

County Council Zoning Meeting

Public Meeting Agenda

Tuesday, July 12, 2016 4:00 P.M.

LOCATION: SALT LAKE COUNTY GOVERNMENT CENTER

2001 SOUTH STATE STREET, ROOM N1-110

NORTH BUILDING, MAIN FLOOR

(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.

TTY USERS SHOULD CALL 711.

The County Council Public Meeting is a public forum where the Council receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Council's agenda. In addition, it is where the Council takes action on Zoning related items. Action may be taken by the Council on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

Rezone – To be Heard –

29663 – Jacob Ballstaedt is requesting a positive recommendation for an R-1-8 to R-1-4 rezone.

Location: 3511 South 1100 East. **Parcel Area:** 1.37 acres. **Community Council:** Millcreek.

Planner: Tom Zumbado

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OFFICE OF TOWNSHIP SERVICES

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
www.pwpds.slco.org

File # 29663

Rezoning Summary and Recommendation

Public Body: Salt Lake County Council

Meeting Date: July 12 2016

Parcel IDs: 1632207005 & 1632207053

Current Zone: R-1-8

Proposed Zone: R-1-4

Property Address: 3511 South 1100 East, SLC UT 84106

Request: Rezone

Community Council: Millcreek

Township/Unincorporated: Millcreek Township

Planner: Tom C. Zumbado

Planning Commission Recommendation: Approval

Community Council Recommendation: Denial

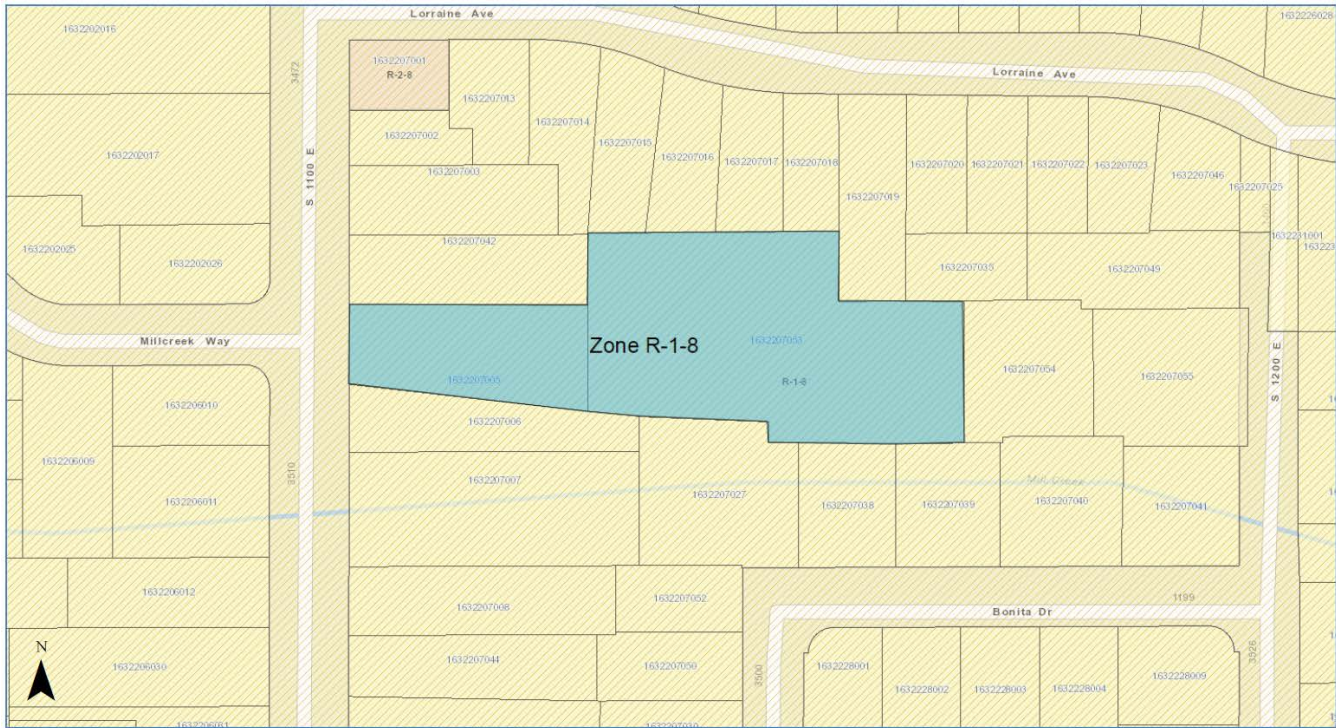
Applicant Name: Jacob Ballstaedt (Garbett Homes)

PROJECT DESCRIPTION

Working on behalf of his client, Mr. Phil Winston, Mr. Jacob Ballstaedt is requesting a recommendation for approval to rezone from an R-1-8 to R-1-4 for the purpose of developing a 10 unit PUD.

SITE & VICINITY DESCRIPTION (see attached map)

Located directly at the "T" intersection of 1100 East and Millcreek Way, the proposed rezone consists of two parcels. The western-most parcel off of 1100 East is the sole access to the larger, central parcel. It is surrounded on all sides by a large area of R-1-8 zoning with the exception of the corner of Lorraine and 1100 East, which is zoned R-2-8. As to the current layout, the western-most property has a duplex, a single family residence and a small access road leading to the larger parcel, which is undeveloped.



GENERAL PLAN CONSIDERATIONS

As it stands, the Millcreek General Plan Map identifies this area as "stable." 1100 East is not a major corridor through the township. However, the approval of this project may contribute to goals in the general plan, including:

Objective 5.1: Provide sufficient housing for current and future populations that are appropriate, safe, and affordable, where all citizens are welcome to live.

Objective 5.2: Consider life-cycle housing alternatives that allow for aging populations to "age in place," as well as provide diverse housing choice for other demographic groups.

Objective 5.4: Encourage residential development that establishes a variety of lot sizes, dwelling types, densities, and price points, as well as an appropriate balance of owner occupied and rental units.

