

Erin Mendenhall
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


JAN 28, 2022 14:52 MST

Lisa Shaffer, Chief Administrative Officer

Date Received: 01/28/2022

Date sent to Council: 01/28/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: January 27, 2022

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: PLNPCM2020-00393/00394 – 1583 East Stratford Avenue Master Plan & Zoning Map Amendments

STAFF CONTACT: Nannette Larsen, Senior Planner, nannette.larsen@slcgov.com
801-535-7645

DOCUMENT TYPE: Ordinance

RECOMMENDATION: The Planning Commission forwarded a unanimous decision recommending denial of the proposed amendments. The applicant has modified his request agreeing to enter into a development agreement to retain the existing residential uses. Staff recommends that the Council consider this request with the proposed modifications.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: Spring of 2020 the applicant, Erin Hoffman, representing the property owner Stratford Investment Properties initiated a petition to amend the Master Plan's Future Land Use Map and the Zoning Map. The request is for a property located at approximately 1583 East Stratford Avenue, the site is presently used as a residential condominium complex. The petition would amend the property from Medium Density Residential to Neighborhood Business on the Sugar House Future Land Use Map and amend the zoning map from RMF-35 (Moderate Density Multi-Family Residential) to CN (Neighborhood Commercial). Planning Staff recommended that the Planning Commission forward a negative recommendation to City Council at the time. The Planning Commission heard the petition on March 24 of 2021 where they forwarded a recommendation to deny the proposal to City Council.

After the Planning Commission public hearing the applicant worked with Staff to amend the proposal to better conform to the Sugar House Master Plan and the City-wide Plan Salt Lake. The applicant amended their proposal after a number of meetings with city staff.

Initially, the applicant was proposing to remove the 6-residential units on the site and convert the building to an office use. The CN district permits both residential and office uses as by right. Because there were concerns about losing naturally occurring affordable housing in a predominantly single-family neighborhood, there were also concerns regarding diversity of housing in the neighborhood. Presently there are a limited number of multi-family houses in the area (only 17- residential units) that losing 6- residential units sufficiently reduces housing choices in the neighborhood.

After the Planning Commission public hearing the applicant worked with staff on changes to the proposal to amend the Master Plan and Zoning Map. The applicant agreed to keeping the 6-residential units on site through a condition of approval of the proposed amendments. The updated proposal would include an additional office building on the site with the 6-residential units that will remain. The proposed mixed-use development of the site will likely be designed so that it is permitted by right in the proposed CN district.

The subject property is located on a corner site, fronting along two streets of Stratford Avenue and Glenmare Street. The site is within the Highland Park Place



A subdivision in 1909 as a residential site. While there was no zoning designation in Salt Lake City at the time, the parcel layout in this subdivision was for a residential type of development. At the time the site was developed it was within the B-3 district, which permitted all types of housing, retail shops, and retail services. In 1995, during the complete rewrite of the zoning ordinance and zoning map, the subject site was rezoned to RMF-35 which was based on its existing use of multi-family residential.

The current multi-family structure was developed in 1985 as an apartment building. In 2009 the apartment building was converted to a condominium through the Glenmore Condominium subdivision. This subdivision created 6-residential units, each approximately 850 square feet in area. Since its construction it appears these residential uses have been occupied since.

If the master plan amendment and zoning map amendment is approved the property owner would be allowed to fully redevelop the site in accordance with the CN (Neighborhood Commercial) zoning district standards and permitted land uses.

PUBLIC PROCESS:

- Information concerning this petition was sent to the chair of the Sugar House Community Council on June 5, 2020.
 - The Sugar House Community Council met on the proposed amendment on June 20, 2020 through a Zoom meeting.
 - Some of the comments included: housing being removed, office not useful to neighborhood, traffic and parking concerns, current enforcement issues, affordable housing, liked the live/work type of neighborhood.
- The surrounding property owners within 300' received an early notification by mail on June 20, 2020.
- Public notification for the Planning Commission Hearing was mailed March 11, 2021 to all neighbors within 300' of the Zoning Map amendment site.
- Public notification for the Planning Commission hearing was posted in the newspaper, March 11, 2021.
- The property was posted March 12, 2021 noticing the Planning Commission.
- The petition was heard by the Planning Commission on March 24, 2021. The Planning Commission voted unanimously to forward a recommendation to deny the proposed amendments to the City Council.

