



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Sara Javoronok, Senior Planner, 801-535-7625
Date: April 8, 2020
Re: PLNPCM2019-01086 and PLNPCM2019-01087

Master Plan and Zoning Map Amendment

PROPERTY ADDRESS: 261 N Redwood Road

PARCEL ID: 08-34-331-029-0000

MASTER PLAN: Northwest

ZONING DISTRICTS: RMF-35 (Moderate Density Multi-family Residential District) and R-1/5,000 (Single-family Residential District)

REQUEST: The property owner, Iain Cameron, is requesting Master Plan and Zoning Map amendments for an approximately 0.94 acre property located at approximately 261 N. Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The applicant is also requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35 (Moderate Density Multi-family Residential). The property is currently split-zoned with the approximately 172' feet of property closest to Redwood Road zoned RMF-35 and the remaining approximately 366' zoned R-1/5,000 (Single-family Residential District). The applicant has not submitted future development plans, but states that the rezone is anticipated to allow for the redevelopment of the site with additional housing.

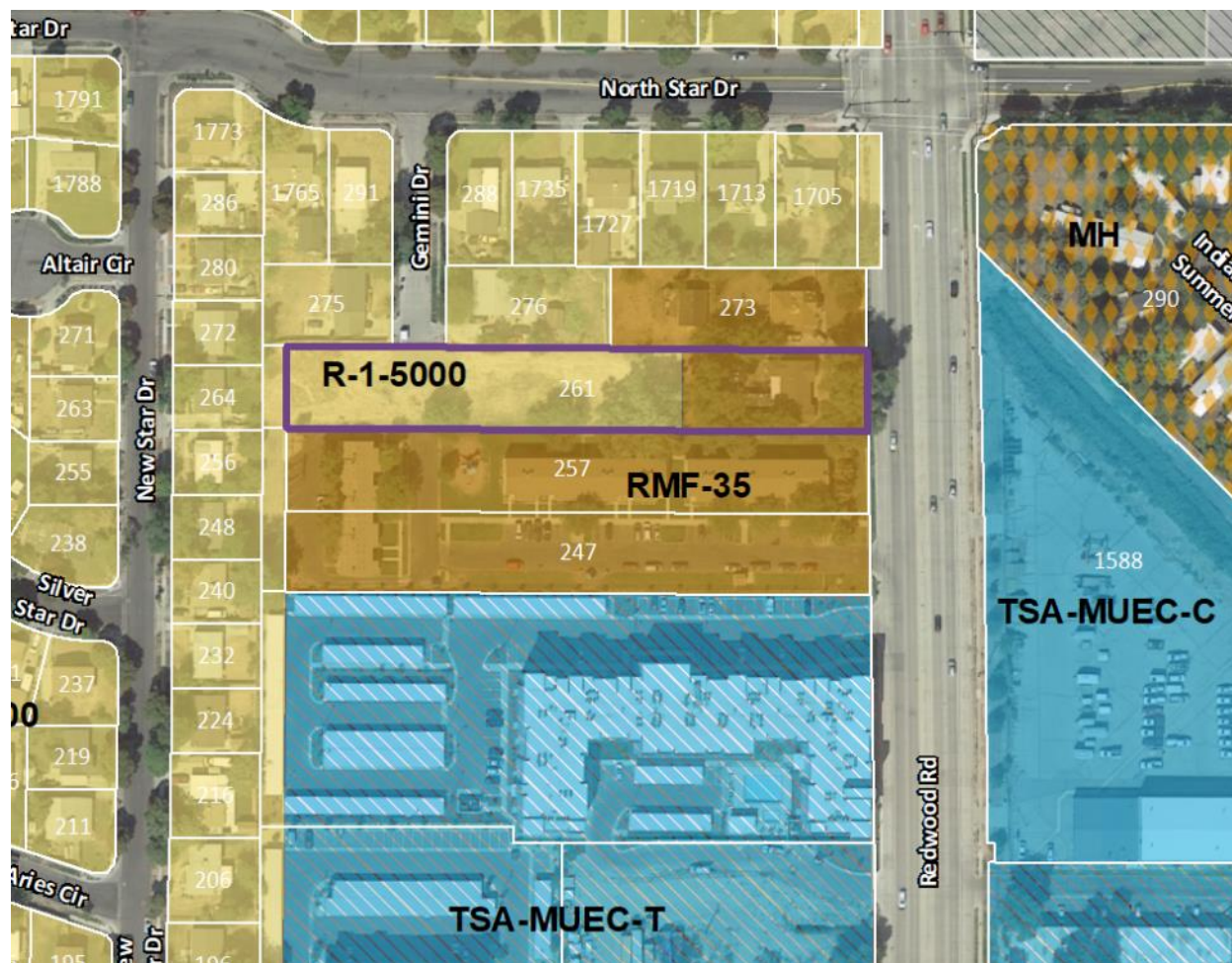
RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed master plan and zoning map amendments.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Photographs](#)
- C. [Additional Applicant Information](#)
- D. [Existing Conditions & Development Standards](#)
- E. [Analysis of Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)
- H. [1987 Legislative Action](#)

