



## Recognized Organization Input Notification

### 1583 E Stratford / Master Plan and 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:** June 5, 2020  
**RE:** PLNPCM2020-00393; PLNPCM2020-00394 - 1583 E. Stratford Master Plan and Zoning Map Amendment

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

**Request Type:** Master Plan and Zoning Map Amendment

**Location:** 1583 East Stratford Avenue

**Zone:** RMF-35, Moderate Density Multi-Family Residential (Current); CN, Neighborhood Commercial (Proposed)

**Request Description:**

The applicant, Erin Hoffman with Stratford Investment Properties, is requesting to amend the Sugar House Master Plan and the zoning map for a property located at approximately 1583 East Stratford Ave. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to CN (Neighborhood Commercial) and amend the Sugar House Future Land Use Map from Medium Density Residential to Neighborhood Business. The proposed amendments to the Master Plan Future Land Use Map and Zoning Map is intended to accommodate a rehabilitation of the existing building to facilitate an office use on the subject site.

I have attached information submitted by the applicant relating to the project to facilitate your review as well as an information sheet that outlines the project area clearly.

### 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:

**July 20, 2020**

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 hold and 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.