Planning Commission (PC) Records:

- a) [PC Agenda of March 24, 2021](#) (Click to Access)
- b) [PC Minutes of March 24, 2021](#) (Click to Access)
- c) [Planning Commission Staff Report of March 24, 2021](#) (Click to Access Report)

SALT LAKE CITY ORDINANCE
No. _____ of 2022

(Amending the zoning of property located at approximately 1583 East Stratford Avenue from RMF-35 Moderate Density Multi-Family Residential District to CN Neighborhood Commercial District, and amending the Sugar House Master Plan Future Land Use Map)

An ordinance amending the zoning map pertaining to property located at approximately 1583 East Stratford Avenue from RMF-35 Moderate Density Multi-Family Residential District to CN Neighborhood Commercial District pursuant to Petition No. PLNPCM2020-00393, and amending the Sugar House Master Plan Future Land Use Map pursuant to Petition No. PLNPCM2020-00394.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on March 24, 2021 on an application submitted by Erin Hoffman (“Applicant”) on behalf of the property owner, Stratford Investment Properties, LLC, to rezone property located at 1583 East Stratford Avenue (Tax ID Nos. 16-21-332-001, 16-21-332-002, 16-21-332-003, 16-21-332-004, 16-21-332-005, 16-21-332-006, and 16-21-332-007) (the “Property”) from RMF-35 Moderate Density Multi-Family Residential District to CN Neighborhood Commercial District pursuant to Petition No. PLNPCM2020-00393, and to amend the Sugar House Master Plan Future Land Use Map with respect to those parcels from Medium Density Residential to Neighborhood Business pursuant to Petition No. PLNPCM2020-00394; and

WHEREAS, at its March 24, 2021 meeting, the planning commission voted to forward a negative recommendation on these petitions to the Salt Lake City Council; and

WHEREAS, notwithstanding the planning commission’s recommendation, following a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests.

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

SECTION 1. Amending the 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 to reflect that the Property identified on Exhibit "A" attached hereto shall be and hereby is rezoned from RMF-35 Moderate Density Multi-Family Residential District to CN Neighborhood Commercial District.

SECTION 2. Amending the Sugar House Master Plan. The Future Land Use Map of the Sugar House Master Plan shall be and hereby is amended to change the future land use designation of the Property identified in Exhibit "A" from Medium Density Residential to Neighborhood Business.

SECTION 3. 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 _____, 2022.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2022.

Published: _____.

Ordinance amending zoning and MP 1583 E Stratford Ave

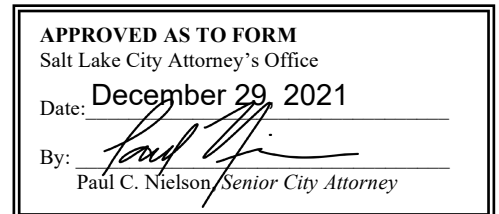


EXHIBIT "A"

Legal Description of Property to be Rezoned
and Subject to Sugar House Master Plan Future Land Use Map Amendment:

1583 East Stratford Avenue
Tax ID No. 16-21-332-007

ALL OF LOTS 799 TO 802, HIGHLAND PARK PL A SUB & THE S 1/2 OF VACATED ALLEY TO THE N. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEG AT SW COR OF LOT 802, HIGHLAND PARK PL A SUB; N 0° 01'00" W 131.12 FT; S 89° 52'13" E 102.09 FT; S 0° 01'00" E 131.12 FT; N 89° 52'13" W 102.09 FT TO BEG. 0.31 AC. LESS UNITS. (BEING THE COMMON AREA FOR GLENMARE CONDO). 9739-8636

Tax ID No. 16-21-332-006

UNIT 6, GLENMARE CONDO. 9739-8636

Tax ID No. 16-21-332-005

GLENMARE CONDO 1S 0313 UNIT 5, GLENMARE CONDO. 9739-8636

Tax ID No. 16-21-332-004

GLENMARE CONDO 1S 0313 UNIT 4, GLENMARE CONDO. 9739-8636

Tax ID No. 16-21-332-003

GLENMARE CONDO 1S 0313 UNIT 3, GLENMARE CONDO. 9739-8636

Tax ID No. 16-21-332-002

GLENMARE CONDO 1S 0313 UNIT 2, GLENMARE CONDO. 9739-8636

Tax ID No. 16-21-332-001

GLENMARE CONDO 1S 0313 UNIT 1, GLENMARE CONDO. 9739-8636

EXHIBITS:

- 1) Project Chronology
- 2) Notice of City Council Hearing
- 3) Mailing List

1. PROJECT CHRONOLOGY

1583 East Stratford Avenue Master Plan and Zoning Map Amendment
Project Chronology
Located at approximately 1583 East Stratford Avenue
PLNPCM2020-00393/00394

