



PLANNING DIVISION -
COMMUNITY &
NEIGHBORHOODS

Work Session Memorandum

To: Salt Lake City Historic Landmark Commission

From: Lauren Parisi, Associate Planner

Date: March 1st, 2018

Re: PLNPCM2018-00024 and PLNPCM2018-00025 – Wasatch Community Gardens
Master Plan and Zoning Map Amendment

REQUEST: Ashley Patterson, Director of Wasatch Community Gardens, has requested:

1. A master plan amendment to amend the future land use designation of the properties located at 629 and 633 East 800 South in the Central Community Master Plan from Low Density Residential (1-15 dwelling units/acre) to Medium Residential/Mixed Use (10-50 dwellings units/acre); and
2. A zoning map amendment to rezone the subject properties from the RMF-30 (Low Density Multi-Family Residential) zoning district to the R-MU-35 (Residential Mixed-Use) zoning district.

These amendments would allow for the existing single-family homes on the site to be used as Wasatch Community Garden's administrative offices.

ACTION:

Because the subject properties are located in the Central City Local Historic District and the project involves converting historic homes into offices, Planning Staff is asking the Historic Landmark Commission to review these requests and **identify any potential concerns as they relate to the integrity of the local historic district.** Any concerns identified by the HLC will be forwarded on to the Planning Commission and City Council for consideration. The City Council has final decision-making authority for all zoning map and master plan amendments.



BACKGROUND:

Wasatch Community Gardens has proposed to amend the future land use designation for two properties located at 629 E. 800 South and 633 E. 800 South (adjacent to their existing community garden at 615 E. 800 South) in the Central Community Master Plan from Low Density Residential (1-15 dwelling units/acre) to Medium Residential/Mixed Use (10-50 dwellings units/acre). Additionally, they've also proposed to rezone these two properties from the RMF-30 (Low Density Multi-Family Residential) zoning district to the R-MU-35 (Residential Mixed-Use) zoning district.

These amendments would allow the Gardens to use the existing single-family homes on the site – one on each lot – as their administrative offices. Both of these homes are contributing to the Central City Local Historic District. The RMF-30 residential zoning district does not allow office uses, which is why the organization is requesting the rezone. The Gardens will also be converting the existing single-family home at 625 E. 800 South to an “educational center;” however; as described in the administrative interpretation letter attached, this use can be considered accessory to the garden and does not require a rezone if the two lots are consolidated. The educational center would hold cooking classes, gardening workshops and other small events for children and adults.

In addition to the new office uses and educational center, Wasatch Community Gardens has indicated that they would like to construct some form of a 3-unit dwelling towards the back of the site off of Green Street in the future (see concept plan below). Of course, the specifics regarding any new housing are unknown at this time and the proposed master plan and zoning amendments are not contingent on future development. If new construction is proposed on the site in the future, it would need to be reviewed and approved by the Historic Landmark Commission.



The subject properties to be rezoned are surrounded by properties also located in the RMF-30 (Low Density Multi-Family Residential) zoning district to the north, south, east and west (see [zoning map](#) on first page). There is one other nonconforming commercial use kitty corner from Wasatch Gardens at 802 S. 600 East. The surrounding land uses are as follows:

- North (756 S. Green Street) – 8-unit apartment building
- South (634-640 E. 800 South) – 3 single-family homes
- East (647 E. 800 South) – Duplex
- West (615 E. 800 South) – Wasatch Community's Grateful Tomato Garden

The two homes being converted into offices on the subject properties are contributing structures in the Central City Local Historic District (see architectural resource surveys attached). As with any change of use, the homes must be updated in terms of building code to accommodate an office-type use; however, it is not anticipated that any significant exterior changes will need to be made. Any exterior alterations made to the homes, including the installation of signs, must be reviewed by Planning Staff or the Historic Landmark Commission. Each home will also need to accommodate approximately 3 parking spaces – on the street or to the rear of the site.



Again, the RMF-30 zoning district does not permit any commercial uses. Uses like schools and places of worship are considered a conditional use, but this district is intended for low-density single-family, two-family and multi-family residential uses with a maximum building height of 30 feet. That said, many of the surrounding properties are nonconforming in terms of density or the required amount of land per dwelling unit. For example, today the RMF-30 district would require the property to the north to have at least 24,000 SF of land to accommodate 8 units, but it only has 12,214 SF; it would require the property to the east to have at least 8,000 SF of land to accommodate a duplex, but it only has 5,510 SF; and it would require the properties on the east side of Green Street to have 5,000 SF of land per single-family home, but many only have about 2,600 SF. Looking at these adjacent properties, the established development pattern is a bit higher in terms of density than what is allowed by the RMF-30 district today. Still, the subject properties to be rezoned are approximately 8,250 SF and 10,800 SF – well over the required 5,000 SF required per single-family home in the RMF-30 district.

In general, the newly proposed R-MU-35 zoning district is more flexible in terms of zoning standards than the RMF-30 district. The R-MU-35 district does not have a minimum lot area requirement for single-family attached units (as long as parking is rear loaded), which the applicants have indicated they would like to construct in the future. Additionally, residential buildings are permitted up to 35 feet tall, but commercial buildings are limited to 20 feet tall and commercial uses are only permitted on ground floors. Though the zoning may change, the properties would remain in the local historic district overlay, which ensures some additional oversight in terms of new construction and design. The R-MU-35 district also allows more intense uses than the RMF-30 district such as retail goods, retail service, restaurants, etc. (see zoning district comparison tables attached).

CITY MASTER PLANS:

The subject properties are located in the *Central City Neighborhood* identified by the Central Community Master Plan. Again, the applicants have requested to amend the future land use designation in the Master Plan from Low Density Residential (1-15 dwelling units/acre) to Medium Residential/Mixed Use (10-50 dwellings units/acre). The Plan describes this specific area as having “single-family homes and apartment complexes in ten-acre blocks divided up by alleys, interior court streets, commercial strips and civic centers.” The Plan also acknowledges the challenges of 132-foot wide streets in the area, which is the case of 800 South. With such wide streets, it can be difficult to interject residential character into an area.

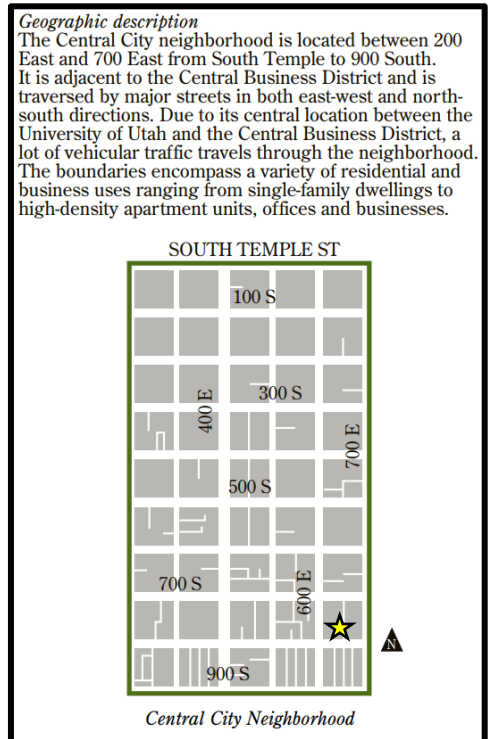
In general, this plan does discourage the loss of housing to commercial uses; however, there are some policy statements that support mixed-use development in appropriate areas such as Residential Land Use Policies 4.0 and 4.2 (pg. 10):

4.0 – Encourage mixed used development that provides residents with a commercial and institutional component while maintaining the historic residential character of the neighborhood.