Objective 5.5: Develop safe and visually pleasing residential neighborhoods that are integrated into the natural environment with open space, trails and green systems.

Objective 5.6: Develop programs and neighborhoods that will make home ownership attractive and possible for all members of the community.

Objective 5.7: Preserve and protect the quality and character of existing neighborhoods, including sensitivity of compatible infill development.

ZONE CONSIDERATIONS

Requirement	Existing Zone	Proposed Zone
Height	35 Feet	35 Feet
Front Yard Setback	25 Feet	20 Feet
Side Yard Setback	5 feet on one side and 11 feet on the garage/driveway side OR 8 feet on each side.	5 feet unless attached to a dwelling on an adjacent lot.
Rear Yard Setback	30 feet without garage OR 15 feet with garage.	20 feet without garage OR 15 feet with garage.
Lot Width	65 Feet	25 Feet
Lot Area	8000 Square Feet	4000 Square Feet
Parking	2 spaces per dwelling unit	2 spaces per dwelling unit

ISSUES OF CONCERN/PROPOSED MITIGATION

File #29663 is the result of a previously made decision by the Millcreek Planning Commission on the same property. The previous file, #29164, requested a rezone from the original R-1-8 into an R-M. A staff report was prepared by planning staff offering no recommendation, but a significant number of options as to why the planning commission could vote for or against the R-M rezone. (File #29164 Staff Summary and Recommendation, pg. 9) The outcome of this file was that the rezone was recommended for denial due to its negative impact on neighbors, incompatibility with the General Plan and that there are "*many other zoning options available.*" (MTPC Meeting Minute Summary from 11MAR15, approved 15APR15, pg. 7)

Consulting with the applicants, staff was informed that recommendations were made by members of the planning commission, stating that returning with an alternative request stood a better chance of being approved as opposed to their original request for an R-M.

Concern: The applicants are coming to the County Council with the impression that they have complied to a previous recommendation. As such, they believe that File #29663 is correcting the earlier obstacles incurred by File #29164 and expect approval.

Proposed Mitigation: Councilmembers should closely examine the details of this request not only as a stand-alone rezone, but in the context of connection to File #29164. This, coupled with any information provided by staff, the applicants and neighborhood response may grant the Council enough material to make an informed and balanced decision.

NEIGHBORHOOD RESPONSE

At the Millcreek Planning Commission meeting on May 11th 2016, a strong display of opposition to File #29663 was made by citizens living next to and around the subject property. However, Mr. Ballstaedt has engaged several citizens in the neighborhood and through a robust discussion, has drafted an agreement detailing the commitments Garbett Homes has made to the community regarding File #29663. It has been included in this packet for reference.

At the Millcreek Planning Commission meeting on April 13th 2016, a strong display of opposition to File #29663 was made by citizens living next to and around the subject property.

At the Millcreek Community Council meeting on April 5th 2016, a strong display of opposition to File #29663 was made by citizens living next to and around the subject property. The room was filled nearly to capacity and it was standing-room only for both Staff's and the applicant's presentations.

At the Millcreek Community Council meeting on March 1st 2016, five citizens attended the session in opposition to the project. In addition, staff has received several phone calls and office visits from concerned citizens wanting to voice their opposition to this rezone request.

Primary complaints are concerned with:

- Traffic generation
- Too much density
- Noise

At the time this report was prepared, Staff has received 31 individual pieces of correspondence from citizens in opposition to File #29663. (16 Letters & 15 Telephone Calls)

COMMUNITY COUNCIL RESPONSE

At the Millcreek Community Council meeting on April 5th 2016, File #29663 did not receive a favorable recommendation from councilmembers by a vote of 1 (in favor) to 5 (in opposition) with 3 members abstaining.

At the Millcreek Community Council meeting on March 1st 2016, File #29663 did not receive a favorable recommendation from councilmembers by a vote of 3 (in favor) to 5 (in opposition).

PLANNING COMMISSION RESPONSE

At the Millcreek Planning Commission meeting on May 11th 2016, the Commission voted to recommend approval of File #29663 to the County Council with the following conditions:

- Maximum peak height of 28 feet.
- Maximum of 10 units.

The vote was 3 in favor and 1 opposed.

At the Millcreek Planning Commission meeting on April 13th 2016, File #29663 was continued to May 11th 2016 in order for staff to update the staff report and other application materials to reflect the applicant's change from a request for R-1-3 to a request for R-1-4 zoning. Staff was also instructed to verify the offset between Millcreek Way and the property access.

At the Millcreek Planning Commission meeting on March 16th 2016, File #29663 was continued to April 13th 2016 to allow the applicant to return to the Millcreek Community Council to present their conceptual site plan for recommendation.

PLANNING STAFF ANALYSIS

Referenced Land Use & Zoning Documents:

County Ordinance Chapter 19.14.055 (Density)

The allowable density for planned unit developments shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan.

Notwithstanding the above, the planning commission shall not approve a planned unit development with density higher than the following:

4.5 Units Per Acre (Zone R-1-8)

9 Units Per Acre (Zone R-1-4)

Millcreek General Plan

The overall intent of this general plan is to make the planning process simple, fair, efficient, and predictable. For each area of the County it spells out what kind of development is considered desirable and appropriate.

Goal 5 of the general plan states to provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live. However, objective 5.7 of the same goal states that we must preserve and protect the quality and character of existing neighborhoods, including sensitivity of compatible infill development.

