

Project Description R-1-7000 to R-MU-35
Jul 11, 2022

Parcels for Zone Map Amendment:

R-1-7000 Parcels: 15-14-253-005, 15-14-253-006, 15-14-253-065, 15-14-253-035

Legal Descriptions:

15-14-253-005:

COM 889.25 FT N & 264 FT E FR CEN SEC 14 T 1S R 1W SL MER N 124.5 FT E 281 FT S 124.5 FT W 281 FT TO BEG 8178-0872 8485-4019 8853-7095 8863-0973 09209-4087

15-14-253-006:

COM 264 FT E & 878.79 FT N FR CEN SEC 14, T 1S, R 1W, SL MER, N 10.46 FT; E 281 FT; S 10.46 FT; W 281 FT TO BEG. 5951-2120 6300-2685 9758-6415 10018-569,572 10115-7794

15-14-253-065:

BEG 723.77 FT N & 16 RDS E FR CEN SEC 14, T1S, R1W, SL MER; N 102.43 FT; E 150 FT; N 50 FT; E 130.5 FT; S 157.43 FT; W 120.5 FT; N 5 FT; W 160 FT TO BEG. LESS AND EXCEPTING, BEG 723.10 FT N & 16 RODS E FR SW COR OF NE 1/4 OF SAID SEC 14; E 150 FT; N 102.43 FT; W 150 FT; S 102.43 FT TO BEG. 0.47 ACM OR L. 8267-6904,6907 8320-4082,4083 8821-5342,5344,5345,5346,5347,5348 9688-3337 10246-1588 10348-0396

15-14-253-035:

BEG 30.63 RDS N & 50 RDS E & 198.935 FT N FR SW COR OF NE 1/4 SEC 14, T 1S, R 1W, S L M; N 50 FT; W 280.5 FT; S 50 FT; E 280.5 FT TO BEG. 0.32 AC 4817-1338 6047-2716 10042-2357

Project Description:

Purpose: Activate the Node

Sitting on underutilized parcels, the TAG 1000 W townhome project will bring multifamily development to the periphery of a "Regional Commercial Node" in the Westside Master Plan. Since the adoption of the Westside Master Plan, some of the commercial and industrial users in the area have started to move their locations to the Inland Port area, significantly changing the situation on the ground and altering the most beneficial uses for the sites in/around the 900 W 1700 S regional node. Currently, the node and surrounding areas house several large vacant parcels. This investment is the first step in bringing activity to the node, spurring further growth and attention. Discussions with the Glendale Community have highlighted just how big of an issue the housing shortage in the neighborhood is, with many young families struggling to find housing in the area. The project being contemplated is anticipated to be a tract of townhomes that provides a smooth transition from the node into the existing single-family neighborhood.

The proposed site is near several neighborhood amenities that the project will enhance. These include the Jordan River Trail (recreation node at 1700 S), the Jordan River Peace Labyrinth, the Sorenson Unity Center, and the former site of Raging Waters, which the city is contemplating how to redevelop. In addition, the project will provide much-needed living space for the Glendale neighborhood. The Westside has limited opportunities to add density within existing neighborhoods, but locations like the

proposed TAG 1000 W site on the neighborhood's periphery offer chances to improve how land is utilized.

Allowing the rezone will align the city's actions with its plans by increasing the density. Doing so will advance City goals for the area by adding population that can support changes neighbors want, such as increased commercial activity.

Current Use

Currently, 2 single family homes occupy the site. The current R-1-7000 zoning codes on the property directly contradict the density recommendations for the node laid out in the Master Plan by limiting density to roughly 6 du/acre, far less than the minimum 50 du/acre advised.

The following City documents support the requested zone amendment:

Westside Master Plan
Growing SLC: A 5-Year Housing Plan
Plan Salt Lake

Background:

The Westside Master Plan, composed in 2014, provides extensive background on the state of the neighborhood, which like the rest of the Salt Lake Valley, has seen dramatic growth over the last 50 years. The Westside has traditionally grown faster than most other parts of the city as the neighborhood has provided affordable single-family housing options, often on large lots, where people could raise families. Overall, the population of Westside neighborhoods grew 42% between 1970 and 2014, a trend that has reversed in recent years. However, the primarily low and very-low-density single-family development patterns seen in the majority (89%) of residential areas in Westside neighborhoods are a barrier to sustainable growth. Higher density housing development in parts of the neighborhood that were once zoned for different uses is recognized in the Plan as one way of making a dent in this problem.

