



## Recognized Organization Input Notification

### 1945 South 1300 East / Zoning Map Amendment

**TO:** Landon Clark, Chair, Sugarhouse Community Council  
**FROM:** Nannette Larsen, Principal Planner, Salt Lake City Planning Division  
([nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com) or 801-535-7645)  
**DATE:** April 26, 2021  
**RE:** PLNPCM2020-01022 – 1945 S. 1300 E. Zoning Map Amendment

---

The Planning Division has received the below request and is notifying your organization to solicit comments on the proposal:

**Request Type:** Zoning Map Amendment

**Location:** 1945 South 1300 East

**Zone:** RMF-35, Moderate Density Multi-Family Residential (Current); RMF-45, Moderate/High Density Multi-Family Residential (Proposed)

**Request Description:**

The applicant, Max Chang representing American Estate Management Corp., the property owner, is requesting to amend the zoning map for a property located at approximately 1945 South 1300 East. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to RMF-45 (Moderate/High Density Multi-Family Residential). The proposed amendment to the Zoning Map is intended to accommodate a new multi-family residential development and will potentially provide a total of 46 residential units.

I have attached information submitted by the applicant relating to the project to facilitate your review.

### Request for Input from Your Recognized Organization

As part of this process, the applicant is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty five (45) day notice period. This notice period ends on the following day:

**June 11, 2021**

Please contact me to let me know if you would like the applicant to attend and present their proposal at one of your meetings within this 45 day period. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend your meeting. Planning staff will be available at the meeting to answer any questions related to decision standards or the decision making process.

## Open House

**The Planning Division will be holding an Open House to solicit comments from the public on this project.** The Open House will be scheduled at a future date at which time the Sugarhouse Community Council will be notified.

## Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues.
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

## Approval Criteria for the Zoning Map Amendment Request

For your reference, the following are criteria that the Planning Commission and City Council will use to make their decisions. Based on this criteria, the Planning Commission will provide a recommendation to the City Council and the City Council will make the final decision regarding the proposed rezone. The City's technical staff will review the proposal to ensure it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below criteria:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

## Comment Submission Address

You may submit your written comments via e-mail to [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com) or mail them to:

**ATTN Nannette Larsen  
Salt Lake City Planning Division  
451 S State St Rm 406  
PO Box 145480  
Salt Lake City UT 84114-5480**

If you have any questions, please call me at (801) 535-7645 or contact me via e-mail.

## **American Estate Management Zoning Amendment Application**

**Date:** 12/29/2020

**Parcel #:** 16-17-481-008-0000

**Address:** 1945 South 1300 East

### **Statement Declaring the Purpose for the Amendment**

American Estate Management Corporation (AEMC) proposes to change the zoning of subject property from its current designation of RMF-35 to RMF-45 to help address the increasing demand for higher density residential redevelopment. The property is on the periphery of the Sugar House Business District and according to the Sugar House Community Master Plan adopted by the City Council on December 13, 2005 has a Future Land Use of Medium High Density Residential.

### **Description of the proposed use of the property being rezoned**

To redevelop the existing property as multi-family with higher density. Moreover, the development would upgrade the utility infrastructure from water, gas, electricity, etc to be more efficient and environmentally sustainable. Other improvements would include seismic, lighting fixtures, and appliances.

### **List the reasons why the present zoning may not be appropriate for the area**

The current RMF-35 zoning is for moderate density multi-family residential which includes single-family, two family and multi-family dwellings with a maximum height of thirty-five feet (35'). Currently, there is a 24-unit apartment complex which was originally built in 1960 and is 60 years old. In order to re-develop the property under RMF-35, the currently zoning would only be able to yield 20 units. This would be an immediate disincentive for the owners/developer to re-develop the property and be counter-intuitive to the Sugar House Community Master Plan to increase density.

On the other hand, the RMF-45 zoning would allow a minimum of 32 units in density and is better aligned with the goals of the Sugar House Community Master Plan.

The location of the property makes it ideal for increased density as it is:

- Already designated as Medium High Density Residential for Future Land Use and is on the periphery of the Sugar House Business District which would be within walking distance for future residents.
- Located near public transit including one block to the nearest UTA bus stop and a less than a 15-minute walk to the Fairmont Station of the UTA S Line which recently increased capacity. As UTA contemplates the future extension of the S-Line, the property would be in even closer proximity.
- Located on the proposed bikeway along 1300 East and would likely be used by residents to reduce vehicular traffic and have easy access to the larger bikeway network.
- In close proximity to several parks and outdoor amenities including Sugarhouse, Allen Park, Hidden Hollow and Fairmont parks. It is also in close proximity to access to the Parley's Trail as well as Fairmont and Nibley golf courses.

