



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Christopher Lee, Principal Planner, 801-535-7706, christopher.lee@slcgov.com

Date: July 28, 2019

Re: PLNPCM2019-00183: Zoning Map Amendment at approximately 1937 South 1200 East

Zoning Map Amendment

PROPERTY ADDRESS: 1937 South 1200 East

PARCEL ID NUMBER: 16-17-476-008

MASTER PLAN: Sugar House

ZONING DISTRICT: Current: RMF-35 (Moderate Density Multi-Family Residential District)

Proposed: RMF-45 (Moderate/High Density Multi-Family Residential District)

REQUEST: The applicant, Ned Skanchy, on behalf of the owner, UHP Kuvasz, LLC, proposes to amend the zoning map designation of a property at approximately 1937 South 1200 East from RMF-35 (Moderate Density Multi-Family Residential) to RMF-45 (Moderate/High Density Multi-Family Residential). The subject parcel abuts another parcel owned by the applicant directly to the south (1961 South 1200 East) which is currently zoned RMF-45. The intent of the proposal is to change the zoning of the subject parcel to RMF-45 to facilitate a development consisting of 18 residential units after consolidating the two parcels. The zoning map amendment would allow for an increase in density from what would currently be allowed. The current use of the subject parcel is a single family home and the parcel directly to the south is utilized as excess parking for the Irving Heights apartment building at 1963 South 1200 East.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendment.

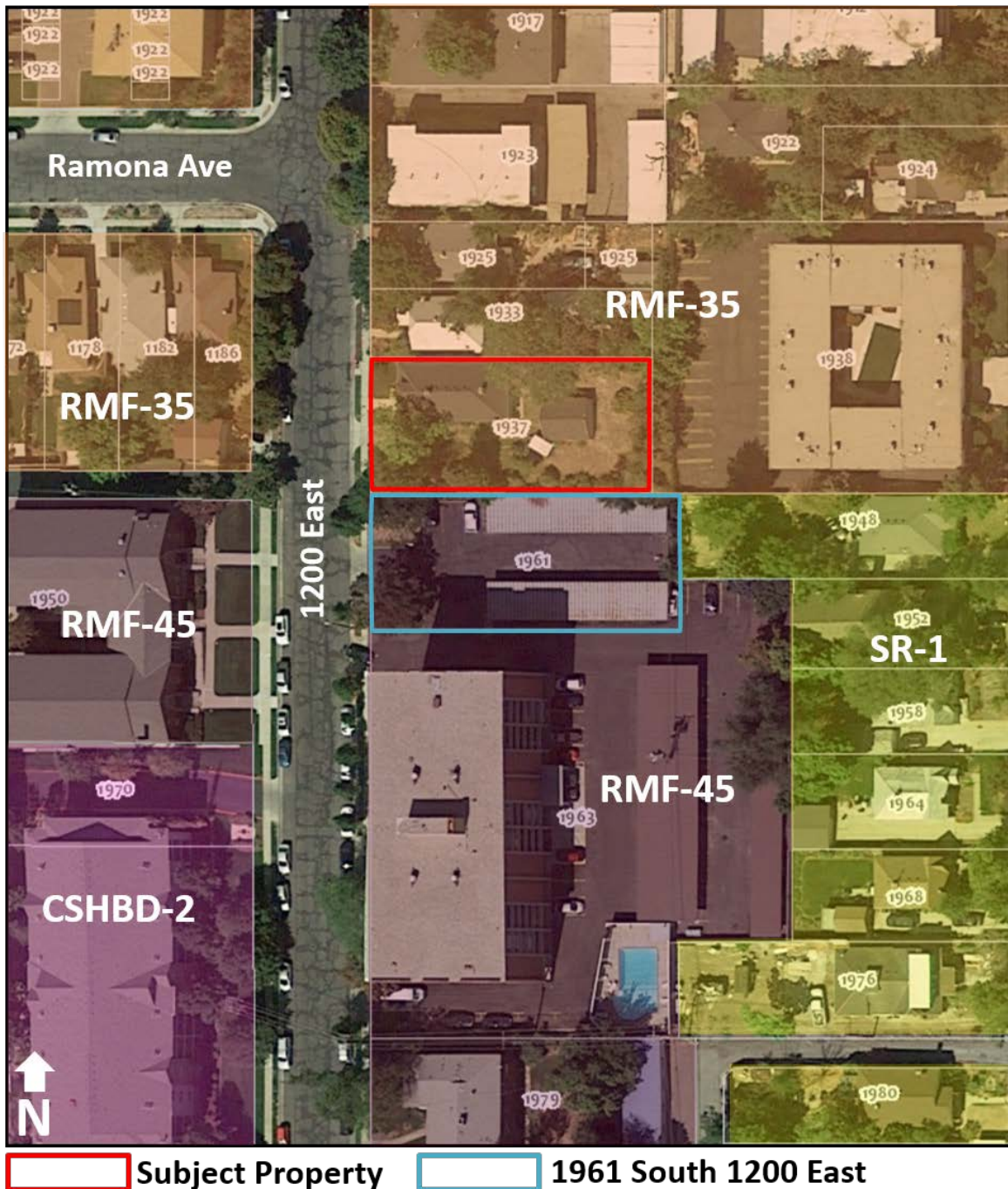
ATTACHMENTS:

- A. [Vicinity and Zoning Map](#)
- B. [Site and Area Photographs](#)
- C. [Application and Concept Drawings](#)
- D. [Analysis of Standards](#)
- E. [Public Process and Comments](#)
- F. [Department Review Comments](#)

PROJECT DESCRIPTION:

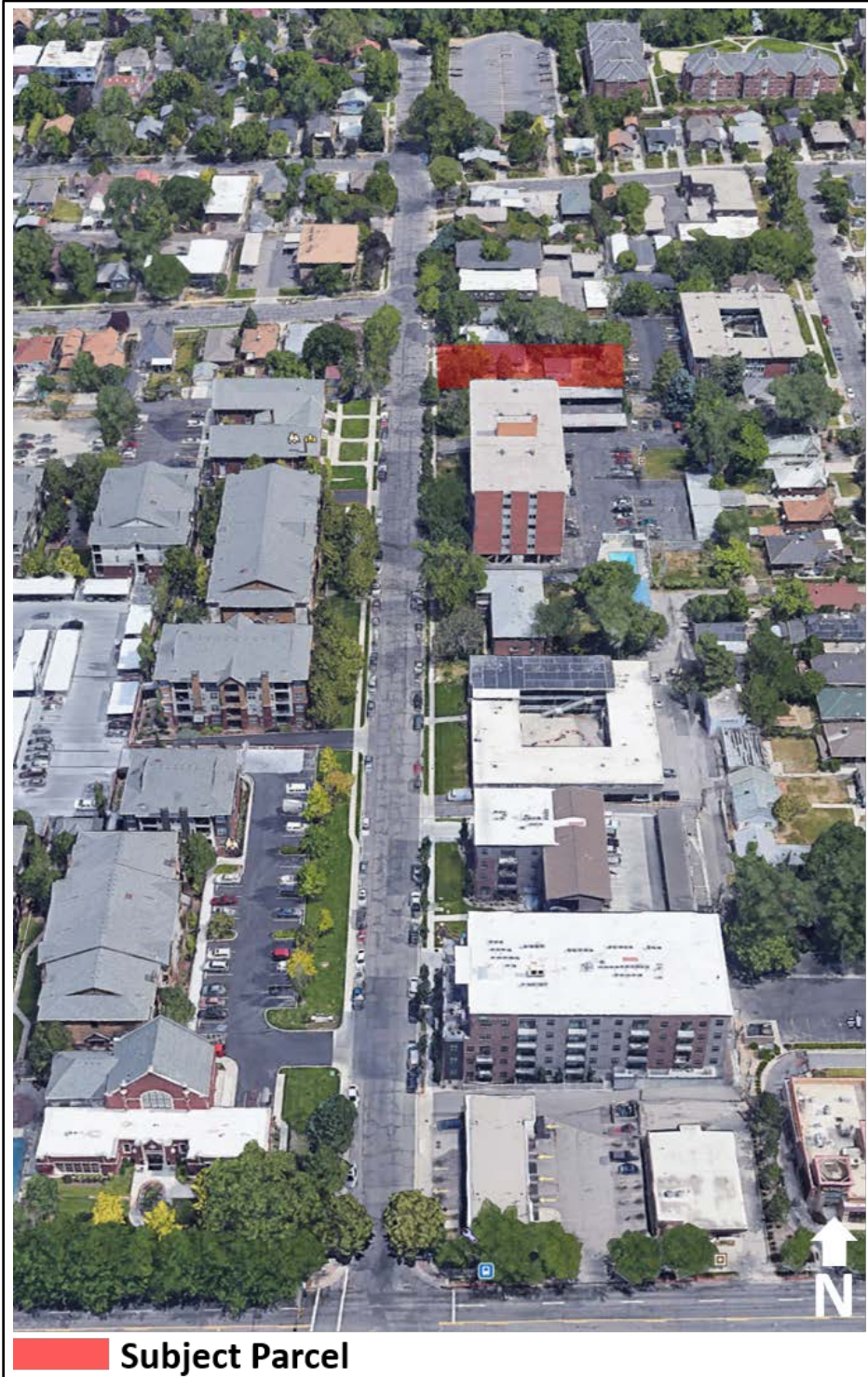
Overview

As illustrated on the following map, the subject parcel is located at approximately 1937 South 1200 East within the Sugar House neighborhood. It is zoned RMF-35 but directly abuts a parcel to the south (1961 South 1200 East) which is also owned by the applicant and that is zoned RMF-45. The applicant wants the subject parcel to also be zoned RMF-45 to facilitate consolidation of the two parcels followed by the development of a multi-family residential building on the consolidated parcel. There is an existing single family dwelling on the subject parcel. The 1961 South 1200 East parcel features covered parking that is currently utilized by the Irving Heights building at 1963 South 1200 East. The subject parcel is approximately .267 acres (11,614 square feet) while 1961 South 1200 East is approximately .289 acres (12,597 square feet). If consolidated they would be approximately .556 acres (24,219 square feet) in cumulative size. ([See Attachment A for the vicinity map](#))



Existing Development Pattern

The section of 1200 East between 2100 South and Garfield Avenue (1835 South) is a dynamic and eclectic mix of building types and uses including dense multi-story mixed-use residential/commercial buildings, apartment buildings, a church, and single-family dwellings. Multi-family residential is the most prevalent building form. With the exception of a Jiffy lube station on the corner of 2100 South and 1200 East, all buildings on both sides of the street are multi-family residential moving north from



2100 South until you reach the subject parcel on the east side of the street and an LDS church and single-family residence across from it on the west side.