The Westside of Salt Lake City can be difficult to access from other parts of the city. This was historically due to the development of railroad tracks effectively cutting off the Westside. This problem was only exacerbated when the highway system placed elevated sections of roadway in spots that created additional physical barriers to Westside neighborhoods. Proximity to the railway and highway access attracted manufacturing businesses to what is now the eastern and southern ends of Westside neighborhoods, adding another barrier that, while not physical like the highways or railroads, contributed to a sense of isolation from the rest of the city. In the most recent Master Plan for Westside neighborhoods, strategically altering uses in the gateway areas and encouraging public transit were noted to address the literal and figurative sense of separation between the Westside and the rest of the city. The proposed site for the rezone is located at the corner of 2 major arterials, one of which provides north-south access to the Westside and the other which forms an east-west gateway into the area. 900 W serves as an essential transit corridor, offering frequent service that carries passengers to Salt Lake Central Station. Moreover, there are only a handful of east-west access roads connecting the Westside; 1700 S is one of them. The area surrounding this important arterial is changing in ways not expected in the last Master Plan as manufacturing leaves room for opportunities in the Inland Port.

Since the composition of the Westside Master Plan, the Salt Lake region has continued to grow at a breakneck pace (15.1% increase in 2010-2020 population in Salt Lake County). Still, the same dynamics have not played out in the Census Tracts covered by the Westside Master Plan (1026, 1027.1, 1027.2, 1028.1, and 1028.2). The population of the Westside Census Tracts shrunk by 869 residents between

2010 and 2020, a roughly 3.5% decrease. This leaves questions about the extent to which the current land uses are serving the population at a time when housing prices are rapidly increasing. Conversations with members of the Glendale community have revealed that housing young community families remains a major challenge. New residents coming into the area have pushed home costs and rents higher, leaving a dearth of options for those who have grown up in the area and desire to stay in the neighborhood. Some of these folks will inevitably leave the area for the affordability most people need when leaving home for the first time. Over the last decade, the decline in the population of Westside neighborhoods has eroded the residential base that keeps local businesses alive, a fact lamented upon the recent closure of Tejada's Market (Martinez, 2021).

Proposed Project and Compliance with Salt Lake City Policy Directives:

The TAG 1000 W multifamily development is the ideal use for the proposed site that aligns with City policies for the area. Especially the policies that emphasize the increasing density/development patterns on the periphery of Westside neighborhoods and concentrate intense development near regional commercial nodes to create a regional draw. They will work with a talented architectural team to ensure the project's design fits with the neighborhood and respects single-family residential neighbors. The location of the property is in a portion of the city that already houses several different land uses in close proximity and near the corner of two major roads identified as a regional commercial node, including a significant mass transit corridor (900 W) and an east-west gateway arterial (1700 S), make this site well suited for higher density multifamily development. This project will contribute to the redevelopment of the larger node by activating the area. The project is aligned with the vision of City master plans both citywide and specifically for Westside neighborhoods. The development team looks forward to moving the project ahead and collaborating with the city to ensure that the development contributes to positive growth in the area.

The Westside Master Plan, adopted in 2014, outlines several broad goals and offers suggestions for achieving them throughout the document. The TAG 1000 W project on the perimeter of the regional commercial node located at 900 W and 1700 S, an area highlighted as having the potential for heavier utilization as well as a mix of uses by the Master Plan. Moreover, the proximity to a recreational and a community node (anchored by the Sorensen Center) within .75 miles will ensure the project has abundant recreational and community resources nearby to support residents' entertainment and play. The commercial and industrial uses to the east and south and robust public transit will also provide ready access to opportunities for work. The project aligns with the goals, policies, and statements of the Westside Master Plan.

Goals - The most recent Westside Master Plan included several goals that, if accomplished, would help to achieve the broader vision of the Plan. These goals are discussed in detail below.