- Less than a half of a mile to Westminster College. While technically not in the Westminster Neighborhood Small Area Master Plan but on its border, the property with increased density would help reduce the number of students commuting to Westminster.

**Is the request amending the Zoning Map?**

Yes.

Parcel number: 16-17-481-008-0000

**Is the request amending the text of the Zoning Ordinance?**

No.

**From:** [Max Chang](#)  
**To:** [Larsen, Nannette](#)  
**Subject:** (EXTERNAL) Re: 1945 S 1300 E Rezone -- PLNPCM2021-01022  
**Date:** Thursday, March 18, 2021 1:39:00 AM  
**Attachments:** [POCHAPTAA03.pdf](#)  
[POCHAPTSA01.pdf](#)  
[POCHAPTSA04.pdf](#)  
[POCNAPTSA02.pdf](#)

---

Nannette,

Sorry I did not get back to your return voicemail sooner as I had not expected my architect would take so long to get this concept plan put together, which I just received earlier today (well, technically yesterday).

Would the attached drawings be sufficient? As a quick summary:

Concept would be an apartment complex consisting of two floors above one level of garage. First floor would consist of 22 units broken down to 2 studios, 14 1 bedroom and 6 2 bedroom apartments.

Second floor would consist of 24 units broken down to 2 studios 14 1 bedroom and 2 bedroom apartments.

Total of 46 apartment units.

Total Parking. 57 spaces in garage, 17 carport for a ratio of 1.6 parking spaces per apartment. It will probably be a little less when taking into consideration for dumpster and handicap parking but nonetheless would be above 1.5.

Please let me know if you have any other questions.

Thank you,

Max

**Max Chang** | Chief Operating Officer  
American Estate Management Corp.  
M: 801-554-5824

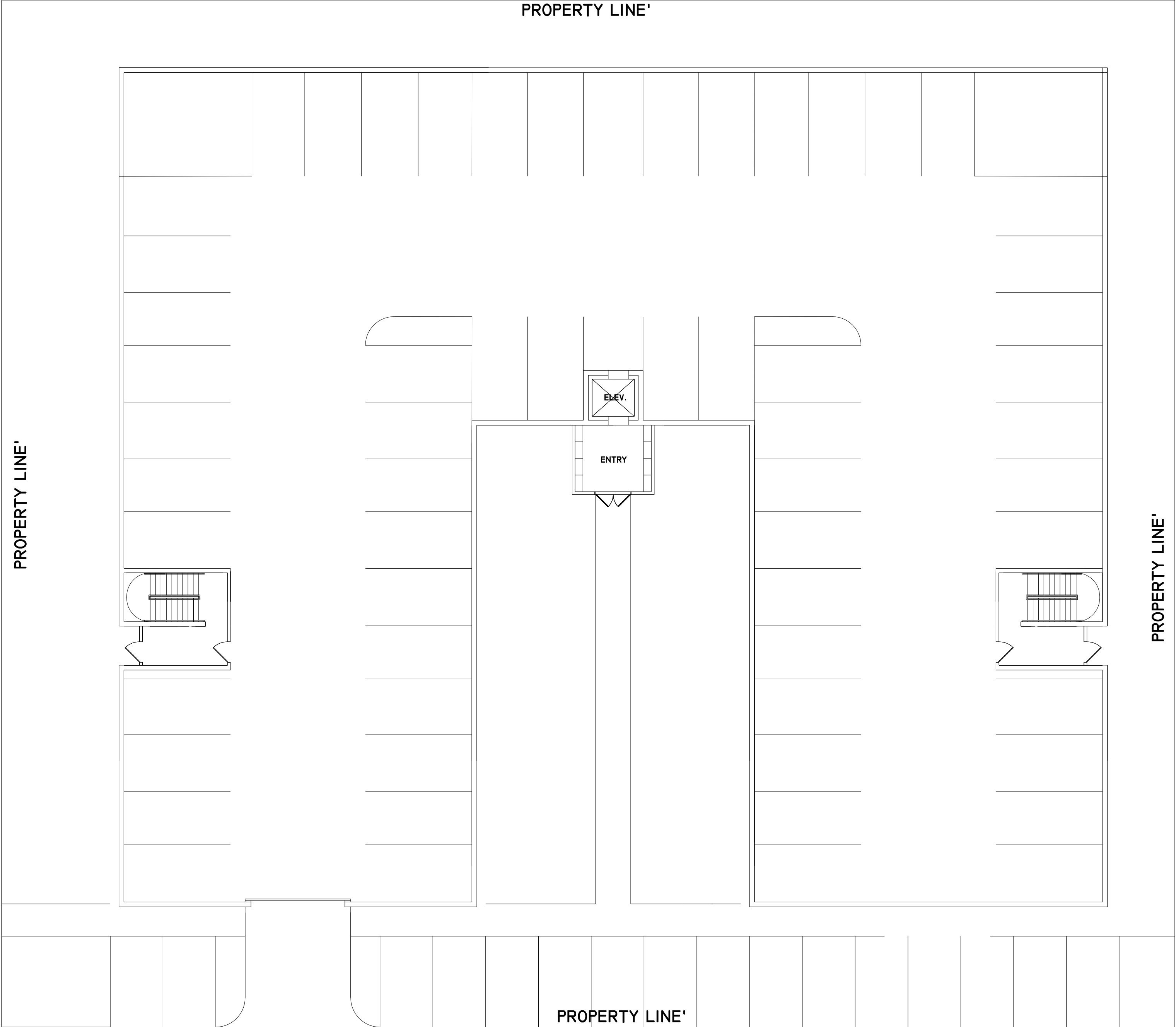
This e-mail is for the intended recipient only and may contain business confidential information. Use of or reliance upon this e-mail other than by the intended recipient is prohibited. This e-mail is the property of the author, furnished without guarantee or warranty, express or implied. Please contact the sender and delete the material from your computer and any network if you receive this in error.