4.2 – Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.

The Master Plan also speaks to historic preservation in the area. Regarding preservation goals for this district, the Plan says:

“The most significant feature of [the Central City] district is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street. Because the overall street character is the greatest concern, more flexibility in other areas, particularly renovation details should be allowed. This goal for preservation also must be considered in the context of related neighborhood goals to attract investment and promote affordability” (pg. 18).



Additionally, the citywide master plan – Plan Salt Lake – emphasizes the importance of community amenities within walking distance of every household in the City. It states:

“Our community gathering spaces are vital to our neighborhoods, offering open space and places for social engagement, learning, community building, and opportunities to connect with the community and nature. Community gathering spaces vary by neighborhood and come in many different sizes and forms, from parks and natural lands, to schools and libraries, we value and recognize the important role that community spaces play in civic engagement, social interaction, walkability, and community identity. Our neighborhoods must provide access to community gathering spaces, including parks and recreation facilities, within walking distance in all neighborhoods in our City” (pg. 17).

Plan Salt Lake’s chapter on historic preservation also lists “Balancing preservation with flexibility for change and growth” as its 5th initiative for preservation in the City (pg. 33).

NEXT STEPS:

Based on this information and the applicant’s proposal, Planning Staff is asking the Historic Landmark Commission to identify any potential concerns with these zoning map and master plan amendment requests as they relate to the integrity of the Central City Local Historic District and local preservation efforts. Discussion points may relate to:

- *The compatibility of the proposed uses with the historic character of the area*
- *The R-MU-35 zoning standards as they relate to historic structures*
- *The potential new development that could occur as a result of this zoning change*

Any concerns identified by the HLC – if any – will be forwarded on to the Planning Commission and City Council for review. For reference, the Planning Commission and City Council will look to the following standards to guide their decision (21A.50.050.B):

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.

Additionally, any future development on the site would come back to the Historic Landmark Commission to review against the historic standards for new construction. The applicants may also choose to consolidate the subject properties and/or subdivide a lot to the rear to accommodate some form of new housing. These subdivision applications would most likely be administratively reviewed.

ATTACHMENTS:

- A. [Photos of the Vicinity](#)
- B. [Application Materials](#)
- C. [Architectural Resource Surveys](#)
- D. [Zoning Comparison Tables \(RMF-30 vs R-RMU-35\)](#)
- E. [Administrative Interpretation Letter](#)

ATTACHMENT A: PHOTOS OF THE VICINITY



Single-family home to the north of the Grateful Tomato Garden – 765 S. 600 E.



Grateful Tomato Garden looking northeast towards the subject properties



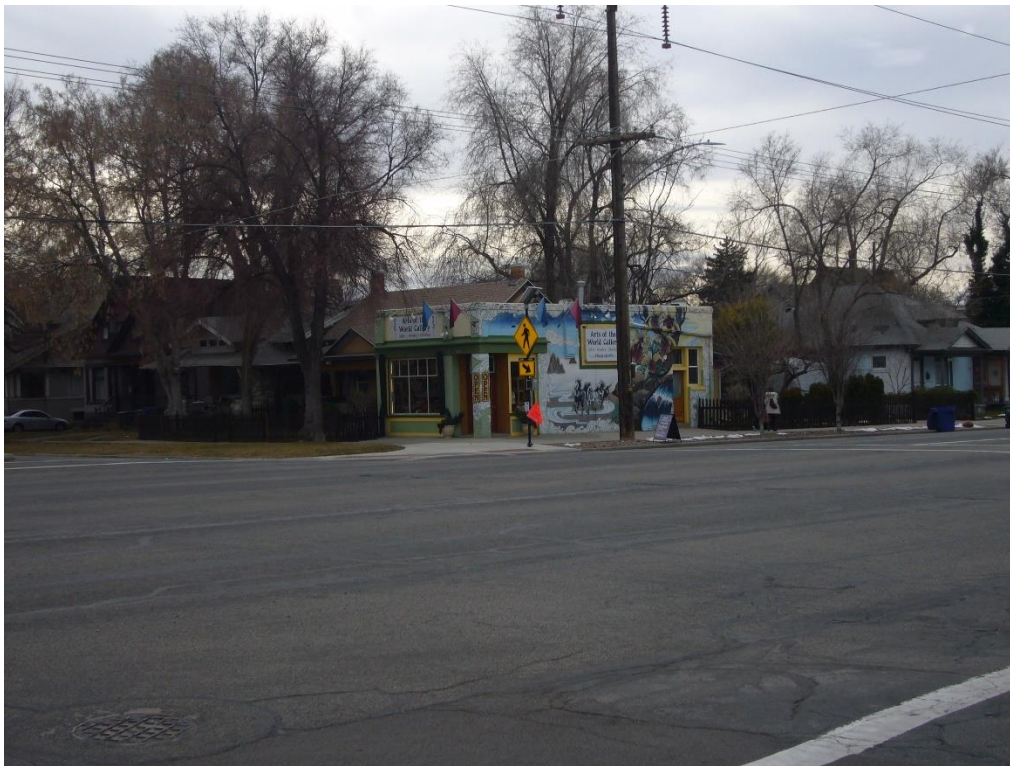
800 South in front of the subject properties looking east



8-unit apartment building to the north of the subject properties



East side of Green Street looking north



Nonconforming commercial use kitty corner from Grateful Tomato Garden

ATTACHMENT B: APPLICATION MATERIALS

January 17, 2018

Dear Members of the Salt Lake City Planning Commission:

Wasatch Community Gardens (WCG) requests your consideration of a master plan amendment for the properties located at 629 and 633 E 800 South (Parcel Numbers 16-07-232-029 and -030). These parcels, along with 625 E 800 S, were purchased by the organization in October, 2017. They are located directly east of WCG's flagship educational garden, the Grateful Tomato Garden, which is located at 615 E 800 South. The intent of this request is to establish administrative office as a new land use on the property. WCG currently has a small office space in Artspace Commons but seeks to relocate their administrative offices to the subject properties, adjacent to the Grateful Tomato Garden. The subject parcels (as well as the Grateful Tomato Garden) are currently zoned RMF-30 which does not allow supportive, administrative office space as a land use.

EXPLANATION OF REQUEST

The Grateful Tomato Garden hosts several public events, youth gardening programs and adult organic gardening workshops on an annual basis. The garden, which is permanently protected open space through a conservation easement held by the Utah Department of Agriculture and Food, contains a greenhouse and small outdoor kitchen on the existing property. WCG runs more than 40 community, school, and youth gardens throughout Salt Lake County, as well as a small urban farm that offers a job training program to women experiencing homelessness. The establishment of on-site administrative offices will allow the organization to ensure better safety and security for the participants and the property, and to better serve the community with accessible, urban gardening education and opportunities.

