



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
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Date: July 29, 2015  
Re: PLNPCM2013-00900 West Temple Master Plan Amendment  
PLNPCM2013-00899 West Temple Zoning Map Amendment

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## Master Plan & Zoning Map Amendment

**PROPERTY ADDRESS:** Approximately from 1300 South to 2100 South, and Main Street to 200 West  
**PARCEL ID:** Multiple parcels  
**MASTER PLAN:** Medium Density Residential, *Central Community Master Plan*  
**ZONING DISTRICT:** RMF-35 Moderate Density Multi-Family Residential District

### REQUEST:

The Salt Lake City Council proposes to amend portions of the Central Community Future Land Use Map from Medium Density Residential to Low Density Residential (petition PLNPCM2013-00900) and portions of the Salt Lake City Zoning Map from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District (petition PLNPCM2013-00899). The proposal affects properties located between TRAX (approximately 200 West) and Main Street—excluding properties with Main Street frontage—and between 1300 South and 2100 South (see Attachment A – Petition Narrative).

### RECOMMENDATION:

Based on the information contained within this staff report, staff recommends the Planning Commission forward a recommendation of approval to the City Council for the proposed master plan and zoning map amendment (see Attachment P – Motions).

### MOTION:

*Based on the information contained within this staff report, and comments received, I move the Planning Commission forward a recommendation of approval to the City Council for the proposed master plan and zoning map amendments.*

### ATTACHMENTS:

- A. Petition Narrative
- B. Future Land Use Map
- C. Current Zoning Map
- D. Existing Land Use Map
- E. Owner Occupancy Map
- F. Light Rail Proximity Map
- G. Central Community TOD Map
- H. Amended Future Land Use Map
- I. Amended Zoning Map
- J. Select Parcel Data
- K. Existing Conditions
- L. Analysis of Standards
- M. Department Comments
- N. Public Process & Comments
- O. Planning Commission Minutes
- P. Motions

## PROJECT DESCRIPTION

Under the direction of the Salt Lake City Council, Janice Jardine, former Salt Lake City Council Land Use Analyst, initiated two petitions to study and possibly amend the Central Community Master Plan (petition PLNPCM2013-00900) and Salt Lake City Zoning Map (petition PLNPCM2013-00899) for properties located within the following study area:

- Between TRAX (approximately 200 West) and Main Street, excluding properties with Main Street frontage, and
- Between 1300 South and 2100 South.

If approved, the petitions will:

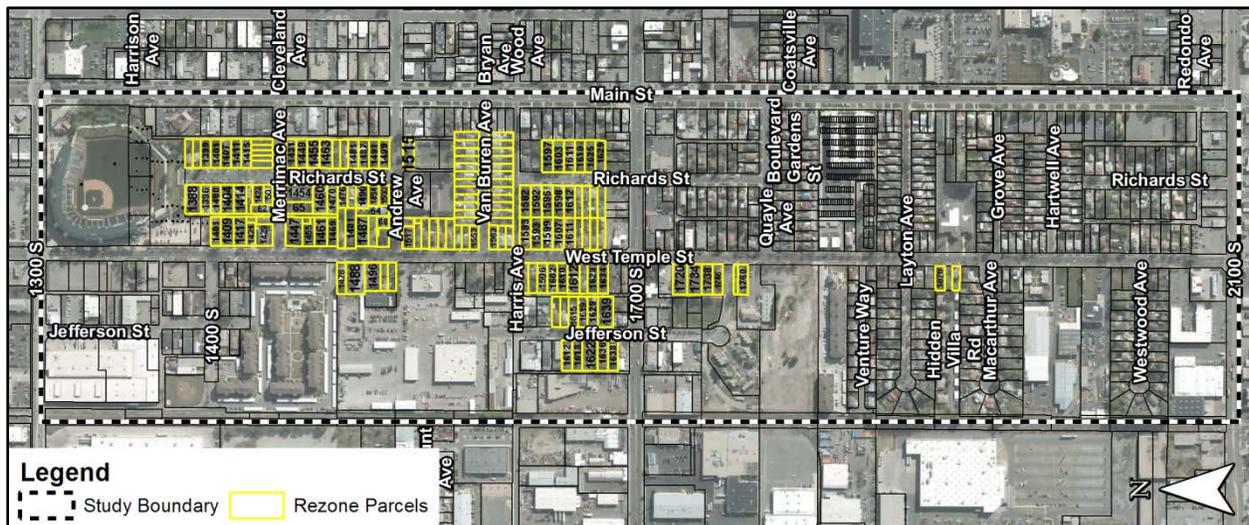
- Amend portions of the Central Community Future Land Use Map from Medium Density Residential, which is defined as 15-30 dwelling units per acre, to Low Density Residential which is defined as 1-15 dwelling units per acre (see Attachment B - Future Land Use Map); and
- Amend portions of the Salt Lake City Zoning Map from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District or other low-density district (see Attachment C - Current Zoning Map).

## KEY ISSUES

Through analysis of the project, community input, and departmental review, staff identified the following key issues:

**Issue 1 - Study Area.** The study area is an enclave of residential development, primarily single-family, in addition to the following:

- Smith's Ball Park (formerly known as Spring Mobile Ballpark) located on the north edge of the study area,
- Commercial uses located primarily along Main Street, 1300 South, and 2100 South, and
- Low, moderate, and high density residential development interspersed throughout the area.



The presence of Interstate-15, TRAX, and the ballpark has attracted commercial and multi-family residential development within the neighborhood, which threatens the existing low-density neighborhood.

Proponents claim the neighborhood's demographics have recently shifted, including population growth, lower vacancy rates, higher owner-occupancy rates, and a resurgence of families (see Attachment E - Owner Occupancy Map). Supporters also claim the neighborhood provides a rare opportunity for affordable single-family housing near the Central Business District. Members of the community have voiced interest in preserving the intimate character and scale of the neighborhood.

Planning staff reviewed the study area and noted that most single-family dwellings located between 1700 South and 2100 South are currently zoned R-1/5,000 Single Family Residential District. However, staff identified approximately 155 parcels currently zoned RMF-35 Moderate Density Multi-Family Residential District—most of which are located between 1300 South and 1700 South—that may be appropriate to rezone single-family (see Attachment D - Existing Land Use Map and Attachment J – Select Parcel Data).

Following a land use inventory of the study area, staff identified 155 parcels that may be appropriate to rezone.

Existing Land Use	Parcels	Dwelling Units	Acreage
Single-family	126	126	18.11 acres
Duplex	18	36	3.45 acres
Triplex	1	3	0.16 of an acre
Four unit apartment	4	16	0.76 of an acre
Five unit apartment	1	5	0.18 of an acre
Related parcel	5	0	0.36 of an acre
<b>Total</b>	<b>155</b>	<b>186</b>	<b>23.02 acres</b>

Based on the above information, which includes data from the Salt Lake County Recorder, the density of the aforementioned parcels is 8 dwelling units per acre, which is consistent with the proposed master plan and zoning map amendments.

**Issue 2 – Zoning History.** Since April 1995, the Salt Lake City Zoning Map has shown RMF-35 Moderate Density Multi-Family Residential District for the 155 parcels identified within this staff report. Prior to being zoned RMF-35 Moderate Density Multi-Family Residential District, there were multiple zones for the subject properties, including: (1) R-4 Three and Four Family Dwellings, (2) R-6 Multiple Family Dwellings High Density, (3) M-1 Light Industrial, and (4) R-2A Two-Family Dwellings and/or Planned Apartments or Group Dwellings.

**Issue 3 - Public Support.** Based on public comment, staff believes a majority of affected property owners supports the proposal and residents, however some prefer the current multi-family zone (see Attachment N – Public Process & Comments). In defense of the petition, the City Council has adopted policies that encourage preservation of single-family dwellings and residential neighborhoods (see master plan discussion on pages 4 and 5).

**Issue 4 - Transit Oriented Development.** The Planning Division has identified that portions of the study area are within ½ mile of the Utah Transit Authority (UTA) Ballpark Station on 1300 South (see Attachment F - Light Rail Proximity Map). Downzoning parcels within walking distance of transit—which transportation planners generally interpret as ¼ mile—may be contrary to the following transit oriented development (TOD) objectives stated on page 15 of the Central Community Master Plan:

Transit Oriented Development Policy 1.0. Based on the Future Land Use Map, establish Transit Oriented (zoning) Districts *with a range of land use densities* (italics added for emphasis).

Transit Oriented Development Policy 2.0. Encourage the development of mixed-use projects near light rail stations to create a livable, walkable urban environment.

Elected and appointed officials—and residents—have frequently stated concern for the environment and support long term policies that increase density, support public transit, and improve air quality. However, the proposed amendment does not conflict with or modify any areas currently planned for mixed use or transit oriented development (see Attachment G – Central Community TOD Map).

**Issue 5 - Potential Zoning District.** The petition originally requested rezoning properties to SR-1 Special Development Pattern Residential District. However, staff recommends the R-1/5,000 Single-Family Residential District is more appropriate based on existing land use and development density.

Although it appears that most existing single-family dwellings would be compatible with the R-1/5,000 Single Family Residential District, other low-density districts may be appropriate for properties with existing or potential low-density multi-family land uses.

Although the petition did not request consideration of additional or alternative zoning district designations, staff did study the applicability of the R-2 Single- and Two-Family Residential District. In response, staff discovered that the average lot area of the selected parcels is 0.148 of an acre or 6,446 square feet, which is not large enough to permit two dwelling units in the R-2 District (see Attachment K – Existing Conditions).

**Issue 6 - Areas for Redevelopment.** In addition to considering potential amendments to the master plan and zoning map, the petition also requested the Planning Division identify areas that are appropriate for redevelopment.

The Central Community Master Plan calls for transit-oriented residential development for large portions of the neighborhood surrounding Ballpark Station at 180 W 1300 South, and Central Pointe Station at 221 W 2100 South. The Planning Division supports the current master plan and recommends that these areas continue to be appropriate for redevelopment (see Attachment G - Central Community TOD Areas Map).

**Issue 7 - Incentives.** The petition requested identification of “incentives” that “focus density in areas identified for change” such as density transfers, density bonuses, and parking reductions for affordable housing.

A transfer of development rights (TDR) ordinance provides a means for a property owner to transfer development rights from one parcel to another parcel. Such schemes are legally complex and typically instituted to preserve open space or ecologically sensitive lands that may be unsuitable for development. Due to the complexity of establishing a TDR ordinance, managing TDR properties, and nature of the proposal, staff does not recommend this approach.

Regarding density bonuses, Salt Lake City has adopted ordinances that do not permit density increases. For example, City Code 21A.55.070, entitled Density Limitations, specifically prohibits density bonuses in planned developments. Although density bonuses may be an appropriate incentive in certain circumstances, staff has also observed that projects within the City have often developed below maximum building height or densities. As such, density bonuses may not be an effective tool to “focus density in areas identified for change.”

Regarding parking reductions, City Ordinance 62-13—which the City Council recently adopted to amend Chapter 21A.44 Off Street Parking, Mobility, and Loading—seems to have addressed this issue. In general, parking requirements have been reduced below market demand and development often provides more than what is required. Therefore, it is unlikely that parking reductions for affordable housing will be an effective incentive.

## DISCUSSION

### ***Master Plan Amendment Standards***

**Analysis:** In preparation for the Planning Commission’s public hearing of the proposed master plan amendment, staff complied with the public notice requirements found in Utah Code 10-9a-404, which regulates municipalities when considering an amendment to a master plan.