- **"Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods."**

The property's location at the edge of a regional commercial node makes it the ideal location to promote reinvestment and redevelopment of mostly vacant land in a way that does not significantly affect the character of the stable neighborhood. The contemplated project would bring improved infrastructure and meet the community's vision by bringing a new commercial space and residents to support the

space and surrounding businesses. Moreover, the project's location is close to stops for both the 509 and 513 bus routes will spur the utilization of mass transit to reach job and lifestyle opportunities both to the east and west. Ideally, this project will catalyze further redevelopment and reinvestment in an area that has seen changes to surrounding land uses since the Master Plan was drafted. With denser development, this area could serve as a significant gateway to the Jordan River Trail, new parks, and other exciting Westside amenities.

- **"Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible, and high-density residential development where needed, appropriate, or desired."**

The project being considered at TAG 1000 W would bring investment into the area that is attractive, medium-density, and compatible with the vision of the Master Plan. The Master Plan featuring this area on the edge of a regional commercial node speaks to the appropriateness of higher density in the area. Furthermore, conversations with the community have indicated that higher density is needed and desired to preserve housing attainability and a solid residential base to support commercial institutions.

Community Profile - A community profile is offered early in the Master Plan. This profile includes land uses, demographics, and other information that provides an overview of the Westside Community. The project being considered at TAG 1000 W would make contributions to the community that are relevant to commentary from this section about commercial opportunities in the neighborhood, these are discussed in detail below.

- **"To attract the commercial uses that residents want and that are lacking in their community, more residents are needed, and because of the space constraints, the community has to grow from within."**

Historically, the Westside has been constrained by industry and dominated by single-family residential land uses. This in turn limits the population of Westside neighborhoods in ways that have been recognized as a limiting factor for commercial opportunities that current resident's desire. The project being contemplated, while not large enough to completely address this issue, will afford the opportunity to add more density and population that contributes to supporting commercial businesses. Effectively utilizing a large tract of land on the outskirts of a regional node is a responsible way for the community to "grow from within."

Opportunities - The Master Plan recognizes that the overwhelmingly single-family character of interior neighborhoods limits appropriate areas for change. The Master Plan identifies nodes as localized pockets of change where different land-use patterns are possible and specifically calls out the 900 W corridor as a district that is primed for change. The anticipated project would contribute to the community relevant to the opportunities for change discussed in the Master Plan; these are detailed below.

- **"Generally speaking, most of the redevelopment in the Westside will be around those single-family neighborhoods. Redeveloping around them, though, presents challenges because it is easy to disrupt their character with tall buildings, dense residential complexes or intense commercial activities."**

The proposed site is at the edge of single-family development in an area primed for change. Recognizing the potential for disruption by more intense land uses, the developer anticipates a project that will be

scaled at the edges to transition into the surrounding neighborhood smoothly. This will effectively minimize the impacts of redeveloping near single-family residential and preserve the character of existing homes.

- **"If the neighborhoods are limited with regard to new residential and commercial development, the opportunities for that type of growth must be located elsewhere. In the Westside, those areas are at the edges of the neighborhoods and specific intersections within them. Both the size and scope of these opportunities vary significantly based on the site and situation."**

The project would be on the peripheral edge of a more established neighborhood at an intersection where higher density is called for; this aligns with the statements of the Master Plan. Suppose the Westside will attain the density it needs to support the resources desired by residents. In that case, developers must take opportunities to add density in the neighborhood's periphery as they become available, particularly at a node that features several tracts of underutilized land.

- **"The 900 West corridor is effectively Westside's primary community corridor because it is the only road other than Redwood Road that provides north-south connectivity. Residents and stakeholders both had ideas for all parts of the corridor, but the main focus was between 400 South and 1300 South. While the corridor itself is a large area of change, it could be more accurately described as a string of nodes. So, while some changes are anticipated throughout the entire corridor, a majority of the changes should be anchored around the nodes. Those nodes are at the major intersections along 900 West: 400 South, 800 South, 900 South, California Avenue and 1700 South. Each of these nodes has specific elements or opportunities that correspond to a specific node type within the hierarchy defined in the following section. In that sense, the intensity of the proposed changes are tied to the intersections' position on the hierarchy. The scale and scope of the possible changes at the 400 South node (a community node), for example, will be different than at 1700 South (a regional node)."**

TAG 1000 W is located on the periphery of one of the nodes in the 900 W corridor highlighted by the Plan as compatible for a large scale and scope of change. Leveraging the north-south connectivity of 900 W, the project will provide residents opportunities to easily access other parts of the Westside and transit opportunities serving a large portion of Greater Salt Lake.