This proposal contains major site improvements, including: the establishment of administrative offices and an educational center, the historic preservation of existing contributing buildings, the expansion of community garden and open space, and the new construction of three residential units. The details of these improvements are outlined below:

Administrative Offices & Educational Center

WCG is proposing to re-use the existing, contributing, historic structures on the three parcels to the east of the Grateful Tomato Garden. The structures located at 629 and 633 East 800 South (the eastern most parcels) would be converted to light-use administrative office space, housing only the staff of WCG. The structure located at 625 East 800 South would be converted to an educational center with a teaching kitchen and community space for classes, workshops, and small events for kids, families, and adults (which is currently permitted under the existing RMF-30 zoning ordinance).

WCG is aware that these parcels are located within the Central City Historic District and embraces it. Historic Preservation is valued by WCG and the intention is to preserve, restore, and re-use the contributing buildings in order to maintain their historic character and presence along the 800 South block face.

New Residential

WCG understands the housing needs in Salt Lake City and, more specifically, in the Central City neighborhood. In order to restore the loss of housing due to the conversion of the existing buildings, WCG proposes to build a three unit building to the rear of the 633 E 800 South building. This new structure will be oriented towards Green Street and help complete the residential presence at the southern end of the street. In addition, the new residential units will help WCG offset the costs of running their facilities. This will also encourage nearly round-the-clock human occupation of the site to help with security for the garden and the neighborhood and will maintain the residential character of this area in Central City.

WCG is aware of the city's Historic Preservation Guidelines and approval process for new construction and intends to meet all requirements of that process.

Increased Garden & Open Space

The primary goal of this project is to enhance and enlarge the existing Grateful Tomato Garden. Green space areas on the parcels will be enhanced to provide additional and desirable open and gardening space for the neighborhood, including the popular U Pick It fence that surrounds the existing Grateful Tomato Garden and helps provide free, fresh, organic produce to neighborhood pedestrians. With the history of this neighborhood's development being based around The Plat of Zion, WCG's focus on fruit and vegetable production education and demonstration garden spaces will help to preserve that critical legacy for Salt Lake City. Additionally, the increased garden space further implements specific city-wide goals, helping to provide additional recreational amenities for families, children, and adults; giving property owners ideas and information on how to enhance food production in their private yards; and provide more opportunity for community gardening.

PROJECT SUMMARY

Current Zoning/Future Land Use

629 & 633 E 800 S : **RMF-30** (Low Density Multi-family Res) / **Low Density Residential** (1-15 u/ac)

Proposed Zoning/Future Land Use

629 & 633 E 800 S : **R-MU-35** (Residential/Mixed Use) / **Medium Residential Mixed Use**

Current Lot Size

629 E : 0.19 ac

633 E : 0.25 ac

Existing Conditions:

629 E : Contains an existing single family home, built in 1933. The historic status is “contributing” to the historic district.

633 E : Contains an existing single family home, built in 1925, and detached garage. The historic status is “contributing” to the historic district.

MASTER PLAN AMENDMENT

This proposed master plan amendment is for the two parcels located at 629 and 633 East 800 South to have a future land use designation as Medium Residential / Mixed Use. We feel this change is supported in Salt Lake City's current planning documents as it would facilitate a project that would cater to the surrounding neighborhood, encourage historic preservation and adaptive re-use, and increase open space in the Central City neighborhood. The future of the Central Community is based on four fundamental goals in the Central Community Master Plan. WCG believes the requested future land use change to Medium Residential / Mixed Use is supported by these fundamental goals:

1) Livable Communities and Neighborhoods

- ***Land use patterns are compatible with the characteristics of specific neighborhoods within the community.*** This proposal will result in the adaptive re-use of existing historic structures in order to better serve a community and agricultural space that has existed since the mid-1800's. The streetscape will maintain the same building pattern, appearance, and character along the entire block face of 800 South. The proposed new residential structure (on Green Street) will include compatible building placement, design, and character to surrounding structures and will contribute to the existing character and design of the neighborhood.
- ***Preservation of the housing stock is an integral part of maintaining neighborhood character.*** The proposed project does not include any demolition of existing housing and includes the preservation of three contributing buildings. The new construction of three residential units on the project site will restore the lost housing from the proposed change of use on 800 South. This results in a zero net-loss of housing.
- ***The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community.*** Although the dominant land use in the surrounding area is single family detached, a unique characteristic of the Central City neighborhood is its common mix of land uses. This has once been designated as a challenge, but has been embraced as an opportunity in recent years. The current use and operation of the subject property is unique to this neighborhood and cannot be categorized under one particular land use. It is mixed use in nature and requires creative zoning support. A future land use designation to Medium Residential / Mixed Use will help facilitate a smooth transition between existing land uses, in addition to allowing a

valued community space to expand its services and better serve the community in a more sustainable manner.

- ***Various types of business land uses in scale with the residential community support livable neighborhoods.*** A future land use designation of Medium Residential / Mixed Use will allow the subject property to offer increased community services and open space, while maintaining the residential scale and character seen throughout the neighborhood.
- ***Parks, Open Space and Recreational land uses are vital elements in the quality of life in the Central Community.*** WCG has been an established community and recreational space at the subject property for 30 years and has contributed to the preservation of the agricultural use at the site for well over a century. The future land use designation will help the organization continue to offer and enhance these vital elements in the quality of life in the Central Community.
- ***Residents enjoy active and passive recreation space at a variety of park sites and open spaces.***
- ***Historic preservation preserves older structures that contribute to the culture of the community.***

2) Vital and Sustainable Commerce

- ***Increased pedestrian accessibility and cultural activities encourage more housing that support the employment center of the downtown area.***
- ***Business development strengthens the Central Community's employment and economic base.***
- ***An enhanced built environment encourages employees to work and live in the Central Community and supports the creation of smaller locally owned businesses.***
- ***Planning and zoning restrictions on businesses to those instances that provide clear and substantial benefits to residents to sustain a business-friendly environment.***

3) Unique and Active Places

- ***New places where people can gather, meet, socialize, and recreate are created using design excellence and shared resources.***
- ***Existing destination centers and gathering places are enhanced through urban design recommendations.***

4) Increased Pedestrian Mobility and Accessibility

- ***Improving pedestrian mobility and safety through good urban design processes is a priority within the Central Community.*** Although pedestrian infrastructure is in place along 800 South, pedestrian mobility and safety at the intersection of Green Street and 800 South is not ideal. Residents have shared concern that the visibility for pedestrians and bicyclists at this point is low quality due to the narrow width of Green Street, overgrowth, and parked vehicles. The proposed residential structure on Green Street and the new administrative office spaces will require associated pedestrian improvements that will implement best

practices and increase pedestrian safety for this particular area. Furthermore, the proposed project encourages residents' ability to minimize the use of the automobile by providing community agricultural services within walking distance of their homes.

- ***Higher density residential land uses are located near commercial areas, light rail stations and open space.*** Although the request increases allowed density, the subject property is located immediately adjacent to an existing 0.55 acre parcel of valued open space that is protected through a conservation easement. This is valuable open space that directly serves the community. Increased density, in this case, will continue to protect its value and preservation.

LAND USE POLICIES OF THE CENTRAL COMMUNITY MASTER PLAN

The Central Community Master Plan outlines a number of land use policies that establish basic principles based on a particular land use, specific to the needs of the Central Community. WCG believes its proposal will directly contribute to the implementation of the following policies:

Residential Land Use Policies

RLU-1.0 Based on the Future Land Use Map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.