Staff also reviewed the proposed master plan amendment in relation to statements and policies listed in the *Central Community Master Plan (CCMP)*, the *Salt Lake City Community Housing Plan (SLCCHP)*, and all other relevant plans adopted by the City. Based on this review, staff has identified the following supportive statements, goals, and policies:

**Community input on residential land uses and higher density housing replacing characteristic lower-density structures.** *The community does not support the demolition of lower-density residences in order to build multi-family structures. Residents prefer to protect the existing (single-family) residential character and prevent construction of multiple family dwellings in low-density neighborhoods, especially those exceeding 14 dwelling units per acre (CCMP, page 9, italics added for emphasis).*

**Future residential land use changes.** The Central Community has a notable diversity of housing options which this master plan seeks to preserve. Therefore, most residential neighborhoods will retain existing zoning *or be zoned to a lower density (CCMP, page 9, italics added for emphasis).*

**Residential land use goals.** Ensure preservation of low-density residential neighborhoods (CCMP, page 9).

**Housing Stock Preservation, Rehabilitation and Replacement.** The City Council supports policies and programs that preserve or replace the City’s housing stock . . . (SLCCHP, page 11)

Regarding community preservation, staff also researched the *Salt Lake City Community Preservation Plan* (SLCCPP), which was adopted by the City Council on October 23, 2012. The plan specifically addressed the “West Temple Neighborhood” which is located directly south of Smith’s Ballpark on 1300 South:

**West Temple Neighborhood.** This neighborhood is located directly west and southwest of West Liberty. It runs from 900 South to 2100 South, and from State Street to 300 West. *The neighborhood is mostly occupied by modest cottages and bungalows that are concentrated in the interior of the area.* Many of these homes suffer from fair to moderate quality of original design and construction, and from non-historic (or inappropriate) alterations. The area’s major thoroughfares (900 South, 2100 South, State Street, 300 West & Main Street) are all heavily commercial and include few historic buildings. Main Street does include a few historic houses south of 1700 South and West Temple is a residential street. One pocket of interest in the neighborhood is Boulevard Gardens, with its brick cottages facing toward one another across a central shared parkway (SLCCPP, Appendix page 30, italics added for emphasis).

**Recommendation.** The West Temple Neighborhood may be a fair candidate for survey, but does not appear to be a good candidate for district<sup>1</sup> designation. This is due to the many non-historic intrusions and alterations noted there, along with a lack of historic resources along its margins and major thoroughfares. *If future survey and analysis is contemplated there, it should focus upon the portion of the neighborhood located south of Franklin Covey Field* (SLCCPP, Appendix page 30, italics added for emphasis).

**Table A-2: Potential Historic Area Recommendations**

Area	Survey Recommended?	Explanation	Priority Level
Desoto-Cortez Neighborhood		Consider alternatives to historic designation, such as conservation district	Low
Federal Heights Neighborhood	✓	Local and national candidate	High
City Cemetery	✓	Local and national candidate	High
Neighborhood North of the Avenues Extension Historic District	✓		Moderate
Gentile Core	✓	Inventory for structures; thematic nomination candidate	High
West Liberty Neighborhood		Consider alternatives to historic designation, such as conservation district	Low
<i>West Temple Neighborhood</i>	✓	<i>Inventory for structures; district potential not likely</i>	Low
Westminster Avenue Neighborhood	✓	Notable structures to inventory in survey; district potential unclear	Low
Sugarhouse Neighborhood	✓	Consider alternatives to historic designation, such as conservation district	Moderate
900 West Neighborhood			Low
Euclid Neighborhood			Low
Rose Park Neighborhood	✓	Reconnaissance level only	Low
Lower Ensign Downs Neighborhood	✓	Notable variety and quality of modern resources	Moderate
Industrial-Warehouse Area	✓	Notable structures to inventory in survey; district potential unclear	High

SLCCPD, Appendix page 3 (italics added for emphasis)

**Finding:** Staff finds the proposed amendment, as described in Attachment H – Proposed Future Land Use Map, is consistent with the above master plan statements, goals, and policies.

<sup>1</sup> *Salt Lake City Community Preservation Plan* reference does not distinguish between national or local historic district designation standards.

## ***Zoning Amendment Standards***

**City Code 21A.50.050 Standards for general (zoning) amendments.** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the city council (and planning commission) should consider the following factors (see Attachment L – Analysis of Standards for summary):

- 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;**

**Analysis:** See above master plan analysis.

**Finding:** Staff finds the proposal is consistent with the stated purposes, goals, objectives, and policies of the City as identified in the Central Community Master Plan.

- 2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;**

**Analysis:** The “statement of intent” for all residential districts within the City is:

**City Code 21A.24.010.** The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City's citizens, to offer a balance of housing types and densities, *to preserve and maintain the city's neighborhoods* as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans (italics added for emphasis).

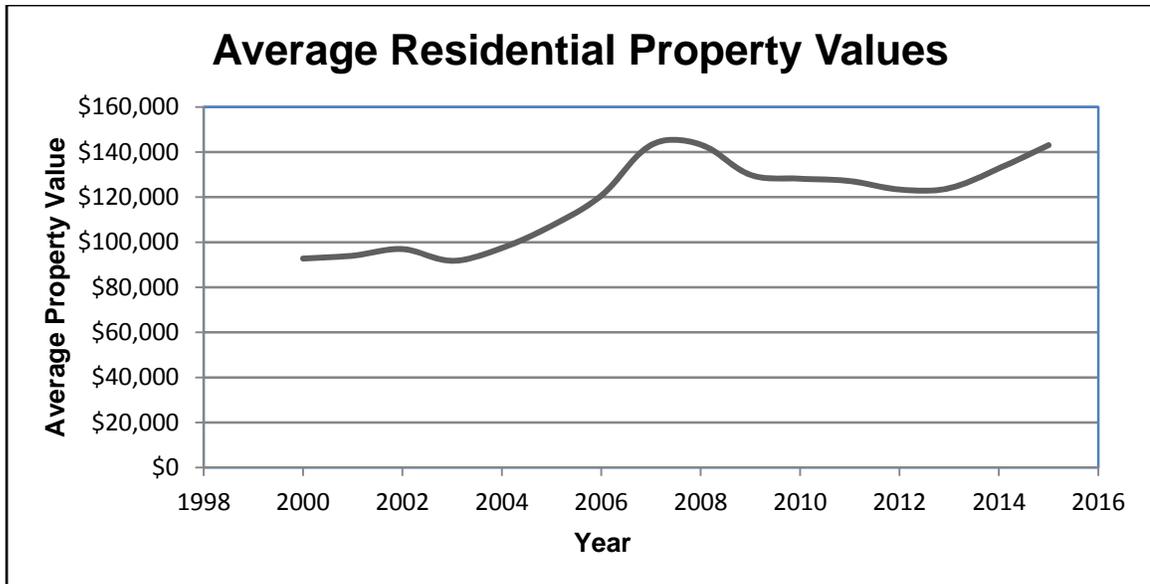
The purpose statement for the proposed R-1/5,000 Single-Family Residential District is:

City Code 21A.24.070.A. The purpose of the R-1/5,000 single-family residential district is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) 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 for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to *preserve the existing character of the neighborhood* (italics added for emphasis).

**Finding:** The proposed map amendment furthers the specific purpose statement of the zoning ordinance.

- 3. The extent to which a proposed map amendment will affect adjacent properties;**

**Analysis:** Staff compiled data published by the Salt Lake County Assessor's Office from 2000 to 2015 to evaluate the average value of residential properties within the study area. Beginning in the year 2000, the average residential property value was \$92,770.00. Since 2000, the average value of residential properties in the neighborhood rose by \$50,297.00. During this 15-year period, the lowest average residential property value was in 2003 at \$91,734.00, and reached its peak in 2008 at \$143,329.00. Although values experienced a decline during the Great Recession, they have risen to \$143,067.00 in 2015—which is approximately equal to their peak in 2008.



Source: Salt Lake County Assessor

All parcels affected by the proposed map amendment, except one, have already been developed and contain low, low-medium, or medium density residential land uses (as defined by the Central Community Master Plan). Furthermore, most of the parcels included in the proposed map amendment are adjacent to low-density residential development (see Attachment I –Proposed Zoning Map).

Regarding the exception mentioned in the previous paragraph, one property located at 1496 S West Temple Street—which does not contain a structure—provides vehicle storage for an adjacent business. If the business were to cease operation or relocate, staff recommends that a low-density residential development would be more compatible with adjacent properties than the existing “legal non-conforming” land use or medium-density residential development.

**Finding:** Staff has not received or located any information that conclusively demonstrated that the adjacent properties would be negatively affected by the proposed map amendment. Furthermore, the intent behind the amendment is to maintain existing residential development patterns, not amend them.

**4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;**

**Analysis:** The subject properties are not subject to any additional overlay zoning districts.

**Finding:** Staff finds the subject properties are not subject to any applicable overlay zoning districts that impose additional standards.

**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.**

**Analysis:** All pertinent Salt Lake City Departments and Divisions have reviewed the proposal and have recommended approval as specified within Attachment M – Department Comments.

**Finding:** The subject properties are adequately served by public facilities and services, 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.

## **NEXT STEPS**

Following the public hearing, the Planning Commission shall recommend approval or denial of the proposed amendment—or the approval of some modification of the amendment—and shall then submit its recommendation to the City Council.

The City Council shall schedule and hold a public hearing to consider the proposed amendment in accordance with the standards and procedures for conduct of a public hearing as set forth in Chapter 21A.10, which is entitled "General Application and Public Hearing Procedures" of the Zoning Title.

Following the hearing, the City Council may adopt the proposed amendment, adopt the proposed amendment with modifications, or deny the proposed amendment. However, no additional land may be rezoned to a different classification than was contained in the public notice, and no land may be rezoned to a less restrictive classification, without a new notice and hearing.

## **ATTACHMENT A: PETITION NARRATIVE**

**City Council Priority 2013 – Neighborhood Quality of Life**

**Residential Zoning Reevaluation Project**

**West Temple – City Council District 5**

• **Project Boundaries:**

1300 South to 2100 South along West Temple and west to the light rail corridor and east toward Main Street to the boundary of the Commercial Corridor zoning on Main Street. (Exclude properties facing Main Street)

• **Project Description:**

The goal is to provide consistency between the existing land uses and zoning of the properties, support stable, established neighborhoods and preserve neighborhood fabric and character.

The project will reevaluate the current land uses and zoning classification of the area and make appropriate adjustments to the current zoning and the Central Community Master Plan Future Land Use Map and related policies and recommendations in the plan. The intent is to consider where multi-family zoning designations have been applied and evaluate if it should be single-family or a lower density residential zoning classification.

Consistent with the Council's expectations, this should include at a minimum:

- Identification areas that should remain stable and areas that would be appropriate for change.
- Focus on areas that would be appropriate for change.
- Identification of incentives to focus density in areas identified for change. For example, allow density to be transferred to areas identified for increase in density, use density bonuses that allow additional height, reduction in parking requirements or for providing affordable housing as part of a development.

**Addition information provided by the community**

Most of this area is multi-family RMF 35 and RMF 45. The desire is to return it to low-density residential SR1 with the obvious exceptions of where this no longer applies.

