the required parking spaces and traffic generation.

The final plan submittal is subject to standard city design review compliance for pedestrian (ADA) and vehicular (passenger, service, & bicycle) safety, circulation, and staging facilities as well as impacts and upgrades as needed to the Public Way infrastructure.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.

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**From:** Maloy, Michael  
**Sent:** Monday, August 18, 2008 10:00 AM  
**To:** Walsh, Barry  
**Subject:** RE: Document1

Barry

Would you please resend your comments on this project (as it sounds like you are not going to require a traffic impact report)? Let me know if I have misunderstood the issue.

Sincerely,

Michael Maloy, AICP  
Principal Planner  
Salt Lake City Corporation  
(801) 535-7118 Voice  
(801) 535-6174 Fax

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**From:** Walsh, Barry  
**Sent:** Monday, August 18, 2008 9:57 AM

9/16/2008

# SALT LAKE CITY BUILDING SERVICES

## Preliminary Zoning Review

Log Number: Nonlog

Date: September 13, 2008

Project Name: SLC Housing Authority Senior Housing Project

Project Address: 1812 South West Temple

Contact Person: Mike Maloy

Fax Number: (801) 535-6174

Phone Number: (801) 535-7118

E-mail Address:

Zoning District: RMF-45 (Proposed)

Reviewer: Alan Hardman

Phone: 535-7742

## Comments

**This preliminary zoning review is based on DRT meetings held on April 16, 2008, and May 19, 2008.**

1. Master Plan Amendment Petition #400-08-20 must be approved.
2. Zoning Amendment Petition #400-08-21 must be approved.
3. Planned Development Petition #410-08-51 must be approved.
4. The minimum rear yard setback is 25% of the lot depth, but need not exceed 30 feet. The rear building shows only 18 feet and so does not meet the minimum setback. This must comply or be waived and/or approved by the Planned Development process.
5. The minimum side yard setback is 8 feet. The rear building shows only 3 feet on the north side of the lot and so does not meet the minimum setback. This must comply or be waived and/or approved by the Planned Development process.
6. For buildings whose principal means of entry is located along an interior side yard, the side yard shall not be less than 12 feet, 8 feet of which shall be devoted to landscape area per 21A.24.010.H. Plans do not appear to comply. This must comply or be waived and/or approved by the Planned Development process.
7. The parking spaces on the south side at the rear of the lot require a 10 foot wide landscape buffer per 21A.48.080.C1 and must be landscaped per Table 21A.48.070G (perimeter parking lot landscaping). Plans show 2' – 6".
8. The 10 wide landscape buffer along the entire south side of the lot must be landscaped per 21A.48.080.D1.
9. A cross-access agreement must be executed for the driveway that crosses the property line and exits onto the abutting lot on the north side of the project lot.
10. Verify that the surface coverage of principal and accessory buildings on the lot do not exceed 60% of the lot area.

11. Provide screened trash dumpster locations in rear yards per 21A.48.120. The trash dumpster location in the parking area near the front of the project is not allowed.
12. Public Utilities approval required.
13. Fire Department approval required.
14. Engineering Division approval required for all street and public way improvements.
15. Transportation Division approval required for all traffic-related issues, such as parking stall layout, below-grade parking structure, vehicle circulation, access from public streets, public pedestrian access, bicycle parking, etc. Approval must also include connection to Venture Way.

**5.C PLANNING COMMISSION  
AGENDA AND MINUTES**

**SECOND AMENDED AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, September 24, 2008 at 5:45 p.m.**

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

**APPROVAL OF MINUTES FROM WEDNESDAY, August 13, 2008.**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**BRIEFING**

1. **Conditional Use Project- Issues for Further Study**—The Planning Staff will review and discuss with the Planning Commission the proposed responses to issues that were raised during the City Council's recent review of conditional use regulations. The City Council requested further study of issues that were not addressed prior to the July 22, 2008 adoption of amendments to the Zoning Ordinance relating to conditional and permitted uses. The Planning Staff is requesting comment and direction from the Planning Commission prior to submitting the responses to the City Council for its review.

**PUBLIC HEARING**

2. **Petition 400-08-02, Driggs Avenue Street Closure at 1300 East**—the Utah Department of Transportation (UDOT) is requesting to close a portion of Driggs Avenue (approximately 2370 South and just west of 1300 East). It is proposed that Driggs Avenue will terminate in a cul-de-sac at this location. The purpose of the street closure is to accommodate the reconfiguration of the east bound I-80 off ramp at approximately 1300 East. The subject closure is located in City Council District 7 represented by Søren Simonsen (Staff contact: Lex Traughber at 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)).
3. **Crestview Holdings Master Plan and Zoning Map Amendment**—a request by Juston Puchar, with Crestview Holdings, for a master plan and zoning map amendment for a proposed master plan and zoning map amendment for a property located in City Council District 8 represented by Michael Maloy at 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com). The property is located in City Council District 8 represented by Michael Maloy at 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com).  

