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April 26th, 2026

Rezone Application for 1379 Van Buren Ave and 1395 Van Buren Ave, Salt Lake City, UT 84104

Submittal Requirements Checklist

A statement declaring the purpose and justification for the proposed amendment.

Our rezone request is based on our intent to provide low density and missing middle housing ownership opportunities via infill development on three parcels in the Glendale neighborhood of Salt Lake City by changing the zoning from R1-7000 to RMF-30. The current parcels consist of two single family homes fronting Van Buren Ave and a rear parcel without any structures.

Historically the land encompassed by the three parcels has been underutilized for housing as it was used for large yards for single-family homes or small-scale agricultural uses. In many other areas of Glendale additional roads were constructed through the rear areas of the large, deep lots during the subdivision development process that occurred during the 60s and 70s.

The subject parcels, along with other properties on Van Buren Avenue and the northern section of Navajo Street, were not developed beyond their initial construction and lack any additional rear access beyond minimal street frontage. As a result, no additional development occurred leaving very large lots with limited frontage that prevent the addition of housing without a rezone or PUD. The current parcels would either have to be subdivided as flag lots or require a PUD to create lots without public street frontage.

We acknowledge the lack of investment and development that has traditionally occurred in areas such as Glendale and our intent is to provide for additional home ownership opportunities that would not be possible with the current R1-7000 zoning. This rezone would help create additional housing options that meet the city's goals as outlined in the General Plan, Housing SLC and the Westside Plan including the following:

Growth

- **Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors**
- **Promote infill and redevelopment of underutilized land**
- **Accommodate and promote an increase in the City's population**
- **The Westside Plan denotes vacant properties as opportunities for multi-family residential developments**

Housing

- **Increase the number of medium-density housing types and options**

- **Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented**
- **Enable moderate density increases within existing neighborhoods where appropriate**
- **Promote energy efficient housing and rehabilitation of existing housing stock**
- **Housing SLC identifies a need for additional family-sized units and missing middle housing citywide**

A written general description of any future development that is planned for the property including the anticipated use, density, scale of development, timing of development, the anticipated impact to existing land uses and occupants of the land subject to the proposal, and any additional land use petitions that may be anticipated to develop the site. Visual renderings and basic site plans may be provided by the applicant.

Our intent is to create a mix of single family, twin homes and row homes on these three parcels up to approximately 24 new units given the size of the parcels and the constraints of needing to add fire lane access. All of the new housing units are intended to be offered between 80% to 100% AMI consisting of either two or three bedrooms. We do not have a specific site plan to submit with this request. We recognize that an additional planning process will be required after a rezone in order to further develop the land under RMF-30 zoning. All new housing options would meet all building and community development standards laid out in.

Our intent is to provide more families with housing within walking and biking distance of the following to help connect our community without increasing traffic:

Glendale Middle School - 1/5 mile

Mountain View Elementary School - 1/4 mile

Glendale Regional Park - 2/5 mile

Glendale Library - 2/5 mile

Bike lane on 17th S - 1/3 mile

Bike lane on California Ave - 2/5 mile

17th S River Park - 1/2 mile

9 and 513 bus lines on California Ave - 1/2 mile

217 and 509 bus lines at 17th and Redwood Rd - 3/4 mile

Grocery Stores on Redwood Rd - 0.9 miles and 1.2 miles

Three Creeks Confluence Park - 1.1 miles

We have engaged local community organizations including NeighborWorks and the Community Development Corporation of Utah and both have expressed interest in the project. A nearby project that could potentially serve as a model is the Wasatch Commons Cohousing community around the corner on Cheyenne St with units that are 3 bedrooms and 1,600 square feet each.

Our intent is also to make all new units for sale and we are open to a development agreement with Salt Lake City that ensures this. We are not proposing requiring ownership or rental restrictions for the single family home at 1379 Van Buren Ave as part of a future development agreement.

The total combined size of the three parcels is 53,982 square feet per recent survey. The single-family home at 1379 Van Buren is being preserved, the detached garage and single-family home at 1395 Van Buren are in the process of being removed due to their age, condition and proximity to an abandoned high-pressure gas pipeline that runs underneath all three parcels and adjacent to and potentially underneath the two structures. This pipeline is in the process of being removed by Enbridge with the cost being covered by the applicants. The removal of the pipeline, garage and home will enable future development on the site. See picture below of pipeline location along the dashed line:



Draft Survey for Reference

https://drive.google.com/file/d/1m6_68IAB0v1Hk9O77YnHPtOSmDKmexWD/view?usp=sharing

Is the request amending the Zoning Map?