May 19, 2020	Zoning Amendment application received by the City.
May 20, 2020	Master Plan Amendment application received by the City.
May 21, 2020	Petition assigned to and received by Nannette Larsen.
June 4, 2020	Housing Mitigation application requested
June 5, 2020	Notice of the amendments was provided to the Sugar House Community Council.
July 21, 2020	Master Plan and Zoning Map Amendments routed for review
August 3, 2020	A number of public comments received through email from the Sugar House Community Council
July 14, 2020	Email received regarding concerns site was being used as an office.
July 20, 2020	Housing Mitigation application received by the City.
March 16, 2021	Public comment received through email regarding concerns over the amendments
March 17, 2021	Public comment received through email regarding concerns over the amendments
July 20, 2020	Sugar House Community Council meets on requested amendments
August 3, 2020	Sugar House Community Council submitted letter to Planning Commission through email.
August 11, 2020	Staff recommendation of denial is discussed with applicant. Discussed additional items needed before item is presented to Planning Commission.
September 14, 2020	Planning staff met with applicant to discuss the recommendation to Planning Commission on retaining the 6-residential units.
October 15, 2020	Email sent to applicant asking how to proceed with the proposal.
October 22, 2020	Email received from applicant asking how to proceed to the Planning Commission.
October 26, 2020	Voicemail and Email sent explaining needed item to proceed to Planning Commission. Explained housing mitigation calculation and expectations.
November 8, 2020	Public Comment received through email regarding concerns over the amendments.
November 9, 2020	Received email from applicant stating they are working on updated information
February 11, 2021	Received email from applicant concerning Housing Mitigation calculations. I confirmed their understanding of those calculations are correct.

February 16, 2021	Received some updated information from applicant and a request to proceed to the Planning Commission with the established recommendation of denial.
February 24, 2021	Staff sent email asking for full information initially requested, and confirmed updated information.
February 25, 2021	Received information needed in full from applicant.
March 1, 2021	Staff emailed applicant the date of the scheduled Planning Commission hearing.
March 11, 2021	Newspaper notice posted
March 12, 2021	Property posted
March 16, 2021	Received supplemental letter from applicant to present to Planning Commission
March 19, 2021	Public comment received through email regarding concerns over the amendments
March 22, 2021	Staff report posted online and emailed to applicant.
March 22, 2021	Public comment received through email regarding concerns over the amendments
March 24, 2021	Planning Commission recommended unanimously that City Council deny the proposed amendments.
April 1, 2021	Received email from applicant with questions on next steps.
April 13, 2021	Met with applicants and discussed next steps, applicant stated they will let me know when they are ready to proceed forward to City Council.
June 15, 2021	Met with consultant to the applicant and explained next steps and possible amendments to the application.
October 28, 2021	Applicant requested a Pre-submittal meeting with Staff. Discussed steps forward and possible zoning districts for a mixed-use development.
November 18, 2021	Updated application submitted by email requested mixed-use redevelopment with a development agreement to maintain 6-residential units.

2. NOTICE OF COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2020-00393 & PLNPCM2020-00394 1583 East Stratford Avenue Master Plan & Zoning Map Amendment** – Salt Lake City received a request from Erin Hoffman with Stratford Investment Properties, the property owner, 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 amendment to the Master Plan & Zoning Map is intended to accommodate an office and residential uses on the site. The subject property is zoned RMF-35 (Moderate Density Multi-Family Residential) and is located in Council District 7, represented by Amy Fowler. (Staff contact: Nannette Larsen, 801-535-7645) Case Number: PLNPCM2020-00393/00394.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. 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:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Nannette Larsen at 801-535-7645 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at nannette.larsen@slcgov.com.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. 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 Division at (801) 535-7757; TDD (801) 535-6021.