Continuing northward, there are then three single family dwellings on the east side (including the subject parcel) and one on the west side which fronts on Ramona Avenue.

The development pattern then reverts back to multi-family residential with two more buildings on the east and one on the west side of 1200 East. Six single-family residences follow on the east side of the street before the street terminates at Garfield Avenue with a large development of Westminster student housing.

The west side of 1200 East features five more single family dwellings before intersecting with Garfield Avenue. Please see Attachment B for photographs of several of the mentioned properties.

The development pattern along 1200 East is not the only corridor to consider within this vibrant neighborhood, however. Both Ramona Avenue and Douglas Street contain single-family and multi-family residential buildings along with commercial uses where they intersect with 1100 East and 2100

South, respectively. That dynamic mix of uses is also typical along both 1100 East and 1300 East which serve as de-facto boundaries for this area. The area development pattern is addressed in more depth in the Key Considerations section of this report.

Existing Uses within the Immediate Vicinity of the Subject Parcel

North: Two single family dwellings then multi-family residential developments

South: Overflow parking lot and Irving Heights apartment building

East: 3 story multi-family residential building

West: 1200 East roadway with a single family dwelling across the street

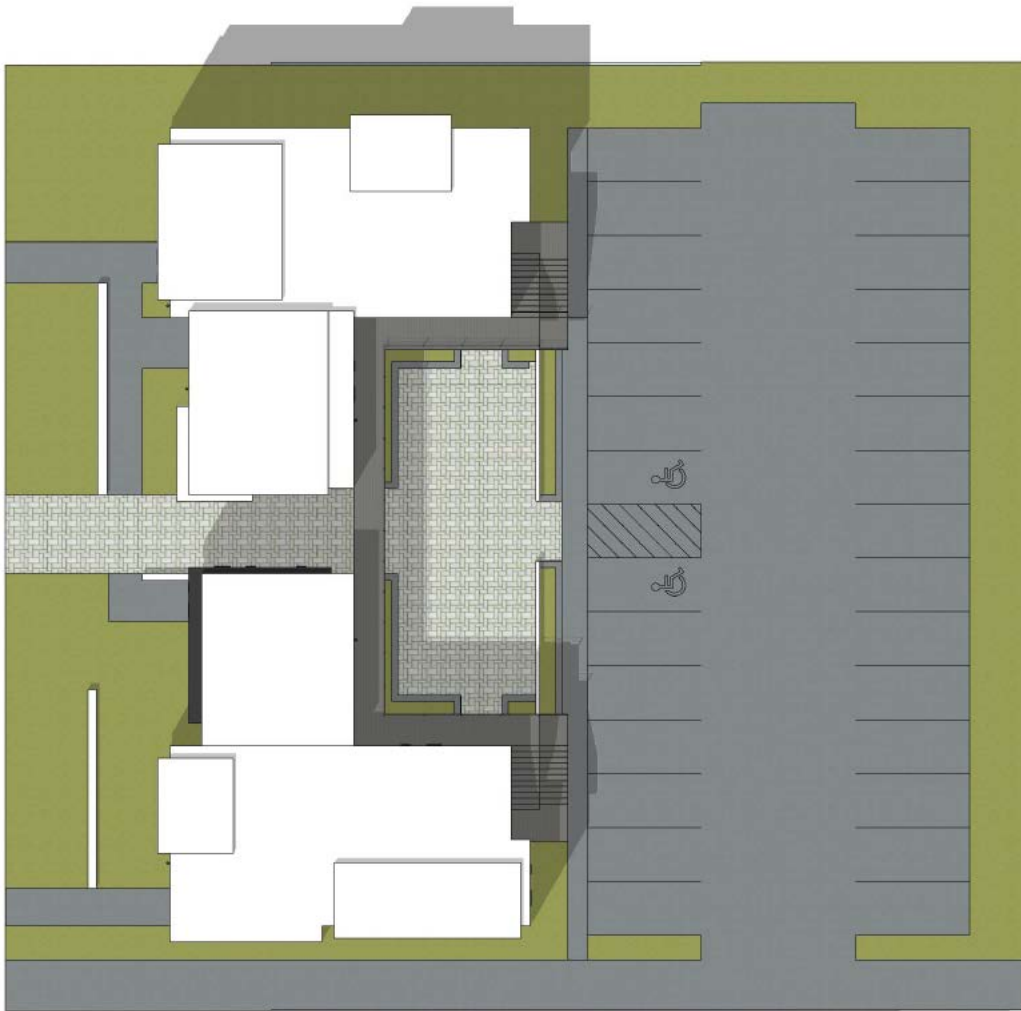
Development Objective

As has been stated previously, in addition to the subject parcel, the applicant owns two parcels directly abutting it to the south which are zoned RMF-45. Irving Heights is located on 1963 South 1200 East. It contains a total of 62 units and is seven stories tall with a total height of approximately 75-80 feet. It significantly exceeds the 45 foot height limit because it was built prior to adoption of the existing RMF-45 zoning standards and is classified as a legal, non-conforming, building.

The parcel directly abutting the subject parcel, known as 1961 South 1200 East, contains overflow parking for the Irving Heights building. There are 79 total parking stalls on the Irving Heights parcel itself which meets the requirement for the building. The excess parking that was provided at 1961 South 1200 East is not required for the Irving Heights building. Consequently, the applicant is seeking to change the zoning of the subject parcel to RMF-45 to be consistent with 1961 S 1200 East and then to consolidate them. If the zoning is changed and the lots are consolidated, the total square footage of the new parcel would allow for up to 19 units per the RMF-45 standards.

The applicant has submitted a basic site plan and conceptual elevations for two buildings on the new parcel (assuming that the existing parcels are consolidated). They would have a total of 18 residential units. It is only a conceptual plan however, and is not being considered as part of this review. The applicant decided to prepare it after receiving initial public feedback and concluding that it could better convey his vision for the site. Parking is to be located behind the structures in an open lot that is accessed from 1200 East along a drive on the south of the parcel. Heights and other measurements were not provided but the structures are shown to be three stories. A typical structure with three stories would likely be somewhere between 30-40 feet in height. Both the submitted concept plans, as well as the applicant himself, indicate that the impetus to change the zoning designation from RMF-35 to RMF-45 is not to gain additional height, but to increase the number of permitted units. The complete set of concept drawings can be accessed in Attachment C but the front elevation and basic site plan are included here:





KEY CONSIDERATIONS:

The key considerations listed below have been identified through analysis of the project, community input, and department review comments.

1. Guiding Documents (*Plan Salt Lake*, the *Sugar House Master Plan*, and *Growing SLC*)
2. Compatibility with Existing Properties
3. Development Potential (RMF-35 vs. RMF-45 Standards)

Consideration 1 – Guiding Documents

As mentioned previously, guiding planning documents are crucial when considering map amendments. Three distinct master plans are pertinent to this petition: *Plan Salt Lake*, the *Sugar House Master Plan*, and *Growing SLC: A Five Year Housing Plan 2018-2022*. *Plan Salt Lake* serves as the overarching planning document for the entire City focusing on broad priorities and goals. In contrast, the *Sugar House Master Plan* has a specific focus on the neighborhood and provides finer detail on the future of the specific area while *Growing SLC* is focused on addressing the city's existing housing issues. Taken together, they provide a dynamic vision for future development and provide crucial guidance for proposed changes such as this map amendment.