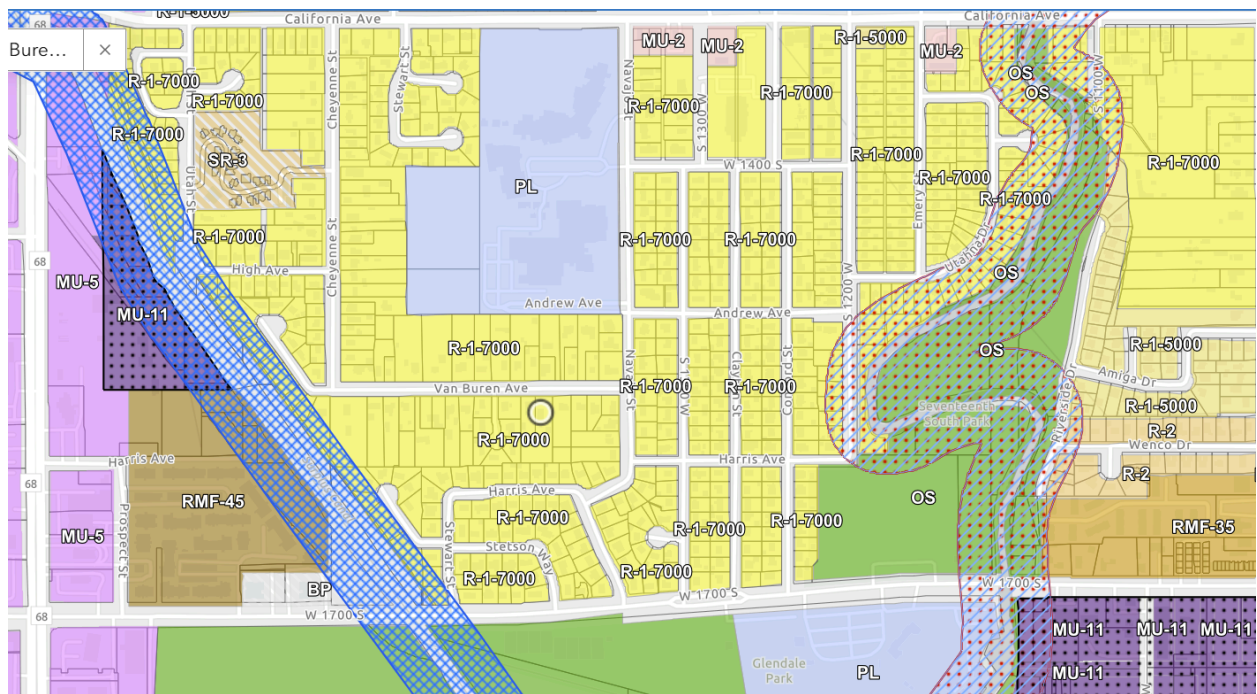
Yes

If so, please list the parcel numbers to be changed and a map that shows the current use of the subject property and adjacent properties.

15-15-277-050

15-15-277-059

15-15-277-047



Is the request amending the text of the Zoning Ordinance?

No

For residential properties, the following information must be provided:

- The current or prior number of dwellings

2

- Square footage and number of bedrooms for each dwelling unit;

1395 - 2250 and 3 bedrooms

1379 - 2069 and 4 bedrooms

- The current cost of rent and the cost of rent for the previous 36 months;
1395 - Not rented, owner occupied previously, estimated rent at \$1900
1379 - Not rented, owner occupied, estimated rent at \$2500
- The total number of people residing on the property.
1395 - 0
1379 - 6

A written description regarding the proposed community benefit(s) associated with the amendment. The description shall adequately describe the necessary details to demonstrate that the proposed community benefit is roughly proportionate to the potential increase in development right if the proposed amendment were to be adopted.

We propose that the community benefit associated with this rezone application is: “Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase.”

While we do not have a specific site plan to submit with this application it is expected rezoning these parcels for infill development would enable the following community benefits:

- A. Enable the development of approximately 24 additional housing units by providing a mix of housing types including affordable midding-middle housing priced between 80% and 100% AMI**
- B. Contributing to Salt Lake City’s goals of providing over 10,000 new units and 2,000 new affordable units**
- C. RMF-30 enables housing forms that are underrepresented in Glendale and more prevalent in nearby neighborhoods with higher homeownership rates, allowing these housing types provides a community benefit by expanding opportunities for family-sized, ownership-oriented housing, diversifying the neighborhood’s housing structure, and furthering adopted City housing goals**
- D. Preserving the single-family residence at 1379 Van Buren**
- E. Providing family-sized housing within walking and biking distance to schools, parks, bike paths and transit to help connect our community without increasing traffic**
- F. Potential donation or sale of water rights attached to 1395 Van Buren to Salt Lake City for use by Glendale Regional Park or other city properties nearby**