



Recognized Organization Input Notification

Proposed Planned Development and Subdivision

TO: Landon Clark, Chairperson, Sugar House Community Council
FROM: Chris Lee, Principal Planner, Salt Lake City Planning Division (chris.lee@slcgov.com or 801-535-7706)
DATE: March 8, 2019
RE: PLNPCM2019-00183 – 1937 South 1200 East Proposed Zone Change to RMF-45

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

Request Type: Zoning Map Amendment
Location: 1937 South 1200 East (approximately)
Zone: RMF-35 (Moderate Density Multi-Family Residential District)

Request Description:

The Salt Lake City Planning Division has received a zoning map amendment request from Ned Skanchy for a parcel at approximately 1937 South 1200 East (application PLNPCM2019-00183). The subject parcel abuts another parcel owned by the applicant directly to the south which is currently zoned RMF-45 (Moderate/High Density Multi-Family). The applicant is proposing to change the zoning on the subject parcel to RMF-45 to facilitate consolidation of the two parcels and then construct 14-16 rental townhouses.

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:

April 22, 2019

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.

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 in your comments:

- Issues raised at the meeting and whether any suggestions were made to address them.
- Total number of meeting attendees (not including those with the applicant or City Staff).
- If a vote was taken on the matter, please include the tally.

Approval Criteria for the Zoning Map Amendment Request

For your reference, the following are criteria that the Planning Commission and City Council will consider to make its decision. The City's staff will review the project 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 following approval 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 chris.lee@slcgov.com or mail them to:

ATTN Chris Lee
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) 535-7706 or contact me via e-mail.