Millcreek General Plan Map

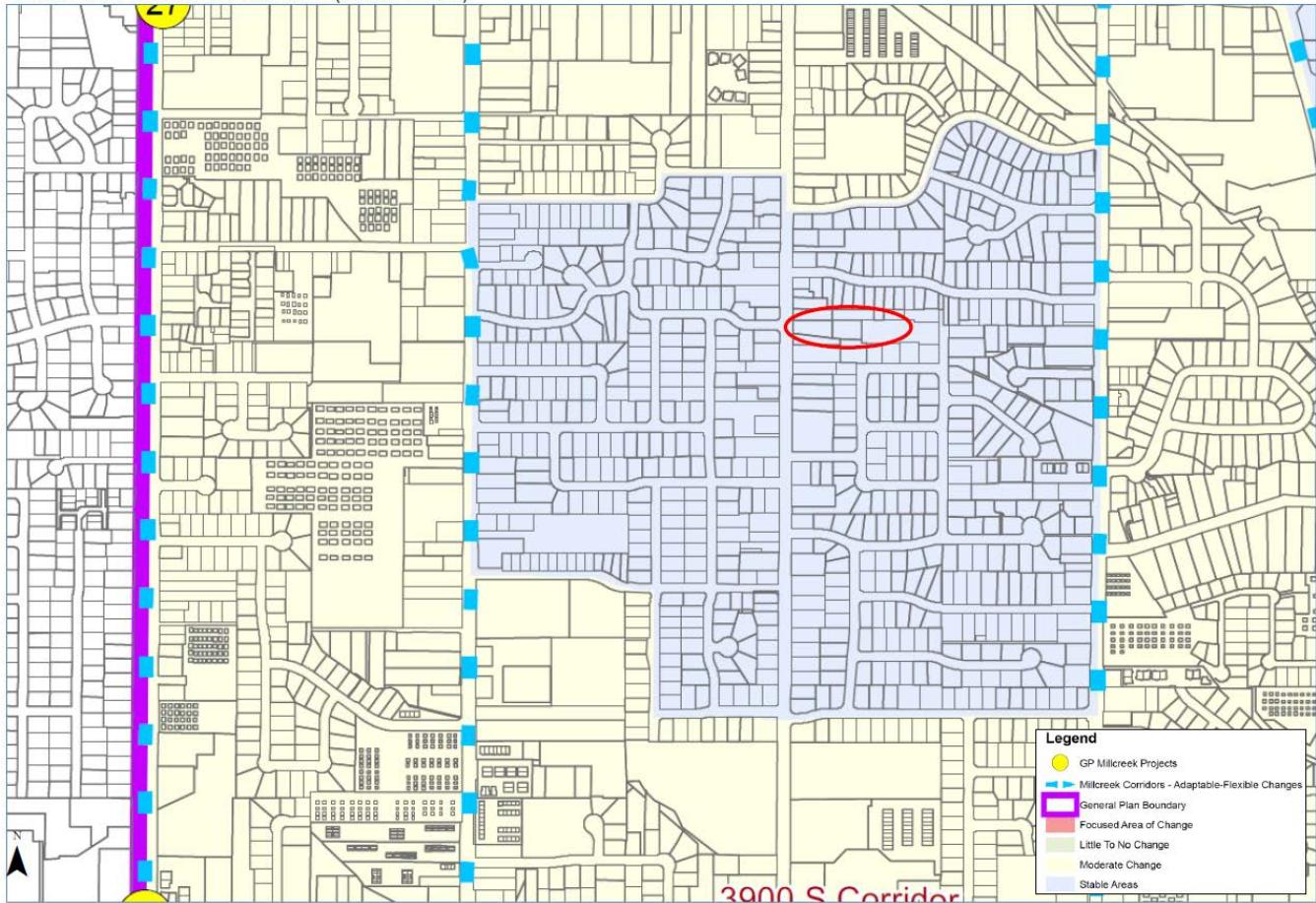
1. The Official Map is intended to serve as a guide to areas of anticipated and desired stability or growth absorption.
2. The Official Map should be used in conjunction with the Best Practices and the Context sections of the General Plan when making planning decisions.
3. The colors shown on the Official Map indicate a range in the level of stability and intensity of and activity within the Township.
4. The colors shown on the Official Map do not relate to any particular land use or zoning designation.
5. The Zoning Map, rather than the Official Map, should be used to make changes to specific land uses.
6. This Official Map format does not allow staff at the Planning and Development Services desk to suggest whether or not a proposed zone change will be approved.
7. When making planning decisions:
 - a. Locate the proposed change on the Official Map.
 - b. Determine the anticipated level of stability and intensity of the area in which the proposed change occurs (Green, Blue, Yellow, Red, Corridor)
 - c. Determine if the proposed change would result in a level of change that is consistent with the Official Map.
 - d. Determine if the proposed change is consistent with the relevant Best Practice(s) Core Concepts and Key Questions.
 - e. Determine whether or not to recommend or approve the proposed change.

File #29663

General Plan Map Detail

3511 South 1100 East

2 Parcel Rezone: from R-1-8 to R-1-3 (Circled in Red)



PLANNING STAFF RECOMMENDATION

Staff has reviewed this request for compliance with the standards set forth in Section 19.84.060 of the Zoning Ordinance and recommends the following considerations to the County Council:

Considerations for Approval:

1. The proposed zone change is consistent with the Millcreek Township General Plan as a site dedicated to absorb future growth.
2. Specific site and use related issues and mitigation measures will be addressed during the conditional use review process for any proposed conditional use on this site.
3. The proposed zone change is consistent with several Best Practices found within the Millcreek Township General Plan including Housing, Land Use and Mobility.
4. The zone change is consistent with the Goals and Objectives of the Millcreek Township General Plan.
5. The proposed zone change is compatible with the surrounding neighborhood.

Considerations for Denial:

1. The proposed zone change is not appropriate for the location.
2. The proposed zone change is not compatible with the surrounding neighborhood.
3. The zone change is not consistent with the Goals and Objectives of the Millcreek Township General Plan.
4. The area is identified as "stable" and it is not along a corridor in the General Plan Map.
5. There may be a more suitable zoning designation than an R-1-4.

Other Considerations

19.90.060 Conditions to zoning map amendment.

A. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:

1. Uses;
2. Dwelling unit density;
3. Building square footage;
4. Height of structures.

B. A zoning map amendment attaching any of the conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.

**GARBETT REALTY, P.C.
273 N. East Capitol Street
Salt Lake City, Utah 84103
(801)-456-2430**

May 3, 2016

Alison Long
1176 E. Lorraine Drive
Salt Lake City, Utah

Re: Agreement to develop the property located at approximately 1100 East and 3500 South.