Postponed

  - a. **Petition 400-08-02** Community Land Use Map Amendment—requesting an amendment of the Northwest Community Land Use Map to Medium Density Residential.
  - b. **Petition 400-08-02** Zoning Map Amendment—requesting amendment of the Salt Lake City Zoning Ordinance to allow for 85 Moderate Density Multi-Family.
4. **West Temple Senior Housing Master Plan Map Amendment, Zoning Map Amendment, and Planned Development**—a request by Bill Nighswonger, Executive Director of the Housing Authority of Salt Lake City, for a master plan amendment, zoning map amendment, and planned development for property located at approximately 1812 South West Temple Street. The proposed master plan amendment, zoning map amendment, and planned development petition would accommodate a proposed 95 unit senior-housing residential development. The property is located in City Council District Five represented by Jill Remington-Love (Staff contact: Michael Maloy at 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)).
  - a. **Petition 400-08-20 Master Plan Amendment**—the applicant is requesting approval to amend the Central Community Future Land Use map for the property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
  - b. **Petition 400-08-21 Zoning Map Amendment**—the applicants are requesting approval to change the zoning of the property from CB Community Business to RMU-45 Residential Mixed Use.
  - c. **Petition 410-08-51 Planned Development**—the applicant is requesting approval of a planned development containing 105 units for senior housing on the property. The proposal includes renovation and reuse of an existing single-family dwelling as an "amenity" for the project.
5. **Petition 400-08-18, a legislative action initiated by the Salt Lake City Council**—a request by the City Council for the preparation of an ordinance that would restrict the distance between businesses in Salt Lake City that provide "payday-loan check cashing services," and consider expanding the ordinance to cover the ratio of businesses to the number of people served, and where those businesses should be allowed (Staff contact: Everett Joyce at 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)).

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

**SALT LAKE CITY  
PLANNING COMMISSION MEETING  
In Room 315 of the City & County Building  
451 South State Street, Salt Lake City, Utah  
Wednesday, September 24, 2008**

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

Present from the Planning Division: Wilf Sommerkorn, Planning Director; Joel Paterson, Acting Deputy Director; Lynn Pace, Deputy City Attorney; Everett Joyce, Senior Planner; Nole Walkingshaw, Senior Planner; Michael Maloy, Principal Planner, Cheri Coffey, Planning Manager, 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 5:47 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: Frank Algarin, Tim Chambless, Peggy McDonough, Susie McHugh, Kathy Scott, and Matthew Wirthlin. Staff members present were: Michael Maloy and Joel Paterson.

**6:41:20 PM West Temple Senior Housing Master Plan Map Amendment, Zoning Map Amendment, and Planned Development**—a request by Bill Nighswonger, Executive Director of the Housing Authority of Salt Lake City, for a master plan amendment, zoning map amendment, and planned development for property located at approximately 1812 South West Temple Street. The proposed master plan amendment, zoning map amendment, and planned development petition would accommodate a proposed 95 unit senior-housing residential development. View: [Staff Report](#)

**Petition 400-08-20 Master Plan Amendment**—the applicant is requesting approval to amend the Central Community Future Land Use map for the property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).

**Petition 400-08-21 Zoning Map Amendment**—the applicants are requesting approval to change the zoning of the property from R-175,000 Single Family Residential District to RMF-45 Moderate/High Density Multi-family Residential District.

**Petition 410-08-51 Planned Development**—the applicant is requesting approval of a planned development containing 95 units for senior housing on the property. The proposal includes renovation and reuse of an existing single-family dwelling as an “amenity” for the project.

Chair Wirthlin recognized Michael Maloy as staff representative.

**7:00:32 PM Public Hearing**

The following person spoke or a submitted hearing card in *support* for the proposed petition: **Bill Davis** (332 West 1700 South) Chair of the Peoples Freeway Community Council.