Plan Salt Lake

The objective of the applicant is to increase the density on his property and *Plan Salt Lake* contains various sections and initiatives that speak to density issues. The following sections focusing on *Neighborhoods*, *Growth*, and *Housing*, are particularly pertinent:

Neighborhoods:

- 3. Create a safe and convenient place for people to carry out their daily lives.*
- 4. Support neighborhood identity and diversity.*

Growth:

- 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- 3. Promote infill and redevelopment of underutilized land.*
- 6. Accommodate and promote an increase in the City's population.*

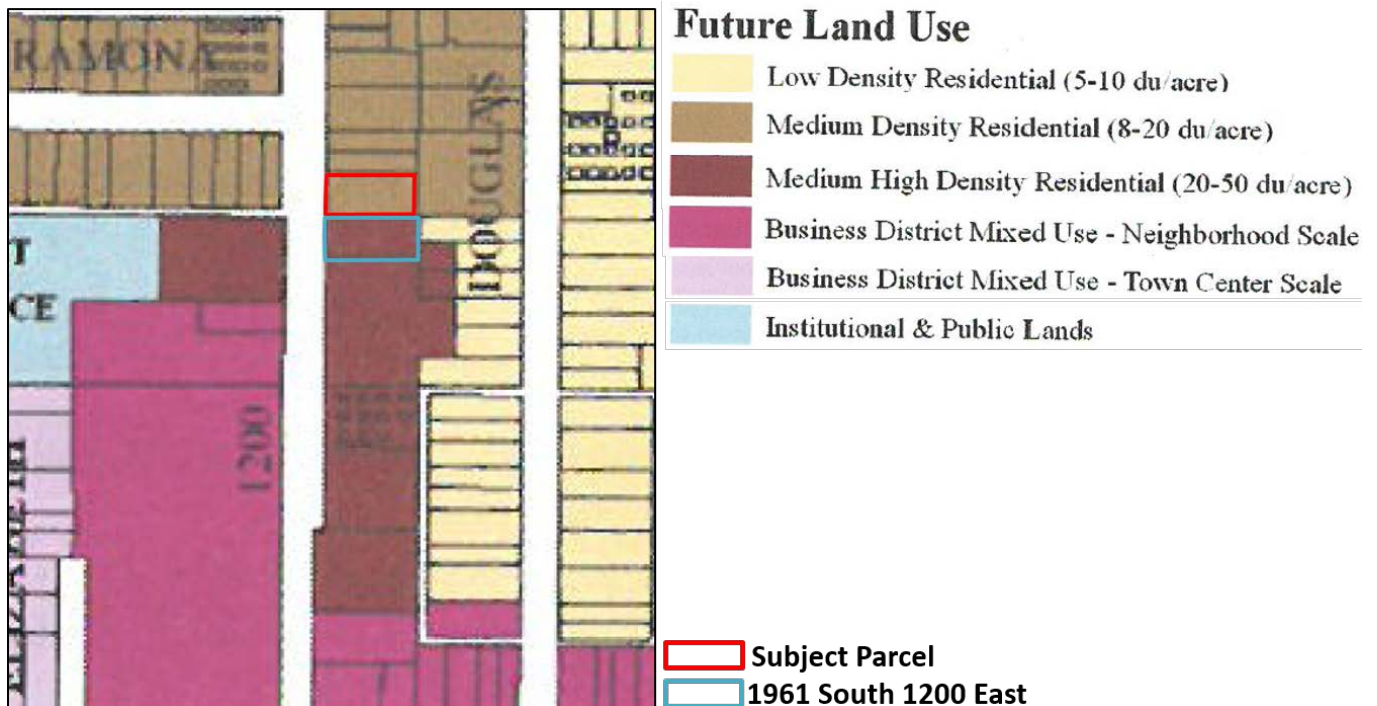
Housing:

- 2. Increase the number of medium density housing types and options.*
- 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- 5. Enable moderate density increases within existing neighborhoods where appropriate.*

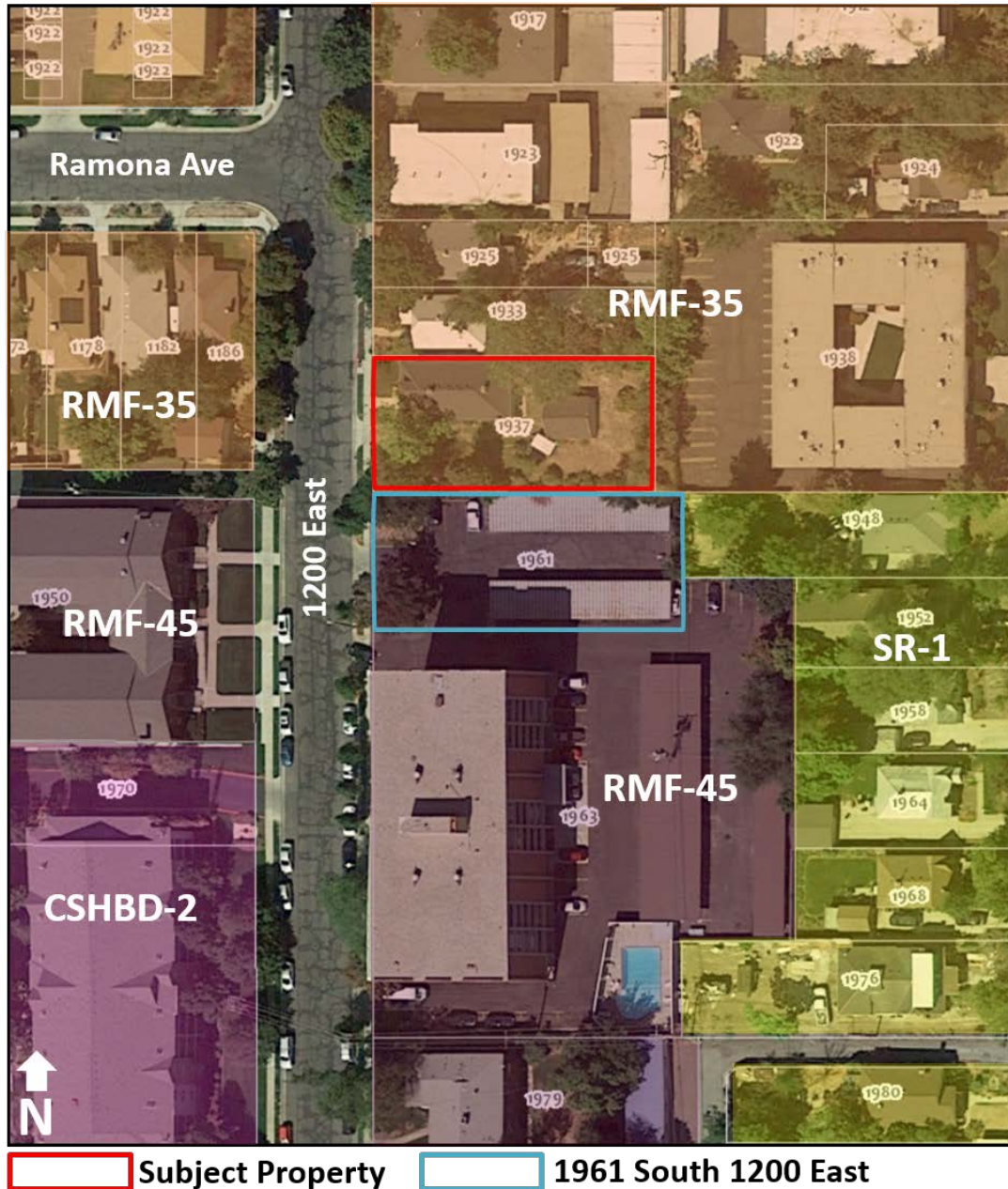
This small area within the greater Sugar House neighborhood is a unique space full of diverse buildings and uses. There is a strong emphasis on larger multi-unit apartment buildings given the existing development pattern, the proximity to the Sugar House Business District, and the established multi-family zoning districts. The subject parcel is located within close proximity to two major transportation corridors (2100 South and 1300 East) with abundant amenities, infrastructure, and resources. Both parcels proposed for development are underutilized with only one single family dwelling and superfluous parking for the Irving Heights apartment building.

Sugar House Master Plan

The *Sugar House Master Plan* contains guiding information at a much more granular level than *Plan Salt Lake*. A key consideration is the Future Land Use Map. It is a visual representation of the growth and development objectives across Sugar House established through a community based master planning process. The subject parcel is on the boundary between two distinct designations: Medium Density Residential and Medium-High Density Residential as illustrated on this small section of the map:



The boundary also correlates to the division between zoning districts. Within this specific area, the Medium Density Residential designation of the Future Land Use map is aligned with the RMF-35 zone while Medium High Density Residential is aligned with the RMF-45. The distinct zones on the two parcels owned by the applicant (as illustrated below) is what prompted this petition in that consolidation and development, in the opinion of the applicant, would be easier if they were the same zone and would allow for more units if both were RMF-45.



The Medium Density Residential (8-20 du/acre) designation is described in the *Sugar House Master Plan*:

Medium-Density Residential areas are designed to accommodate a mix of low-rise housing types. These include single-family through four-plex units, garden apartments, townhouses and mixed use or live/work units. This land use classification allows net densities between ten and twenty (10-20) dwelling units per acre. Examples of zoning districts consistent with these recommended densities are the R-1-5,000, R-2, SR-1, and RMF-30.

The Medium-High Density Residential (20-50 du/acre) section states that:

...Although Medium-High Density is not a prevalent land use in Sugar House, it is appropriate that the community have some higher density housing. The density range for this land use category is from twenty to fifty (20-50) dwelling units per net acre.

Higher density residential development within or on the periphery of the Sugar House Business District is desirable. Examples of zoning districts that can be used to implement this density are C-SHBD, RO, RMF-35, and RMF-45.

It is telling that although the Medium Density Residential designation correlates with the RMF-35 zoning district in this area, the *Sugar House Master Plan* clearly states that Medium Density should only extend up to the RMF-30 zoning district, while the Medium-High Density designation belongs in both the RMF-35 and RMF-45 zoning districts. Considering this, the Medium Density designation on the subject property may not be appropriate and the commission may consider whether Medium-High Density Residential (20-50 du/acre) is a more appropriate designation.

Growing SLC

Growing SLC: A Five Year Plan 2018-2022 is a guiding document dedicated to addressing the city's housing needs including providing solutions to the growing deficit of affordable housing across the city. While it specifically focuses on the need for truly affordable housing for residents at lower income levels, it also speaks to the problem of insufficient amounts of housing across the board:

Salt Lake City is in the beginning stages of a systemic housing crisis that highlights the shortcomings of the multi-year economic rally. While many factors have contributed to the housing crisis, at its root is the demand for housing in Salt Lake City driving up home prices and rental rates at a faster pace than wage increases...