This neighborhood at one point was quite a bit larger. Encroaching commercial and industrial development has reduced it in size dramatically but amazingly and luckily, encroachment has just been around the edges, leaving a contiguous neighborhood core. The desire is to preserve and enhance this core neighborhood to prevent it from being fragmented so that it retains the fabric/critical mass of being a neighborhood.

There is no desire to prevent further development of medium density development where appropriate.

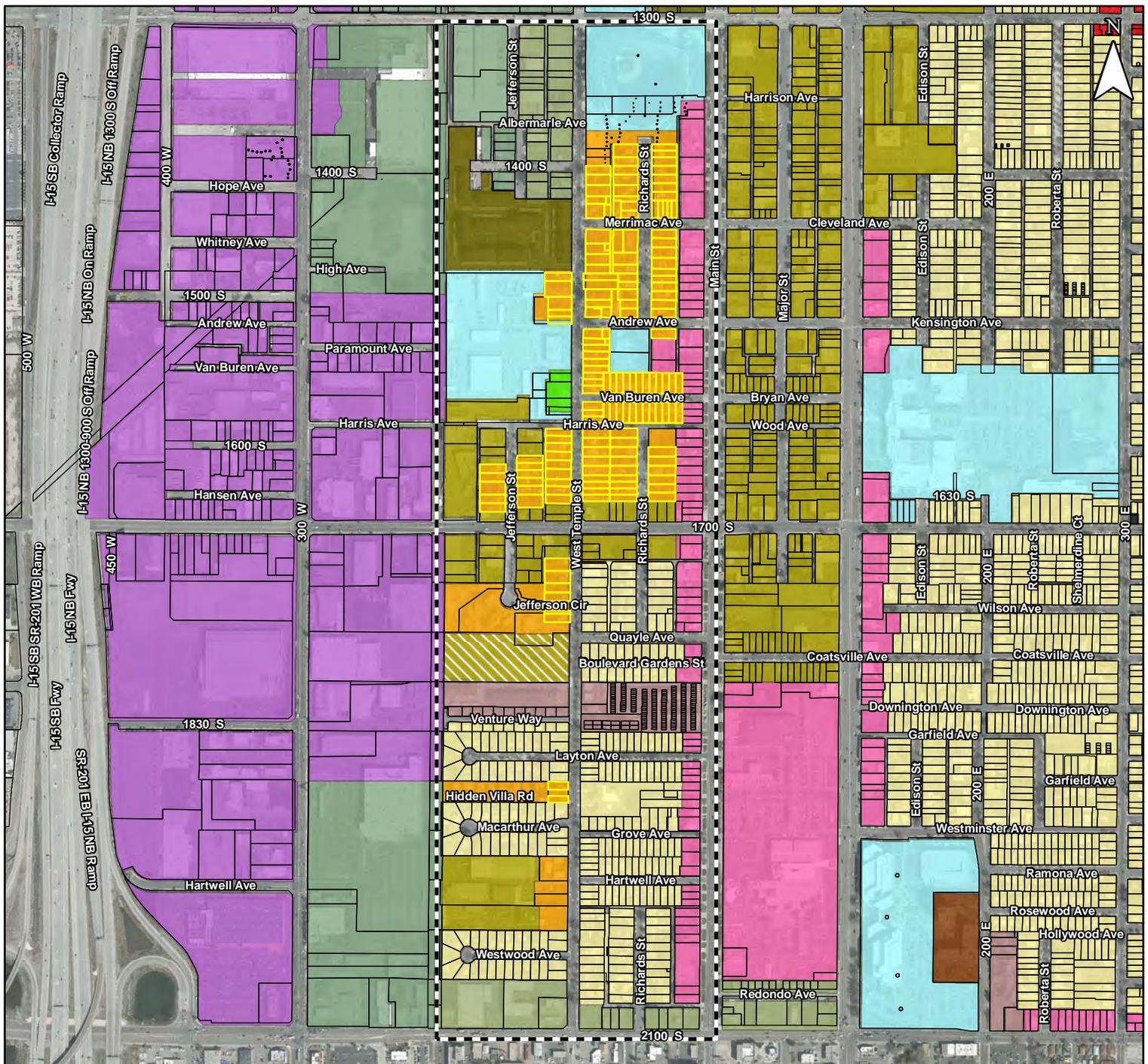
This is one of the few areas that is contiguous to the core of the City and still reasonably and modestly priced so residents of modest means have more options for living in Salt Lake City.

The demographics of the area have changed considerably in the past decade or so. Traditionally, the area has been elderly residents and rentals. Now, it is changing rapidly to owner occupied younger people. Many of these younger folks are urban oriented and may eventually move to other areas of the urban core as their earning power increases.

The vision is that this neighborhood can become a vibrant and diverse jewel of the City that is transit oriented with a mix of single family homes and thoughtful medium density development.

## **ATTACHMENT B: FUTURE LAND USE MAP**

# Future Land Use Map - Existing



## Legend

Study Boundary

Subject Parcels

### Central Community Future Land Use

Community Commercial

Neighborhood Commercial

Regional Commercial

High Density Residential (50 or more dwelling units/acre)

High Medium Density Residential (30-50 dwelling units/acre)

Medium Density Residential (15-30 dwelling units/acre)

Low Density Residential (1-15 dwelling units/acre)

High Mixed Use (50 or more dwelling units/acre)

Medium Residential/Mixed Use (10-50 dwelling units/acre)

Residential/Office Mixed Use

Institutional/Public

Medium Density Transit Oriented Development (10-50 dwelling units/acre)

High Density Transit Oriented Development (50 or more dwelling units/acre)

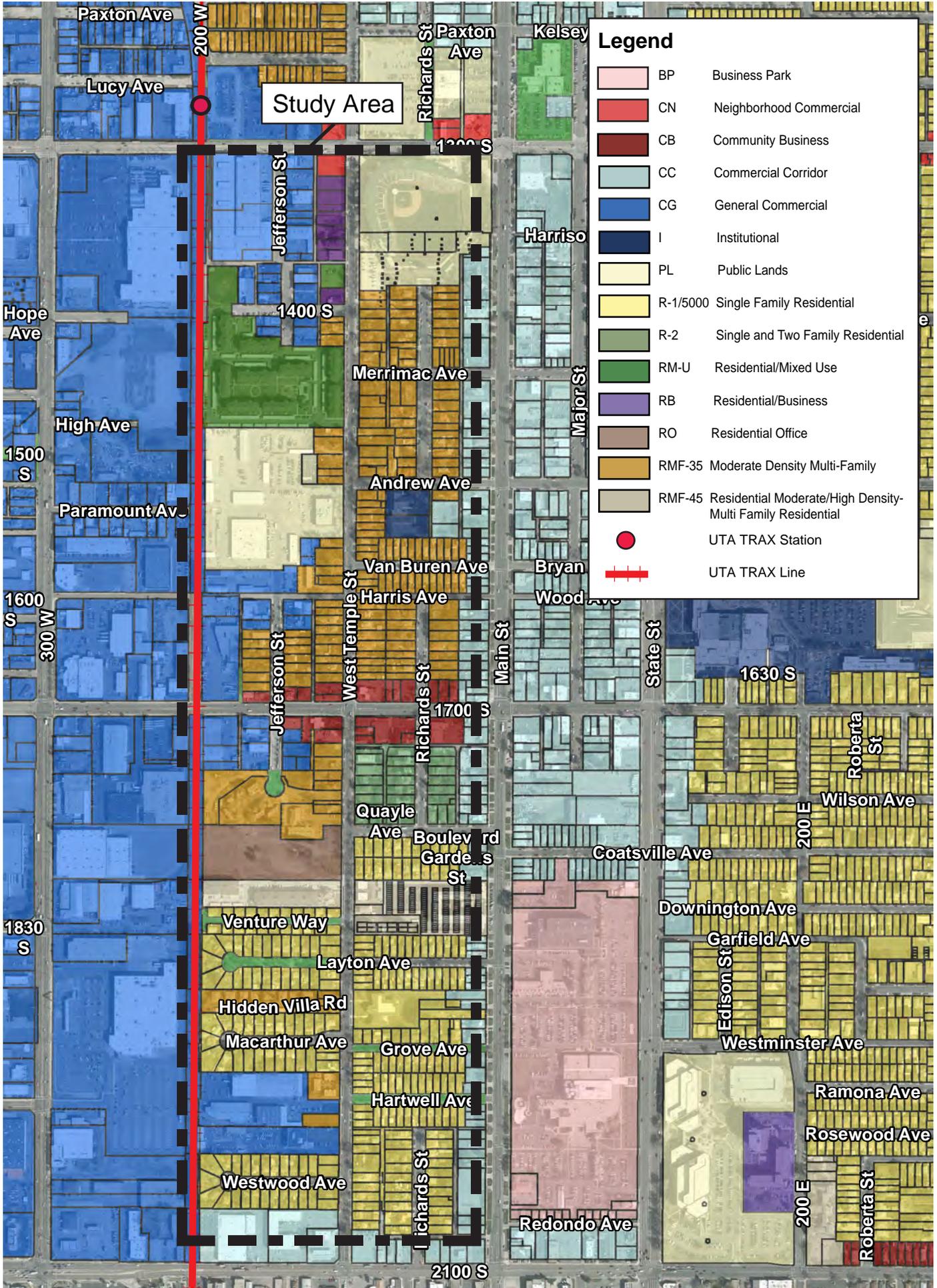
Open Space

To be determined (currently adjacent zoning)

# **ATTACHMENT C: CURRENT ZONING MAP**

# Current Zoning

N



### Legend

	BP	Business Park
	CN	Neighborhood Commercial
	CB	Community Business
	CC	Commercial Corridor
	CG	General Commercial
	I	Institutional
	PL	Public Lands
	R-1/5000	Single Family Residential
	R-2	Single and Two Family Residential
	RM-U	Residential/Mixed Use
	RB	Residential/Business
	RO	Residential Office
	RMF-35	Moderate Density Multi-Family
	RMF-45	Residential Moderate/High Density-Multi Family Residential
		UTA TRAX Station
		UTA TRAX Line