- **"This is mainly a result of the fact that 900 West is one of the few places that can accommodate some residential and commercial growth without impacting the stability of the community's interior."**

The project being considered would be able to accommodate residential and commercial mixed-uses without impacting the stability of interior westside communities. In addition, the location on 1000 W, an area on the periphery of existing development, contributes to the opportunity for desirable and minimally interruptive growth offered by the site.

Neighborhoods - The Westside Master Plan offers a vision for the future of established Westside neighborhoods, highlighting areas of stability and opportunity. The proposed rezone and project would allow alignment with several statements within the neighborhood section; these are outlined in more detail below.

- **"And while the population of the Westside has been climbing at a rate exceeding that of the city as a whole, that growth seems to be tied to younger generations. Families in the Westside are on average bigger because there are more children in those families. Over time the demand for new housing will necessitate a change in the community's development pattern. Where this change occurs will likely follow the same course that has already been set; that is, it will not be found deep within the neighborhoods."**

Westside's population has leveled since the writing of the Master Plan. The reasons for this may be partially attributed to estimates that minority racial and ethnic groups were under-counted in the 2020 Census (Elliott & Martin, 2021). However, affordability in Salt Lake City is another potential contributor to population stagnation as the Westside has added only 264 total units, with 27 units in the project's census tract since 2010. Issues with affordability are likely influencing the choices of the community's young adults about where they move when leaving the nest.

- **"Regulations for infill development are guided primarily by compatibility with the existing neighborhood fabric, which includes elements like height, bulk, setbacks, architecture, landscaping and building materials. This development will not change the character of the neighborhood."**

TAG 1000 W will be designed by a team of talented architects working to ensure the project serves as a worthy gateway into Westside communities. Furthermore, the proposed increase in density would serve as a buffer between the C-N Zoning to the South and the R-1-7 Zoning to the north. The TAG 1000 W would add and contribute to the existing neighborhood without significantly changing its character.

- **"New residential and commercial development that is adjacent to established single-family neighborhoods should be buffered with landscaping and side or rear yard setbacks based upon the distance between the proposed building and the existing buildings."**

The development will proceed with a plan to minimize impacts on the surrounding neighborhood, including appropriate setbacks and high-quality landscape buffers.

Nodes - The Master Plan includes extensive discussions of nodes that have the opportunity to provide Westside communities with additional stability by providing a variety of housing, retail, or recreation options. The project being contemplated is located on the periphery of a regional commercial node. Therefore, TAG 1000 W is the perfect scale to provide a transition into this node type. The anticipated project's compliance with the concepts laid out in the Master Plan's broad discussion of nodes and its specific discussion of regional commercial nodes is outlined below.

- **"The most successful types of nodes—the nodes that residents feel both positively and accurately represent their neighborhoods or communities—are those that have an integrated mix of land uses, reliable public infrastructure, a variety of transportation options, and safe and inviting public spaces, streets, and sidewalks."**

The rezone will allow a project at TAG 1000 W that developers expect to include mixed land uses such as single-family attached dwellings, multifamily apartment buildings, and live-work spaces. Doing so near robust public transit options and public infrastructure such as parks will ensure that residents engage with the larger neighborhood. In addition, the project's design will include elements to draw the public,

such as art displays. This project will breathe new life into the node and accurately represent the neighborhood in which it will be embedded.

- **"Regional nodes are locations that are major magnets for large commercial uses, professional offices, and multifamily developments. Regional nodes are served by at least one arterial street (preferably two) so that they are easily accessible by automobiles and public transportation."**

The project is close to the corner of 2 major arterials serving the Westside. Also, the project would create a draw for other sizable and exciting developments by including multiple uses.

