

ZONING AMENDMENT

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **Map Amd: \$1,214** filing fee, plus **\$121** per acre (in excess of 1 ac).
- **Text Amd: \$1,214** filing fee.
- Additional required notice fees assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

ADDRESS OF SUBJECT PROPERTY

REQUEST

NAME OF APPLICANT

PHONE

MAILING ADDRESS

EMAIL

APPLICANT'S INTEREST IN PROPERTY (**owner's consent required*)

Owner Architect* Contractor* Other*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (*if different from applicant*)

PHONE

MAILING ADDRESS

EMAIL

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

EMAIL

MAILING ADDRESS

PHONE

APPLICATION TYPE

SIGNATURE

DATE

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

NAME OF OWNER

EMAIL

MAILING ADDRESS

SIGNATURE

DATE

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

REQUIREMENTS ([21A.50.040.A](#))

Project Description:

- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.
- Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

DISCLAIMER: I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

ADDENDUM NO. A TO REAL ESTATE PURCHASE CONTRACT

THIS IS AN ADDENDUM COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of 24th day of October, 2023 including all prior addenda and counteroffers, between Garbett Realty PC or assigns as Buyer, and Joseph Santistevan Family Trust as Seller, regarding the Property located at 1550 S 900 West & 1544 S 900 West. The following terms are hereby incorporated as part of the REPC:

1. Purchase price to be \$59,500 per approved unit by Salt Lake City, for a total of \$1,190,000 based on the approval of 20 units. If additional units are approved the price will increase \$59,500 per additional units. If less units are approved the purchase price will be adjusted \$59,500 per unit approved.

2. In no case shall purchase price be less than \$780,000.

3. Buyer agrees to pay Eric Santistevan of Engel & Volkers a commission of 3% of the final purchase price.

4. Following the expiration of the Due Diligence period, Buyer agrees to release to Seller \$13,000 each month from the Earnest money being held in Escrow. This money is non refundable except in the case that Salt Lake City denies the request for a zone change. At which point Seller would be required to return the \$130,000 earnest money deposit in full.

5. Closing date shall be 30 days following Salt Lake City final plat approval. Closing is conditioned upon the approval of a SLC zone change from R-1/7,000 to RMF-30 Low Density Multifamily Residential. If the required zone changes is denied all earnest money deposits will be returned to buyer.

6. Escrow and Closing to be held at Meridian Title Company Attn: Sharon Kearns 801-264-8888

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. Seller Buyer shall have until 5:00 AM PM Mountain Time on October 27, 2023 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

DocuSigned by:
Bryson C. Garbett
4264579D9836404...

24-Oct-23 | 10:54 AM PDT

January 30 2024

Parcels for Zone Map Amendment:

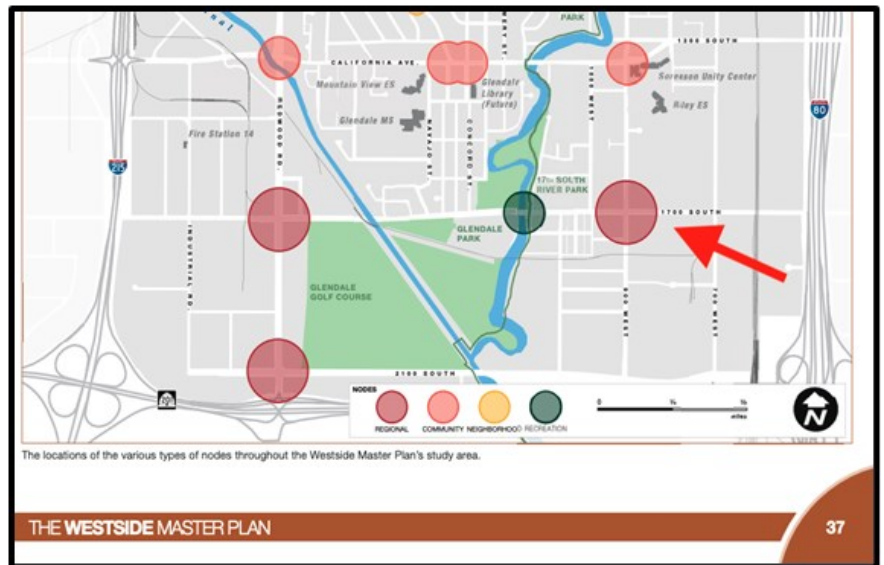
15-14-253-032, 15-14-253-031

Surrounding Zoning:

RMF-30 (Residential Multifamily-30 Feet), 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)

Project Description:

Sitting on underutilized parcels, the 1550, 1544 S 900 W townhome project will bring multi-family development to the periphery of a “Regional Commercial Node” in the Westside Master Plan. Currently, the node and surrounding areas house several large vacant parcels that are underutilized. 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.