**ATTACHMENT D: EXISTING LAND USE MAP**

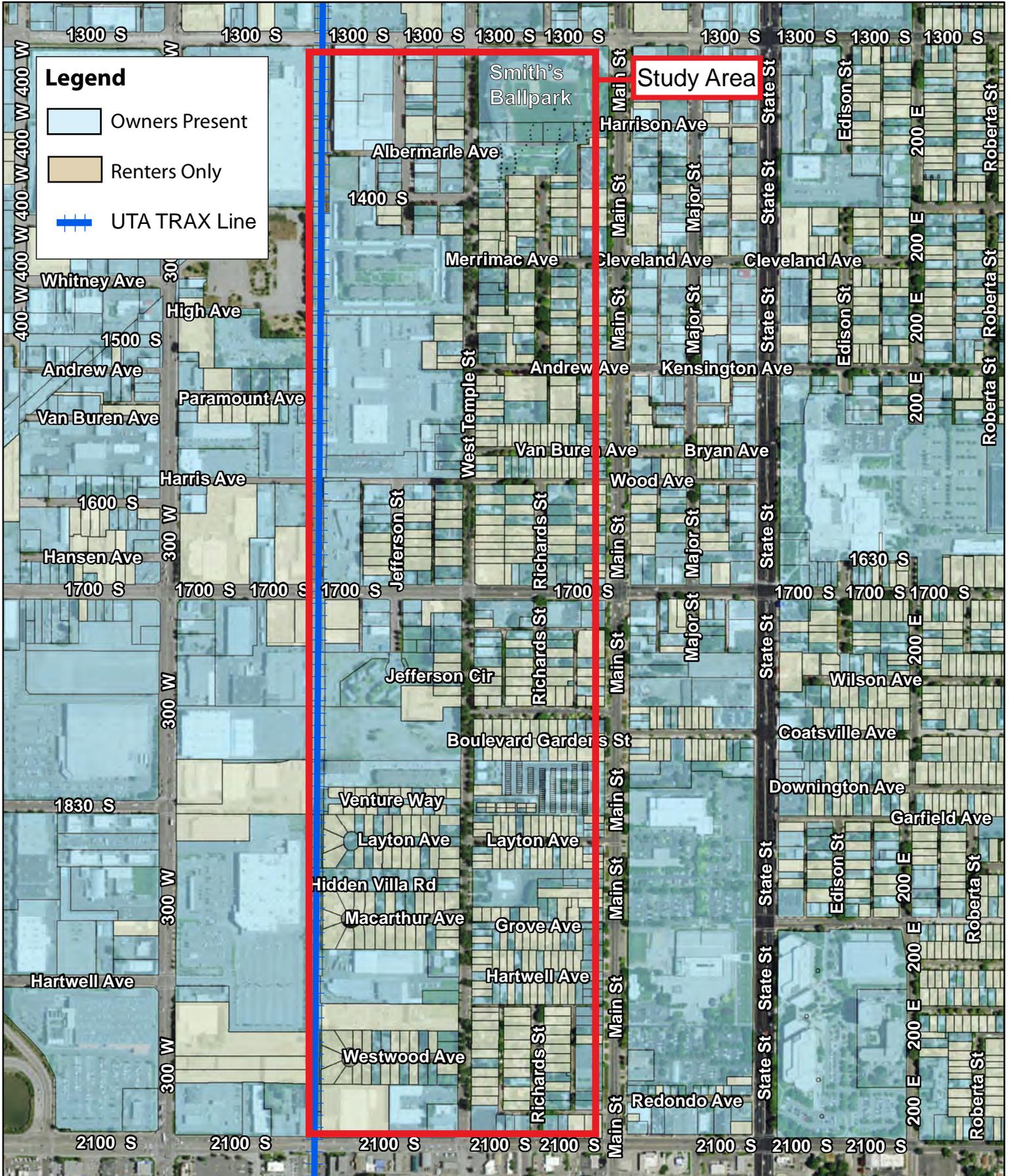
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# Existing Land Use for Selected Parcels



## **ATTACHMENT E: OWNER OCCUPANCY MAP**

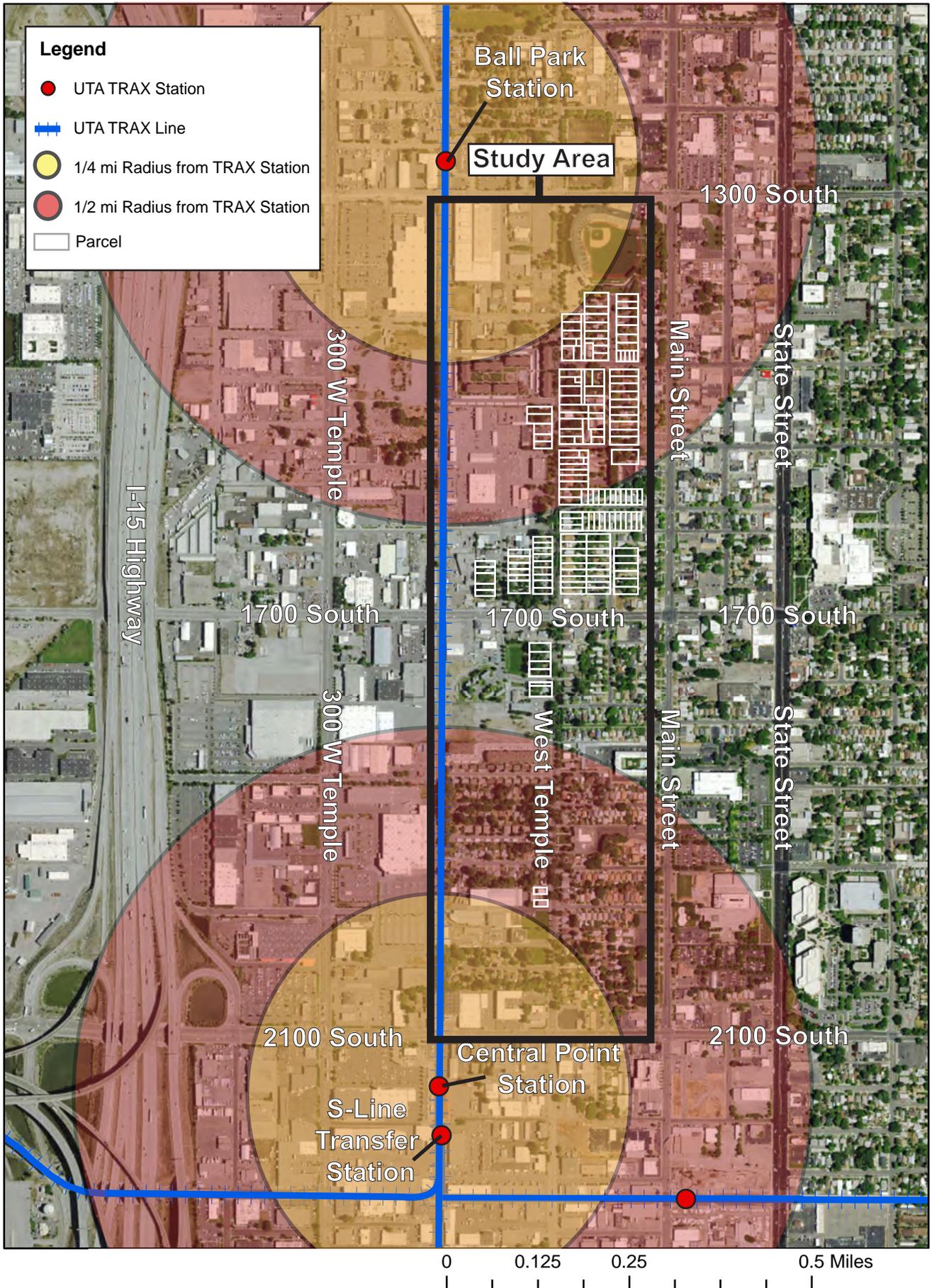
# Owner Occupancy



## **ATTACHMENT F: LIGHT RAIL PROXIMTY MAP**



# Proximity to Light Rail Stations



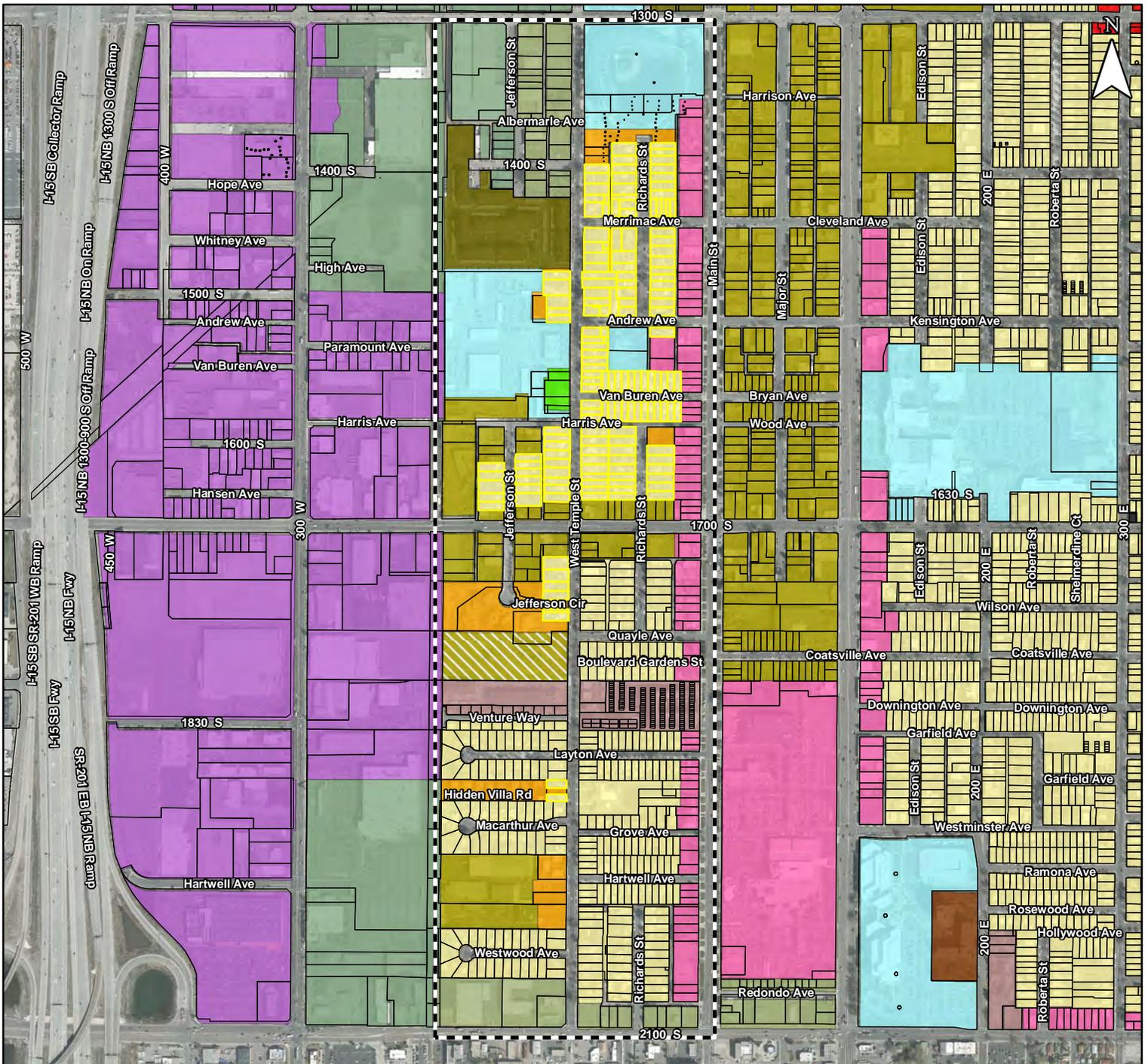
**ATTACHMENT G: CENTRAL COMMUNITY TOD MAP**

# Central Community TOD Areas



**ATTACHMENT H: PROPOSED FUTURE LAND USE MAP**

# Future Land Use Map - Proposed



## Legend

Study Boundary

Subject Parcels

### Central Community Future Land Use

Community Commercial

Neighborhood Commercial

Regional Commercial

High Density Residential (50 or more dwelling units/acre)

High Medium Density Residential (30-50 dwelling units/acre)

Medium Density Residential (15-30 dwelling units/acre)

Low Density Residential (1-15 dwelling units/acre)

High Mixed Use (50 or more dwelling units/acre)

Medium Residential/Mixed Use (10-50 dwelling units/acre)

Residential/Office Mixed Use

Institutional/Public

Medium Density Transit Oriented Development (10-50 dwelling units/acre)

High Density Transit Oriented Development (50 or more dwelling units/acre)