RLU-1.5 Use residential mixed use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.

RLU-1.6 Encourage coordination between the Future Land Use map, zoning ordinances, and the SLC Community Housing Plan.

RLU-2.0 Preserve and protect existing single- and multi-family residential dwellings within the Central Community through codes, regulations, and design review.

RLU-3.0 Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.

RLU-3.1 Encourage residential land developers to build housing that provide residential opportunities for a range of income levels, age groups, and family size.

RLU-3.4 Encourage high performance, energy-efficient residential development.

RLU-4.0 Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.

RLU-4.2 Support small mixed use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.

Commercial Land Use Policies

CLU 1.0 Provide a range of commercial land uses in the Central Community.

CLU 1.1 Encourage neighborhood-friendly commercial land use areas in the Central Community that are compatible with the residential neighborhood character, scale, and service needs and support the neighborhood in which they are located.

CLU-4.0 Ensure commercial land uses are compatible with neighboring properties.
CLU-4.6 Ensure that new development in areas where non-residential and residential land uses are mixed, preserves viable residential structures that contribute to the neighborhood fabric and character.

Parks, Open Space, and Recreational Land Use Policies

POSRLU-1.0 Encourage or support an adequate amount of varied park, open space, and recreational land uses as measured by the national standard for parks.

POSRLU-1.2 Encourage the development of passive neighborhood parks, community gardens, dog parks, and open space areas.

Historic Preservation Policies

HP-1.0 Central Community gives high priority to the preservation of historic structures and development patterns.

HP-1.4 Encourage new development, redevelopment and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks.

PARKS, OPEN SPACE, AND RECREATIONAL LAND USE

The Central Community Master Plan specifically mentions the “deficit of open space, parks, and recreation facilities” in the Central Community while the community population continues to increase. Furthermore, it states that “areas north of 900 South do not have ample open space and need a park or several parks that families and other residents can conveniently access.”

In response to this issue, the master plan specifically suggests the opportunity to increase “demonstration projects to promote water-wise landscaping and to give property owners ideas and information for designing and maintaining their private “open spaces.” WCG’s proposal directly contributes to this effort.

HISTORIC PRESERVATION

The Central Community Master Plan states, “The most significant feature of this district (Central City) is its overall scale and simple character of buildings as a group, as a part of the streetscape. As a result, the primary goal is to preserve the general, modest character of each block as a whole, as seen from the street. Because the overall street character is the greatest concern, more flexibility in other areas, particularly renovation details should be allowed.” WCG’s proposal directly supports this statement.

FUTURE RESIDENTIAL LAND USE CHANGES

The Central City Master Plan recognizes that “the City is a living organism, subject to growth, decay, and renewal. Its intent is to ensure that change occurs in response to the

needs of, and in the best interests of, the residents of the Central Community as well as the City as a whole.”

Low-Density Residential (1-15 u/ac) (CURRENT DESIGNATION)

The current future land use designation allows moderately sized lots (3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings. However, the current zoning designation of RMF-30 allows for multi-family dwellings in addition to the single-family dwellings stated in the future land use designation. The Central City Master Plan states that “the most established low-density neighborhoods are south of 900 S between State St and 1300 E and areas between W Temple and Main St from 1700 S to 2100 S.”

Medium Density Residential Mixed Use (10-50 u/ac) (PROPOSED DESIGNATION)

The intent of the Medium Density Residential Mixed Use designation is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities. This land use allows integration of medium density residential and small business uses at ground floor levels.

CONCLUSION

WCG has been gardening at 615 East 800 South for more than thirty years. The existing Grateful Tomato Garden has been in agricultural production since the valley was settled by the Mormon pioneers in the mid-1800s. This site has become somewhat of a Salt Lake City landmark and the popular Tomato Sandwich Party and Urban Garden and Farm Tour events hosts hundreds of community members each year. The waitlist for a community garden plot at the Grateful Tomato Garden is 5-10 years; thus, proving the demand for WCG’s services is high in this neighborhood.

In order to expand and enhance the existing services, WCG needs on-site administrative office support. WCG has been searching for the appropriate space to locate their CityGarden urban agriculture center for over five years. With the purchase of these three parcels, WCG hopes the time has finally come to establish the center’s “home” in the Central City neighborhood. Furthermore, keeping these three parcels under the ownership of WCG will perpetually protect the sun and air space that is obviously needed for the preservation of its flagship Grateful Tomato Garden. Without the establishment of administrative office space at this site, WCG will not be able to maintain ownership of the parcels and will need to sell.

WCG has thoroughly researched and considered a variety of future land use designations and zoning districts in order to select the most appropriate option that best serves the surrounding neighborhood, while helping to achieve the need for on-site administrative office and to expand the community garden space. While approval of this request would allow for commercial use at the site, the intention and end-result is nothing but beneficial to the community. The restoration of historic structures, increased public open space, and no loss of housing are repeated goals throughout the Central City Master Plan. These same three goals are shared with WCG and this proposal will

only benefit the Central City residents, while avoiding the common negative impacts typically associated with increased/allowable commercial uses.

The proposed master plan amendment and zone change is the best and most efficient way to accomplish this. Furthermore, this will enable more financial means for greater preservation efforts and upkeep of the highly-valued community garden and the existing contributing buildings along 800 South. We hope these points are helpful to you as you consider this request. WCG is certainly dedicated to this potential opportunity and is excited to enhance its services to the community. The Central Community Master Plan recognizes that the City is a “living organism”, subject to growth and change. The intent of the Master Plan is to *ensure change occurs in response to the needs of, and in the best interest of, the residents of the Central Community*. WCG believes this request is in the best interest of the community and it is their goal to see it through.

Your time and attention to this request is certainly appreciated. Please feel free to contact us with any questions.

Sincerely,

Kristen Clifford
Project Planner

January 17, 2018

Dear Members of the Salt Lake City Planning Commission:

Wasatch Community Gardens (WCG) requests your consideration of a zone change for the properties located at 629 and 633 E 800 South (Parcel Numbers 16-07-232-029 and -030). These parcels, along with 625 E 800 S, were purchased by the organization in October, 2017. They are located directly east of WCG's flagship educational garden, the Grateful Tomato Garden, which is located at 615 E 800 South. The intent of this request is to establish administrative office as a new land use on the property. WCG currently has a small office space in Artspace Commons but seeks to relocate their administrative offices to the subject properties, adjacent to the Grateful Tomato Garden. The subject parcels (as well as the Grateful Tomato Garden) are currently zoned RMF-30 which does not allow supportive, administrative office space as a land use.

EXPLANATION OF REQUEST

The Grateful Tomato Garden hosts several public events, youth gardening programs and adult organic gardening workshops on an annual basis. The garden, which is permanently protected open space through a conservation easement held by the Utah Department of Agriculture and Food, contains a greenhouse and small outdoor kitchen on the existing property. WCG runs more than 40 community, school, and youth gardens throughout Salt Lake County, as well as a small urban farm that offers a job training program to women experiencing homelessness. The establishment of on-site administrative offices will allow the organization to ensure better safety and security for the participants and the property, and to better serve the community with accessible, urban gardening education and opportunities.