Dear Alison:

This letter shall memorialize the commitments we made following the April Planning Commission Meeting regarding the development of the property located at 1100 East and 3500 South known as file #29663. We agree to do the following:

1. All homes to be single family.
2. We will remove the existing duplex and single family home on 1100 east.
3. We will not build more then 10 single-family homes.
4. We will maintain a 15' set back from the existing property line to our homes on the perimeter of the entire site.
4. We will keep any existing tree that can be saved without losing a house or moving a road.
5. We will plant new trees along the northern property line to help create privacy.
6. We will install a new 6' privacy fence along the northern and eastern property lines.
7. The southwest side of the property along Mill Creek will be buffered with some green space and either shrubs and trees (green fence) or green space and privacy fence. We want people to see and hear the creek and make it an amenity and not close it completely off. We will work with the city and the owner of the property located at the most southwest corner of the property to create the best solution for privacy along the creek for this homeowner, which may include a privacy fence along with green space and trees/shrubs.

Respectfully,

Garbett Homes



By: Jacob Ballstaedt, Garbett Homes
273. N East Capitol Street
Salt Lake City, Utah 84103

File #29663



273 N. East Capitol Street
Salt Lake City, UT 84103

Phone: 801.456.2430
Fax: 801.456.2431

April 25th, 2016

Salt Lake County Planning
2001 South State Street
Salt Lake City, Utah 84910

RE: Rezone of Property location at 3500 South and 1100 East in Salt Lake County.

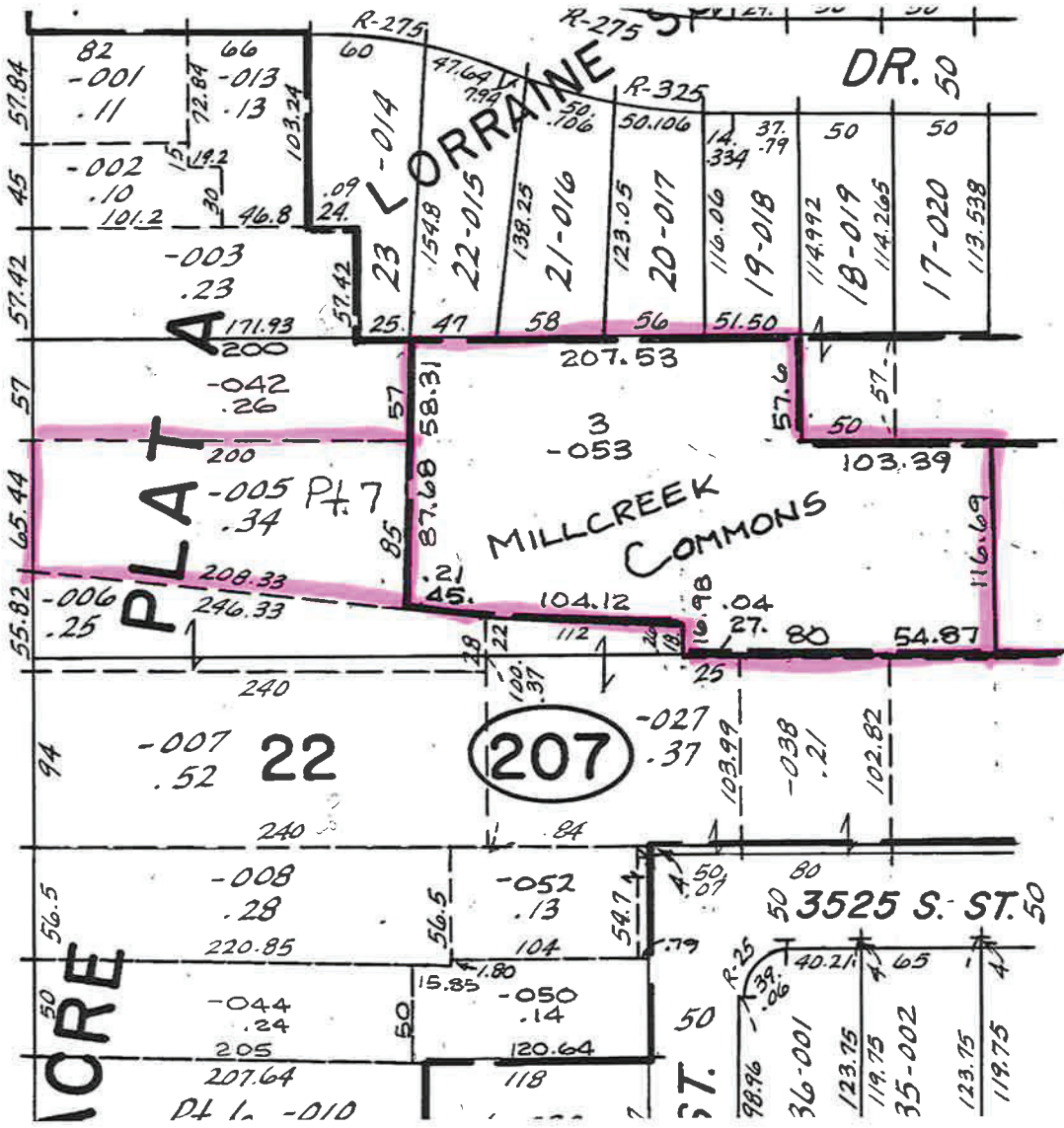
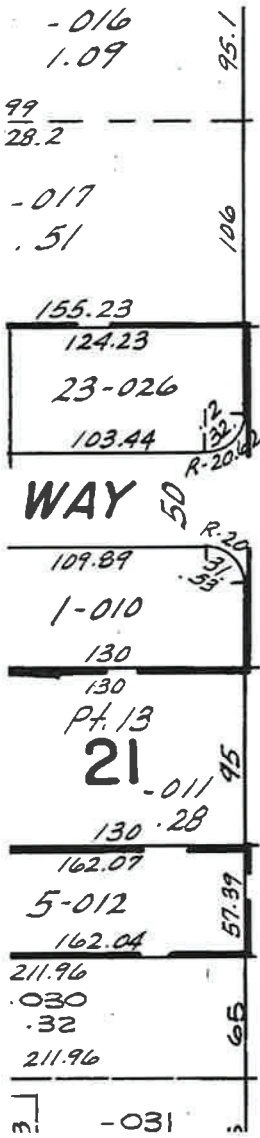
Attention: Thomas Zumbado

We want to express our desire the change our zone change application for the property address of 3516 S. 1200 E. Salt Lake City, Utah and 3511 S. 1100 E. in Salt Lake City, Utah. Our original application requested to change the zone to R-1-3. We now request to change the zone to R-1-4. I have also attached our latest site plan with 10 single family lots. We plan to not exceed 10 single family homes.