Open Space

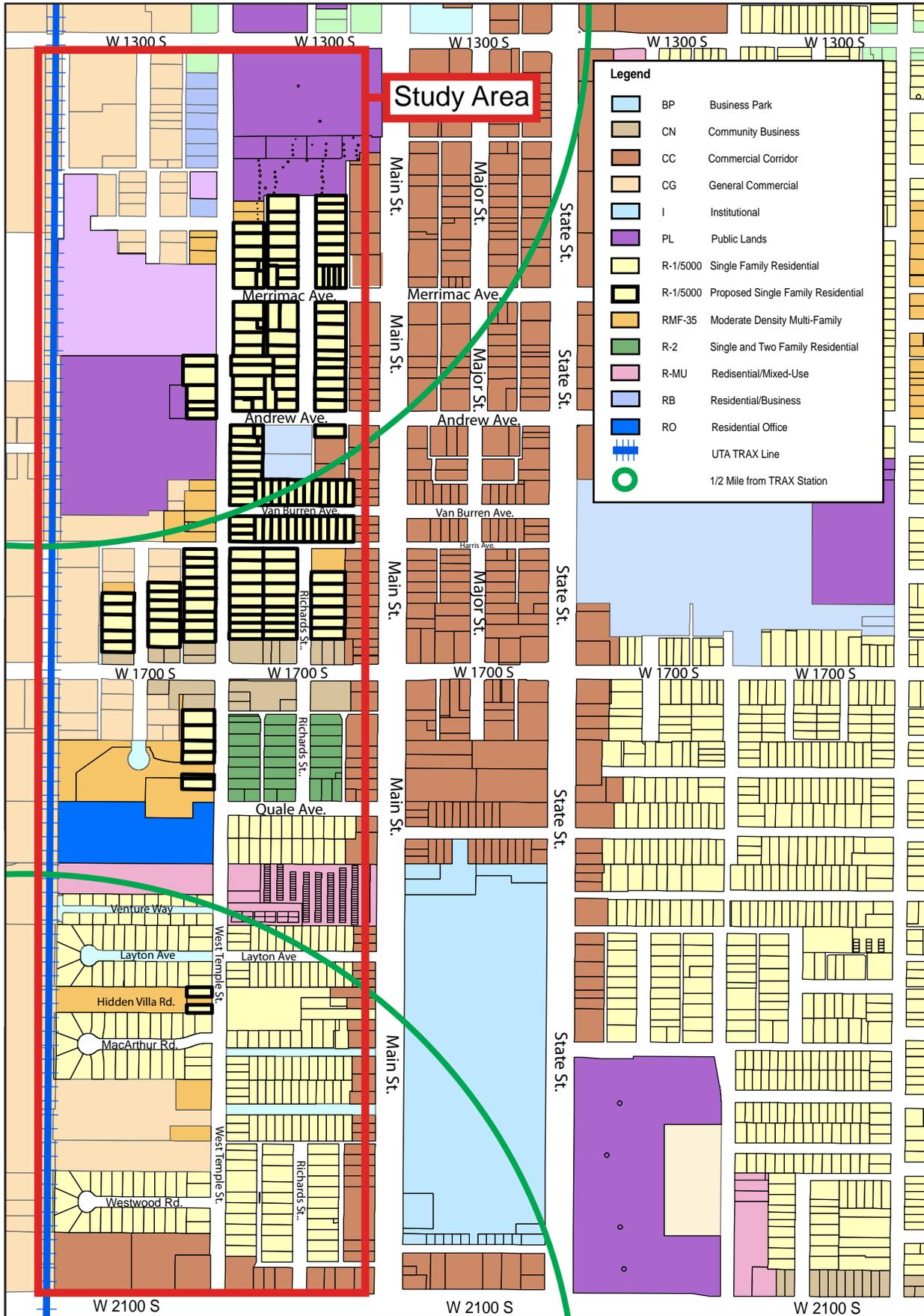
To be determined (currently adjacent zoning)

# **ATTACHMENT I: PROPOSED ZONING MAP**

N



# Proposed Zoning



## **ATTACHMENT J: SELECT PARCEL DATA**

## SELECT PARCEL DATA

LINE	PROPERTY ADDRESS	PARCEL IDENTIFICATION	LAND USE	CURRENT ZONE	PROPOSED ZONE
1	1401 S West Temple St	15132300090000	Triplex	RMF-35	R-1/5,000
2	1409 S West Temple St	15132300100000	Single Family Residence	RMF-35	R-1/5,000
3	1417 S West Temple St	15132300110000	Single Family Residence	RMF-35	R-1/5,000
4	1421 S West Temple St	15132300120000	Single Family Residence	RMF-35	R-1/5,000
5	1429 S West Temple St	15132300130000	Single Family Residence	RMF-35	R-1/5,000
6	1447 S West Temple St	15132330010000	Duplex	RMF-35	R-1/5,000
7	1451 S West Temple St	15132330120000	Related Parcel	RMF-35	R-1/5,000
8	1455 S West Temple St	15132330020000	Duplex	RMF-35	R-1/5,000
9	1461 S West Temple St	15132330030000	Duplex	RMF-35	R-1/5,000
10	1469 S West Temple St	15132330040000	Single Family Residence	RMF-35	R-1/5,000
11	1475 S West Temple St	15132330050000	Single Family Residence	RMF-35	R-1/5,000
12	1478 S West Temple St	15132320120000	Single Family Residence	RMF-35	R-1/5,000
13	1481 S West Temple St	15132330060000	Single Family Residence	RMF-35	R-1/5,000
14	1487 S West Temple St	15132330070000	Single Family Residence	RMF-35	R-1/5,000
15	1488 S West Temple St	15132320130000	Single Family Residence	RMF-35	R-1/5,000
16	1493 S West Temple St	15132330080000	Single Family Residence	RMF-35	R-1/5,000
17	1496 S West Temple St	15132320140000	Related Parcel	RMF-35	R-1/5,000
18	1497 S West Temple St	15132330260000	Related Parcel	RMF-35	R-1/5,000
19	1500 S West Temple St	15132320150000	Single Family Residence	RMF-35	R-1/5,000
20	1501 S West Temple St	15132330250000	Single Family Residence	RMF-35	R-1/5,000
21	1502 S West Temple St	15132320160000	Single Family Residence	RMF-35	R-1/5,000
22	1517 S West Temple St	15132770010000	Single Family Residence	RMF-35	R-1/5,000
23	1521 S West Temple St	15132770220000	Single Family Residence	RMF-35	R-1/5,000
24	1523 S West Temple St	15132770230000	Related Parcel	RMF-35	R-1/5,000
25	1525 S West Temple St	15132770030000	Single Family Residence	RMF-35	R-1/5,000
26	1531 S West Temple St	15132770040000	Single Family Residence	RMF-35	R-1/5,000
27	1535 S West Temple St	15132770050000	Single Family Residence	RMF-35	R-1/5,000
28	1541 S West Temple St	15132770060000	4 Unit Apartment	RMF-35	R-1/5,000
29	1545 S West Temple St	15132770070000	Single Family Residence	RMF-35	R-1/5,000
30	1549 S West Temple St	15132770080000	Single Family Residence	RMF-35	R-1/5,000
31	1553 S West Temple St	15132770090000	Single Family Residence	RMF-35	R-1/5,000
32	1563 S West Temple St	15132790010000	Single Family Residence	RMF-35	R-1/5,000
33	1569 S West Temple St	15132790020000	Single Family Residence	RMF-35	R-1/5,000
34	1573 S West Temple St	15132790030000	Single Family Residence	RMF-35	R-1/5,000
35	1583 S West Temple St	15132810010000	4 Unit Apartment	RMF-35	R-1/5,000
36	1588 S West Temple St	15132800230000	Duplex	RMF-35	R-1/5,000
37	1592 S West Temple St	15132800240000	Duplex	RMF-35	R-1/5,000
38	1593 S West Temple St	15132810020000	Single Family Residence	RMF-35	R-1/5,000
39	1596 S West Temple St	15132800120000	Single Family Residence	RMF-35	R-1/5,000
40	1599 S West Temple St	15132810030000	Single Family Residence	RMF-35	R-1/5,000
41	1602 S West Temple St	15132800130000	Single Family Residence	RMF-35	R-1/5,000
42	1607 S West Temple St	15132810040000	Single Family Residence	RMF-35	R-1/5,000
43	1610 S West Temple St	15132800140000	Single Family Residence	RMF-35	R-1/5,000
44	1611 S West Temple St	15132810050000	Single Family Residence	RMF-35	R-1/5,000
45	1612 S West Temple St	15132800150000	Duplex	RMF-35	R-1/5,000
46	1617 S West Temple St	15132810060000	Single Family Residence	RMF-35	R-1/5,000
47	1621 S West Temple St	15132810070000	Single Family Residence	RMF-35	R-1/5,000
48	1622 S West Temple St	15132800170000	Single Family Residence	RMF-35	R-1/5,000
49	1625 S West Temple St	15132810080000	Single Family Residence	RMF-35	R-1/5,000
50	1628 S West Temple St	15132800180000	Single Family Residence	RMF-35	R-1/5,000
51	1631 S West Temple St	15132810090000	Single Family Residence	RMF-35	R-1/5,000