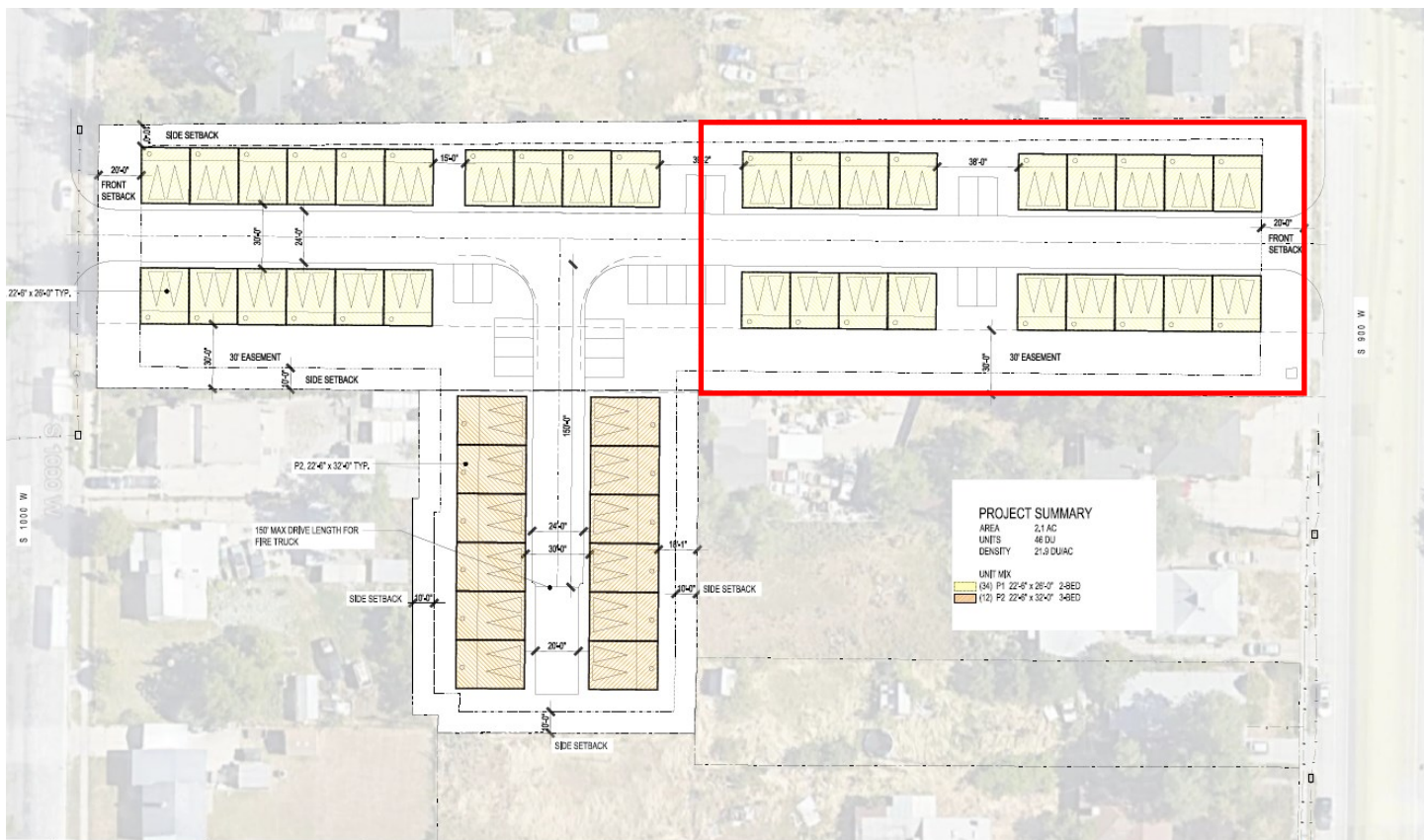


Salt Lake City, Documents, Accessed February 14, 2023 <http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

The proposed site for rezone is located near two 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 important transit corridor, offering frequent service that carries passengers to Salt Lake Central Station. There are only a handful of east-west access roads (1700 S being one of them) connecting the Westside to Downtown.