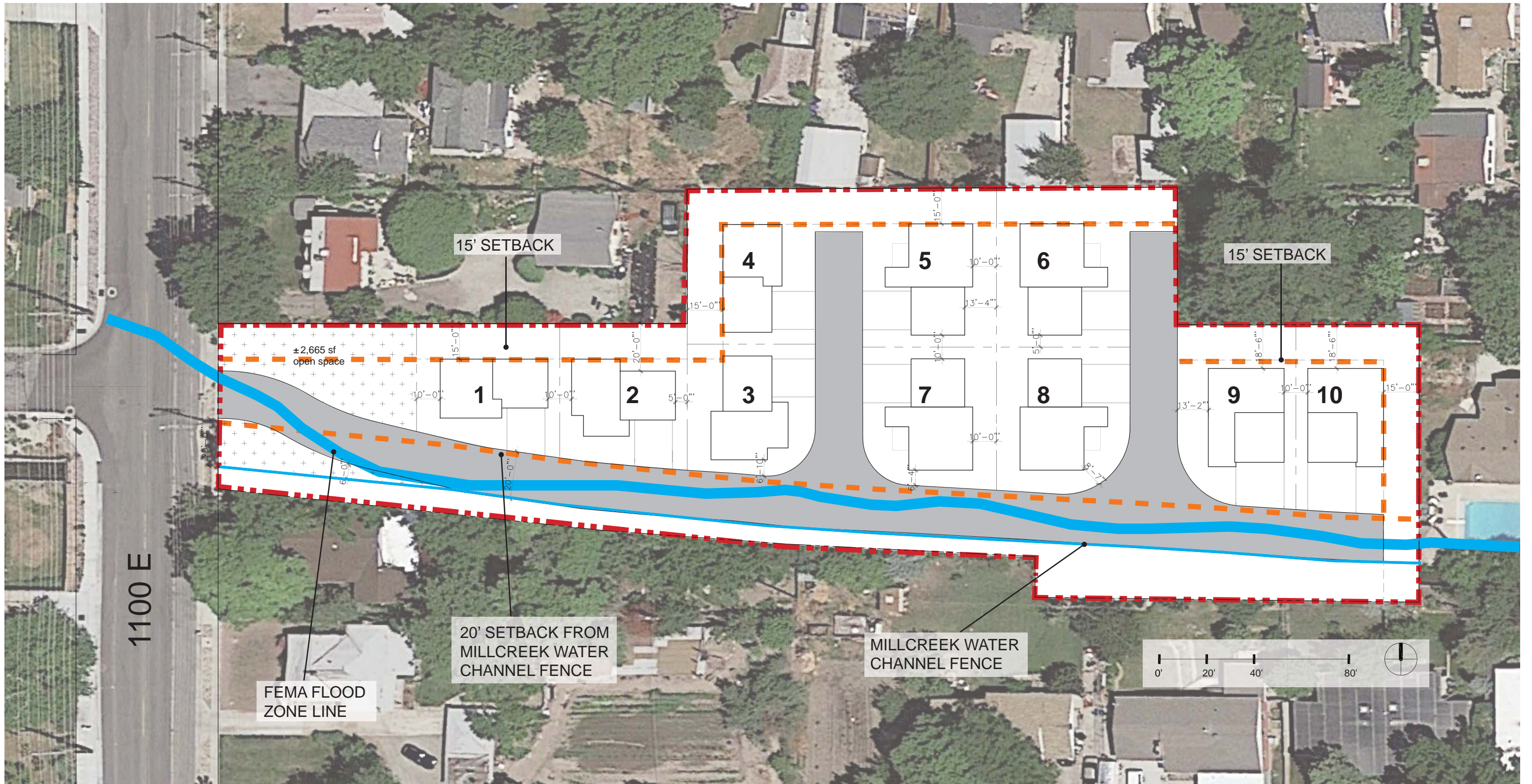
Garbett Homes

Jacob Ballstaedt
Land Acquisition and Entitlement

File #29663



File #29663



MILLCREEK

GARBETT HOMES

CONCEPTUAL LOTS WITH 15' SETBACK

MILLCREEK, UT

KTGY # 2015-0946

04.25.2016

KTGY Group, Inc.
Architecture+Planning
 580 Second St.,
 Suite 200
 Oakland, CA 94607
 510.272.2910
 ktgy.com



File #29663

File # 29663: Aerial View R-1-8 to R-1-4 Rezone











Thomas Zumbado

From: Kathy Hart
Sent: Tuesday, March 08, 2016 2:05 PM
To: Thomas Zumbado
Cc: Spencer Hymas
Subject: Fwd: zoning file 29663

Sent from my iPhone

Begin forwarded message:

From: <NoReply@slco.org>
Date: March 8, 2016 at 1:36:28 PM MST
To: <khart@slco.org>
Subject: zoning file 29663

This is an automated email from the slco.org website. To contact this person, do not reply directly to this email; instead use the contact information provided below.