52	1634 S West Temple St	15132800190000	Single Family Residence	RMF-35	R-1/5,000
53	1720 S West Temple St	15134270060000	Single Family Residence	RMF-35	R-1/5,000
54	1734 S West Temple St	15134270070000	Duplex	RMF-35	R-1/5,000
55	1738 S West Temple St	15134300160000	Single Family Residence	RMF-35	R-1/5,000
56	1746 S West Temple St	15134300170000	Single Family Residence	RMF-35	R-1/5,000
57	1758 S West Temple St	15134300190000	Related Parcel	RMF-35	R-1/5,000
58	1760 S West Temple St	15134300200000	Single Family Residence	RMF-35	R-1/5,000
59	1876 S West Temple St	15134760170000	Single Family Residence	RMF-35	R-1/5,000
60	1888 S West Temple St	15134760190000	Single Family Residence	RMF-35	R-1/5,000
61	1381 S Richards St	15132310070000	Single Family Residence	RMF-35	R-1/5,000
62	1388 S Richards St	15132300220000	Single Family Residence	RMF-35	R-1/5,000
63	1395 S Richards St	15132310080000	Single Family Residence	RMF-35	R-1/5,000
64	1396 S Richards St	15132300230000	Single Family Residence	RMF-35	R-1/5,000
65	1399 S Richards St	15132310090000	Single Family Residence	RMF-35	R-1/5,000
66	1400 S Richards St	15132300240000	Single Family Residence	RMF-35	R-1/5,000
67	1401 S Richards St	15132310100000	Single Family Residence	RMF-35	R-1/5,000
68	1404 S Richards St	15132300250000	Single Family Residence	RMF-35	R-1/5,000
69	1407 S Richards St	15132310110000	Single Family Residence	RMF-35	R-1/5,000
70	1411 S Richards St	15132310120000	Single Family Residence	RMF-35	R-1/5,000
71	1414 S Richards St	15132300260000	Single Family Residence	RMF-35	R-1/5,000
72	1415 S Richards St	15132310130000	Single Family Residence	RMF-35	R-1/5,000
73	1418 S Richards St	15132300270000	Single Family Residence	RMF-35	R-1/5,000
74	1422 S Richards St	15132300280000	Single Family Residence	RMF-35	R-1/5,000
75	1431 S Richards St	15132340010000	Duplex	RMF-35	R-1/5,000
76	1449 S Richards St	15132340020000	Duplex	RMF-35	R-1/5,000
77	1454 S Richards St	15132330140000	4 Unit Apartment	RMF-35	R-1/5,000
78	1455 S Richards St	15132340030000	Duplex	RMF-35	R-1/5,000
79	1460 S Richards St	15132330150000	Duplex	RMF-35	R-1/5,000
80	1463 S Richards St	15132340040000	Duplex	RMF-35	R-1/5,000
81	1470 S Richards St	15132330160000	Single Family Residence	RMF-35	R-1/5,000
82	1471 S Richards St	15132340050000	Single Family Residence	RMF-35	R-1/5,000
83	1475 S Richards St	15132340060000	Single Family Residence	RMF-35	R-1/5,000
84	1476 S Richards St	15132330170000	Single Family Residence	RMF-35	R-1/5,000
85	1481 S Richards St	15132340070000	Single Family Residence	RMF-35	R-1/5,000
86	1482 S Richards St	15132330180000	Single Family Residence	RMF-35	R-1/5,000
87	1487 S Richards St	15132340080000	Single Family Residence	RMF-35	R-1/5,000
88	1490 S Richards St	15132330190000	4 Unit Apartment	RMF-35	R-1/5,000
89	1491 S Richards St	15132340090000	Single Family Residence	RMF-35	R-1/5,000
90	1494 S Richards St	15132330200000	Single Family Residence	RMF-35	R-1/5,000
91	1499 S Richards St	15132340100000	Single Family Residence	RMF-35	R-1/5,000
92	1500 S Richards St	15132330290000	Single Family Residence	RMF-35	R-1/5,000
93	1515 S Richards St	15132780200000	5 Unit Apartment	RMF-35	R-1/5,000
94	1582 S Richards St	15132810110000	Duplex	RMF-35	R-1/5,000
95	1592 S Richards St	15132810120000	Duplex	RMF-35	R-1/5,000
96	1596 S Richards St	15132810130000	Single Family Residence	RMF-35	R-1/5,000
97	1597 S Richards St	15132820020000	Duplex	RMF-35	R-1/5,000
98	1598 S Richards St	15132810140000	Duplex	RMF-35	R-1/5,000
99	1603 S Richards St	15132820030000	Duplex	RMF-35	R-1/5,000
100	1611 S Richards St	15132820040000	Single Family Residence	RMF-35	R-1/5,000
101	1612 S Richards St	15132810150000	Single Family Residence	RMF-35	R-1/5,000
102	1618 S Richards St	15132810160000	Single Family Residence	RMF-35	R-1/5,000
103	1619 S Richards St	15132820050000	Single Family Residence	RMF-35	R-1/5,000
104	1622 S Richards St	15132810170000	Single Family Residence	RMF-35	R-1/5,000
105	1625 S Richards St	15132820060000	Single Family Residence	RMF-35	R-1/5,000

106	1626 S Richards St	15132810180000	Single Family Residence	RMF-35	R-1/5,000
107	1629 S Richards St	15132820070000	Single Family Residence	RMF-35	R-1/5,000
108	1632 S Richards St	15132810190000	Single Family Residence	RMF-35	R-1/5,000
109	24 W Merrimac Ave	15132310360000	Single Family Residence	RMF-35	R-1/5,000
110	26 W Merrimac Ave	15132310350000	Single Family Residence	RMF-35	R-1/5,000
111	28 W Merrimac Ave	15132310340000	Single Family Residence	RMF-35	R-1/5,000
112	30 W Merrimac Ave	15132310330000	Single Family Residence	RMF-35	R-1/5,000
113	32 W Merrimac Ave	15132310320000	Single Family Residence	RMF-35	R-1/5,000
114	50 W Merrimac Ave	15132300290000	Duplex	RMF-35	R-1/5,000
115	62 W Merrimac Ave	15132300150000	Single Family Residence	RMF-35	R-1/5,000
116	65 W Merrimac Ave	15132330130000	Single Family Residence	RMF-35	R-1/5,000
117	68 W Merrimac Ave	15132300140000	Single Family Residence	RMF-35	R-1/5,000
118	64 W Andrew Ave	15132330280000	Single Family Residence	RMF-35	R-1/5,000
119	68 W Andrew Ave	15132330270000	Single Family Residence	RMF-35	R-1/5,000
120	69 W Andrew Ave	15132770100000	Single Family Residence	RMF-35	R-1/5,000
121	17 W Van Buren Ave	15132790150000	Single Family Residence	RMF-35	R-1/5,000
122	18 W Van Buren Ave	15132780100000	Single Family Residence	RMF-35	R-1/5,000
123	22 W Van Buren Ave	15132780090000	Single Family Residence	RMF-35	R-1/5,000
124	23 W Van Buren Ave	15132790140000	Single Family Residence	RMF-35	R-1/5,000
125	27 W Van Buren Ave	15132790130000	Single Family Residence	RMF-35	R-1/5,000
126	28 W Van Buren Ave	15132780080000	Single Family Residence	RMF-35	R-1/5,000
127	31 W Van Buren Ave	15132790120000	Single Family Residence	RMF-35	R-1/5,000
128	32 W Van Buren Ave	15132780070000	Single Family Residence	RMF-35	R-1/5,000
129	35 W Van Buren Ave	15132790110000	Single Family Residence	RMF-35	R-1/5,000
130	36 W Van Buren Ave	15132780060000	Single Family Residence	RMF-35	R-1/5,000
131	41 W Van Buren Ave	15132790100000	Single Family Residence	RMF-35	R-1/5,000
132	42 W Van Buren Ave	15132770190000	Single Family Residence	RMF-35	R-1/5,000
133	45 W Van Buren Ave	15132790090000	Single Family Residence	RMF-35	R-1/5,000
134	46 W Van Buren Ave	15132770180000	Single Family Residence	RMF-35	R-1/5,000
135	49 W Van Buren Ave	15132790080000	Single Family Residence	RMF-35	R-1/5,000
136	50 W Van Buren Ave	15132770170000	Single Family Residence	RMF-35	R-1/5,000
137	55 W Van Buren Ave	15132790070000	Single Family Residence	RMF-35	R-1/5,000
138	56 W Van Buren Ave	15132770160000	Single Family Residence	RMF-35	R-1/5,000
139	57 W Van Buren Ave	15132790060000	Single Family Residence	RMF-35	R-1/5,000
140	60 W Van Buren Ave	15132770150000	Single Family Residence	RMF-35	R-1/5,000
141	64 W Van Buren Ave	15132770140000	Single Family Residence	RMF-35	R-1/5,000
142	65 W Van Buren Ave	15132790050000	Single Family Residence	RMF-35	R-1/5,000
143	69 W Van Buren Ave	15132790040000	Single Family Residence	RMF-35	R-1/5,000
144	70 W Van Buren Ave	15132770130000	Single Family Residence	RMF-35	R-1/5,000
145	1605 S Jefferson St	15132800030000	Single Family Residence	RMF-35	R-1/5,000
146	1607 S Jefferson St	15132800040000	Single Family Residence	RMF-35	R-1/5,000
147	1612 S Jefferson St	15132580070000	Single Family Residence	RMF-35	R-1/5,000
148	1615 S Jefferson St	15132800050000	Single Family Residence	RMF-35	R-1/5,000
149	1618 S Jefferson St	15132580080000	Single Family Residence	RMF-35	R-1/5,000
150	1619 S Jefferson St	15132800060000	Single Family Residence	RMF-35	R-1/5,000
151	1622 S Jefferson St	15132580140000	Single Family Residence	RMF-35	R-1/5,000
152	1629 S Jefferson St	15132800070000	Single Family Residence	RMF-35	R-1/5,000
153	1636 S Jefferson St	15132580110000	Single Family Residence	RMF-35	R-1/5,000
154	1638 S Jefferson St	15132580120000	Single Family Residence	RMF-35	R-1/5,000
155	1639 S Jefferson St	15132800080000	Single Family Residence	RMF-35	R-1/5,000

# **ATTACHMENT K: EXISTING CONDITIONS**

## Existing Zoning District

**Designation:** RMF-35 Medium Density Multi-family Residential District

**Purpose Statement:** The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. 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. (City Code 21A.24.130.A)

**Minimum Lot Area & Width:** City Code 21A.24.130.C

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 through 11 units)	9,000 square feet <sup>1</sup>	80'
Multi-family dwellings (12 or more units)	26,000 square feet <sup>1</sup>	80'
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140'
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	3,000 square feet	Interior: 22' Corner: 32'
Single-family detached dwellings	5,000 square feet	50'
Twin home dwellings	4,000 square feet	25'
Two-family dwellings	8,000 square feet	50'
Utility substations and buildings	5,000 square feet	50'
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50'

**Lot & Bulk Regulations:** City Code 21A.24.130.D and E

Building Height	Front Yard	Corner Side Yard	Interior Side Yard for Detached Single-family & Two Family Dwellings	Interior Side Yard for Single-family Attached	Interior Side Yard for Twin Home Dwellings	Interior Side Yard for Multi-family Dwellings	Interior Side Yard for All Other Permitted & Conditional Uses	Rear Yard
35'	20'	10'	Interior lots: 4' on one side and 10' on the other  Corner lots: 4' on each side	No yard is required, however, if one is provided it shall not be less than 4'	No yard is required along one side lot line while 10' yard is required on the other	Interior lots: Side yard shall be at least 10'	10' on each side	25% of the lot depth, but not less than 20' and need not to exceed 25'

## Central Community Master Plan

<i>Plan Adoption:</i>	November 1, 2006
<i>Designation:</i>	Medium Density Residential (Central Community Master Plan, page 2)
<i>Definition:</i>	Medium-Density Residential defined as “15–30 dwelling units per acre. This land use designation allows single-family, duplexes, triplexes, fourplexes, townhouses, and apartments. Medium-density residential structures include attached dwelling units and apartment structures. This mix of residential land use is noticeable in the areas between South Temple and 800 South from 300 East to 900 East and areas between 1300 and 1700 South from 200 West to Main Street (CCMP, page 8)
<i>Neighborhood:</i>	Ball Park (formerly known as People’s Freeway)
<i>Geographic Description:</i>	The People’s Freeway neighborhood is generally located between 900 South and 2100 South from Interstate-15 to State Street. A mixture of residential (mainly low-density single-family dwellings), major commercial and manufacturing uses characterize the area. <i>The majority of residential development in People’s Freeway is located between Main Street and the railroad tracks (approximately 200 West).</i> There are no public elementary schools located in the People’s Freeway neighborhood. Residential land uses are interspersed with major roadways making pedestrian circulation very difficult (CMP, page 7, italics added).
<i>Neighborhood description:</i>	<p>The early residents of the northern area of People’s Freeway (900 to 1300 South) were mostly farmers. Artisans and small businessmen such as shoemakers, weavers and carpenters also lived in the area. <i>Most homes in this neighborhood are fifty years old or older</i> and are modest in appearance. West Temple Street has larger well-kept homes and mature street trees. There are groupings of Post-World War II developments (mainly bungalows) along cul-de-sac residential side streets in the southern part of the area such as Layton, MacArthur and Westwood Avenues. Especially notable is the inner court design of Boulevard Gardens, located at approximately 1780 South West Temple, where the homes face inward onto a landscaped parkway rather than to the street, providing a more intimate and private setting (CMP, page 7, italics added).</p> <p>The location of Interstate-15 through this area of the City since the 1950s has reinforced the pressures over the years to convert formerly residential areas to business and commercial activities. The availability of major transportation modes is convenient for businesses located throughout the area; however, they act as barriers to the homes and reduce the intimate feel and character of the residential neighborhood. <i>Over the past several years, the existing housing stock of single-family residential structures has been discovered as an enclave of affordable housing opportunities located close to the Central Business District.</i> This area has been under significant pressure for commercial development for low intensity service commercial uses (CMP, page 7, italics added).</p>
<i>Demographic profile:</i>	In the 2000 Census, the People’s Freeway neighborhood had 3,052 residents, an increase of 11 percent from 2,744 in 1990. The number of school age children increased 16 percent from 570 in 1990 to 662 in 2000. The number of residents 65 years or older decreased by 43 percent from 426 in 1990 to 242 in 2000. Between 1990 and 2000, the number of housing units decreased six percent from 1,328 in 1990 to 1,252 in 2000. The percentage of owner occupied housing increased slightly from 39 percent in 1990 to 40 percent in 2000. Approximately 15 percent of the housing units in 1990 were vacant whereas seven percent were vacant in 2000 (CMP, page 7, italics added).
Master Plan Policies:	<p><b>Residential Land Use 1.1</b> Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses (CMP, page 9)</p> <p><b>Residential Land Use 2.0</b> Preserve and protect existing single and multi-family residential dwellings within the Central Community through codes, regulations, and design review (CMP, page 10).</p>