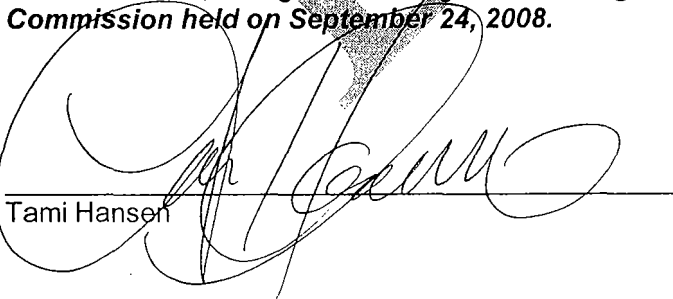
**7:19:59 PM Commissioner Scott made a motion regarding Petitions 400-08-20, 400-08-21, and 410-08-51 based on the recommendations found in the staff report, and information heard and considered at the meeting, that the Planning Commission transmit a favorable recommendation to the City Council:**

1. To amend the Central Community Future Land Use map from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre) for property located at 1812 South West Temple Street.
2. Transmit a favorable recommendation to the City Council to amend the Salt Lake City Zoning Map from R-1/5,000 Single-Family Residential District, to RMF-45 Moderate/High Density Multi-Family Residential District for property located at 1812 South West Temple Street.
3. The Planning Commission grant approval for a planned development containing 95 dwelling units for the senior housing project subject to the following conditions:
  - a. Property must be rezoned to permit construction of the planned development proposal. Failure to obtain appropriate zoning shall render the Planning Commission approval null and void.
  - b. Approval is subject to compliance with Attachment G—Department Comments.
  - c. Illumination of the parking lot shall be sufficient to ensure public safety; however, security lighting must be shielded to control light pollution and glare. Light pole height shall not exceed 15 feet. All lighting shall be oriented downward except for the highlighting of any building architecture and landscape features, or for low wattage decorative lighting.
  - d. The preservation, exterior restoration, and maintenance of the Stanley F. Taylor House shall comply with Section 21A.34.020.G and applicable Residential Design Guidelines for Residential Historic Districts in Salt Lake City.
  - e. Landscaping plans shall be revised to comply with quantity and density requirements of buffer regulations, except for buffer width reductions specified on page 4 of this staff report. In addition, vertical growth landscaping shall be increased to mitigate proposal to reduce building setbacks. Approval of the final landscaping plan shall be delegated to the Planning Director.
  - f. Private roadway will remain at 26 feet. All building structures abutting the south property line shall be shifted northward an additional two feet to increase the landscape buffer to address privacy concerns.

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

The meeting adjourned at 8:15 p.m.

*This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on September 24, 2008.*

  
Tami Hansen

**6. COMMENT RECEIVED AFTER  
PLANNING COMMISSION PUBLIC HEARING**

## Maloy, Michael

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**From:** Maloy, Michael  
**Sent:** Friday, September 26, 2008 4:55 PM  
**To:** 'Kerry Lin Hammond'  
**Cc:** 'Bill Nighswonger'; Maloy, Michael  
**Subject:** RE: Rezoning  
**Categories:** Program/Policy

Kerry:

Thank you for your comments in opposition to the proposed master plan and zoning map amendments for property located at 1812 S West Temple Street. I understand your concerns with traffic and respect your position. Balancing the need for housing with efficient transportation and other City services is always a difficult proposition.

For your information, this project was reviewed by your local community – The People's Freeway Community Council – in a public meeting held on May 1, 2008. Following a presentation by the applicant, the community council expressed support for the project. In response to community concerns, the applicant committed to renovate the historic home on the property, and reduced the number of new dwelling units from 105 to 95.

On September 24, 2008, the Salt Lake City Planning Commission conducted a public hearing and recommended approval of the proposed amendments to the City Council. The City Council will make the final decision on the petitions following another public hearing (date has not yet been determined).

With regard to past promises of a 20-unit development, I personally do not know anything about that issue and would welcome more information if you have it. With regard to the City operating as a "government machine", I would encourage you to get involved with your local community council and participate sooner in the public process. Your opposition to this project is the first and only contact I have received from the public on this project.

Sincerely,

Michael Maloy, AICP  
Principal Planner  
Salt Lake City Corporation  
(801) 535-7118 Voice  
(801) 535-6174 Fax

---

**From:** Kerry Lin Hammond [mailto:kerrylin7@hotmail.com]  
**Sent:** Friday, September 26, 2008 11:37 AM  
**To:** Maloy, Michael  
**Subject:** Rezoning

--Forwarded Message Attachment--

From: kerrylin7@hotmail.com  
To: michael.malov@slcgov.com  
Subject: West Temple Housing  
Date: Tue, 23 Sep 2008 11:23:40 -0600

9/26/2008

```
.ExternalClass .EC_hmmessage P
{padding:0px;}
.ExternalClass body.EC_hmmessage
{font-size:10pt;font-family:Tahoma;}
```

I am writing in regards to the amendments to the proposed housing at 1812 South West Temple. We adamantly oppose increasing the housing from low density to medium, and also the additional units of 105. It was reported on the weekend that SLC has the 8th highest stress in the nation - one of the reasons being high housing density. If you look at the housing at 1400 South West Temple, the street is jammed constantly with cars and you can barely drive down those blocks. Its density is way overloaded. West Temple is a narrow street anyway. Adding that many houses is not workable.