The housing crisis also impacts middle-income households. The historically low vacancy rate of 2 percent in Salt Lake City in 2017 has driven prices up in every neighborhood. In many cases, middle-income households are forced to make the decision to locate in neighborhoods that they would not otherwise choose, take on greater amounts of debt, or move to another community. In August 2016, Salt Lake City conducted the Salt Lake Live Work Survey, which included people that commuted into the city for work. Among these commuters, 52 percent indicated that they would consider living in Salt Lake City if housing were more affordable. Salt Lake City's population grows by 60 percent every day from incommuters, which creates significant stress on our transportation network and the environment. Providing more affordable options could greatly reduce these impacts, which are shared by all residents.

It goes on to state that:

Exacerbating the housing crisis are local barriers to housing development. These barriers, such as density limitations, prohibitions on different types of housing, and other development regulations, have contributed in part to a general supply deficit and economic segregation. Many of these regulations were created at a time of population contraction.

Goals and objectives were established in *Growing SLC*, to address these issues and others. Those of most pertinence to this petition are the following:

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market.

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

Objective 2: Remove impediments in City processes to encourage housing development.

The City is striving to remove impediments to development that is appropriate to help meet the needs of the people seeking housing of all types. Much of that work will need to be implemented via adopted legislation to amend the zoning code. However, increases in housing options and levels of density should be encouraged when petitions meet the objectives of already established master plans and are located in neighborhoods that can reasonably accommodate the additional influx of development.

Consideration 2 – Compatibility with Existing Properties

The Medium-High Density Residential (20-50 du/acre) section of the Sugar House Master Plan goes on to state that:

Although few areas in Sugar House are suitable for Medium-High Density housing, it should be encouraged where feasible. Location criteria are similar to those of the Medium-Density Residential area, with emphasis on existing patterns of Medium-High Density development. The development objective for new Medium-High Density projects is to locate and design the new projects so that land use conflicts with surrounding single-family housing or other uses are minimized. These multiple-family housing developments need to provide open space amenities, adequate off-street parking, appropriate building scale and mass, and adequate access to transit...

The following specific policies are also mentioned:

- *Support opportunities for conversion and infill development of Medium-High Density housing while requiring appropriate design and location to minimize land use conflicts with existing single-family development.*
- *Direct higher density housing in locations served within walking distance to transit, commercial services and parks such as in and near the Sugar House Business District.*

Taken together, these directives indicate that:

- Although relatively rare in Sugar House, Medium-High Density Residential housing should be encouraged with an emphasis on allowing it within areas of similarly dense residential development.
- New developments should provide open space amenities, adequate off-street parking, appropriate building scale and mass, and access to transit.
- Appropriate locations for said developments are within, or on, the periphery of the Sugar House Business District.
- Conflicts with surrounding single-family and other uses be minimized through appropriate design and location.

As illustrated by the concept drawings discussed in the *Project Description* section and included in Attachment C, the proposed development would provide for significant open space amenities with a large front yard area as well as a common central plaza in the rear yard area. There would be abundant parking located behind the buildings that should not put additional pressure on street parking. The location is on the periphery of the Sugar House Business District with access to multiple transit options including established bus routes along 2100 South, 1300 East, 1700 South, and 1100 East. It should also be mentioned that regardless of the proposed concept, both the RMF-35 and RMF-45 zoning districts require significant front and rear setbacks as discussed in more depth in the following section.

The existing development pattern indicates that the proposed development may be appropriate for the neighborhood due to the extensive number of buildings that are similar to the design and density of that being proposed. The following map was prepared to illustrate the level of housing density within existing structures in the area surrounding the subject parcel. It should be noted that only multi-unit residential properties that were easily identified as such were included. The numbers on said properties represent the density (units per acre) for each of those developments.



The map illustrates the development pattern of the neighborhood and demonstrates the following:

- The maximum density that could occur on the subject parcel (if the zoning change was approved and it was consolidated with the one abutting it to the south as proposed by the owner) would be 34 units per acre.

- A density of 34 units per acre is similar to the existing development pattern. It is actually on the low end when compared to other multi-family projects in the neighborhood (3 developments are less dense and 13 are more dense).
- The maximum density of the proposed future parcel is well below that of the parcels that it would directly abut both to the south (Irving Heights at 59 units per acre) and to the east (1938 S Douglas Street at 51 units per acre).
- The average density of all the multi-family residential housing shown on the map is 45.9 units per acre.
- Even when considering only the parcels with multi-family buildings within the RMF-35 zone, the average density is still 42.6 units per acre.

The density levels illustrate that the proposed zoning change would conform well with existing development patterns in that the multi-family buildings within the area (including the RMF-35 zone) are already well above the Medium Density Residential (8-20 du/acre) designation and is more similar to Medium-High Density Residential (20-50 du/acre).

The remaining item that the *Sugar House Master Plan* mentions when discussing development of Medium-High Density Residential projects, is the minimization of conflicts with single family uses. In this specific case dense multi-family residential developments abut the subject parcel to the south and the east and there is a single family dwelling to the west across 1200 East. Consequently, the single-family parcel directly north of the subject parcel at 1933 South 1200 East would have the highest likelihood to be impacted by future development.



Subject Parcel

The map shows that the existing house on the subject parcel is very close to the property line (approximately 2 feet). If the zoning is changed to RMF-45, and a new structure were built, it would need to be at least 8 feet from the property line which would provide a greater setback than currently exists and help mitigate the proximity of a new structure.

However, the proposed development would likely be taller than the current 2-story house on the site. It is worth noting that the existing zoning (RMF-35) anticipates future multi-family residential development which would allow for a structure to be up to 35 feet in height. The

change in zoning would allow that to go up to 45 feet, but the applicant has submitted conceptual plans that are only 3 stories in height which would conform more closely to the existing height limit. The conceptual plans also show the access lane to the rear yard parking being located on the south side of the parcel away from the single family dwelling which would also reduce impacts due to not having cars entering and exiting along the shared property line.

Consideration 3 – Development Potential (RMF-35 vs. RMF-45 Standards)

The zoning standards for the RMF-35 and RMF-45 zones spell out the differences between the two zones in more depth (see the following tables). The major differences apply mostly to height and density. Seeing as the applicant owns both parcels and is planning to consolidate them, staff has evaluated what could be done on that consolidated parcel if it were zoned RMF-45, as requested by this petition, versus if both parcels were zoned RMF-35. Density would be the biggest difference in this scenario with 10 units being allowed by the RMF-35 zone and 19 by the RMF-45 zone. There could be nearly twice as many units by granting the petition. The maximum height in the RMF-45 zone could be 45 feet which is 10 feet taller than within the RMF-35. Side yard setbacks (distance from the side property line to the principal building) would vary slightly with them being 8 feet for RMF-45 and 10 feet for RMF-35.

RMF-35 Development Standards (21A.24.130)

LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	MAX HEIGHT	LOT COVERAGE	LANDSCAPE
80 feet	9,000 square feet minimum for first 3 units plus 2000 square feet for each additional dwelling unit up to and including 11 units (on less than one acre)	20 feet	25% of lot depth (not less than 20 feet or more than 25 feet)	10 feet on each side	35 feet	All principal and accessory buildings shall not exceed 60% of the lot area.	When abutting a single or two-family zone, landscape buffers are required. Front and one of the interior side yards must be landscaped

RMF-45 Development Standards (21A.24.140)

LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	MAX HEIGHT	LOT COVERAGE	LANDSCAPE
80 feet	21,000 square feet minimum for developments of 15 or more units on less than one acre (21,000 square feet for 15 units, plus 800 square feet for each additional unit up to 1 acre)	20% of lot depth, but need not exceed twenty five feet (25')	25% of lot depth (need not exceed 30')	8 feet provided that no principal building is erected within ten feet of a building on an adjacent lot	45 feet	All principal and accessory buildings shall not exceed 60% of the lot area.	When abutting a single or two-family zone, landscape buffers are required. Front and one of the interior side yards must be landscaped

DISCUSSION:

This proposed zoning map amendment is supported by the existing development pattern within the neighborhood as well as adopted master plan documents, as illustrated in the Key Considerations section of this staff report. The proposed zoning change to RMF-45 would allow for density that is similar to established developments within the neighborhood. The maximum density that could occur if the zoning change was approved and the subject parcel were consolidated with the one abutting it to the south as proposed by the owner, would be 34 units per acre which is less than the average of 45.9 units/acre of existing multi-unit residential developments in the area.

This site is located within easy walking distance (just over a block) of the Sugar House Business district and is served well by various transit options, parks, and other services. As illustrated in the previous pages, this proposed zoning map change is in line with both the *Sugar House Master Plan* and *Plan Salt Lake*. Additionally, Salt Lake City is experiencing a housing shortage as illustrated in *Growing SLC: A Five Year Housing Plan 2018-2022* which encourages more dense development in appropriate areas such as this.

Staff is cognizant of potential impacts that this zoning change could cause. However, the subject parcel is already zoned RMF-35 which allows for multi-family residential development up to a height of 35 feet. Even though the subject parcel and the abutting parcel to the south have both been underutilized for years, the underlying zoning code allows for major changes. If this petition were granted, there would be two principal potential impacts: a 10 foot maximum height increase from 35 feet to 45 feet (even though the conceptual plans only show a 3 story building) and almost a doubling of the allowed density on the consolidated parcel from 10 units to 19 units. With these limited impacts to adjacent properties, the amendment should be supported given the existing development pattern throughout the area and the support of the guiding documents. Consequently, Planning Staff is of the opinion that the petition to amend the zoning map to RMF-45 for the subject parcel should be approved.