# Proposed Zoning District

**Designation:** R-1/5,000 Single-family Residential District (Salt Lake City Zoning Map)

**Purpose Statement:** City Code 21A.24.070.A The purpose of the R-1/5,000 single-family residential district is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) 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 for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

**Minimum Lot Area & Width:** City Code 21A.24.070.C

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80'
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family detached dwellings	5,000 square feet	50'
Utility substations and buildings	5,000 square feet	50'
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50'

**Lot & Bulk Regulations:** City Code 21A.24.070.D and E

Building Height	Front Yard	Corner Side Yard	Interior Side Yard for Corner Lots	Interior Side Yard for Interior Lots	Rear Yard
Pitched roof: 28' measured to the ridge of the roof or the average height of other principal buildings on the block face  Flat roof: 20'	The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the building.	10'	4'	4' on one side and 10' on the other	25% of the lot depth or 20', whichever is less

## 21A.33.020: Table of Permitted and Conditional Uses for Residential Districts

Legend: C = Conditional P = Permitted

Land Use	R-1/ 5,000	SR-1	R-2	RMF- 35
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P
Adaptive reuse of a landmark site	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>
Alcohol, brewpub (2,500 square feet or less in floor area)				
Alcohol, dining club (2,500 square feet or less in floor area)				
Alcohol, social club (2,500 square feet or less in floor area)				
Alcohol, tavern (2,500 square feet or less in floor area)				
Animal, veterinary office				
Art gallery				
Bed and breakfast inn				
Bed and breakfast manor				
Clinic (medical, dental)				
Community garden	C	C	C	P
Crematorium				
Daycare center, adult				
Daycare center, child				
Dwelling, accessory guest and servant's quarter				
Dwelling, accessory unit	P	P	P	P
Dwelling, assisted living facility (large)				C
Dwelling, assisted living facility (small)	C	C	C	P
Dwelling; dormitory, fraternity, sorority	P <sup>12</sup>			
Dwelling, group home (large)				C
Dwelling, group home (small)	P	P	P	P
Dwelling, manufactured home	P	P	P	P
Dwelling, multi-family				P
Dwelling, resident healthcare facility				P
Dwelling, residential substance abuse treatment home (small)				
Dwelling, rooming (boarding) house				
Dwelling, single-family (attached)				P
Dwelling, single-family (detached)	P	P	P	P
Dwelling, transitional victim home (large)				
Dwelling, transitional victim home (small)				C
Dwelling, twin home and two-family		P	P <sup>2</sup>	P
Eleemosynary facility	C	C	C	C
Financial institution				
Funeral home				
Governmental facility	C	C	C	C
Laboratory (medical, dental, optical)				

Land Use	R-1/ 5,000	SR-1	R-2	RMF- 35
Library				
Mixed use development				
Mobile food business (operation on private property)				
Municipal service use, including city utility use and police and fire station	C	C	C	C
Museum				
Nursing care facility				
Office, excluding medical and dental clinic and office				
Open space on lots less than 4 acres in size	P	P	P	P
Park	P	P	P	P
Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB zones)				
Parking, park and ride lot shared with existing use	P	P	P	P
Place of worship on lots less than 4 acres in size	C	C	C	C
Reception center				
Recreation (indoor)				
Restaurant				
Restaurant with drive-through facility				
Retail goods establishment				
Retail goods establishment, plant and garden shop with outdoor retail sales area				
Retail service establishment				
School, music conservatory				
School, professional and vocational				
School, seminary and religious institute	C	C	C	C
Seasonal farm stand				
Studio, art				
Theater, live performance				
Theater, movie				
Urban farm	P	P	P	P
Utility, building or structure	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
Utility, transmission wire, line, pipe or pole	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
Wireless telecommunications facility				

**Qualifying provisions:**

1. A single apartment unit may be located above first floor retail/office.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Reserved
4. Reserved
5. See subsection 21A.02.050B of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.
7. Subject to conformance to the provisions in section 21A.02.050 of this title.
8. Subject to conformance with the provisions of subsection 21A.24.010T of this title.
9. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
10. In the RB zoning district, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
12. Subject to conformance with the provisions of subsection 21A.36.150 of this title.
13. Prohibited within 1,000 feet of a single- or two-family zoning district.

## **ATTACHMENT L: ANALYSIS OF STANDARDS**

## ZONING MAP AMENDMENT STANDARDS

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
<p><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;</b></p>	<p>The proposed amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.</p>	<p>Within the July 29, 2015, Planning Commission Staff for PLNPCM2015-00899 and 00900, staff identified applicable master plan statements, objectives, and policies that the Salt Lake City Council has adopted which support the proposal. However, approval of the proposal will require amendment of the Central Community Future Land Use Map from Medium Density Residential to Low Density Residential for approximately 155 parcels that staff has identified within with the study area.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;</b></p>	<p>The proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>The proposed map amendment is compatible with existing residential land uses within the study area.</p>
<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>	<p>The proposed map amendment will have little or no effect on adjacent properties.</p>	<p>The proposed map amendment maintains single-family development, which is compatible with adjacent properties.</p>
<p><b>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</b></p>	<p>Compliant</p>	<p>No zoning overlays exist within the boundaries of the proposed map amendment.</p>
<p><b>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.</b></p>	<p>Public facilities and services intended to serve the subject properties, 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 are adequate.</p>	<p>Salt Lake City's Transportation Division, Engineering Division, Planning Division, and Police Department reviewed the proposed map amendment and recommended approval. Prior to publication of the July 29, 2015, Planning Commission Staff Report, staff received no objections from Public Utilities, Fire Department, Sustainability Division, or Building Services. As such, staff has not identified any inadequacies in public facilities or services intended to serve the subject properties.</p>
<p>NOTES:</p>		

## **ATTACHMENT M: DEPARTMENT COMMENTS**



# Department Comments

## Master Plan & Zoning Map Amendment

### PLNPCM2013-00899 & 00900

Date	Task/Inspection	Status/Result	Action By	Comments
7/5/2015	Police Review	Complete	Maloy, Michael	<p>Police have no concerns with this plan. The proposed lower density would have less impact on calls for service.</p> <p>Lt Scott Teerlink Salt Lake City Police Department</p>
7/13/2015	Engineering Review	Complete	Weiler, Scott	No objections to the proposed study.
7/13/2015	Planning Review	Complete	Maloy, Michael	<p>Recommendation to approve petition PLNPCM2013-00900 for Zoning Map Amendment subject to approval of petition PLNPCM2013-00900 for Master Plan Amendment.</p>
7/14/2015	Transportation Review	Complete	Maloy, Michael	<p>Transportation has no objections.</p> <p>Michael Barry, P.E. Transportation Engineer</p>
7/15/2015	Sustainability Review	Complete	Maloy, Michael	No comment received.
7/15/2015	Public Utilities	Complete	Garcia, Peggy	No issues with the proposed change.

# **ATTACHMENT N: PUBLIC PROCESS & COMMENTS**

## **PUBLIC NOTICE, MEETINGS, AND COMMENTS**

The following is a list of public meetings, and other public input opportunities, that the City coordinated for the proposed master plan and zoning map amendments.

### *Notice of Application:*

On October 13, 2013, Planning Division staff contacted Elke Philips, former Chair of the Ball Park Community Council, to inform the community council of the proposed Master Plan and Zoning Map amendments and allow 45 days to respond with any concerns or comments. Staff also requested a meeting to present and discuss the proposed amendments.

On December 5, 2013, the Ball Park Community Council held a regular meeting and invited the Planning Division to present, discuss, and answer questions on the proposed amendments. No one in attendance expressed concern or opposition in response to the proposal. At the conclusion of the meeting, staff committed to schedule an Open House meeting.

Prior to publication of this staff report, the Ball Park Community Council has not published a formal response to the proposal. However, Planning Division staff has discussed the proposal several times with Bill Davis, the current Chair of the Ball Park Community Council, who supports the amendments.

### *Open House:*

The Salt Lake City Planning Division held an Open House meeting at the City County Building on February 19 and on February 20, 2014. Approximately 9 people attended and several provided written comments. All comments received favored the proposed amendments.

Following additional research of the proposal, the Planning Division conducted a second Open House meeting at the City & County Building on April 16, 2015. In response to a notice mailed by the City to all property owners and residents inside—and within 300 feet of—the study area, staff received dozens of phone calls and approximately 20 people attended the meeting. Most respondents favored the proposal however and express preference for low-density development and maintenance of existing single-family dwellings. However, three property owners opposed the proposal and cited concerns with potential non-conforming land uses and restriction of future redevelopment opportunities.

### *Planning Commission Briefing:*

On April 9, 2014, the Salt Lake City Planning Division briefed the Planning Commission on the proposed amendments. Although the meeting was open to the public, no public comment was solicited or received during the meeting. In general, the Planning Commission supported the proposal (see Attachment O – Planning Commission Minutes).

### *Notice of Public Hearing:*

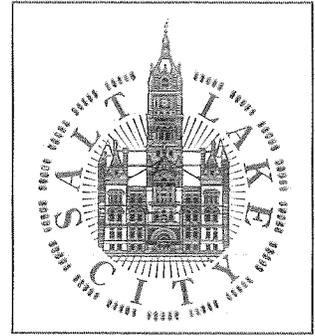
- Public hearing notice mailed on July 16, 2015
- Public hearing notice published in the Salt Lake Tribune and Deseret News on July 16, 2015
- Public notice posted on City and State websites and Planning Division list serve on July 16, 2015

### *Public Input:*

Staff has attached all public comments received prior to publication of staff report.