The parcels are in close proximity to several neighborhood amenities that will both enhance and be enhanced by the project. 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 is currently being redeveloped as a Regional Park.. 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 1550, 1544 S 900 W site offer chances to improve how land is utilized. The current R-1-7000 zoning codes directly contradict the density recommendations for the regional node by limiting density to roughly 25 du/acre, less than half of the minimum 50 du/acre advised in the Master Plan. Allowing the rezone will allow for more sustainable density in the area.

Moreover, the proposed rezoning not only facilitates the expansion of the adjacent project, which was recently rezoned to RMF-30 and is currently in the design phase, but also creates an opportunity to establish a seamless connection between 1000 W and 900 W. This strategic amalgamation of projects is poised to enhance overall operational efficiency by optimizing land use to its maximum potential. The red highlighted area below illustrates the potential addition made possible by the proposed rezoning.



Westside 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 parts of the city as the neighborhood has provided affordable family housing options. Overall, the population of Westside neighborhoods grew 42% between 1970 and 2014.

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), but 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 prices for housing are rapidly increasing. Conversations with members of the Glendale community have revealed that housing young families of the community 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. Declines in population of Westside neighborhoods over the last decade have eroded the residential base that keeps local businesses alive.

Growth and Housing Initiatives:

To address growth and housing challenges, the City has developed a comprehensive set of goals and policies outlined in various planning documents, including the Westside Master Plan (Adopted 2014), Housing SLC (2023-2027), Growing SLC: A Five-Year Housing Plan (2018-2022), and Plan Salt Lake (Adopted 2015) .

The Westside Master Plan focuses on promoting reinvestment and redevelopment in the Westside community while preserving the character of existing stable neighborhoods. It emphasizes protecting low-density residential areas and strategically allowing high-density development where appropriate. The plan also identifies specific areas, such as the edges of neighborhoods and intersections, for potential growth opportunities.

Growing SLC aims to address the city's affordability needs by reviewing and modifying land-use and zoning regulations. It emphasizes the importance of securing and preserving long-term affordability, increasing the number of housing units on specific parcels, and implementing life cycle housing principles. In-fill ordinances and flexible zoning tools are encouraged, especially along significant transportation routes.

Plan Salt Lake promotes high-density residential development in areas served by transit, with a focus on locating new developments in areas with existing infrastructure and amenities. The plan encourages infill and redevelopment of underutilized land, moderate density increases within existing neighborhoods, and an overall increase in the city's population. Access to opportunities for a healthy lifestyle and support for housing choices, including affordability and accessibility, are key components.

Housing SLC emphasizes the importance of neighborhoods with access to jobs, transit, greenspace, and basic amenities. It acknowledges the challenges of air quality and advocates for reforming city practices to create a responsive, affordable, and high-opportunity housing market. Collaboration with a network of partners, including market-rate developers, is considered crucial in addressing housing instability.

The proposed development of a .82-acre lot aligns with the Westside Master Plan and other city documents. It aims to create an attractive low-density multi-family development, activating the area and promoting further investment in underused parcels. The project supports infill, utilizing land more effectively through additional density, and is expected to breathe life into existing infrastructure and amenities.

In terms of transportation and mobility initiatives, both the Westside Master Plan and Growing SLC stress the importance of well-connected transportation modes within and between the Westside and the rest of the city. Plan Salt Lake emphasizes creating a system of connections to facilitate easy access to employment, services, amenities, and housing while reducing automobile dependency and minimizing emissions.

The proposed projects contribute to these initiatives by bringing people into well-connected areas, reducing reliance on automobiles, and supporting the broader goal of reducing pollution in Utah. With the state's air quality challenges, the emphasis on walkable/bikeable streets, neighborhood centers, and placing people within a ¼ mile radius of transit aligns with the broader strategy to combat pollution caused by transportation, which accounts for a significant portion of wintertime pollution in the state.