NEXT STEPS:

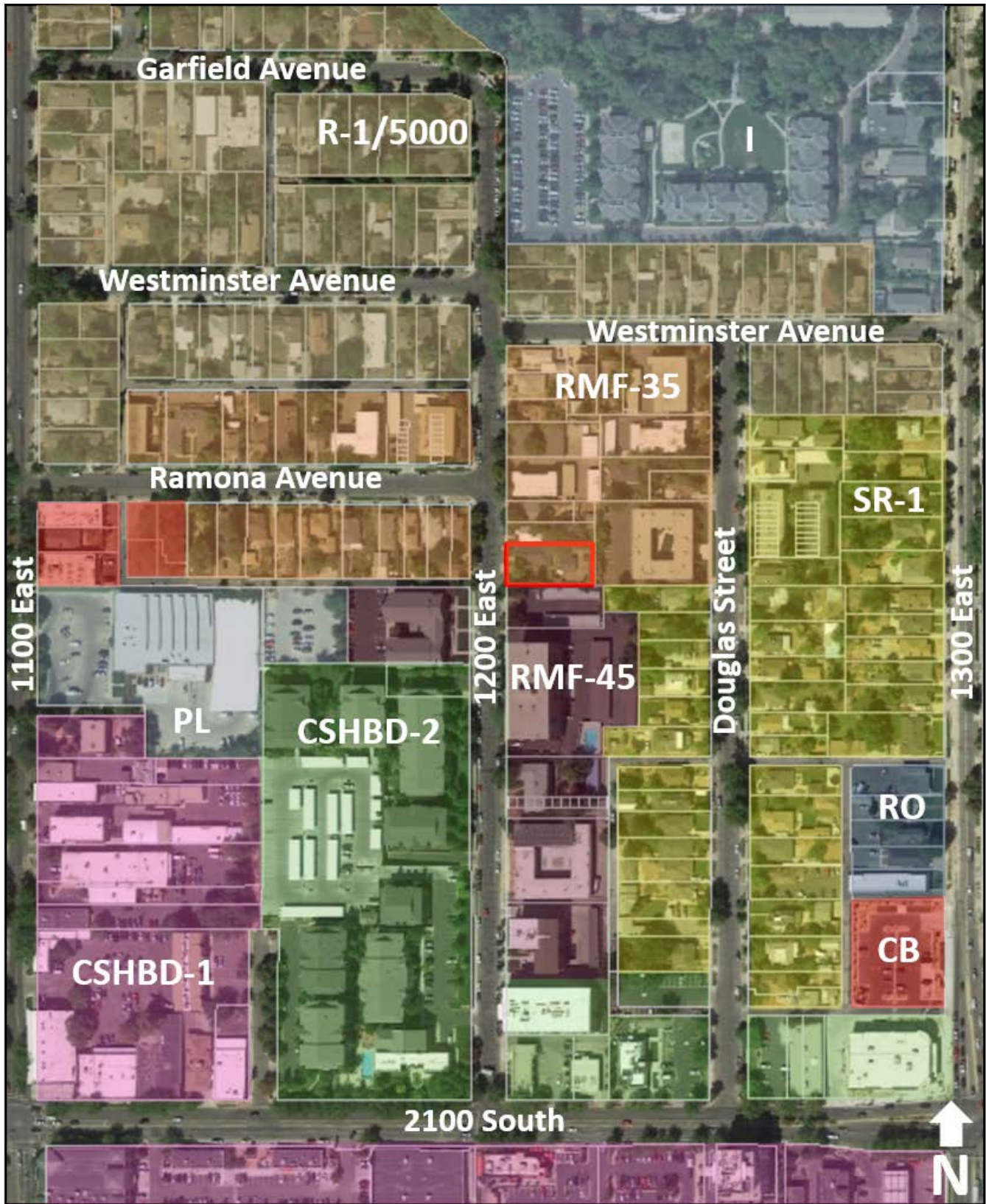
Regardless of the recommendation of the Planning Commission, the proposed zoning map change from RMF-35 to RMF-45 will be sent to the City Council for a final decision. The City Council may approve, deny, or modify the petition.

If the zoning map amendment is approved, the subject property will be given the zoning designation RMF-45 (Moderate/High Density Multi-Family Residential) and the required changes to the land use map will be made. Any specific proposals for development would need to comply with the RMF-45 zoning regulations, be approved, and have appropriate permits issued. Any future development of these properties would need to comply with the RMF-45 zoning regulations.

If the proposal is approved with modifications, any future development would have to comply with the applicable zoning regulations or any conditions placed on the property by the City Council. The City Council does have the option of entering into a development agreement. A development agreement is essentially site specific zoning regulations. It generally cannot provide greater development right than the approved zoning, but can further restrict what would otherwise be in permitted in the approved zoning regulations.

If the zoning map amendment is denied, the properties will remain zoned RMF-35 (Moderate Density Multi-family Residential) and any potential development would need to meet the standards of that zoning district.

ATTACHMENT A: VICINITY AND ZONING MAP



 Subject Parcel

ATTACHMENT B: SITE AND AREA PHOTOGRAPHS



1937 South 1200 East (Subject Parcel) with Irving Heights to the right



1937 South 1200 East (Subject Parcel)



1961 South 1200 East and Irving Heights



1961 South 1200 East (Irving Heights additional parking)



1933 South 1200 East and 1937 South 1200 East (Subject Parcel)



1925 South 1200 East, 1933 South 1200 East, and 1937 South 1200 East (Subject Parcel)



Irving Schoolhouse (1155 East 2100 South)



Irving Schoolhouse (looking south from the north end)



Sugar House Apartments (2057 South 1200 East)



The Sands Apartments (1985 South 1200 East)



Sugar House Villa (1979 South 1200 East)



Ramona Condos (1922 South 1200 East)



Lisa Ann Apartments (1923 South 1200 East)



Paula Apartments (1917 South 1200 East)



Martin Manor (1900 S Douglas Street)



Martin Manor (1900 S Douglas Street)



The Darvi (1912 S Douglas Street) and Martin Manor (1900 S Douglas Street)



1938 S Douglas Street



1938 S Douglas Street



Ramona Apartments (1167 E Ramona Avenue)



1151 E Ramona Avenue



The Harvey (1140 E Ramona Avenue)

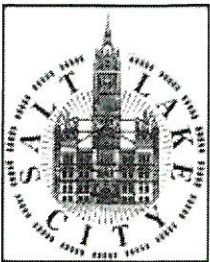


1129 E Ramona Avenue



1125 E Ramona Avenue

ATTACHMENT C: APPLICATION & CONCEPT DRAWINGS



Zoning Amendment

Amend the text of the Zoning Ordinance Amend the Zoning Map

OFFICE USE ONLY

Received By: <i>A. Anglin</i>	Date Received: <i>2/26/19</i>	Project #: <i>PCNPLM 2019-00183</i>
Name or Section/s of Zoning Amendment: <i>Zone Change to RMF-45</i>		

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1937 South 1200 East, Salt Lake City, UT, 84105 - Parcel 16-17-476-008-0000

Name of Applicant: Ned Skanchy	Phone: 801-448-6336
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Address of Applicant:
1963 South 1200 East, Suite 106, Salt Lake City, UT, 84105 84105

E-mail of Applicant: ned@urbanhiveproperties.com	Cell/Fax: 801-448-6336
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Applicant's Interest in Subject Property:
 Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
UHP Kuvasz, LLC

E-mail of Property Owner: ned@urbanhiveproperties.com	Phone: 801-448-6336
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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.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Filing fee of **\$1,011** plus **\$121** per acre in excess of one acre,
- Text amendments will be charged **\$100** for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: <i>[Signature]</i>	Date: <i>2-26-18 19</i>
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SALT LAKE CITY PLANNING

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)


- 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.
- N/A 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.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

 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.

Zoning Amendment Application:
1937 South 1200 East, Salt Lake City, UT 84105

Purpose of Amendment:

Rezone parcel #16-17-476-008-0000 from RMF-35 to RMF-45 so that it can be combined and equal to parcel #16-17-476-009-0000 which is RMF-45.

Description of proposed use of the property being rezoned:

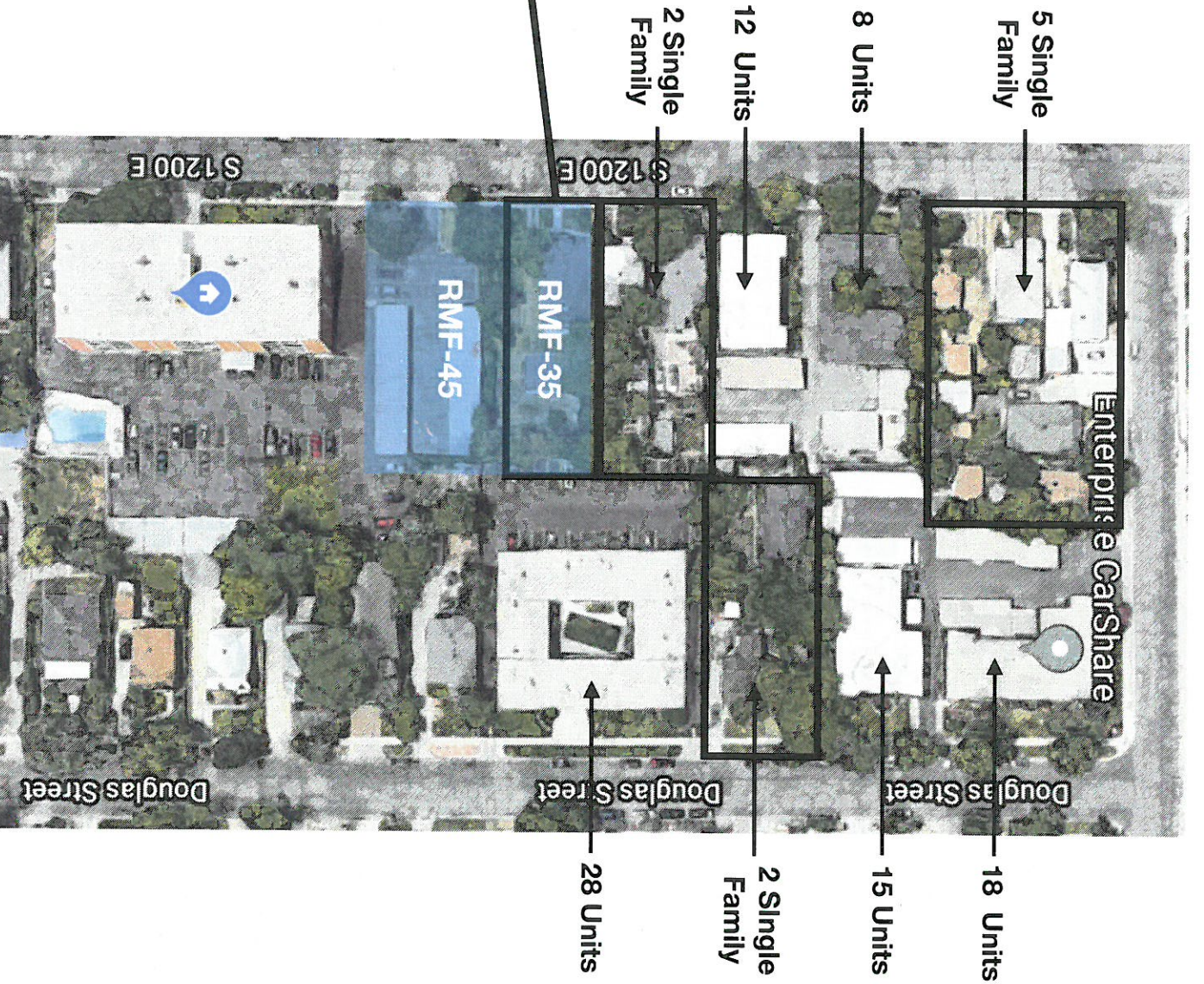
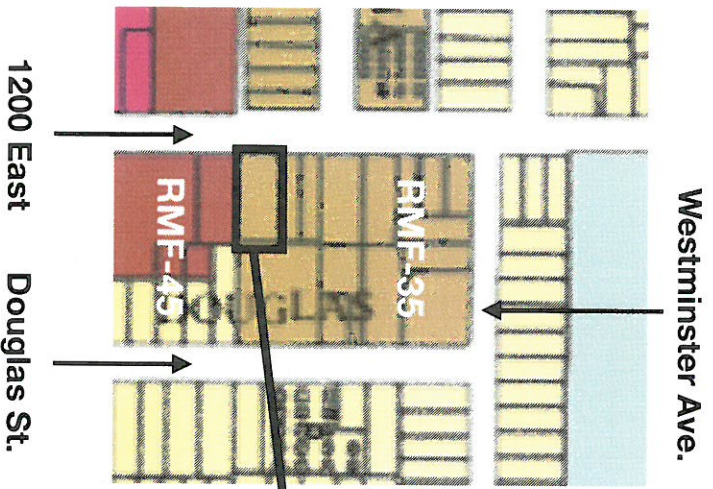
Once the two parcel are combined and have equal zoning we wish to construct 14 to 16 townhomes to be rented.

Reasons why the present zoning may not be appropriate for the area:

- The current zoning of the subject property makes it inconsistent with the surrounding land uses. That is, although there are two single family homes to the north of the subject property, the density prescribed under RMF-35 is inconsistent with the existing density of most adjacent parcels and the rest of the street (1200 East) and block, effectively creating an island of low density amidst existing higher density development.
- Directly south of the subject property is a multi-family property with 63 units
- Directly east of the subject property is a multi-family property with 28 units (many other properties to the east on the same block are multi-family properties).
- To the north of the subject property on the same street (1200 East) are multi-family properties with 12 and 8 units.
- To the west of the subject property on the same street (1200 East) are a church and a multi-family property.
- All parcels to the south of the subject property--on both sides of the street (1200 East)--are zoned RMF 45, and existing development consists of large multi-family properties and a church
- The subject property is within 0.5 mile of numerous retail, office and commercial developments, parks, and the trolley station; rezoning the subject property to be consistent with nearby development furthers the City's goals of creating more walkable neighborhoods and more housing near transit (i.e., transit-oriented development).

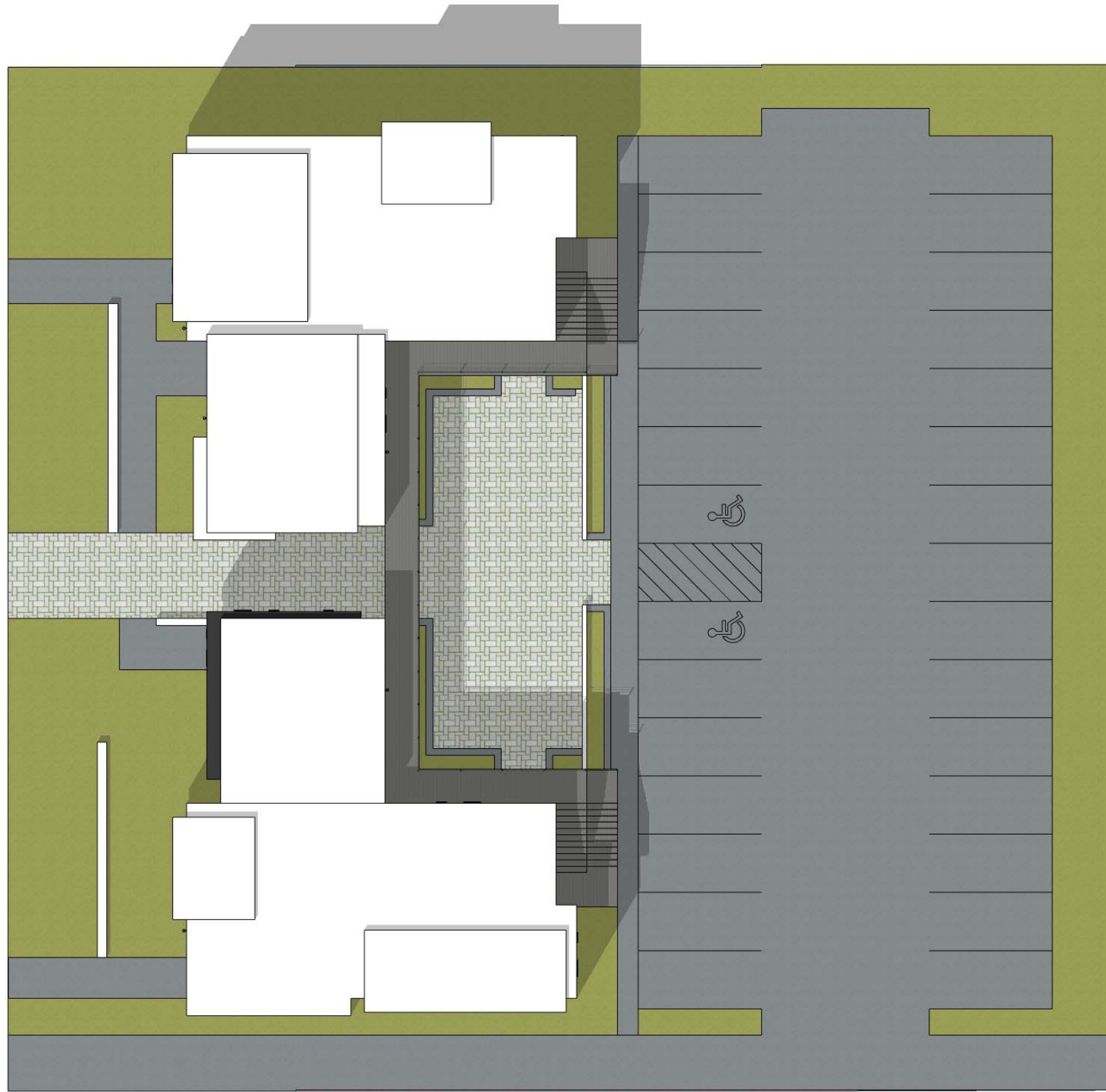
**Zoning Amendment Application:
1937 South 1200 East**