From:	john w white
Email:	[REDACTED]
Phone:	No phone number provided by user.
Subject:	zoning file 29663
Message:	To Tom Zumbado I received notice about a request for a zoning change from R-1-8. The property is at 1100 e 3511 s. I went over to said property to check it out. The desired number of units is not appropriate for that parcel. I live at [REDACTED] I would like to voice my opposition to this change in zoning.

as of 17 MAR 16
Email Record
Ref

#29663

1 of 8

Thomas Zumbado

From: Karen Pryor [REDACTED]
Sent: Saturday, March 05, 2016 9:29 PM
To: Thomas Zumbado
Subject: Zone change proposal for 1100 east 3511 so

I received notice of a meeting coming up regarding the above proposed zoning change. I live at [REDACTED] and I can not attend meeting on march 16th. I would like to strongly object to any zoning changes that will cause greater density for the housing development being planned. There is simply not enough room to "crowd" so many homes in such a small area. I would estimate that the area in back of our houses can only accommodate a few homes at the very most. Personally, I would like to see the whole area turned into a park or green belt area/keep it wild...but barring that idea, I can see other problems too. There are no turning lanes on 1100 east. Traffic will be a mess getting into and out of where the proposed houses will be located. This street is used by many cyclists, kids and is busy already - we just don't need more traffic. Also, the density proposed doesn't allow for cars to be located in any other place but out on the street on 1100 east. Makes it difficult for children chasing balls into the street and jumping out from behind a parked car. Very bad for everyone concerned. Developers should consider neighbors whose back yards are impacted. We do not want our privacy invaded by two story housing units. Emergency responders will not be able to navigate in such a crowded area. Houses should be one story and not two story. In essence, I do not agree with proposed zoning change. Please consider the residents in this neighborhood. We went to bat before about these proposed developers. They do not care about what the residents think. They are out for the money / and they want to cram in as many houses as possible - which can make our house values go down. We need no homes back there / but if we "have" to have any built, I would like to see little one story bungalows or cottages in keeping with the quaint neighborhood. We don't need or want any more than a few houses back in that area / and we have to make it safe for everyone concerned....children, motorists, cyclists, animals, etc. If you have any other questions, please contact me at above address or my cell is [REDACTED]

[REDACTED] Thank you, Karen Pryor

Sent from my iPhone

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29663

March 5, 2016
Salt Lake County Planning Department
Attn: Tom Zumbado
File #29663
Property: 1100 E 3511 S - Garbett Homes
Dear Tom:

We have several concerns about the above Zone change request.

1. All of the residential properties along 1100 E between 3300 S and 3900 S are zoned R-1-8 – this includes all the properties that have been developed in the past 15 years or so. The land should be developed in keeping with the standard for the neighborhood. We have a few duplexes but no high density housing units.
2. Safety issue for cars, cyclists and pedestrians on 1100 E, which does not have a middle turn lane. The developer wants to build 14 “single family homes” which translates to approximately 28 cars traveling in and out of a single driveway onto 1100 E.
3. The density also does not allow for adequate parking, which means cars will be parked along 1100 E. The developer’s conceptual plans only show 24 spaces for residents to park, which does not meet code for R-1-3 which states there must be 2 spaces per unit. It also does not allow for any visitor parking. All the excess cars will end up parking on 1100 E.
4. Also in question is how emergency responders will be able to access said development due to the density.
5. In the developers conceptual design the housing units are pushed to the furthest point north on the lot, with a minimum set back of approximately 5 feet. This does not allow for any yard to the rear of the homes. It also invades on the privacy of all the property owners whose property abuts the land to the north and east.

We are not opposed to the land being developed and suggest that the zoning remain as is which would be ideal, but we would not be opposed to Zone R-1-7 or R-1-6.

R-1-8 = 4.5 units per acre – single family – current zoning – 6/7 homes maximum

R-1-7 = 5 units per acre – single family – 7/8 homes maximum

R-1-6 = 6 units per acre – single family – 8/9 homes maximum

We will not be able to attend the planning meeting scheduled for March 16, 2016 as we will be out of the country from March 6-20, 2016 but will have access to email. Please email me at [REDACTED] if you have any questions regarding this letter.

Thank you for your assistance in this matter.

Terry and Alison Long

[REDACTED]

Property owners for lots [REDACTED]

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29663

Thomas Zumbado

From: Sheryl Mather [REDACTED]
Sent: Thursday, March 10, 2016 8:49 AM
To: Thomas Zumbado
Subject: proposed zoning change at 3511 S. 1100 E.

Mr. Zumbado,

It has recently come to my attention that a request has been made by a developer (Garbett Homes) to change the zoning at 3511 S. 1100 E. to accommodate higher density housing than is currently allowed.

(from R 1-8 to R 1-3, file #29663)

As an established resident of the neighborhood I wish to express my concerns with respect to this proposal.

There is an elementary school on 1100 East, down the road from the proposed development. The street is narrow and children walking to and from school would be required to contend with more traffic, especially where side roads intersect 1100 E., should the said development be established.

Parked cars along the side streets in the immediate neighborhood is becoming a problem, especially in snowy weather. This problem would inevitably creep out onto 1100 E. if the proposed development is allowed.

Covered group parking, as is proposed by this developer, tends to attract theft.

I'm also concerned that the increased density in population would attract more gang and drug trafficking activity to the area.

These are issues that already require our constant vigilance.

Please help us in our efforts to maintain the safety and quality of life in our neighborhood by denying this zoning change!

Once such a development enters a neighborhood we must contend with it for decades.

Thank you for your consideration of these concerns.

Sheryl Mather
[REDACTED]

29663

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Thomas Zumbado

From: Sarah Anderson [REDACTED]
Sent: Wednesday, March 09, 2016 8:18 PM
To: Thomas Zumbado
Cc: dangusmail@yahoo.com
Subject: zone change proposal for 1100 E 3511 S

Dear Mr. Zumbado,

I'm writing to express my concern over the proposed zone change for 1100 E 3511 S. As a resident of this neighborhood, I am against changing the zone to R-1-3. I feel this zone would be too high of density for our area. I am concerned about increased parking on the street, increased traffic and decrease in property values from a high density housing unit.

I am unable to make the Millcreek Planning Commission Meeting on March 16th concerning file #29663 and wanted to express my opinion in absence. I would prefer the zoning be left at it's current density to stay consistent with our neighborhood.