To further achieve the sustainability goals of Salt Lake City, the developer is proposing a community that will feature the following innovations resulting in a more energy efficient, cleaner type of housing.

Salt Lake City, Documents, Accessed February 14, 2023 <http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/CAN/2023-Housing-SLC-Plan-Spread-1.pdf>

Salt Lake City Documents, Accessed December 19, 2022 http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

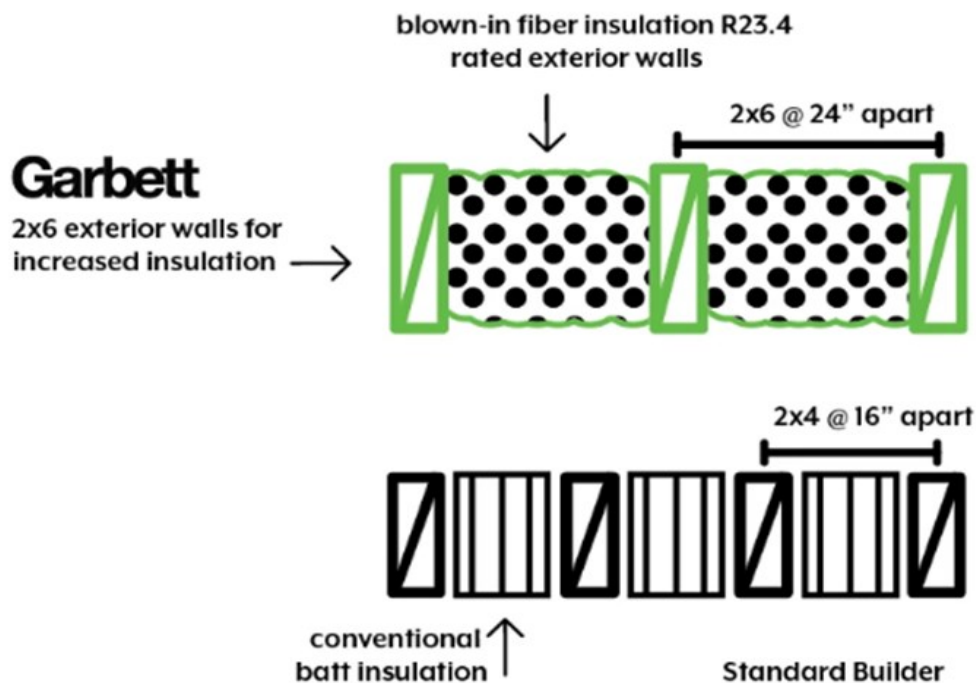
Salt Lake City Documents, Accessed December 14, 2022 <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

A. Green Building Techniques to be used in the development.

Over the past Decade Garbett Homes has continuously worked to build the most high performing and energy efficient homes for our buyers at a price that they can afford. This project will feature all the technology and techniques we have acquired over this time in order to achieve a high performing extremely energy efficient community. The following will be included in our Development

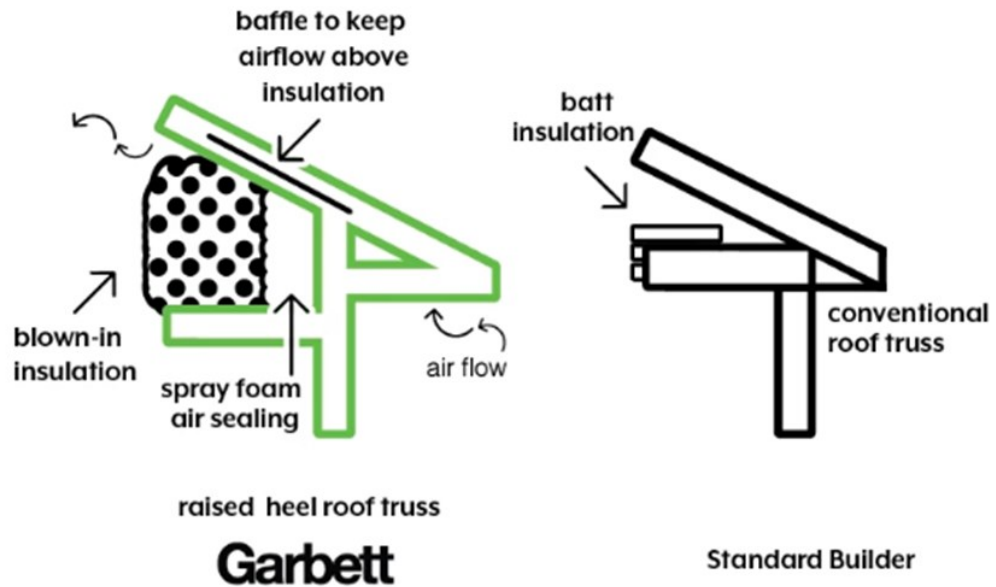
1. Each home will be pre-wired for solar. Making it easy and inexpensive for our customers to install solar or subscribe to a solar panel provider. They will also have the option to set up back up battery storage within their own homes.