**Sugar House
Future Land Use
Plan**



Townhouse Project

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



1 SITE PLAN



12th EAST APARTMENTS
URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

SITE PLAN

A101

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



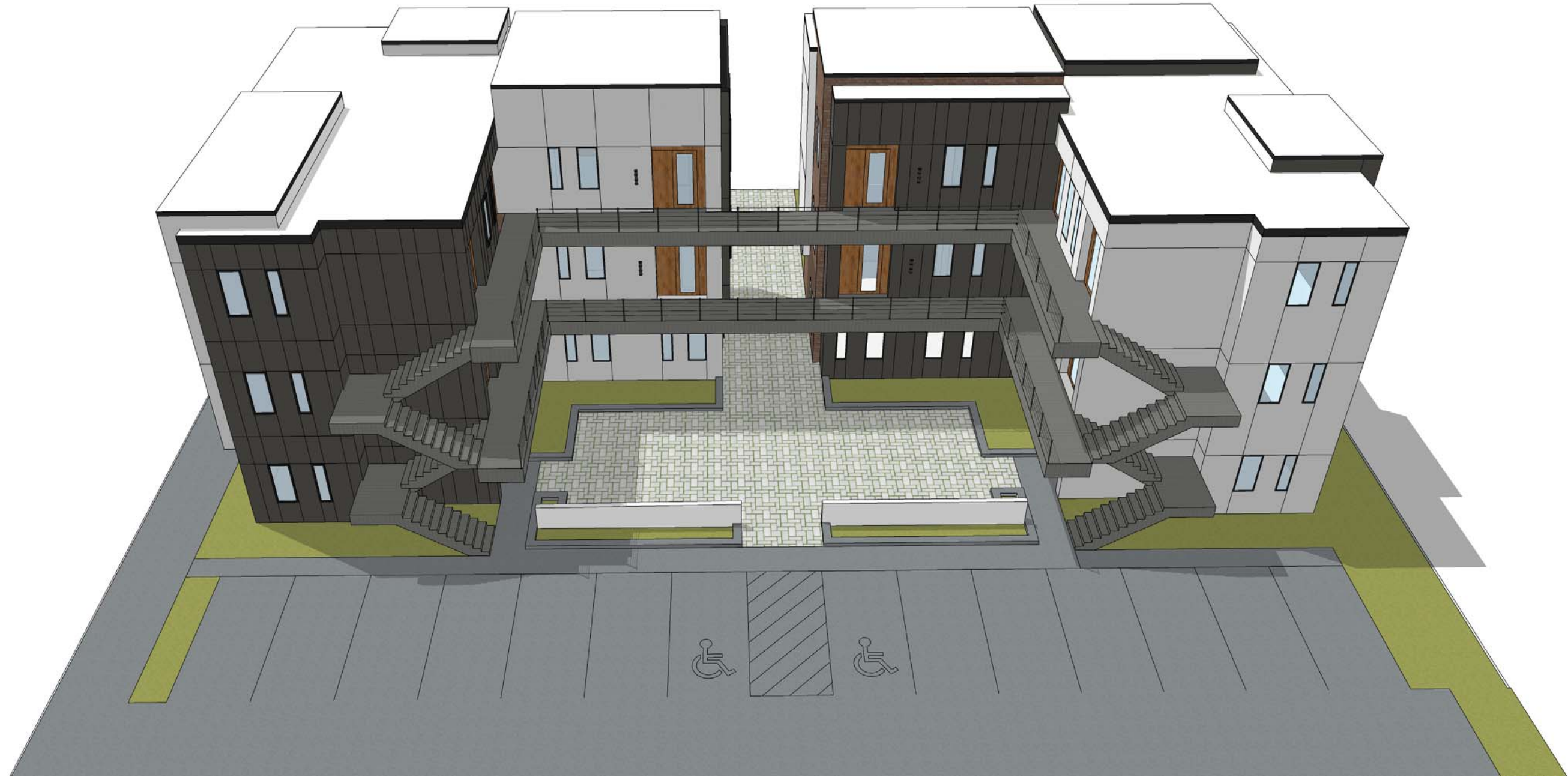
12th EAST APARTMENTS

URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

SOUTH WEST VIEW

A102

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



12th EAST APARTMENTS

URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

EAST VIEW

A103

DRAWINGS NOT INTENDED FOR CONSTRUCTION. THIS IS INTENDED TO BE PRINTED ON AN 11" X 17" PAGE. IF PRINTED ON ANYTHING ELSE DRAWINGS ARE NOT TO SCALE.



12th EAST APARTMENTS

URBAN HIVE
SALT LAKE CITY, UT
MAY 29, 2019

STREET VIEW

A104

ATTACHMENT D: ANALYSIS OF STANDARDS

ZONING MAP AMENDMENTS

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>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;</p>	<p>Complies.</p>	<p>Please see the <i>Key Considerations</i> regarding applicable master plan policies and goals. As discussed, staff finds that the proposed zoning amendment is consistent with the purposes, goals, objectives, and policies of <i>Plan Salt Lake, Growing SLC</i>, and the <i>Sugar House Master Plan</i>.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies.</p>	<p>The purpose statement of the RMF-45 zone,</p> <p><i>...is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty three (43) 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. Such uses are designed 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.</i></p> <p>The subject property is in a location with extensive multi-unit residential</p>

		<p>development already existing at a greater density than what is proposed. It would be directly next to the Irving Heights apartment which are seven stories (approximately 80 feet) in height. It is compatible with the neighborhood serving as an intermediary between the over height Irving Heights building and surrounding smaller multi-family and single-family residences. The Sugar House Master Plan does call for development density less than 43 units per acre in this area. It would preserve the existing character of the neighborhood due to the compatibility with existing development. It also encourages sustainable living due to the proximity to the business core of Sugar House as well as various transit options.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Complies.</p>	<p>As discussed in the Key Issues and Discussion sections of this staff report, the proposed map amendment would have minimal impacts upon adjacent properties. The most impacted property will likely be the single family dwelling directly north of the subject parcel at 1933 South 1200 East. However, those impacts will be minimized due to the fact that any structure built on the subject parcel would need to be at least 10 feet from the house at 1933 South 1220 East, while the existing house on the subject property is much closer than that.</p> <p>The proposed development could be taller than what exists currently but the existing zone (RMF-35) already allows for multi-family residential development with a structure which could be 35 feet in height. The change in zoning would allow that to go up to 45 feet, but the applicant has submitted conceptual plans that are only 3 stories in height which wouldn't reach that maximum height. The conceptual plans also show the access lane to the rear yard parking being located on the south</p>

		side of the parcel away from the single family dwelling.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	Complies	The property is not located within an overlay zoning district that imposes 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.	Complies	<p>The subject property is located within a built environment where public facilities and services already exist. Future development on these properties such as the conceptual concept provided by the applicant, would not put any outsized burden on the public facilities and services that are already established within the neighborhood.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for additional development intensity/density on this parcel.</p>

ATTACHMENT E: PUBLIC PROCESS & COMMENTS

Notice of Application to Sugar House Community Council:

A notice of application was sent to the Sugar House Community Council chairperson, Landon Clark, on March 8, 2019. The Community Council was given 45 days to respond with any concerns or request staff to meet with them and discuss the proposed rezoning and text amendment.

Sugar House Community Council Land Use Committee Meeting

The Community Council requested that the Applicant and Planning Staff attend their Land Use Committee meeting held on April 15, 2019. The Applicant presented their overall plan to rezone the subject parcel and then consolidate it with 1961 South 1200 East in preparation for a future multi-family housing development.

There was discussion about the character of the neighborhood, appropriate density, automobile traffic, and potential impacts if the zoning change was permitted. It seemed that the general consensus was to provide a negative recommendation which turned out to be the case as illustrated by the letter sent from the Sugar House Land Use Committee (see below).

Additional Materials Sent to Sugar House Community Council Land Use Committee

The Applicant submitted additional materials composed of the conceptual plans included in this staff report in Attachment C. They were sent to Judi Short, head of the Land Use Committee on June 3, 2019 for consideration. Upon review, Ms. Short stated that the Land Use Committee stood by the previous feedback provided and was not interested in any making any adjustments.

Notice of the Planning Commission Public Hearing:

Notice of the public hearing scheduled for July 10, 2019 were mailed and posted on June 27, 2019.

Public Input:

Public comments have been received in the form of letters, emails, and comment cards. All public comments are included on the following pages.

April 20, 2019

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council



RE: Rezone at 1937 South 1200 East from RMF-35 to RMF- 45.

The Sugar House Community Council Land Use and Zoning Committee discussed this at its April 15 meeting. There were at least 15 people at the meeting, including the planner and the petitioner. The previous weekend, we put flyers on the porches of the single-family homes surrounding this parcel. Many of the lots have apartment buildings on them, and we were unable to flyer those parcels. There were at least four neighbors at the meeting, and I received email comments from a number of people. Those comments are attached.

Ned Skanchy, the petitioner, gave a short presentation, explaining why he felt the parcel at 1937 should be rezoned, and then we asked questions. Mr. Skanchy explained that he felt the RMF-35 zoning for this parcel was out of character with the rest of the zoning in the area, because many of the other buildings to the south were larger apartment buildings, already zoned RMF-45 or CSHBD-2, and most of the rest were single-family homes, although zoned RMF-35. I think it was clear that most people in the room didn't agree with that.

The biggest concern we heard had to do with traffic. They felt adding 16 more units would increase parking on the street, which is already over capacity, and increase the amount of traffic on the streets. Many cars travel 12th east and one of the side streets, Westminster or Ramona, in order to bypass the traffic bottlenecks at 11th or 13th East and 2100 South. Plus, all of these apartment dwellers have to travel those same roads to get out of their area. They agreed that it should be a walkable area, but felt that many times there was so much traffic on the roads they didn't feel safe trying to walk to destinations in Sugar House. There were suggestions that the Department of Transportation needed to be involved, to work with speeding, or one-way streets, to help calm the traffic. A few people agreed that having townhomes on that parcel that faced 1200 East would be a better design than having the buildings oriented east/west on the parcel, but then said that wasn't enough to get them to say the rezone was acceptable.

We did not even talk about other uses that could be allowed if the parcel was rezoned. They seemed to be pretty clear that the neighborhood was about as dense as it should be, because their quality of life was already diminished due to extra people and traffic. They said that every apartment building on the street didn't have enough parking and there were extra cars always on 1200 East, and spilling into Ramona and Westminster as well. Telling them this rezone would allow 6 more units than if it weren't rezoned, and would help the city housing shortage was not a selling point.