BACKGROUND/PROJECT DESCRIPTION:

The property is approximately 0.94 acres and is split-zoned with the approximately 172' feet of property closest to Redwood Road zoned RMF-35 and the remaining approximately 366' of property zoned R-1/5,000. The applicant is requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35. Prior to 1987, the entire property was zoned Residential R-2A. This district allowed for single-family homes and duplexes, and, on larger properties, Planned Unit Developments allowed for higher densities of residential units. In 1987 it was included in an approximately 750-acre area located west of Redwood Road, east of I-215, and between North Temple and 1800 North that was rezoned from R-2A to R-1. Per the 1987 staff report ([Attachment H](#)), the rezoning was consistent with the Northwest Community Master Plan and was to address resident concerns with the construction of apartments and the potential for duplexes. The Northwest Community Master Plan was adopted in 1992 and the Future Land Use Map designates this area as Low Density Residential. The designation of the entire parcel as RMF-35 requires a change in the land use to Medium Density Residential.



Map showing the area proposed for rezoning outlined in yellow with existing adjacent zoning identified

KEY ISSUES:

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

Issue 1: Compatibility with adopted planning documents

The proposed rezoning is compatible with *Plan Salt Lake*, *Growing SLC*, and the *North Temple Master Plan*. The proposed master plan amendment is necessary to make the requested amendments

compatible with the *Northwest Master Plan*. This is appropriate given the policies in citywide plans, the *North Temple Master Plan*, and existing development trends in the neighborhood.

Plan Salt Lake (2015)

Consistent with *Plan Salt Lake*, the applicant is anticipating redevelopment of the underutilized land. The plan identifies several initiatives that the proposed rezoning and master plan amendments help to implement. In the Growth Chapter, the following apply:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
2. Encourage a mix of land uses.
3. Promote infill and redevelopment of underutilized land.

The proposed rezoning is in an area with existing infrastructure and high-capacity (Trax Green Line) and high-frequency transit (UTA Bus 217). It is on the west side of Redwood Road less than one-quarter mile north of the intersection with North Temple. It is approximately one-half mile from the 1950 W/State Offices and Power Station/Cornell Trax stations. The proposed rezoning and master plan amendments are consistent with the development on the property immediately to the south which are zoned RMF-35. The property approximately 150 feet to the south is zoned TSA-MUEC-T, which permits building height up to 60 feet and was recently redeveloped with apartments. It would also serve as a continued transition from additional recent TSA redevelopment closer to North Temple with the single-family homes to the north and west of Redwood Road.

Three initiatives in the Housing Chapter apply as well:

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

The applicant has not submitted plans, but anticipates redeveloping the property with apartments. The zoning and master plan amendments would allow for the construction of medium density housing in an area with existing infrastructure and services. Additionally, the use is appropriate for the neighborhood since it has a mix of existing types of housing and uses.

Growing SLC: A Five-Year Housing Plan (2017)

The proposal is also consistent with Goal 1 in *Growing SLC: A Five-Year Housing Plan, 2018-2022*. The plan addresses the increasing divide between income and housing costs and promotes additional strategies to increase the supply of available and affordable housing. Goal 1 is particularly relevant to this proposal stating: “Increase housing options: reform city practices to promote a responsive, affordable, high-opportunity housing market.” The proposed rezoning is anticipated to increase the types of housing options and provide additional housing units in the community.

North Temple Master Plan (2010)

As detailed above, the property is near two Trax stations. The Power Station/Cornell and 1940 West/State Offices station area plans designate the property as within a “stable area”. However, the proposal to remove the split-zoning designation and redevelop the underutilized parcel is consistent with the station area policies and strategies to “allow for a more intense, compact mix of uses” and provide a broader mix of housing types and densities just outside the transition area. As stated above, the applicant has not submitted plans, but intends to redevelop the site with additional residential units.

The plan also emphasizes the Redwood Road and North Temple intersection. It states that it is the busiest intersection in the corridor and that it is important to encourage high-density mixed-use development on all four corners. While the proposed development is north of the intersection, as stated

above, the proposal would provide additional medium density housing and further the transition to the single-family neighborhoods to the north and west. In addition, it could also provide potential customers for existing and future retail/services in the area.