2. 2x6 exterior wall construction



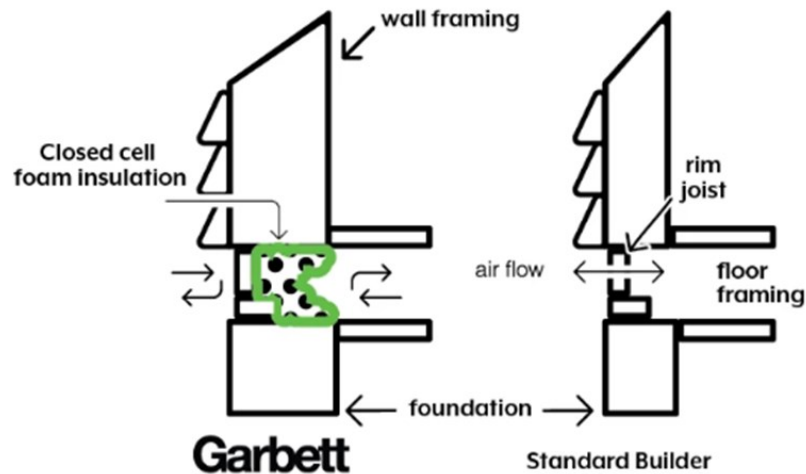
By using 2'x6' exterior walls instead of conventional 2'x4' walls, and spacing studs 24" on center (instead of the standard 16" apart) We're able to make significant gains in insulation. Wood is a poor insulator, so by incorporating these innovations we're able to include more insulation and give you a higher performing

3. Raised-heel Roof Truss:



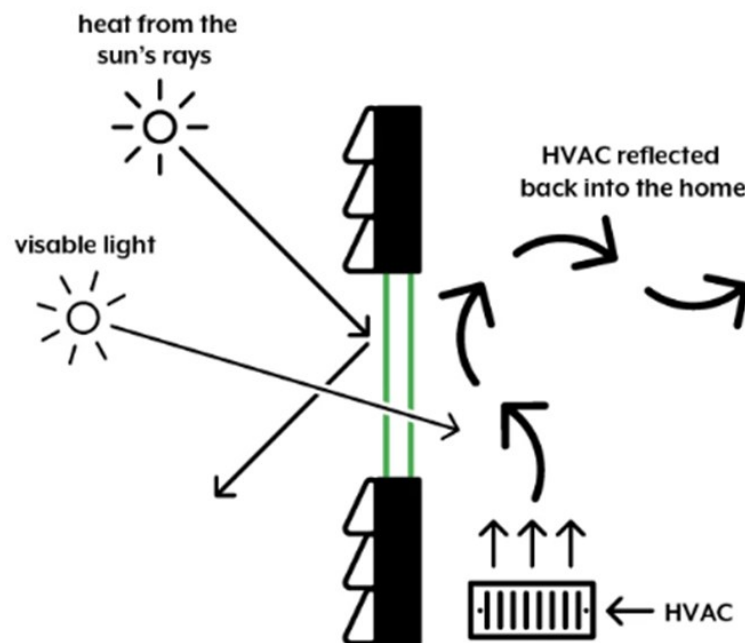
Raised heel roof trusses offer the most energy-efficient roof framing. Getting full insulation coverage over the entire ceiling is difficult when ceiling trusses are not designed to allow the insulation to maintain its desired thickness all the way to the wall. Conventional roof truss assembly (insulated with standard batts) does not allow adequate ceiling insulation and the air passing through the vents is restricted. The Garbett raised heel system uses baffles to allow adequate air flow above the insulation. Blow-in fiber is used to insulate the ceiling, and spray foam is used to air-seal the raised heel, achieving a true and consistent R-60 thermal rating.