This proposal contains major site improvements, including: the establishment of administrative offices and an educational center, the historic preservation of existing contributing buildings, the expansion of community garden and open space, and the new construction of three residential units. The details of these improvements are outlined below:

Administrative Offices & Educational Center

WCG is proposing to re-use the existing, contributing, historic structures on the three parcels to the east of the Grateful Tomato Garden. The structures located at 629 and 633 East 800 South (the eastern most parcels) would be converted to light-use administrative office space, housing only the staff of WCG. The structure located at 625 East 800 South would be converted to an educational center with a teaching kitchen and community space for classes, workshops, and

small events for kids, families, and adults (which is currently permitted under the RMF-30 zoning ordinance). WCG is aware that these parcels are located within the Central City Historic District and embraces it. Historic Preservation is valued by WCG and the intention is to preserve, restore, and re-use the contributing buildings in order to maintain their historic character and presence along the 800 South block face.

New Residential

WCG understands the housing needs in Salt Lake City and, more specifically, in the Central City neighborhood. In order to restore the loss of housing due to the conversion of the existing buildings, WCG proposes to build a three unit, cottage style building to the rear of the 633 E 800 South building. This new structure will be oriented towards Green Street and help complete the residential presence at the southern end of the street. In addition, the new residential units will help WCG offset the costs of running their facilities. This will also encourage nearly round-the-clock human occupation of the site to help with security for the garden and the neighborhood and will maintain the residential character of this area in Central City. WCG is aware of the city's Historic Preservation Guidelines and approval process for new construction and intends to meet all requirements of that process.

Increased Garden & Open Space

The primary goal of this project is to enhance and enlarge the existing Grateful Tomato Garden. Green space areas on the parcels will be enhanced to provide additional and desirable open space for the neighborhood, including the popular U Pick It fence that surrounds the existing Grateful Tomato Garden and helps provide free, fresh, organic produce to neighborhood pedestrians. With the history of this neighborhood's development being based around The Plat of Zion, WCG's focus on fruit and vegetable production education and demonstration garden spaces will help to preserve that critical legacy for Salt Lake City. Additionally, the increased garden space further implements specific city-wide goals, helping to provide additional recreational amenities for families, children, and adults; giving property owners ideas and information on how to enhance food production in their private yards; and provide more opportunity for community gardening.

PROJECT SUMMARY

Current Zoning/Future Land Use

629 & 633 E 800 S : **RMF-30** (Low Density Multi-family Res) / **Low Density Residential** (1-15 u/ac)

Proposed Zoning/Future Land Use

629 & 633 E 800 S : **R-MU-35** (Residential/Mixed Use) / **Medium Residential Mixed Use**

Current Lot Size

629 E : 0.19 ac

633 E : 0.25 ac

Existing Conditions:

629 E : Contains an existing single family home, built in 1933. The historic status is “contributing” to the historic district.

633 E : Contains an existing single family home, built in 1925, and detached garage. The historic status is “contributing” to the historic district.

ZONE CHANGE

This zone change request is for the properties at 629 and 633 East 800 South to have a new zoning designation of R-MU-35 (Residential / Mixed Use District). WCG believes this change is supported in Salt Lake City's current planning documents, as it would facilitate a project that would cater to the surrounding neighborhood and contribute to the desired open space and historic preservation of the Central Community. The R-MU-35 zoning district is the most efficient and creative land use tool for WCG to expand its services and increase open space while preserving the existing historic and residential character along the 800 South corridor.

R-MU-35 Zoning District

The purpose of the R-MU-35 district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail service, commercial, and small scale office uses.

- ***The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.*** The function and land use of WCG at the subject property cannot be categorized under one land use. It is mixed use in nature and therefore requires creative zoning support. Although single-family detached is a dominant housing type in the immediate area, a variety of housing types and land uses are well-established throughout the neighborhood. WCG is confident that the design standards of the R-MU-35 zoning district in addition to the preservation guidelines of the Central City Historic District are effective city protections that will reinforce the character of the area and require compatible design.

This proposal will result in the adaptive re-use of existing historic structures in order to better serve a community and agricultural space that has existed since the mid-1800's. The streetscape will maintain the same building pattern, appearance, and character along the entire block face of 800 South. The proposed residential structure (on Green Street) will include compatible building placement, design, and character to surrounding structures and will contribute to the existing character and design of the neighborhood. While approval of this request would allow for an increase in commercial uses and density at the site, the intention and end-result is nothing but beneficial to the community. It is in WCG and the neighborhood's best interest for this highly-valued community space to expand its community services while offering the preservation of existing contributing structures, zero net-loss of housing, and protection of sun and air space, in perpetuity, for this flagship community garden. The R-MU-35 zone is the most efficient and creative way to achieve this.

- ***This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.*** If approved, the commercial impact of the proposed project would be minimal, resulting in only the "small scale office uses" (as outlined in the zoning district's purpose statement) established in existing historic structures. However, the large capacity and high-traffic nature of 800 South responds to the need for a functional "buffer" achieved with the R-MU-35 zoning district.

Although the R-MU-35 ordinance may allow higher heights and density than this proposal intends to establish, WCG gives its assurance that height and density is not the goal with this request. In order to expand and enhance the existing services, WCG needs on-site administrative office support. WCG has been searching for the appropriate space to locate their CityGarden urban agriculture center for over five years. With the purchase of these three parcels, WCG hopes the time has finally come to establish the center's "home" in the Central City neighborhood. Without the establishment of administrative office space at this site, WCG will not be able to maintain ownership of the parcels and will need to sell.

Furthermore, the proposed residential construction (to restore the loss of housing from the change of use on 800 South) will be reviewed by the Historic Landmark Commission, ensuring an appropriate design that respects the historic character of the Central City Historic District and, more specifically, Green Street. WCG intends to meet all aspects of the historic preservation standards, and we embrace the opportunity of being located within the historic district.

CONCLUSION

WCG has been gardening at 615 East 800 South for more than thirty years. The existing Grateful Tomato Garden has been in agricultural production since the

valley was settled by the Mormon pioneers in the mid-1800s. This site has become somewhat of a Salt Lake City landmark and the popular Tomato Sandwich Party and Urban Garden and Farm Tour events hosts hundreds of community members each year. The waitlist for a community garden plot at the Grateful Tomato Garden is 5-10 years, proving the demand for WCG's services is high in this neighborhood.