The Northwest Master Plan (1992)

The *Northwest Master Plan* was adopted in 1992. Given its age, it may not reflect current policies or goals related to housing growth in the community. Consistent with what is stated above, it details how many properties were rezoned to address concerns regarding the construction of apartments. However, with the adoption of the North Temple Master Plan in 2010 and the opening of the Trax Green Line in 2011, recently adopted plans have identified opportunities for additional growth in the area. *Growing SLC* also highlights the importance of constructing more medium density residential housing. Given this, staff recommends considering the policies in the more recent plans – *Plan Salt Lake*, *Growing SLC*, and the *North Temple Master Plan* when evaluating this proposal. The West Station and District North apartments have added approximately 300 units to the area and the RR/Hive apartments under construction will add an additional approximately 300 units.

Issue 2: Zoning compatibility with adjacent properties

As detailed above and in Attachment A – Vicinity Maps and Attachment D – Existing Conditions and Development Standards, the properties to the north, west, and south are zoned RMF-35 and R-1/5,000. The property to the east is zoned TSA-MUEC-C. The proposed rezoning is compatible with the property to the south, which is zoned RMF-35 and has three two-story multi-family buildings. The property to the north and adjacent to Redwood is zoned RMF-35, but has a single-family residence. The property to the north and to the rear and the property to the rear are zoned R-1/5,000 and have single-family residences. The proposal for RMF-35 would allow for greater density, lot coverage, and height, but the setbacks would be similar. The TSA-MUEC-C property to the east allows for height up to 60 feet and reduced setbacks compared to the RMF-35 and R-1/5,000 zones. As stated above, the proposed RMF-35 would provide a transition between the more intensive zones and the nearby single-family, while also allowing for redevelopment of the currently underutilized parcel.

Issue 3: Existing zoning limitations and proposed zone

The subject property is currently split-zoned RMF-35 and R-1/5,000 and has one residential building with four units. The existing RMF-35 zoned area is approximately 13,000 square feet, which is enough area to allow for five multi-family units, one more than is currently existing on the site. The width of the lot is approximately 75 feet, five feet less than the minimum width required for multi-family residential development. As a result, redevelopment of the site with a multi-family dwelling would require a Planned Development.

The existing R-1/5,000 zoned area is approximately 27,000 square feet. The R-1/5,000 zoning district allows for single-family dwellings, but not two-family or multi-family units. The property has the land area for up to five single-family dwellings, but this number of units would likely be difficult to construct given the limited street frontage. Access from Gemini Drive would likely be required for the dwellings. Development of more than two units would likely require a Planned Development since there would be lots without frontage. Relief from setback requirements may also be required as a Planned Development. The additional units on Gemini Drive may also require the construction of a cul-de-sac bulb or other acceptable turnaround.

The proposed change to RMF-35 for the entire property would allow for up to 26 multifamily units. As stated above, a Planned Development would be required since the lot width is less than the minimum required.

DISCUSSION:

The proposed master plan and zoning map amendments from the split-zoned RMF-35 and R-1/5,000 to RMF-35 would allow for a more intensive redevelopment of the site. This is consistent with citywide plans and compatible with recent redevelopment and changes in the neighborhood. It is also consistent with the zoning on the properties to the south and northeast. Additionally, it