There were some comments about the modern look to the new buildings that Mr. Skanchy was proposing, they felt they stood out from the traditional feel of the neighborhood. I reminded them that this had nothing to do with the request. If the property were rezoned, Mr. Skanchy would have to work with the city to design a building that met the code. If he needed an exception to the code for some reason, then it probably would come back to our LUZ committee. The question was whether or not it should be rezoned. The plans do not call for having any of the units be affordable, and the group was not pleased with that. One participant suggested we have a density bonus if affordable units were included. Another comment made was that we should require a certain percent of three-bedroom units in each project. We should be allowing for families to stay in the area, to help keep stability in the neighborhoods.

Our recommendation is that this rezone request for 1937 South 900 east be denied.

Attachment: Community Comments

COMMENT CARD

Name Donna Elmquist



Issue/Land Use Topic Rezoning

Email Address _____

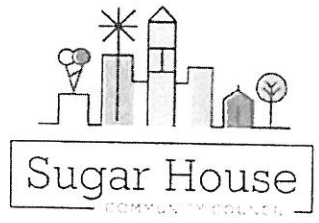
Sign me up for email newsletter to be informed of future issues and meeting dates

BEFORE REZONING OCCURS we need to specifically plan on ways to calm traffic, cross streets, make more walkability available, etc. Don't Rezone unless working in tandem w/ the Dept of Transportation.

www.sugarhousecouncil.org

COMMENT CARD

Name Jane Hartford



Issue/Land Use Topic Rezoning RMF to RMF 35 45 1937 South 1200 E.

Email Address none

Sign me up for ^{printed} ~~email~~ newsletter to be informed of future issues and meeting dates

I am opposed to this change! We are quickly becoming ~~to~~ crowded. Parking is already growing difficult and we are destroying the very charm of Sugarhouse, that first attracted people. Taxes on homeowners but NOT apartment dwellers, change of care of properties. Parking, parking, congestion, traffic. www.sugarhousecouncil.org

COMMENTS 1937 S 1200 EAST REZONE FROM RMF 35 TO RMF 45

Hi Judi,

In terms of 1937 S 1200 E, I'd love to rezone that whole part of the block that is currently RMF-35 up to RMF-45 (or above). There is a stark lack of affordable housing in SLC and one of the ways—in my opinion—we can solve it is by allowing and building missing middle multi-family housing as high as the neighborhoods will allow. Levi Thatcher

This very helpful. Thank you, Judi! I second other people's concerns about walking safety. Feel free to include my voice in the letter regarding that matter. I can also submit my comments directly to the planning committee.

For the 1200 E. project, it seems that the best compromise for the neighborhood and the developer is to leave the current zoning in place. The developer will be able to get his 8 units under the current zoning without maximizing impact to the street and neighborhood. It seems like the consideration for 16 units under a rezone would simply be too much - especially for the homes smashed in between. Brandon Hill

Wanted to comment as got notice of meeting on day of it had plans. We live at 1155 westminster just around corner from this site. Must firmly oppose this re-zone. We visited the house at 1937 a few years ago when it was for sale. A fine home renovated and a great asset to the bungalow architecture of the area. As opposed to some of the truly ugly residential buildings of the last 20-30 years. This seems like an attempt to make a lot of \$. The boom in Sugarhouse has been great and all for much increased density, just seems there are enough vacant and underutilized lots to use first. Jim Muldoon

Meggie Troili

3:05 PM (2 hours ago)

I would like to emphasize the look and feel of the units. They really do stand out a little too much. One of the developers comments was that the juxtaposition of bungalows next to the modern units would allow us to enjoy and love the classic style even more. I thought that their comment was expressing exactly the concern that was brought up but not addressing it. Why do they have to be so extremely modern? I think they should rethink the design. The high density building itself is jarring for residents, I don't want them to add to that by designing something that stands out so much and doesn't fit into the neighborhood. At least try to fit in.

Judi,

I am wanting to support the residents on the street and not have the zoning changed at 1937 S 1200 East.

Traffic and congestion are going to continue to increase with all of the apartments in the area, even though

we encourage walking. Some quieter residential streets need to be preserved. LAURIE BRAY

I was on the fence about 1200 East, only because I think the orientation of the houses on rezoned lots would be better. But, all things considered, I am not in favor of the re-zone. The increased density is not worth it without some compensating affordable units. It seems they would be small rentals with 16 units crammed in. The picture looked nice but there is many a slip twixt the cup and the lip. It is too bad that a density bonus can't be tied to a required % of affordable units. Lynn Schwartz

Hello Judi,

I was just looking at the Sugar House Community Council website to see if there was any information about Allen Park. Meanwhile, I saw a rezoning issue coming up for town houses on 1200 East. I just want to say I am against rezoning for town houses as this just opens up the whole area to rezoning and we don't need any more of an increase in development of this area for residential units. YDA SMITH

Julie Adams-Chatterley

Wed, Apr 17, 9:22 PM (14 hours ago)

to me

Hello,

I have been a homeowner at 1150 Ramona Ave S, Salt Lake City, UT 84105 for nine years. I am against the rezoning of this parcel. If rezoned, this construction would fundamentally change 1200 East and the surrounding neighborhood. In my opinion, my neighborhood is saturated with rentals and I feel that this greatly reduced stable homeowners from moving into the area.

Also, I am concerned that if rezoned, all of these townhomes would be at market value and this will exacerbate, even further, the limited availability of low-income housing in Sugar House.

Thank you for your time and consideration of my comments

Judi, I appreciate all of this. From this reading and the other research I've done, one thing I've noted is that there are very few three bedroom units in these new (and proposed) buildings.

It troubles me because it's quite difficult for most families to remain for long in a two bedroom and these growing neighborhoods will be quite transient without families. As [Brent Toderian said](#), indicator species of a healthy downtown (and I would say SH is the second downtown). Vancouver BC actually made it a requirement that 10 percent of units be three bedrooms (see section 3.0 [here](#)). What are your thoughts? Levi Thatcher

FromSue2U

May 13, 2019, 11:21 PM (2 days ago)

to me

Thank you for the report.

I agree with the neighbors. That Street is a nightmare. A customer was in our shop a few weeks ago and gave us an earful of how the overbuilding on neighborhood streets has negatively impacted current residents/home owners.....think I mentioned this to you about a month ago. Many Residents that live between 1700 south and 2600 south from 900 east to 1700 east are outraged. I also think all of this building has negatively impacted any safe way to include bicycle paths on narrow overcrowded streets with limited sidewalk space.

Hi Christopher,

My name is Kyle Severinsen and I am a property owner on the 1200 east block in Sugar House. I wanted to write you and personally express my support for the newly proposed zoning changes for which I was notified in the mail. I support this project for a number of reasons. First, much of the land around that part of Sugar House is wasted on either old developments or outdated parking lots. With the area growing so much, it seems like an appropriate time to change the zoning and put in some updated housing. Additionally, as a property owner, updated housing benefits me personally as newer developments help improve the aesthetics of the neighborhood and increases home values. Both of these reasons are a big motivation for me to support this change.

Please feel free to contact me with questions/comments. I look forward to seeing the outcome, hopefully in the direction of improving the neighborhood and livability of Sugar House.

Thank You

Kyle D. Severinsen MD, MPH

Dear Judi Short,

I am writing you today in reference to re-zone application for parcel #16-17-476-008-000 from RMF-35 to RMF-45. The address of the property is 1936 S 1200 East.

My name is Arne Hultquist and I am the owner of the single family home adjacent to this parcel. My address is 1933 S 1200 East. I have never considered myself a not in my backyard type of person but this time it is in my backyard and I have concerns about the impacts of this rezone to my home.

My biggest concern is tangible but not a finding of fact. If the property is rezoned to RMF-45 and the developer proceeds with his plans for 16 townhomes on the lot adjacent to my home, the sun will never shine through my windows.

However, more pertinent to the discussion would be the change in character of our street. Although my single family home is currently in a RMF-35 zone, our area is a transition area from the high density RMF-45 to Single Family Housing. There are apartments currently mixed in with several single family homes in this area and it provides a buffer from the high density zones to the south. It is only about 100 yards of buffer between the two zones. Furthermore, the character of our neighborhood to north of this property is the classic sugarhouse bungalow style and this redevelopment and rezone will change the character of our street.

I realize this area is part of the infill area of the sugarhouse master plan. I do not have any issues with the property being developed according to the RMF-35 specifications, however I do believe RMF-45 is too dense for its proximity to single family housing.

The majority of the applications justifications for the zone change consist of the low and medium density properties in this RMF-35 area are consistent with RMF-45 zoning. Granted the area to the south is high density, he built it that way. I have a difficult time accepting the logic that because it's already medium and low density the area is appropriate for high density.

The applicant also suggests the rezoning is consistent with the Sugarhouse master plan. The applicant states the property is consistent because it is within .5 miles of the Sugarhouse S line station. Technically he is correct, according to google earth a straight line between the property and the S line is .45 miles. However, you can't walk a straight line to the S line and the actual walking distance is .65 miles. Furthermore, I don't believe the intent of the master plan was to displace single family, low density housing with high density housing. I thought the intent was to develop the underdeveloped commercial area around the S line station.

Please consider our neighborhood and put forth a negative recommendation for this rezone.

Thank you,



Arne Hultquist
1933 S 1200 East
SLC, UT 84105

ATTACHMENT F: DEPARTMENT REVIEW COMMENTS

Engineering (Scott Weiler)

No objections.

Zoning (Greg Mikolash)

No zoning related issues associated with this proposed zoning map amendment at this time. Future comments may be associated with the review of the building permit construction drawings at the time of plan submittal.

Building (Tim Burke)

Any new construction shall comply with the 2015 IRC (until the 2018 is adopted by the State).

Transportation (Michael Barry)

No comments from Transportation.

Public Utilities

No comments received.

Fire

No comments received.