In addition, we want to maintain that Venture Way remain a dead-end street.

We realize our comments don't matter much against the government machine, but we were promised that area would be only for about 20 more single family homes, and now it's turned into this gigantic project. We wish to strongly express our disagreement.

Kerry Hammond

160 Venture Way

SLC

466 9962

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9/26/2008

## **7. ORIGINAL PETITION**



# Master Plan Amendment

OFFICE USE ONLY	
Petition No.	400- <del>08</del> -20
Receipt No.	Amount:
Date Received:	6/06/2008
Reviewed By:	
Project Planner:	MICHAEL MALOY

Date: ~~6~~ 6.05.08

Name of Applicant: Housing Authority of Salt Lake City

Phone: 487.2161

Address of Applicant: 1776 South West Temple

E-mail Address of Applicant: bnighswonger@guest.net

Cell/Fax: 487.3641

Applicant's Interest in Subject Property: Owner

Name of Property Owner: Housing Authority of Salt Lake City

Phone:

Address of Subject Property: 1812 South West Temple

General description of the proposed Master Plan Amendment: This site (2.4 acres) is

currently zoned R-1-5,000. Our request is to re-zone the site to RMF-45 / Planned development

## Please include with the application:

Use back or additional sheets, if necessary

1. A statement declaring the purpose for the amendment and the exact language. Include proposed boundaries, master plan area, and /or zoning district changes.
2. Declare why the present Master Plan required amending.
3. A copy of the Sidwell Map or Maps.
4. Depending upon the request, the names and addresses of all property owners within four-hundred fifty (450) feet of the subject amendment area (exclusive of streets and alleys) may need to be provided. 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. A signed statement that the petitioner has met with and explained the proposal to the appropriate Community Council(s).
6. Related materials or data supporting the application as may be determined by the Zoning Administrator.
7. Filing fee of 750.00 plus \$100.00 per acre in excess of one acre, 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:

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

Signature of Property Owner

*Brie Bnighswonger*

**Remarks:**

Planned Development 410-08-51  
Zoning Map Amendment 400-08-21

Petition No: **400-08-20**

By: **Housing Authority of Salt Lake City**

Master Plan Amendment

Date Filed: 06/06/2008

Address: **1812 S West Temple**



# Zoning Amendment

OFFICE USE ONLY	
Petition No.	400-08-21
Receipt No.	
Date Received	6/16/2006
Reviewed By	
Project Planner	MICHAEL MALOY

PLANNING COMMISSION

Address of Subject Property: 1812 So. West Temple

Name of Applicant: Housing Authority of Salt Lake City Phone: 801 487-2161 x1236

Address of Applicant: 1776 So. West Temple

E-mail Address of Applicant: brighswonger@qwest.net Cell/Fax: 801 487-3641

Applicant's Interest in Subject Property: owner

Name of Property Owner: Housing Authority of Salt Lake City Phone:

Address of Property Owner:

Email Address of Property Owner: Cell/Fax:

Existing Use of Property: Vacant lot & one single family house Zoning: R-1, 5000

County Tax ("Sidwell #"):

- ☐ 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 {R-1, 5000} zone to a {201F-45} zone.  
planned development

## Please include with the application:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
2. A complete description of the proposed use of the property where appropriate.
3. Reasons why the present zoning may not be appropriate for the area.
4. The names and addresses of all property owners within four-hundred fifty (450) feet of the subject parcel. The name, address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include yourself and the appropriate Community Council Chair. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
5. Legal description of the property.
6. 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 for each acre over one acre is due at the time of application.