Thank you for your time,

Sarah Anderson
[REDACTED]

29663

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Thomas Zumbado

From: Todd Miller [REDACTED]
Sent: Monday, March 14, 2016 1:49 PM
To: Thomas Zumbado
Cc: dangusmail@yahoo.com; Jacob@garbetthomes.com
Subject: Zoning change for 1100 E 3511 S

I am writing regarding the proposed zoning change for 1100 E 3511 S. As a homeowner in the immediate area for the past 15 years I would like to voice my objection to the change in zoning. The change, proposed by Garbett Homes, would allow them to build a 14-unit structure with covered parking on 1.37 acres.

1100 E. is a relatively quiet street compared to 900 E (which already has a number of apartments) and I would not want to see that changed. We frequently walk and bike along 1100 East and I would be concerned about the additional traffic and extra cars which would most likely always be parked along the side of the road. The shoulder is not wide enough to accommodate a bike lane and parked cars. In addition, there is a school down the road to the south with a school zone which would be concerning with the extra traffic the proposed building would bring. And finally, such a structure just wouldn't fit into the existing area which is primarily single-family homes and much smaller ground-level units.

As a long-standing homeowner in the area, I would prefer to see single-family homes built in this area which would promote long-term residents rather than the transient nature of apartments. While apartments have a place, our neighborhood currently needs residents committed to building the area, the schools, and the community, not temporary dwellers which is very common with apartments.

In summary, I am unable to attend the Millcreek Planning Commission meeting this week but would like my views against this proposal to be made known and considered.

Thank you
Cody Miller

29663

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Thomas Zumbado

From: Christy Silver [REDACTED]
Sent: Wednesday, March 16, 2016 2:17 PM
To: Thomas Zumbado
Subject: FW: File # 29663 Zone Change Proposal for 1100 E. 3511 S.

Sent from Mail for Windows 10

From: Christy Silver
Sent: Wednesday, March 16, 2016 2:12 PM
To: tzumbado@slc.org
Subject: File # 29663 Zone Change Proposal for 1100 E. 3511 S.

Dear Mr. Zumbado,

My name is Christy Silver. I live at [REDACTED] My property is located just north and adjacent to the property purchased originally purchased by Ben McAdams that was later parceled out and resulted in this acre of undeveloped land being sold for development.

I have many concerns regarding development of this land above the current zoning permits:

Zoning laws are in place for a reason. These laws protect the existing property owners from being encroached upon by unwanted or undesirable development. The development project being proposed is outside the zoning laws therefore it is obvious that this development is outside the limits of what we, the current homeowners, will accept. Each homeowner purchased property in this area with the zoning guarantee in place that ensured a single family or small apartment style neighborhood.

I believe, as I have witnessed first hand, that these types of developments with large amounts of rental units or condominium properties does not attract people from our area. Most of these units will likely be retained by people or corporations from out of state or even out of country. I am a letter carrier of 24 years for USPS and do my route in the downtown Salt Lake City area. I have seen several large condominium/apartment buildings constructed in the area over the last few years. I have experienced first hand how devastating these developments are to the surrounding area residents. Traffic is only one of many negative impacts. Also, the promises by the developer of a quick, smooth and respectful development should be ignored as it is not possible to do so.

I have delivered the mail to almost all of these projects and I have witnessed that the majority of the units have been retained by corporations that house their out of state employees. I have watched the destruction of a quiet private street just off of 300 E. as nearly 180 units were built. I have watched as these residents of these units go to and fro concealed in their cars without any concern for the homeowners whos lives they are disrupting.

Also, last but not least. An employee from the original developer, North Star, suggested that in order to alleviate traffic concerns on 1100 E. there would be an access road placed directly through my property. My home would be claimed under "eminent domain" and there would be a secondary access to the development from 1200 E.

Now, not to mention the loss of my home, can you imagine the amount of traffic on quiet, narrow Lorraine Dr.??? 1200 E. is a super popular dog walking street and has very little traffic now.

This project is simply another corporate America having their way with the moderate hard working people scenario.

7 of 8

The zoning laws are in place for a reason.

If you arbitrarily change the zoning for this area and allow this multi tenant massive monster to be constructed in our family friendly quaint neighborhood, what is next? What is the purpose of zoning in the first place?

Please, be very careful and considerate with your decision regarding this matter. This is a decision about the quality and way of life for all those of us who live in the area, not just a simple matter of traffic.

I strongly urge you to vote NO.

Thank you

Christy Silver

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WHILE YOU WERE OUT (5)

TO Alison Long DATE 3 MAR 16 TIME 1450
 M _____ OF # 29663
 PHONE [REDACTED] CELL Follow up email sent @ 1528

CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE

REMARKS ? about MCPC meeting date & time. Looking for a POC ref the file & addl info

A-SC8603D/T-4006 SIGNED Done

WHILE YOU WERE OUT (6)

TO (I) DATE 8 MAR 16 TIME 1235
 M Raymond Feller OF Milkeneck
 PHONE [REDACTED] CELL _____

CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN 1441
 PLEASE PHONE

REMARKS Opposition to File # 29663

A-SC8603D/T-4006 SIGNED Done

WHILE YOU WERE OUT (8)

TO (I) DATE 8 MAR 16 TIME 1545
 M Jan Jackson OF _____
 PHONE [REDACTED] CELL _____

CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE

REMARKS Zone A proposal opposition #29663 inc: attorney Zeestimmer

A-SC8603D/T-4006 SIGNED (R) Done

Phone call record. Ref #29663 as of 17 MAR 16

WHILE YOU WERE OUT (11)

TO I DATE 9 MAR 16 TIME 1519
 M Greg Johnson OF #29663
 PHONE [REDACTED] CELL _____
 CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE
 REMARKS Call 7
[REDACTED]
Call in opposition to Rezne
 SIGNED [Signature] Done.

WHILE YOU WERE OUT (13)

TO I DATE 10 MAR 16 TIME 0920
 M Darlene Parties OF _____
 PHONE _____ CELL _____
 CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE
 REMARKS
In opposition of #29663
Rezne
Think for offeral P. unby
opinion info
 SIGNED [Signature] Done.