3. MAILING LIST

1583 East Stratford Avenue Mailing List

STRATFORD 1588 LLC	1408 E STRATFORD AVE	SALT LAKE CITY	UT	84106
MARLO D BANFORD	1495 E 3000 S	SALT LAKE CITY	UT	84106
CAMERON HOLT; EMILY HOLT (JT)	1502 S WASATCH DR	SALT LAKE CITY	UT	84108
Current Occupant	1550 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1555 E STRATFORD AVE	Salt Lake City	UT	84106
WILSON-DEVERAUX LC	1555 E STRATFORD AVE, #100	SALT LAKE CITY	UT	84106
PKS TR	1556 E STRATFORD AVE	SALT LAKE CITY	UT	84106
Current Occupant	1560 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1560 E STRATFORD AVE, #1	Salt Lake City	UT	84106
Current Occupant	1560 E STRATFORD AVE, #2	Salt Lake City	UT	84106
Current Occupant	1560 E STRATFORD AVE, #3	Salt Lake City	UT	84106
Current Occupant	1560 E STRATFORD AVE, #4	Salt Lake City	UT	84106
Current Occupant	1560 E STRATFORD AVE, #5	Salt Lake City	UT	84106
Current Occupant	1560 E STRATFORD AVE, #6	Salt Lake City	UT	84106
Current Occupant	1560 E STRATFORD AVE, #7	Salt Lake City	UT	84106
Current Occupant	1560 E STRATFORD AVE, #8	Salt Lake City	UT	84106
STRATFORD INVESTMENT PROPERTIES LLC	1567 E STRATFORD AVE	SALT LAKE CITY	UT	84106
Current Occupant	1571 E STRATFORD AVE	Salt Lake City	UT	84106
STRATFORD, LLC	1582 E BRIDLEBROOK CIR	HOLLADAY	UT	84117
Current Occupant	1583 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1583 E STRATFORD AVE, #1	Salt Lake City	UT	84106
Current Occupant	1583 E STRATFORD AVE, #2	Salt Lake City	UT	84106
Current Occupant	1583 E STRATFORD AVE, #3	Salt Lake City	UT	84106
Current Occupant	1583 E STRATFORD AVE, #4	Salt Lake City	UT	84106
Current Occupant	1583 E STRATFORD AVE, #5	Salt Lake City	UT	84106
Current Occupant	1583 E STRATFORD AVE, #6	Salt Lake City	UT	84106
Current Occupant	1586 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1588 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1592 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1595 E STRATFORD AVE	Salt Lake City	UT	84106
JLO PROPERTIES, LLC	1596 E STRATFORD AVE	SALT LAKE CITY	UT	84106
Current Occupant	1597 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1599 E STRATFORD AVE	Salt Lake City	UT	84106
JOSLIN CHRISTENSEN	1602 E STRATFORD AVE	SALT LAKE CITY	UT	84106
Current Occupant	1603 E STRATFORD AVE	Salt Lake City	UT	84106
ALYSSA SCHRACK	1608 E STRATFORD AVE	SALT LAKE CITY	UT	84106
Current Occupant	1629 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1632 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1635 E STRATFORD AVE	Salt Lake City	UT	84106
Current Occupant	1636 E STRATFORD AVE	Salt Lake City	UT	84106