4. Raised-heel Roof Truss:



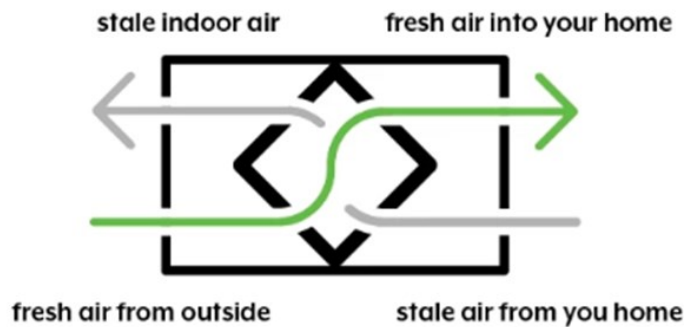
The rim joist can be a significant source of air-leakage. Drafts can be pulled through the house into walls and holes created by plumbing pipes and electrical work. Garbett Homes uses closed-cell spray foam to air-seal and insulate the rim joist. Unlike conventional batt insulation, the spray foam leaves no gaps or voids and won't sag while performing as a super-tight air barrier and insulator.

5. LOW E Windows



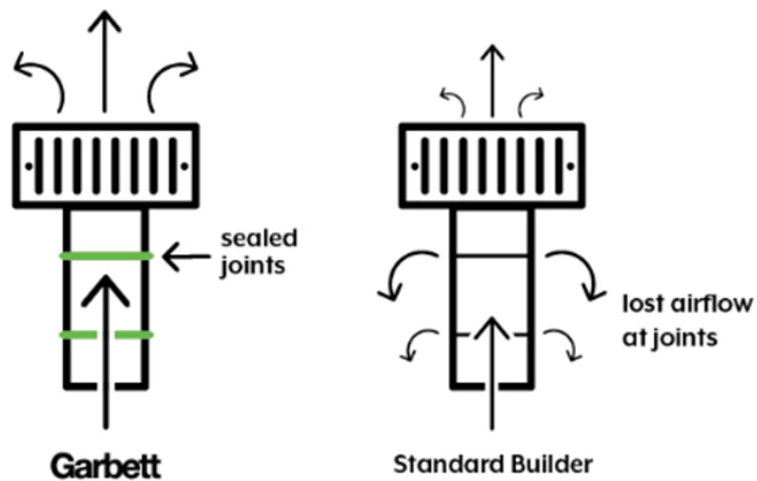
Each Garbett home comes with Low-Emissittance (low-E) windows. Low-E windows allow visible light to enter our homes while restricting summer heat from entering. During the winter months, the windows keep cold air outside while reflecting the heat produced from the home back into the home, keeping your home cooler in the summer and warmer in the winter.

6. Advanced ERV System



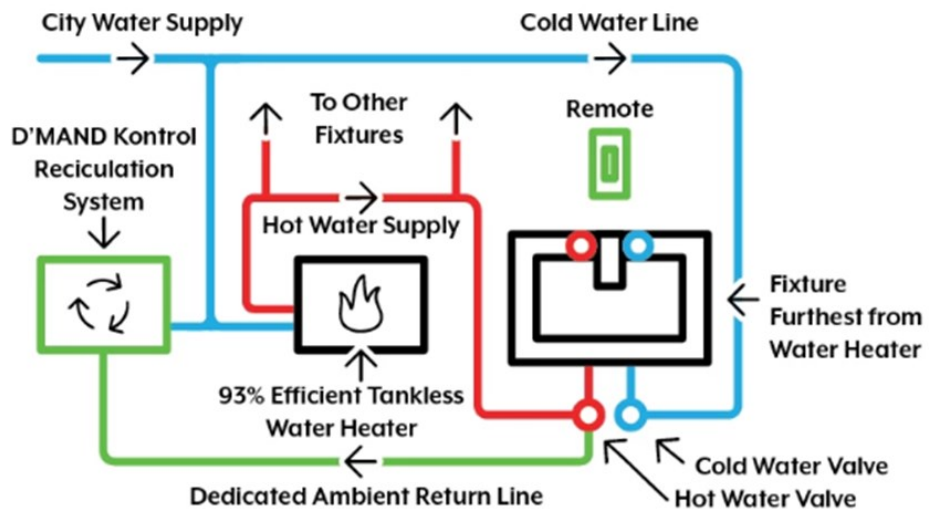
Each home is equipped with an advanced air exchanger that completely replaces all the indoor air with filtered outside air, helping to keep clean indoor air quality levels. The system uses advanced Energy Recovery Ventilation (ERV) technology to precondition the incoming outdoor air. The system pre-cools the air in the warmer seasons and pre-heats the air in the cooler seasons. The benefit of using energy recovery technology is the ability to improve indoor air quality and reduce the energy used by the heating and cooling equipment. This technology has demonstrated an effective means of reducing energy costs by reducing the home's heating and cooling loads.