WHILE YOU WERE OUT (14)

TO I DATE 12 MAR 16 TIME 0955
 M Cynthia & Tim Smith OF #29663
 PHONE [REDACTED] CELL _____
 CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE
 REMARKS
Opposed to #29663
[Signature]
 SIGNED Done [Signature]

WHILE YOU WERE OUT (15)

TO Ali Mardanlou DATE 10 MAR 16 TIME 2151
 M. [REDACTED] OF #29663
 PHONE [REDACTED] CELL _____

CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE

REMARKS Questions about #29663
wanted to see plans.
Plans sent. (R)

A-SC8603D/T-4006 SIGNED Done

WHILE YOU WERE OUT (17)

TO (I) DATE 14 MAR 16 TIME 1504
 M. Juanna Lyman OF #29663
 PHONE [REDACTED] CELL _____

CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE

REMARKS Opposed to #29663
(R) (Left Msg)

A-SC8603D/T-4006 SIGNED Done

WHILE YOU WERE OUT (19)

TO (I) DATE 15 MAR 16 TIME 1114
 M. Melissa Vito OF #29663
 PHONE [REDACTED] CELL _____

CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE

REMARKS In opposition to #29663
(R)
[REDACTED]

A-SC8603D/T-4006 SIGNED Done

WHILE YOU WERE OUT (21)

TO: I DATE 15 MAR 16 TIME 1613
 M: Sandra Hall OF: Millcreek
 PHONE: [REDACTED] CELL: _____

CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE

REMARKS
Info on MC Planning Comm.
(B)
Left a ^{vm} message on phone

A-SC8603D/T-4006 SIGNED: Done [Signature]

WHILE YOU WERE OUT (22)

TO: I DATE 16 MAR 16 TIME 1620
 M: Kelly Wood OF: #29663
 PHONE: [REDACTED] CELL: _____

CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE

REMARKS
Opposition to #29663
Discussed planning process and planner responsibilities.
(B)

A-SC8603D/T-4006 SIGNED: Done [Signature]

WHILE YOU WERE OUT (24)

TO: I DATE 16 MAR 16 TIME 1439
 M: Christy Silver OF: _____
 PHONE: _____ CELL: #29663

CALLED TO SEE YOU
 TELEPHONED
 WILL CALL AGAIN
 PLEASE PHONE

REMARKS
Opposition to #29663
Pointed email letter

A-SC8603D/T-4006 SIGNED: Done [Signature]

**SALT LAKE COUNTY
ORDINANCE**

_____, 2016

AN ORDINANCE AMENDING TITLE 19, ENTITLED "ZONING", OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, BY RECLASSIFYING CERTAIN PROPERTY LOCATED IN SALT LAKE COUNTY FROM THE R-1-8 (RESIDENTIAL) ZONE TO R-1-4 (RESIDENTIAL) ZONE.

The County legislative body of Salt Lake County, State of Utah, ordains as follows:

Section 1: Section, 19.06.020, Zoning Maps of Salt Lake County Code of Ordinances 2001, is hereby amended, as follows:

The property described in Application #29663 filed by Jacob Ballstaedt, located at 3511 South 1100 East within Salt Lake County (the "Property"), is hereby reclassified from the R-1-8 (RESIDENTIAL) zone to the R-1-4 (RESIDENTIAL) zone.

The Property is specifically described as follows:

PARCELS: 16-32-207-005 AND 16-32-207-053

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF MILLCREEK COMMONS SUBDIVISION, SAID POINT BEING SOUTH 00°18'43" WEST 581.68 FEET ALONG THE CENTERLINE OF 1300 EAST STREET AND WEST 1,044.00 FEET FROM THE SALT LAKE COUNTY BRASS CAP MONUMENT LOCATED 33.00 FEET EAST OF THE NORTHEAST CORNER OF LOT 12, BLOCK 22, 10 ACRE PLAT "A" AND RUNNING THENCE SOUTH 89°47'29" WEST 54.87 FEET; THENCE NORTH 89°22'36" WEST 80.00 FEET; THENCE NORTH 89°24'19" WEST 27.04 FEET; THENCE NORTH 00°00'29" EAST 16.98 FEET TO THE SOUTHERLY LINE OF A CONCRETE WALL LINED CHANNEL (MILL CREEK); THENCE NORTH 87°28'20" WEST 104.12 FEET ALONG SAID SOUTHERLY LINE; THENCE NORTH 84°15'00" WEST 245.94 FEET ALONG SAID SOUTHERLY LINE; THENCE NORTH 00°14'32" EAST 67.79 FEET; THENCE EAST 199.43 FEET; THENCE NORTH 00°15'05" EAST 58.29 FEET; THENCE NORTH 89°46'54" EAST 207.53 FEET TO AND ALONG AN EXISTING FENCE LINE; THENCE SOUTH 00°15'39" WEST 57.60 FEET; THENCE NORTH 89°46'54" EAST 103.39 FEET; THENCE SOUTH 116.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.386 ACRES OR 60,366 SQUARE FEET

Section 2: The map showing such change shall be filed with the Salt Lake County Planning Commission in accordance with Section 19.06.020 of the Salt Lake County, Code of Ordinances,

2001.

Section 3: This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake County, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.

IN WITNESS WHEREOF, the Salt Lake County Council has approved, passed and adopted this ordinance this _____ day of _____, 2016.

SALT LAKE COUNTY COUNCIL

By: _____
Max Burdick, Chair
Salt Lake County Council

ATTESTED:

Sherrie Swensen, County Clerk

Approved as to Form:

R. Christopher Preston
Deputy District Attorney
Date: _____

ORDINANCE HISTORY

Council Member Wilson _____
Council Member Snelgrove _____
Council Member Bradley _____
Council Member Bradshaw _____
Council Member Jensen _____
Council Member Newton _____
Council Member Granato _____
Council Member DeBry _____
Council Member Burdick _____

Vetoed and dated this _____ day of _____, 2016.

By _____
Mayor Ben McAdams or Designee

(Complete As Applicable)

Veto override: Yes__ No__ Date_____

Ordinance published in newspaper: Date_____

Effective date of ordinance:_____