RHETT EVANS	1857 E HARVARD AVE	SALT LAKE CITY	UT	84108
EINAR W SWENSEN (JT)	1946 E ATKIN AVE	SALT LAKE CITY	UT	84106
EAST STRATFORD CONDOMINIUM HOMEOWNERS ASSOCIATION	2053C TUSTIN AVE	COSTA MESA	CA	92627
REESE CONDOMINIUM COMMON AREA MASTER CARD	224 E ENSIGN VISTA DR	SALT LAKE CITY	UT	84103
RBC LIV TRUST	2265 E FARDOWN AVE	HOLLADAY	UT	84121
RED BRICK AVE INC	2319 S FOOTHILL DR # 160	SALT LAKE CITY	UT	84109
KEVIN F & DEBRA D KAVANAGH TRUST 03/15/2007	24235 VALLEY ST	NEWHALL	CA	91321
Current Occupant	2521 S GLENMARE ST	Salt Lake City	UT	84106
BRADY MCKAY DUNCAN; JULIE NITA DUNCAN (JT)	2522 S GLENMARE ST	SALT LAKE CITY	UT	84106
JAMES F OGDEN	2522 S HARTFORD ST	SALT LAKE CITY	UT	84106
RIO-DEAN CROCETTI MARTIN	2525 S GLENMARE ST	SALT LAKE CITY	UT	84106
MICHELLE RASMUSSEN	2526 S GLENMARE ST	SALT LAKE CITY	UT	84106
CHRISTINA STEELE; NATHAN STEELE (JT)	2526 S HARTFORD ST	SALT LAKE CITY	UT	84106
Current Occupant	2527 S FILMORE ST	Salt Lake City	UT	84106
MIHO A UJIIE	2527 S HARTFORD ST	SALT LAKE CITY	UT	84106
Current Occupant	2533 S FILMORE ST	Salt Lake City	UT	84106
Current Occupant	2533 S GLENMARE ST	Salt Lake City	UT	84106
ZACHARY S DURFEE; MICHAEL D MADSEN; YVONNE C MADSEN (JT)	2533 S HARTFORD ST	SALT LAKE CITY	UT	84106
BNK TRUST	2534 S GLENMARE ST	SALT LAKE CITY	UT	84106
J SHANE MATHER; JEANNE J MATHER (JT)	2534 S HARTFORD ST	SALT LAKE CITY	UT	84106
Current Occupant	2539 S FILMORE ST	Salt Lake City	UT	84106
AARON CROWDER	2539 S HARTFORD ST	SALT LAKE CITY	UT	84106
DEBBIE YORK; THOMAS YORK	2540 S GLENMARE ST	SALT LAKE CITY	UT	84106
DEBRA G GRIFFITHS	2540 S HARTFORD ST	SALT LAKE CITY	UT	84106
ANN M KRUEGER	2541 S GLENMARE ST	SALT LAKE CITY	UT	84106
MND FAM TRUST	2545 S FILMORE ST	SALT LAKE CITY	UT	84106
KORI A WETSEL	2545 S HARTFORD ST	SALT LAKE CITY	UT	84106
KAYLEY MILLER; STEPHEN D MILLER (JT)	2546 S GLENMARE ST	SALT LAKE CITY	UT	84106
DANIELLE B PROBST; GERALD G PROBST (JT)	2546 S HARTFORD ST	SALT LAKE CITY	UT	84106
DEBRA A MAYO	2549 S GLENMARE ST	SALT LAKE CITY	UT	84106
DOUGLASS R & KATHRYN B HUNTER FAMILY TRUST 11/16/2016	2551 S FILMORE ST	SALT LAKE CITY	UT	84106
KRISTA TODD; ANNA E DEMOTT (JT)	2551 S HARTFORD ST	SALT LAKE CITY	UT	84106
CARRIE B MILLER	2552 S GLENMARE ST	SALT LAKE CITY	UT	84106
TRUST NOT IDENTIFIED	2552 S HARTFORD ST	SALT LAKE CITY	UT	84106
SCOTT C SNOW; KARALEE SNOW (JT)	2579 E SAGE WY	SALT LAKE CITY	UT	84109
Current Occupant	2611 S FILMORE ST	Salt Lake City	UT	84106
MICHAEL & LYNDIA PATRICK FAMILY TRUST 08/30/2018	2617 S FILMORE ST	SALT LAKE CITY	UT	84106
MARIAN DECKER	2624 S GLENMARE ST	SALT LAKE CITY	UT	84106
Current Occupant	2625 S GLENMARE ST	Salt Lake City	UT	84106
SERGIO COPPA; ELISABETH COPPA (JT)	2625 S HARTFORD ST	SALT LAKE CITY	UT	84106

MARIE L BLACK	2626 S HARTFORD ST	SALT LAKE CITY	UT	84106
SYDNEY STONER; ERIK KISH-TRIER (JT)	2628 S GLENMARE ST	SALT LAKE CITY	UT	84106
Current Occupant	2629 S GLENMARE ST	Salt Lake City	UT	84106
JENNIFER JONES; DEREK ROCHE (JT)	2630 S HARTFORD ST	SALT LAKE CITY	UT	84106
BRIGHT HORIZONTAL REALTY LLC	2632 E ROBIDOUX RD	SANDY	UT	84093
SJC MANAGEMENT LLC	3336 E OAK HOLLOW CIR	COTTONWOOD HTS	UT	84093
GIAN J SEXSMITH; CORINNE D SEXSMITH (JT)	3480 S 3650 E	MILLCREEK	UT	84109
L FAM TRUST	3546 E BROCKBANK DR	SALT LAKE CITY	UT	84124
ECHC HOLDINGS LLC	3793 E PARKVIEW DR	SALT LAKE CITY	UT	84124
DAVE E RANDLE	4480 S ADONIS DR	SALT LAKE CITY	UT	84124
JEFFREY D EISENBERG	4563 S PEACH ST	HOLLADAY	UT	84117
CHRISTOPHER CANNON; SUNITA CANNON (JT)	5405 236TH AVE NE	REDMOND	WA	98053
COOLEY FILMORE LLC	6863 S BELLA VISTA DR	COTTONWOOD HTS	UT	84121
MATTHEW M COWLEY; JON COWLEY (JT)	7858 S PHEASANT WOOD DR	COTTONWOOD HTS	UT	84093