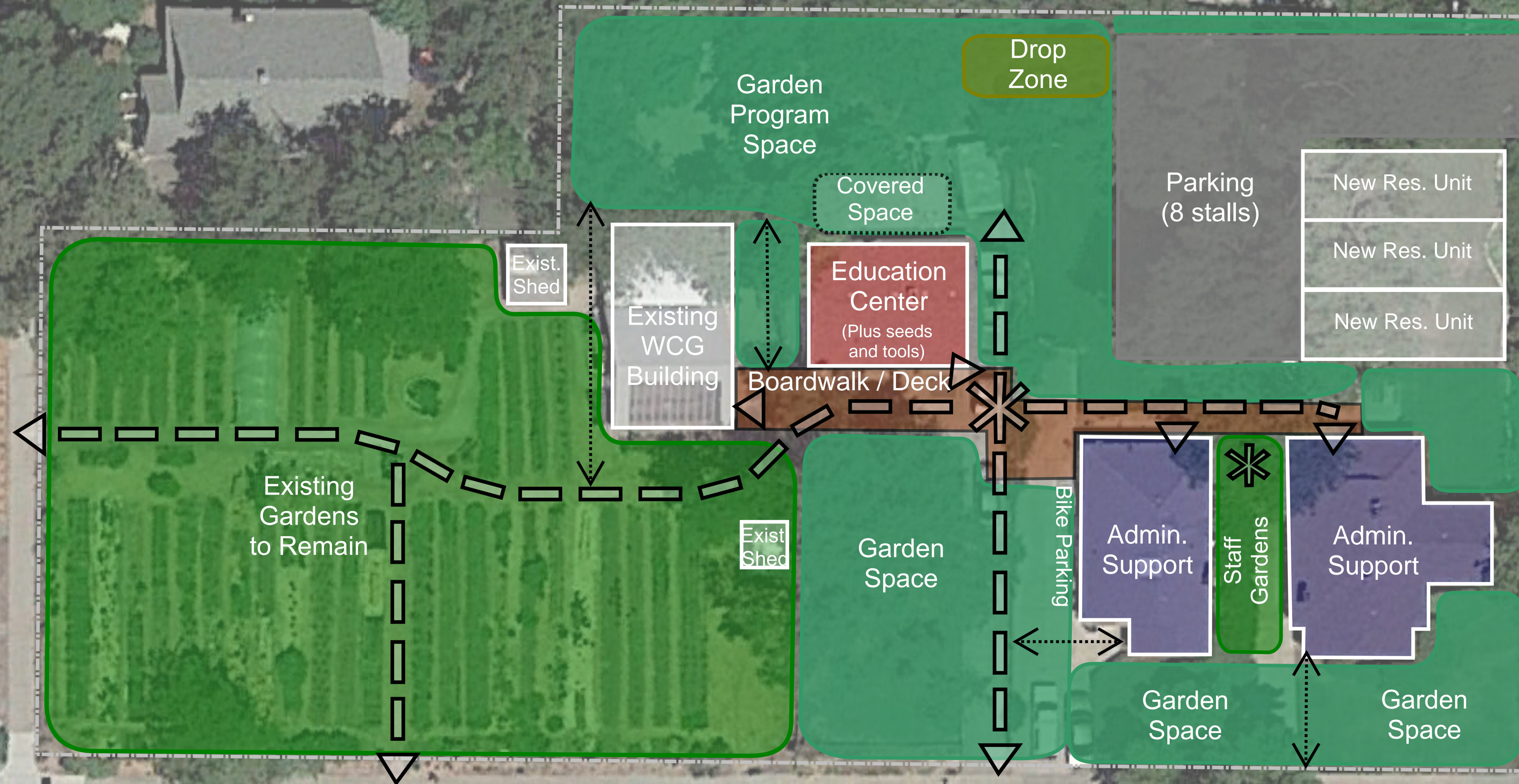
WCG has thoroughly researched and considered a variety of zoning districts in order to select the most appropriate option that best serves the surrounding neighborhood, while helping to achieve the need for on-site administrative office and to expand the community garden space. While approval of this request would allow for commercial use at the site, the intention and end-result is nothing but beneficial to the community. The restoration of historic structures, increased public open space, and no loss of housing are repeated goals throughout the Central City Master Plan. These same three goals are shared with WCG and this proposal will only benefit the Central City residents, while avoiding the common negative impacts typically associated with increased/allowable commercial uses.

This proposed zone change is the best and most efficient way to accomplish this. Furthermore, this will enable more financial means for greater preservation efforts and upkeep of the highly-valued community garden and the existing contributing buildings along 800 South. We hope these points are helpful to you as you consider this request. WCG is certainly dedicated to this potential opportunity and is excited to enhance its services to the community. The Central Community Master Plan recognizes that the City is a "living organism", subject to growth and change. The intent of the Master Plan is to *ensure change occurs in response to the needs of, and in the best interest of, the residents of the Central Community*. WCG believes this request is in the best interest of the community and it is their goal to see it through.

Your time and attention to this request is certainly appreciated. Please feel free to contact us with any questions.

Sincerely,

Kristen Clifford
Project Planner



SUMMARY

Housing Units

- Build 3 new units on a new northeast parcel

Admin. Support

- Reuse existing houses
- Reuse the west existing house as and Edu. Center
- Connect all WCG buildings with a boardwalk / Deck

CONCEPTUAL SITE PLAN

01/19/2018



ATTACHMENT C: ARCHITECTURAL RESOURCE SURVEYS

Surveyor APA

Plat No. B

Date 7/16/80

Block No. 11

Lot No. 3

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

Identification

1
Street Address: 629 East 800 South Census Tract 20

Name of Structure: _____ Ownership: Public _____ Private ☒

Age/Condition/Use

2
Construction Date or Period: ca. 1925

Original Use: Single Family

Present Use:

☒ Single Family
☐ Multi Family
☐ Public
☐ Commercial

☐ Park
☐ Industrial
☐ Agricultural

☐ Vacant
☐ Religious
☐ Other

Building Condition:

☒ Excellent
☐ Good
☐ Deteriorated

☐ Site
☐ Ruins

Integrity:

☒ Unaltered
☐ Minor Alterations
☐ Major Alterations

Status

3
Preliminary Evaluation:

☐ Significant
☒ Contributory
☐ Not Contributory
☐ Intrusion

Eligibility Status:

☐ National Landmark
☐ National Register
☐ State Register
☐ City Register
☐ Historic District
☐ Multi-Resource
☐ Thematic
☐ Conservation District

Documentation

4
Research Sources/References (if used):

SANBORN MAPS
Title Abstracts

Photography:

Date of Photographs: 1980

Views: Front ☒ Side ☐ Rear ☐ Other ☐



5

Architect/Builder (if known):

Building Type/Style: *Bungalow*Building Materials: *masonry*Number of Stories: *1***Description of Physical Appearance & Significant Architectural Features:**

(Include additions, alterations, ancillary structures, and landscaping if applicable)

*Decorative BRICK WORK ON lower courses;
 SIMULATED HALF-TIMBERING IN GABLE ENDS;
 CONCRETE foundation; brick exterior; gable
 roof facing street; projecting gabled porch;*

6

History

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio- |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Humanitarian |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |

ca. 1925 - Henry Bement



629 East 800 South

C-LINE #52564
4"x6" PRINTS





Surveyor APA

Plat No. 13

Date 7/16/80

Block No. 11

Lot No. 3

Salt Lake City Architectural Survey

Salt Lake City Planning Commission
Structure/Site Information Form

Identification

1
Street Address: 633 East 800 South Census Tract 20

Name of Structure:

Ownership: Public
Private ☒

Age/Condition/Use

2
Construction Date or Period: 1928

Original Use: Single Family

Present Use:

☒ Single Family
☐ Multi Family
☐ Public
☐ Commercial

☐ Park
☐ Industrial
☐ Agricultural

☐ Vacant
☐ Religious
☐ Other

Building Condition:

☒ Excellent
☐ Good
☐ Deteriorated

☐ Site
☐ Ruins

Integrity:

☒ Unaltered
☐ Minor Alterations
☐ Major Alterations

Status

3
Preliminary Evaluation:

☐ Significant
☒ Contributory
☐ Not Contributory
☐ Intrusion

Eligibility Status:

☐ National Landmark
☐ National Register
☐ State Register
☐ City Register
☐ Historic District
☐ Multi-Resource
☐ Thematic
☐ Conservation District

Documentation

4
Research Sources/References (if used):

SANBORN Maps
Title Abstracts

Photography:

Date of Photographs: 1980

Views: Front ☒ Side ☐ Rear ☐ Other ☐



5

Architect/Builder (if known):

Building Type/Style:

Bungalow

Building Materials:

masonry

Number of Stories:

1

Description of Physical Appearance & Significant Architectural Features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

hipped roof with clipped gable (with returns) over front porch; brick exterior with brick columns and railing wall; horizontal siding in gable end; concrete foundation; basement; clipped-gabled bay on side;

6

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio- |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Humanitarian |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |

1928 - Henezy Bement



633 EAST 800 SOUTH



C-LINE #52564
4"x6" PRINTS



| ADDRESS | RATING | DATE | HGHT | TYPE | STYLE | MATERIALS | USE | OBS | NOTES |
|---------------------|--------|------|------|--------------------------|-----------------------------------|--|----------------------|-------|--------------------------------|
| 564-566 E 800 SOUTH | EC | 1911 | 1 | DOUBLE HOUSE / DUPLEX | VICTORIAN ECCLECTIC | REGULAR BRICK SHINGLE SIDING | MULTIPLE DWELLING | 1 CON | |
| 604-608 E 800 SOUTH | EC | 1950 | 1 | DOUBLE HOUSE / DUPLEX | MINIMAL TRADITIONAL | STRATED BRICK | MULTIPLE DWELLING | 1 NON | |
| 614 E 800 SOUTH | EC | 1950 | 1 | WWII-ERA COTTAGE | MINIMAL TRADITIONAL | STRATED BRICK CLAPBOARD SIDING | SINGLE DWELLING | 1 CON | |
| 615 E 800 SOUTH | OP | 2010 | 1 | OTHER/UNDEFINED | OTHER/UNCLEAR | SYNTHETIC STUCCO | AGRIC. OUTBLDG | 0 | WASATCH COMMUNITY GARDENS SHED |
| 625 E 800 SOUTH | EC | 1928 | 1 | BUNGALOW | CLIPPED GABLE COTTAGE | CLAPBOARD SIDING | SINGLE DWELLING | 1 NON | |
| 629 E 800 SOUTH | EC | 1925 | 1 | BUNGALOW | BUNGALOW PERIOD REVIVAL (GEN) | HALF-TIMBERING MULTICOLOR BRICK STUCCO/PLASTER | SINGLE DWELLING | 1 NON | |
| 633 E 800 SOUTH | EC | 1928 | 1 | BUNGALOW | CLIPPED GABLE COTTAGE BUNGALOW | REGULAR BRICK | SINGLE DWELLING | 1 CON | |
| 634 E 800 SOUTH | EC | 1904 | 1 | FOURSQUARE | VICTORIAN ECCLECTIC | REGULAR BRICK | SINGLE DWELLING | 1 CON | |
| 636 E 800 SOUTH | EC | 1907 | 1 | CENTRAL BLK W/ PROJ BAYS | VICTORIAN ECCLECTIC | REGULAR BRICK SHINGLE SIDING | SINGLE DWELLING | 1 NON | |
| 640 E 800 SOUTH | NC | 1906 | 1 | CENTRAL BLK W/ PROJ BAYS | ENGLISH COTTAGE | ALUM./VINYL SIDING | SINGLE DWELLING | 1 NON | |
| 647-649 E 800 SOUTH | EC | 1900 | 1.5 | DOUBLE HOUSE / DUPLEX | VICTORIAN ECCLECTIC | REGULAR BRICK ROCK-FACED BRICK | MULTIPLE DWELLING | 1 NON | |
| 651-653 E 800 SOUTH | EC | 1915 | 1.5 | DOUBLE HOUSE / DUPLEX | VICTORIAN: OTHER | STUCCO/PLASTER | MULTIPLE DWELLING | 1 NON | |



564-566 E. 800 S.

604-608 E. 800 S.

614 E. 800 S.

615 E. 800 S.

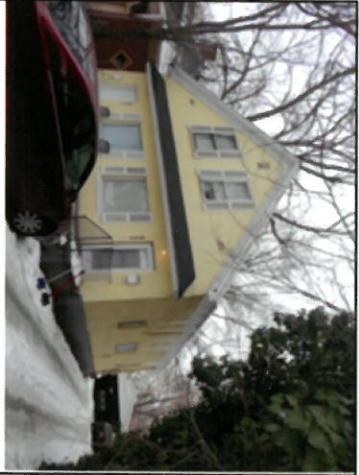


625 E. 800 S.

629 E. 800 S.

633 E. 800 S.

634 E. 800 S.



636 E. 800 S.

640 E. 800 S.

647-649 E. 800 S.

651-653 E. 800 S.

ATTACHMENT D: ZONING COMPARISON TABLES

Comparison of Zoning District Regulations

| Regulation | RMF-30 Zoning District | R-MU-35 Zoning District |
|----------------------------------|--|---|
| Purpose Statement | The purpose of the RMF-30 low density multi-family residential district is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood. | The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses. |
| Minimum Lot Area (SF) | Multi-family: 9,000 Single-family attached: 3,000 Single-family detached: 5,000 Twin homes: 4,000 Two-family: 8,000 | Multi-family: 5,000 Single-family attached: 2,500 (no minimum if parking is rear loaded) Single-family detached: 2,500 Twin homes: 2,500 Two-family: 2,500 |
| Minimum Lot Width (feet) | Multi-family: 80 Single-family attached: 25 for interior, 35 for corner Single-family detached: 50 Twin homes: 25 Two-family: 50 | Multi-family: 50 Single-family attached: 22 for interior, 32 for corner (no minimum if parking is rear loaded) Single-family detached: 25 Twin homes: 25 Two-family: 25 |
| Max Building Height | 30' | 35' for residential 20' for nonresidential |
| Minimum Yard Requirements | Front yard: 20' Corner side yard: 10' Interior Side Yards – Single family & two-family: 4' Twin home & single family attached: 0' Multi-family: 10' | Front Yard – Single-family detached, attached, 2 family, & twin home: 5' Multi-family & mixed use: 5' Corner side yards: 5' Interior Side Yards – Single family detached, two-family, twin home & single family attached: 4' Multi-family: None required unless it abuts a single or two-family residential district. If it is required, 10' minimum plus another foot per foot increase in height above 25' |
| Maximum Building Coverage | Single-family detached: 45% Single-family attached: 50% 2 family & twin home: 50% Multi-family: 40% | For residential and mixed-uses containing residential, not less than 20% will be maintained as open space. |