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

Sidwell maps & 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

*Bill Brighswonger*

**Remarks:**

Planned Development 410-08-51  
Master Plan 400-08-20

Petition No: **400-08-21**

By: **Housing Authority of Salt Lake City**

Zoning Map Amendment

Date Filed: 06/06/2008

Address: **1812 S West Temple**

**COMMUNITY DEVELOPMENT  
COUNCIL SUBMITTAL CHECKLIST**

**Petition Nos: 400-08-20 Master Plan Amendment and 400-08-21 Zoning Map Amendment.**

The Housing Authority of Salt Lake City has requested amendment of the Central Community Future Land Use map for 2.425 ± acres of property located at 1812 S West Temple Street from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre). The applicant has also requested amendment of the Salt Lake City Zoning Map from R-1/5,000 Single-Family Residential District to RMF-45 Moderate/High Density Multi-Family Residential District for the aforementioned property.

**Date:** September 30, 2008.

**Supervisor Approval:** \_\_\_\_\_

**Division Director Approval:** \_\_\_\_\_

**Contact Person:** Michael Maloy, AICP

**Phone No.** 535-7118

- Initiated by
- ☐ City Council Member
  - ☐ Property Owner
  - ☐ Board / Commission
  - ☐ Mayor
  - ☒ Other (citizen petition)

Contact Person

Bill Nighswonger, Executive Director of the  
Housing Authority of Salt Lake City

**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 type="checkbox"/> Historic Landmark Commission     | <input checked="" 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                            |   |

**Compatible with Ordinance:**

Salt Lake City Code, Chapter 21A.50 Amendments

Utah State Code Annotated 10.9a.404

**Modifications to Ordinance:**

None (with regard to City Code text)

**Approvals / Input from Other Departments / Divisions:**

<u>Division</u>	<u>Contact Person</u>
<input checked="" type="checkbox"/> Attorney:	Paul Nielson, Senior City Attorney
<input type="checkbox"/> Business Licensing:	
<input checked="" type="checkbox"/> Engineering:	Randy Drummond, Engineering IV
<input checked="" type="checkbox"/> Fire:	Ted Itchon, Fire Protection Engineer
<input type="checkbox"/> HAND:	
<input type="checkbox"/> Management Services:	
<input type="checkbox"/> Mayor:	
<input type="checkbox"/> Parks:	
<input checked="" type="checkbox"/> Permits / Zoning:	Alan Hardman, Development Review Planner II
<input checked="" type="checkbox"/> Police:	Lt. Dave Askerlund, Police Operations Bureau
<input checked="" type="checkbox"/> Property Management:	Duran Lucas, Real Property Agent
<input type="checkbox"/> Public Services:	
<input checked="" type="checkbox"/> Public Utilities:	Peggy Garcia, Contracts & Connections Supervisor
<input checked="" type="checkbox"/> Transportation:	Barry Walsh, Engineering Technician VI
<input type="checkbox"/> RDA:	
<input type="checkbox"/> Zoning Enforcement:	

# PETITION CHECKLIST

Date	Planner Initials	Supervisor Initials	Director Initials	Action Required
2008 06/06	<i>MM</i>	✓		Petition Delivered to Planning
6/11/08	<i>MM</i>	✓		Petition Assigned to <u>MICHAEL MALOY</u>
9/24/08	<i>MM</i>	✓		Planning Staff or Planning Commission Action Date
9/30/08	<i>MM</i>	<i>CC</i>		Transmittal Cover Letter Followed Template (margins, headings, returns etc)
9/29/08	<i>MM</i>	<i>CC</i>		Table of Contents
9/29/08	<i>MM</i>	<i>CC</i>		Chronology
9/30/08	<i>MM</i>	<i>CC</i>		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
9/29/08	<i>MM</i>	<i>CC</i>		Council Hearing Notice Include Purpose of Request Include zones affected (where applicable) Include address of property (where applicable) Include TDD Language
9/29/08	<i>MM</i>	<i>CC</i>		Mailing List of Petition and Labels, (include appropriate Community Councils, applicant and project planner) (include photocopy of labels)
9/9/08	<i>MM</i>	<i>CC</i>		Planning Commission Notice Mailing Postmark Date Verification (on agenda) Newspaper Notice for Rezoning and Master Plan Amendments (proof of publication or actual publication)
9/18/08	<i>MM</i>	<i>CC</i>		Planning Commission Staff Report
9/30/08	<i>MM</i>	<i>CC</i>		Planning Commission Minutes and Agenda
6/6/08	<i>MM</i>	<i>CC</i>		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: <u>10-14-08</u>
				Petition filed with City Recorder's Office

# PETITION CHECKLIST

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<p>TRANSMITTED</p> <p>SEP 30 2008</p>				Date Set for City Council Action: <u>10-14-08</u>
				Petition filed with City Recorder's Office

TO MAYOR'S OFFICE