OPEN HOUSE  
PUBLIC COMMENT FORM

April 16, 2015



Planning Division  
Department of Community &  
Economic Development

West Temple Residential Zoning Reevaluation

Name: Jeri Berets

Address: [REDACTED]  
SLE UT. 84115

Zip Code 84115

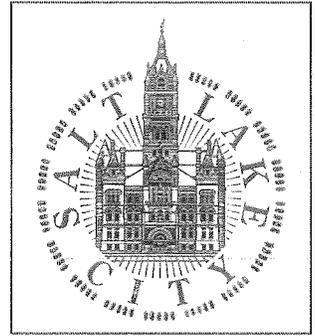
Phone: [REDACTED] E-mail [REDACTED]

Comments: We love this neighborhood I love living among gorgeous old victorian homes and brick houses. They have a lot of character. I prefer this over the new generic neighborhood developments where everything looks the same. It's got great old trees and a real feeling of community. The neighborhood has a lot of diversity and is attainable to those of us without high incomes. It is the best Salt Lake has to offer. Please anyone so we can keep our neighborhood great.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**April 16, 2015**



Planning Division  
Department of Community &  
Economic Development

**West Temple Residential Zoning Reevaluation**

Name: William h Clark

Address: [REDACTED]

Salt Lake City, Utah

Zip Code 84115-1815

Phone: [REDACTED] E-mail \_\_\_\_\_

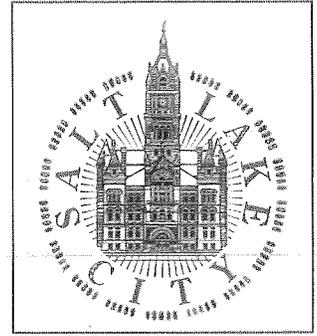
Comments: I would like to change to single family & stop all the apartment housing.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE  
PUBLIC COMMENT FORM

April 16, 2015



Planning Division  
Department of Community &  
Economic Development

West Temple Residential Zoning Reevaluation

Name: Ernest Lloyd Cox

Address: [REDACTED]

Salt Lake City, Utah Zip Code 84115

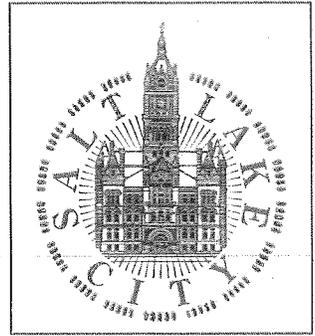
Phone: [REDACTED] E-mail [REDACTED]

Comments: Yes, please make a law for single family  
homes - stop the building of cheap apartment  
building, please consider lowest bidder elimination,

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**April 16, 2015**



Planning Division  
Department of Community &  
Economic Development

**West Temple Residential Zoning Reevaluation**

Name: William W Carr

Address: [REDACTED]

Salt Lake City, Utah

Zip Code 84115-1815

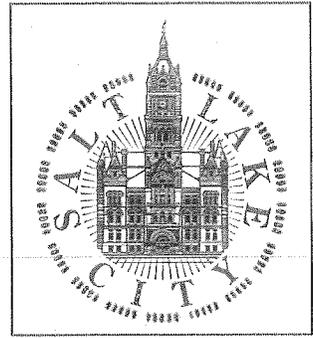
Phone: [REDACTED] E-mail \_\_\_\_\_

Comments: I would like to change to single family & save the neighbor hood instead of more ghetto apartment building with no parking & more crime.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**April 16, 2015**



Planning Division  
Department of Community &  
Economic Development

**West Temple Residential Zoning Reevaluation**

Name: George Chapman

Address: [REDACTED]

SLC Zip Code [REDACTED]

Phone: [REDACTED] mail [REDACTED]

Comments: great idea

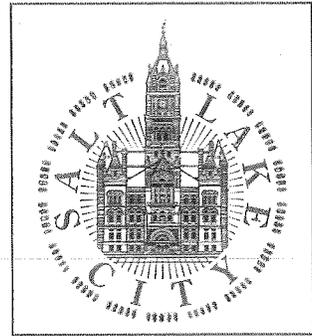
protect single family home  
neighborhoods

Thank you

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slc.gov](mailto:michael.maloy@slc.gov) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE  
PUBLIC COMMENT FORM

April 16, 2015



Planning Division  
Department of Community &  
Economic Development

West Temple Residential Zoning Reevaluation

Name: Shawn Deniston

Address: [REDACTED]

SLC Zip Code 84115

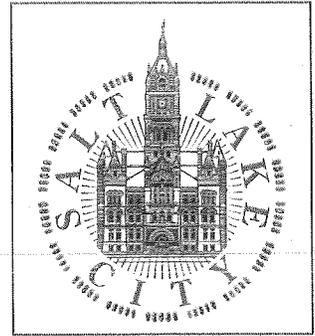
Phone: [REDACTED] E-mail: [REDACTED]

Comments: would like to see property at 1447  
so west temple remain as zoned. The  
property is close to 1/3 acre and would be  
able to accommodate 3-4 town homes but  
not with proposed lot size restrictions

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

OPEN HOUSE  
PUBLIC COMMENT FORM

April 16, 2015



Planning Division  
Department of Community &  
Economic Development

West Temple Residential Zoning Reevaluation

Name: Marilyn GARSIDE & BRENT GARSIDE

Address: [REDACTED]

Zip Code \_\_\_\_\_

Phone: [REDACTED] E-mail \_\_\_\_\_

Comments: Opposed to this. Nothing needs to change  
The Ball park hasn't improved this district at all!  
That should have been stopped. The free market  
should be able to occur. Redevelopment through  
change - rebuild/Building is a good thing.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**April 16, 2015**



Planning Division  
Department of Community &  
Economic Development

**West Temple Residential Zoning Reevaluation**

Name: Setena Johnson

Address: [REDACTED]

SLC UT 84115

Zip Code 84115

Phone: [REDACTED] mail \_\_\_\_\_

Comments: I very much approve this change. I love our area & want to keep it full of single family homes where we have a stable environment for raising our families. Keeping commercial and industrial at bay is very desirable - even keeping more apartments from going up would be beneficial

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**April 16, 2015**



Planning Division  
Department of Community &  
Economic Development

**West Temple Residential Zoning Reevaluation**

Name:

William M. Plasben

Address:

[Redacted Address]

SLC

Zip Code

84115

Phone:

[Redacted Phone]

E-mail

[Redacted E-mail]

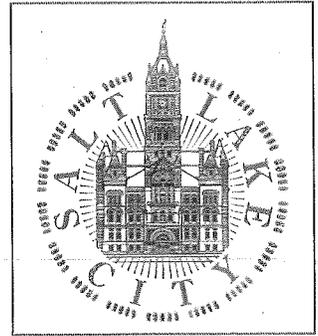
Comments:

change <sup>FROM</sup> the ~~old~~ zone RMF-35  
& rezone to R-1/5,000 single or residential SR-1  
case # PLNPCM2013-00900 &  
PLNPCM2013-00889

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

**OPEN HOUSE  
PUBLIC COMMENT FORM**

**April 16, 2015**



Planning Division  
Department of Community &  
Economic Development

**West Temple Residential Zoning Reevaluation**

Name: David Wheeler

Address: \_\_\_\_\_  
\_\_\_\_\_

Zip Code 84116

Phone: \_\_\_\_\_ E-mail: 

Comments: Ensure single family homes  
in our area for now &  
into the future.

Regards

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com) or via mail at the following address: Michael Maloy, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480.

To Whom it may Concern

I am in favor of returning to a single-family neighborhood instead of a multi-family properties. The neighborhoods are a lot of older family houses & I would like to have them remain that way.



To Whom it may Concern -

I agree with everything the person above me wrote. In addition, I am in favor of this change in zoning in hopes that it will give current & future property owners a greater interest in improving their properties, in turn adding pride back into our neighborhood.



Please restore our little neighborhood to protect the single-family aspect! We like it the way it is!

Please pay attention to the parking issues, before any decision can be made.



I want to keep Ballpark area (West Temple) area the neighborhood it was in 1994 - when the SCo. Neighborhood & Redev. helped me →

Purchase my home. They encouraged me  
to improve my life & neighborhood and  
encouraged home ownership. Please re-zone  
to single family dwellings.  
I support the re-zone!

Thanks, Mary Cox  
& Lloyd Cox

**ATTACHMENT O: PLANNING COMMISSION MINUTES**

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 126 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, April 9, 2014**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:35:04 PM](#). Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Planning Commission meeting were: Commissioners Angela Dean, Michael Fife, Michael Gallegos,Carolynn Hoskins, Marie Taylor, Matthew Wirthlin and Mary Woodhead. Chairperson Emily Drown and Vice Chair Clark Ruttinger were excused.

Planning Staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Michaela Oktay, Planning Manager; Nick Britton, Senior Planner; Casey Stewart, Senior Planner; Chris Lee, Principal Planner; Michelle Moeller, Senior Secretary and Paul Nielson, City Land Use Attorney.

**WORK SESSION [5:38:07 PM](#)**

**[West Temple Residential Zoning Briefing within the boundaries of 1300 South to 2100 South, and TRAX \(200 West\) to Main Street](#)** - Salt Lake City is considering a request to rezone approximately 159 parcels within the area described above. The identified parcels are currently used for single-family housing and zoned RMF-35 Moderate Density Multi-Family Residential District. The petition requests the parcels be rezoned to R-1/5,000 Single-Family Residential District or SR-1 Special Development Pattern Residential District. This type of zoning amendment also requires a master plan amendment. The subject properties are within Council District 5, represented by Erin Mendenhall. (Staff contact: Michael Maloy at 801.535.7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com).)

- a. **Master Plan Amendment** - In order to facilitate the proposed zoning amendment the Central Community Future Land Use Map needs to classify the subject properties as Low Density Residential. (Case number PLNPCM2013-00900.)
- b. **Zoning Map Amendment** - In order to downzone the selected parcels from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District or SR-1 Special Development Pattern Residential District, an amendment to the Salt Lake City Zoning Map is required. (Case number PLNPCM2013-00899)

Mr. Michael Maloy, Principal Planner, and Mr. Matt Gray, Planning Intern, reviewed the plan and the time line for the project. They stated future updates and reviews would be brought to the Commission.

The Commission and Staff discussed the following:

- The Commission was excited to see the proposal move forward and preserve viable owner occupied spaces.
- The Community Council's view of the proposal.
- The driving factor for the proposed down zoning.
- The number of single family homes in the subject area.
- Number of owner occupied homes in the area.
- Would the proposal create conflicts with denser uses in the surrounding area or streets?
  - There are always potential risks with zoning changes however, notifying property owners of what was happening helped to elevate and mitigate some of the issues.
- The protections for the single family homes and the ability for the properties to change zoning.
- Why the quarter mile radius was used as a measurement for walkability.
  - Statistics reflected this was the distance people would typically walk.
  - The fifteen minute walk was also being used.
- The next steps for the proposal.
- The Commissions preference with the project.
  - Look at the demographics of the area to the north.
  - In favor of pursuing the petition.
  - More information on the owner occupied housing.
  - Result of down zoning and the effects it will have on the area.
  - Accessory dwelling unit availability in the area.
  - The effects the proposed zoning will have on property values.
  - Would like to see more involvement from the community.
  - The area had the potential to become very unique.

**The meeting adjourned at 6:42:25 PM**

## **ATTACHMENT P: MOTIONS**

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## **POTENTIAL MOTIONS FOR THE SALT LAKE CITY PLANNING COMMISSION**

### **Staff Recommendation:**

*Based on the information contained within this staff report, and comments received, I move the Planning Commission forward a recommendation of approval to the City Council for the proposed master plan and zoning map amendments.*

### **Not Consistent with Staff Recommendation:**

*Based on the information contained within this staff report, and comments received, I move the Planning Commission forward a recommendation of denial to the City Council for the proposed master plan and zoning map amendments.*

### **Note:**

If motion is to recommend denial, the Planning Commission shall make findings based on the Zoning Amendment standards and specifically state which standard or standards are not compliant. See attachment L for applicable standards.