- **"The ultimate goal is that any regional node is a destination for all residents within a metropolitan area."**

With the extensive and exciting redevelopment in and surrounding the recreational node less than two blocks away, the envisioned project would be part of a complex of changes that turn the 900 W 1700 S regional node into a destination for people throughout the greater Salt Lake City area. Unfortunately, current land use codes applied in and near the node do not further this vision. Thus a rezone is requested.

- **"The Planning Division should put in place a zoning district (or districts) at the identified regional nodes that has no density limitations and flexible height regulations to encourage high density residential development and compact, multi-use development. The ideal densities at nodes such as Redwood Road and 1700 South and Redwood Road and 2100 South should be between 75 and 100 dwelling units per acre. At Redwood Road and 400 South and at 900 West and 1700 South, densities between 50 to 75 dwelling units per acre are more reasonable."**

Current land use codes on the properties where TAG 1000 W would be built have height limits that max out at 35 feet and can support a density of roughly 6 du/acre or less. The proposed changes will bring the density around the node closer to the level specified by the Master Plan.

Growing SLC: A 5-Year Housing Plan compiled in 2018 gives an overview of the state of the housing market in Salt Lake City. According to the report, the city is facing a dire shortage of housing, particularly housing that allows young people to get started and that allows older residents to age in place in the neighborhoods where they have lived their lives. By proposing a zoning code with more density in an area where it is called for and on a site that can support it, the contemplated development would provide more housing and commercial opportunities than alternative options. As we will discuss in greater detail below, if allowed greater density, the TAG 1000 W project would address several objectives and policy guidelines outlined in the Growing SLC report, including ones related to affordability, diverse housing stock, and increased density.

- **Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city** - As noted in the Westside Master Plan, the Westside has been an area that has traditionally seen consistent growth. However, in recent years prices have spiked and the area's population stagnated or slightly declined as few new housing units were built to accommodate people with changing housing needs. The pandemic and low-interest rates exacerbated these problems by bringing a glut of buyers into the market, spiking prices on the Westside, and putting many residents' single-family homes out of reach. TAG 1000 W will

contribute to the housing stock, and by increasing density, on the land, it would be able to offer a product that is more attainable than what would otherwise be offered. Keeping the current low-density zoning on the TAG 1000 W parcels does not align with City goals, particularly considering the increasingly dire affordability crisis. Modifying the land use on TAG 1000 W's parcel will contribute to keeping housing more attainable by adding stock as the city experiences heavy growth.

- **Develop flexible zoning tools and regulations, focusing on significant transportation routes (1.1.1).** - The TAG 1000 W development will be located near a major intersection in proximity to several significant public transit options. Specifically, the project is within a half-mile walk of stops for the 509 and 513 bus lines. Each of these lines provides access to different parts of the city that offer work, play, and entertainment opportunities. Moreover, the project is close to several pedestrian and bike trails, including the Jordan River Trail and the 9 Line Trail. These amenities will allow residents to access other parts of the city via foot and bicycle while minimizing time on roads with heavy vehicle traffic or poorly protected bike lanes. Nearby transportation amenities will allow residents to access the city without being dependent on their cars. The increased density necessitated by the TAG 1000 W project would also bolster the utilization of public transit and trails in Salt Lake City.
- **Develop infill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures while minimizing neighborhood impacts (1.1.2).**- Being located in an area on the peripheral edge of a single-family neighborhood, the TAG 1000 W development assemblage is a blank slate that will allow for a large project in a location with minimal impact on the neighborhood. The city has clearly outlined its intentions of increasing density near Westside regional commercial nodes. TAG 1000 W would be part of that change. As an infill project, the development envisioned at TAG 1000 W would bring multiple housing options to underutilized land. Developments like the one expected at TAG 1000 W have been more common on the Westside over the last several years but have not been seen in this portion of Glendale.
- **Objective 3: Implement Life cycle Housing principles in neighborhoods throughout the city** - By allowing for the rezoning of TAG 1000 W, the city would facilitate a project envisioned to have more options for young people and families as well as people desiring to age in place in the community. The density of the project would allow it to have the potential to serve as a stepping stone for those leaving the family home for the first time. This kind of opportunity is needed in the area, as highlighted by the Westside Master Plan. The average family size on the Westside is larger by one member than in other parts of the city, partially due to the lack of affordable housing options for young families. The project will provide an option that is more attainable than single-family homes for a large number of families. The envisioned project would also offer a chance for older adults by providing a home with less maintenance than most single-family residences. Thus, the rezoning would allow for a project that creates an opportunity for lifecycle housing within the Westside community.
In Plan Salt Lake, a 2015 document outlining policy for the entire city, the need for more dense housing options were discussed in several initiatives. The project envisioned at TAG 1000 W aligns well with the goals of Plan Salt Lake by placing high-density growth where appropriate and will benefit the surrounding area. Rezoning TAG 1000 W would help the city accomplish important citywide goals related to sustainable housing development and growth.