On Thu, Jan 21, 2021 at 4:50 PM Larsen, Nannette <[Nannette.Larsen@slcgov.com](mailto:Nannette.Larsen@slcgov.com)> wrote:

Max,

I300 EAST STREET

PROPERTY LINE'



PROPERTY LINE'  
ALLEY/STREET ACCESS

STAMP

REVISIONS

PO CHANG APARTMENTS  
1300 EAST  
SALT LAKE CITY, UTAH

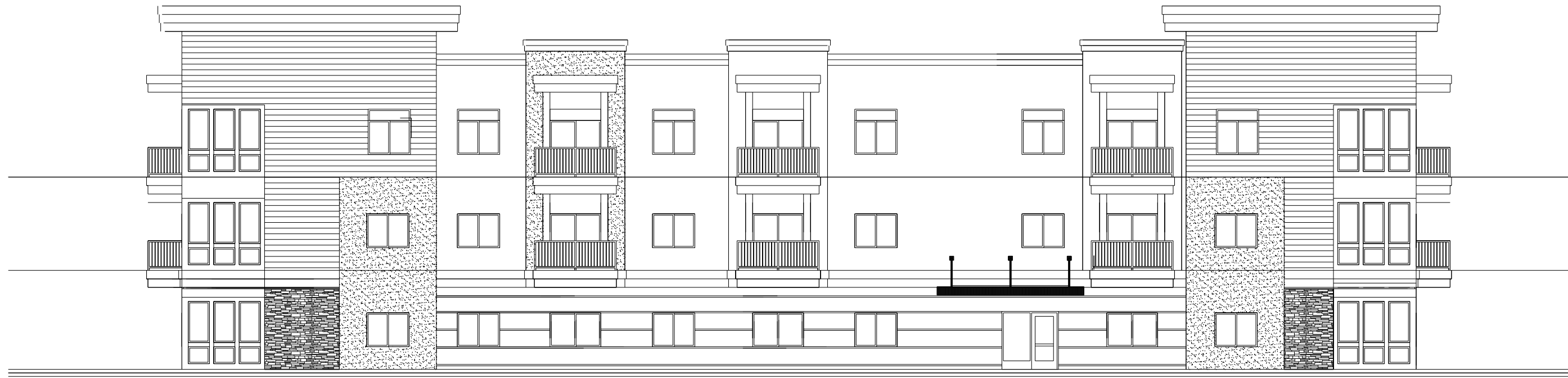
TERRY B.  
HILTON  
ARCHITECT

3122 E. WHITEWATER DR.  
SALT LAKE CITY, UTAH  
84121  
(801) 671-0406

DRAWN BY  
TBH  
DATE  
3/15/2021  
SCALE  
1/8"=1'-0"