7. Air Duct Sealing



All air ducts are sealed with an advanced sealant to provide a flexible air-tight seal. Advanced sealants can bend and flow while maintaining a durable bond.

8. On Demand Hot Water Heater



The D'MAND Kontrol[®] Recirculation System works by circulating ambient (cool) temperature water that normally goes down the drain back to the hot water heater, through the cold water line. At the same time, it fills the hot water line with hot water from the water heater. When the hot water reaches the faucet, the valve closes and the pump turns off automatically providing hot water efficiently and on demand.

9. Programmable Thermostat

A programmable thermostat allows the adjustment of the temperature of the home to be as efficient as possible. All Garbett homes are equipped with programmable thermostats as a standard feature.

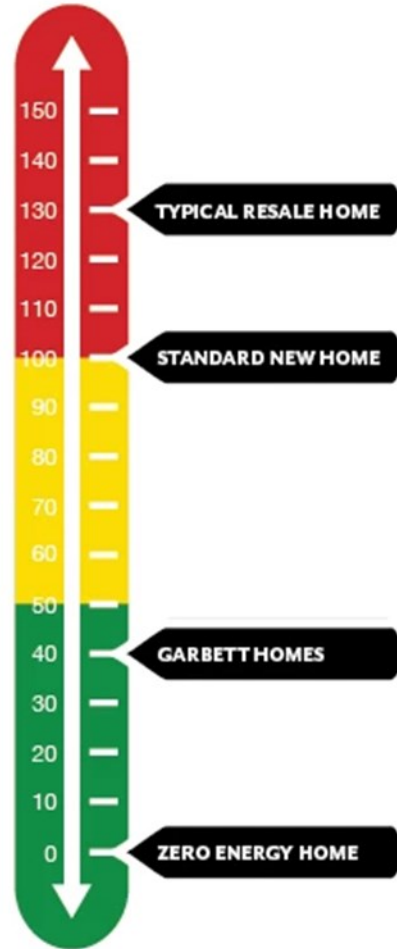
9. Zero Emission Home

These homes will be 100% heated and cooled by electricity. No gas lines will be run. The stoves and appliances will all be electric. This will result in a home that does not directly contribute to the air quality challenges we face in the valley.

9. Individually tested and rated homes

Through the use of these techniques the homes built here will have a superior HERS index score. The HERS score is how we measure the energy efficiency of our homes. Each home is tested and verified by an independent 3rd party rater.

This ensures that we hold ourselves to the accountable to the claims that we are making. We anticipate the homes will have scores in the 40's-50's. A score of 0 means you are a zero energy home and are producing as much energy as you are consuming. A typical home built to code will score in the 80-100 range. When compared to a similar home of similar size, ours would be almost twice as efficient.



Community Benefit

Though not officially adopted the applicant recognizes that there is new language in the city ordinance that may soon be adopted meant to address a community benefit when a zone change is requested.

In this regard applicant will commit to creating open space within the outlined area of the site plan that will be activated an open to the public. The highlighted area will be encumbered by a required 30' easement with public utilities, but a walking path with natural features and vegetation will be created to be used by residents and the public as well. This open area also provides mid block interconnectivity between 900 and 1000 west.