Growth Initiatives

- **Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.** – The TAG 1000 W site is close to existing City infrastructure and amenities. Specifically, the location on 900 W and 1700 S would allow residents access to two significant arterials for east-west and north-south travel. Further increasing mobility is the abundance of public transit options available in the area, as outlined above. The property is also close to recreational amenities and parks, some of which were highlighted in the Master Plan as the "recreational hub" of the Westside.
- **Promote infill and redevelopment of underutilized land.** - The land is currently largely vacant. Being a high-density infill project TAG 1000 W would allow for more efficient land utilization and provide housing and shopping options in an area of the city where they are needed.
- **Accommodate and promote an increase in the city's population.** - Allowing for greater density in the zoning where TAG 1000 W would be built would allow for the construction of a project that better accommodates and promotes growth in the city's population than alternative options.
- **Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).** - The TAG 1000 W site is close to resources that would allow a healthy lifestyle, including the Jordan River Trail and areas where the city plans to redevelop multiple parks. This substantial investment in the area would spur subsequent development that further accommodates healthy living amenities.

Housing Initiatives

- **Encourage housing options that accommodate aging in place.** - The TAG 1000 W project will seek to provide a housing option for Westside residents of all ages. Specifically, the development would attract older residents who seek to age in the neighborhood where they have spent their lives by providing a housing option that is lower maintenance than the single-family homes that dominate the community. Moreover, the units will be attainable, especially for those selling their homes.
- **Enable moderate density increases within existing neighborhoods where appropriate.** - The parcels where the envisioned TAG 1000 W project would be developed are very well suited for an increase in density. The project falls on the edge of a regional commercial node. It is on the edge of existing development, with plans incorporated into the requested zoning changes to minimize project impacts. This envisioned project's density would not disrupt the single-family residential to the north and west. However, it would provide new housing and retail opportunities in an area where they are needed and appropriate.
- **Promote high-density residential in areas served by transit.** - The proposed project site is within a half mile of stops for two different bus lines. These bus lines provide access to much of the rest of the city. Higher density development near the stops would increase utilization of public transit while reducing the need of the residents to rely on automobile transportation, which, when combined with the large number of parking spaces envisioned, will serve to mitigate potential parking impacts of the project.

Purpose:

The amendment to the zone map aims to better fulfill the city's stated goals and vision, as demonstrated in the Master Plan for the area and other city planning documents. The current zoning code applied to the property is outdated and prevents development in an area well suited for it. This is especially true given many characteristics that allow for reduced density as less intense uses are approached. The envisioned development would achieve the goals and purposes of the R-MU-35 zones far more effectively than those of the current R-1-7000 zones. The project team is committed to making this a development that will work not only for future members of the community but also for existing community members. Thus, we will include neighbors in the process of finalizing the project formulation to ensure we minimize disturbance and bring as much benefit as possible. We will work with appropriate community bodies to ensure that the project fits the style and can truly become part of the surrounding neighborhood. Moreover, we will collaborate with a top-notch architectural team to design a project that the Westside would be proud to have as an addition to their neighborhood. Finally, our team will work with the community to establish that R-MU-35 is the appropriate zoning code for these properties.

Surrounding Zoning:

CB (Community Business), CG (General Commercial), R-1-7000 (Single Family Residential-7000 SF Lots), R-MU-35 (Residential Multifamily-35 Feet), M-1 (Light Manufacturing)

Existing R-1-7000 Zoning Purpose Statements:

A. Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide safe and comfortable places to live and play, promote sustainable and compatible development patterns, and preserve the neighborhood's existing character.