Comparison of Permitted and Conditional Uses

21A.33.020: Table of Permitted and Conditional Uses for Residential Districts (excerpt)

| Land Use | RMF -30 | R-MU-35 |
|---|----------------|----------------|
| Accessory use, except those that are otherwise specifically regulated elsewhere in this title | P | P |
| Adaptive reuse of a landmark site | C ⁸ | P |
| Alcohol, brewpub (2,500 square feet or less in floor area) | | C ⁹ |
| Alcohol, dining club (2,500 square feet or less in floor area) | | C ⁹ |
| Alcohol, social club (2,500 square feet or less in floor area) | | C ⁹ |
| Alcohol, tavern (2,500 square feet or less in floor area) | | |
| Animal, veterinary office | | C |
| Art Gallery | | P |
| Bed and Breakfast Inn | | |
| Bed and Breakfast Manor | | |
| Clinic (medical, dental) | | P |
| Community garden | P | P |
| Community Recreation Center | | |
| Crematorium | | C |
| Daycare center, adult | | P |
| Daycare center, child | | P |
| Dwelling, accessory guest and servant's quarter | | |
| Dwelling, accessory unit | P | |
| Dwelling, assisted living facility (large) | | C |
| Dwelling, assisted living facility (limited capacity) | C | P |
| Dwelling, assisted living facility (small) | | P |
| Dwelling, dormitory, fraternity, sorority | | |
| Dwelling, group home (large) | C | C |
| Dwelling, group home (small) | P | P |
| Dwelling, manufactured home | P | P |
| Dwelling, multi-family | P | P |
| Dwelling, residential support (large) | | |
| Dwelling, residential support (small) | | C |
| Dwelling, rooming (boarding) house | | C |
| Dwelling, single-family (attached) | P | P |
| Dwelling, single-family (detached) | P | P |
| Dwelling, twin home and two-family | P | P |
| Eleemosynary facility | C | C |
| Financial institution | | P |
| Funeral home | | P |
| Government facility | C | C |
| Laboratory (medical, dental, optical) | | P |
| Library | | C |
| Mixed-use development | | P |
| Mobile food business (operation on private property) | | P |
| Municipal service use, including city utility use and police and fire station | C | C |
| Museum | | C |
| Nursing Care Facility | | |
| Office, excluding medical and dental clinic and office | | P |
| Open space on lots less than 4 acres in size | P | P |
| Park | P | P |
| Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones) | | C |

| Land Uses | RMF -30 | R-MU-35 |
|--|----------------|-----------------|
| Parking, park and ride lot shared with existing use | P | P |
| Place of worship on lots less than 4 acres in size | C | C |
| Reception center | | P |
| Recreation (indoor) | | P |
| Restaurant | | P |
| Restaurant with drive-through facility | | |
| Retail goods establishment | | P |
| Retail goods establishment, plant and garden shop with outdoor retail sales area | | P |
| Retail service establishment | | P |
| School, music conservatory | | C |
| School, professional and vocational | | C |
| School, seminary and religious institute | C | C |
| Seasonal, farm stand | | P |
| Studio, art | | P |
| Theater, live performance | | C ¹³ |
| Theater, movie | | C |
| Urban farm | P | P |
| Utility, building or structure | P ⁵ | P ⁵ |
| Utility, transmission wire, line, pipe, or pole | P ⁵ | P ⁵ |

5. See subsection [21A.02.050B](#) of this (Zoning) title for utility regulations.
8. Subject to conformance with the provisions of subsection [21A.24.010T](#) of this (Zoning) title.
9. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments," of this (Zoning) title.
13. Prohibited within 1,000 feet of a single- or two-family zoning district.

ATTACHMENT E: ADMINISTRATIVE INTERPRETATION

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2017-00793**



REQUEST:

This is a request for an administrative interpretation regarding whether administrative offices and educational uses associated with a community garden qualify as accessory uses. The purpose of the request is to determine if the buildings located at 629 E 800 S (tax ID# 16-07-232-029) and 633 E 800 S (tax ID# 16-07-232-030) can be used for offices and 625 E 800 S (tax ID# 16-07-232-028) for teaching kitchen and workshop space to support the functions and activities of the Wasatch Community Garden located at 615 E 800 S (tax ID# 16-07-232-031). All parcels are located within the RMF-30 (Low Density Multi-Family Residential) zoning district.

DECISION:

The Zoning Administrator finds that the proposed office use is considered a principal use and therefore not permitted in the RMF-30 zoning district, per the specifications of the land use table for residential zoning districts (Zoning Ordinance Section 21A.33.020). The proposed teaching kitchen and workshop spaces may be allowed as accessory uses to the community garden if these functions are located on the same parcel as the community garden, in which case a lot consolidation would have to be approved for the properties at 615 E and 625 E 800 South.

FINDINGS:

- The applicant has described the proposed buildings and uses as *supportive administrative space necessary to administer and operate the community garden*, which would include *office, teaching kitchen and workshop space*.
- Table 21A.33.020 lists Community Garden as a permitted use in the RMF-30 zoning district.
- Per 21A.24.120, the purpose of the RMF-30 Low Density Multi-family Residential district is *"to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable master plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood"*.
- The Definitions chapter of the Salt Lake City Zoning Ordinance Chapter 21A.62 defines Community Garden as:
An area of land managed and maintained by an identifiable group of community members used to grow and harvest food crops and/or nonfood, ornamental crops such as flowers, for personal or group use, consumption, donation, or sale, or for educational purposes. Generally operated as not for profit, limited sales and events may also occur on the site to fund the gardening activities and other charitable purposes. Private use of private land (not intended to benefit the community at large) and horticultural activities by the city on city owned land do not constitute community garden use.
- The Definitions chapter of the Salt Lake City Zoning Ordinance Chapter 21A.62 defines accessory use as "a use that:"

- A. Is subordinate in area, extent and purpose to, and serves a principal use;
- B. Is customarily found as an incident to such principal use;
- C. Contributes to the comfort, convenience or necessity of those occupying, working at or being serviced by such principal use;
- D. Is, except as otherwise expressly authorized by the provisions of this title, located on the same zoning lot as such principal use; and
- E. Is under the same ownership or control as the principal use.

- The Definitions chapter of the Salt Lake City Zoning Ordinance Chapter 21A.62 defines Principal use as:
"Principal use" means the main use of land and/or buildings on a lot as distinguished from an accessory use.
- The applicant's description of use suggests that the proposed office use is for the main office for the Wasatch Community Garden organization. While the proposed office use would complement and support the community garden, the organization's main office cannot be considered an accessory use because it is not subordinate to the purpose of the community garden nor is an office land use customarily associated with a community garden land use.
- The office of the Wasatch Community Garden organization would be considered a principal use. Per table 21A.33.020, office is not a permitted or conditional use allowed in the RMF-30 district.
- The teaching kitchen and workshop serve the educational purposes of the community garden. The teaching kitchen and workshop are considered accessory uses because it is subordinate to the purpose of the community garden and customarily found as incident to the community garden land use.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slcgov.com/planning/planning-applications> along with information about the applicable fee. Appeals may be filed in person at the Planning Counter, 451 South State Street, Room 215 or by mail at Planning Counter PO BOX 145471, Salt Lake City, UT 84114-5471.

Dated this 2nd day of October, 2017 in Salt Lake City, Utah.



Mayara Lima
 Associate Planner
 Salt Lake City Planning Division

CC: Nick Norris, Planning Director
Joel Paterson, Zoning Administrator
Greg Mikolash, Development Review Supervisor
Posted to Web
Applicable Recognized Organization
File