SHEET TITLE  
  
PARKING  
LEVEL  
ONE  
KEY  
FLOOR  
PLAN

SHT. NO.  
A01



WEST EXTERIOR BUILDING ELEVATION



SOUTH EXTERIOR BUILDING ELEVATION

STAMP

REVISIONS

PO CHANG APARTMENTS  
1300 EAST  
SALT LAKE CITY, UTAH

TERRY B.  
HILTON  
ARCHITECT

3122 E. WHITEWATER DR.  
SALT LAKE CITY, UTAH  
84121  
(801) 671-0406

DRAWN BY

TBH

DATE

3/15/2021

SCALE

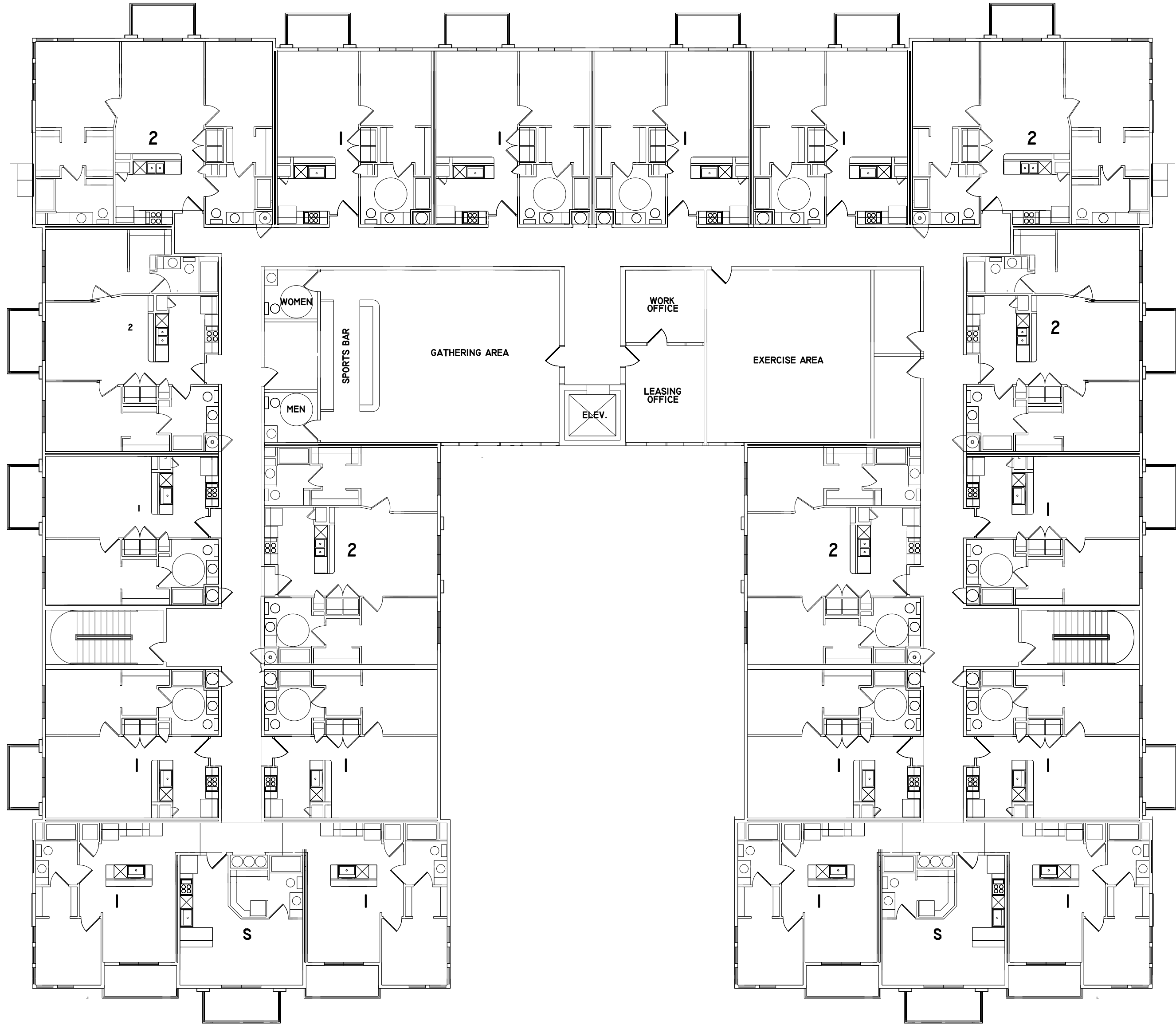
1/8"=1'-0"

SHEET TITLE

SOUTH  
AND  
WEST  
EXTERIOR  
BUILDING  
ELEVATIONS

SHT. NO.

A04



STAMP

REVISIONS

PO CHANG APARTMENTS  
1300 EAST  
SALT LAKE CITY, UTAH

TERRY B.  
HILTON  
ARCHITECT

3122 E. WHITEWATER DR.  
SALT LAKE CITY, UTAH  
84121  
(801) 671-0406

DRAWN BY  
TBH  
DATE  
3/15/2021  
SCALE  
1/8"=1'-0"

SHEET TITLE

RESIDENTIAL  
AND  
AMENITIES  
LEVEL  
TWO  
KEY  
FLOOR  
PLAN

SHT. NO.

A02