The purpose statements for the zoning code applied to parcels within the assemblage are fundamentally misaligned with the goals laid out for regional commercial nodes in the Westside Master Plan. Stability and slight declines in the population as housing prices steadily increased in the surrounding area over the last decade have demonstrated the existing development pattern's limitations in sustaining growth, affordability, and commercial business. The regional commercial node will be best served by allowing for a rezone to a code that will allow for multifamily development that stabilizes housing stock in the area and puts residential density in an area that is extremely desirable in terms of access to recreation and transit. The current codes do not support the area's density or degree of change called for by the Plan.

Proposed R-MU-35 Purpose Statements:**A. Purpose Statement:**

The purpose of the R-MU-35 residential/mixed-use district is to provide areas within the city for a mixed-use development that promotes residential urban neighborhoods containing residential, retail,

service, commercial and small-scale office uses. The district's standards reinforce the area's mixed-use character 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.

The location and layout of TAG 1000 W fit the purpose statements for R-MU-35 far more robustly than those of the current zoning codes. The multifamily development would create a buffer between the lower density residential uses on neighboring properties, and higher intensity uses that are envisioned on portions of the proposed site approaching 1700 S, which is a major artery serving the Westside. The anticipated project would have single-family attached housing that further supports the urban neighborhood character of the overall development. Moreover, by locating high-density areas close to mass transit, a recreation node, and community resources such as the Sorenson Unity Center, the project would contribute to the sense of place and walkability of the surrounding area. Ultimately, the envisioned project would serve as a proof of concept for other developers looking at projects in the area and bring greater activity into the node as it transitions to uses that are more closely aligned with the Master Plan.

Summary:

Map Amendments are approved based on several criteria, including:

- Whether the proposed map amendment is consistent with the city's purposes, goals, objectives, and policies as stated through its various adopted planning documents.
- The extent to which a proposed map amendment will affect adjacent properties
- 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.

The consistency of the proposed amendment with city policies, goals, and objectives is discussed in extensive detail above. The following documents support the amendment:

Westside Master Plan
Growing SLC: A 5-Year Housing Plan
Plan Salt Lake

The project envisioned at TAG 1000 W site would provide development of the scale and character called for in regional commercial nodes by the Westside Master Plan. The parcel is currently dramatically underutilized. As for-rent and for-sale prices continue to rise in Salt Lake City, the envisioned project would provide opportunities to bolster the stability of the population in the surrounding neighborhood by delivering viable options for community members that wish to stay in their current neighborhood. The project would be located on the periphery of the existing development. As outlined in the Master Plan, areas like this are the most straightforward places to add density on the Westside. Ultimately, the additional density would bring more development and mixed-uses to the area, expanding the retail options available to residents in ways the community has asked for. The envisioned project aligns with the purposes, goals, objectives, and policies outlined in major planning documents governing the area. Moreover, the proposed rezone will allow for development that is more compatible with the purpose statements of the replacement zones than the zoning codes currently applied.

Although the development team is still in the early phase of formulating the TAG 1000 W project, the process of engaging the neighborhood has already started. We have a robust plan for engaging neighboring parcels and the Community Council for feedback about ways that the project can minimize disruptive impacts and maximize benefits. These conversations have started and will continue throughout the process of project planning. During construction, there will be ineffective communication between the development team and nearby single-family neighbors to ensure that we minimize the conflicts and problems that active construction can bring. The development team looks forward to continued collaboration with neighbors as the project's design is advanced and will work to ensure that the project will ultimately be something that the neighborhood can be proud of.

The current R-1-7000 zoning on the parcels does not advance the city plans outlined in the Westside Master Plan, Growing SLC, or Plan Salt Lake. By allowing for a rezone to R-MU-35, the city will modernize the zoning to agree with the goals stated in city documents. As Salt Lake City experiences rapid growth, additional housing will be necessary. By allowing for density in and around the regional commercial node, the city will increase the attainability of housing while simultaneously minimizing the impact on the single-family zoned neighborhoods of the Westside. The TAG 1000 W parcel represents an infill opportunity in an area where it is appropriate and desired. By interfacing with other public and private projects nearby to create a more "people-oriented" and engaged neighborhood, the TAG 1000 W development would further the purposes of the proposed zoning codes in ways that benefit the city.