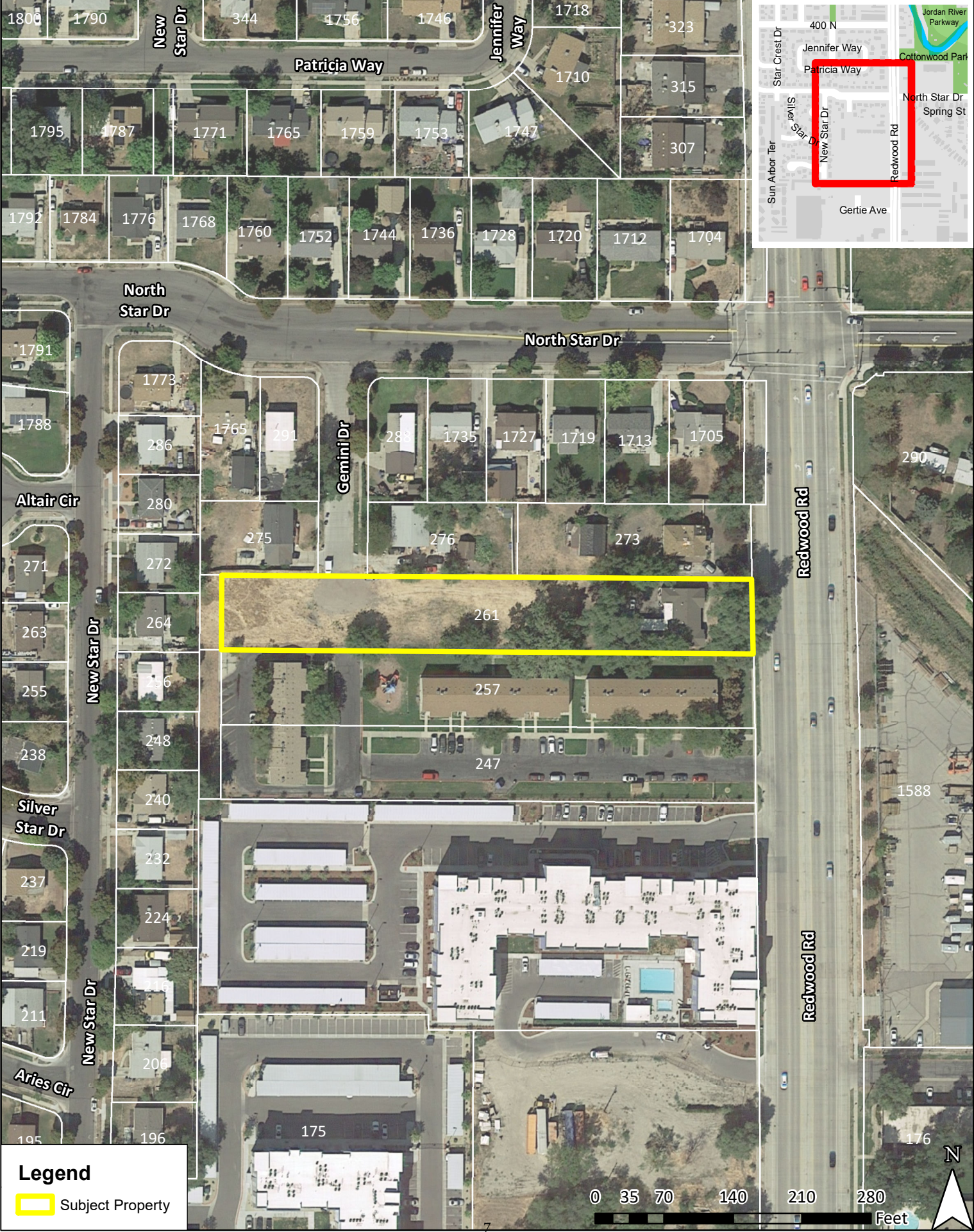
would serve as a transition from the TSA zoned property to the south and east with the single-family development to the north and west. The existing zoning limits the development on the property and the rezoning would allow for its development in a manner similar to the property to the south. As such, the proposed zoning map and master plan amendments are appropriate for the property given its context and evolving city plans and policies.

NEXT STEPS:

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If ultimately approved, the applicant may proceed with the submission of plans to redevelop the site. If ultimately denied, the applicant would be able to maintain the existing four units or add an additional unit on the RMF-35 portion of the site and would have the ability to develop the R-/5,000 zoned portion of the site with single-family residences.

ATTACHMENT A: VICINITY MAP

Vicinity Map



ATTACHMENT B: SITE PHOTOGRAPHS



View of the property and existing structure from Redwood Road.



View of the rear yard of the subject property from terminus of Gemini Drive and facing east.



View of multifamily property located to the south.



View of residence located to the north.



View of the state-owned facilities yard located across Redwood and to the east.



View of the rear of the property (facing west) and rear yards of the single-family residential homes located to the west of the subject property.



View of the property located on the east side of Gemini Drive and north of the subject property.



View of the property located on the west side of Gemini Drive and north of the subject property.



Birds eye view – approximate boundaries of subject property shown in orange.

ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION



SALT LAKE CITY PLANNING

Zoning Amendment

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By:

CHRIS
EARL

Date Received:

11/15/2019

Project #:

PLN PCM 2019-01086

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

261 N Redwood Rd Salt Lake City Utah

Name of Applicant:

IAIN CAMERON

Phone:

[REDACTED]

Address of Applicant:

1395E Elm leaf cove Salt Lake city ut. 84117

E-mail of Applicant:

[REDACTED]

Cell/Fax:

[REDACTED]

Applicant's Interest in Subject Property:

☒ Owner ☐ Contractor ☐ Architect ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

[REDACTED]

Phone:

[REDACTED]

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

- Map Amendment: filing fee of \$1,034, plus \$121 per acre in excess of one acre
- Text Amendment: filing fee of \$1,035, plus \$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:

Iain Cameron

Date:

11/15/19

Updated 7/1/19

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A description of the proposed use of the property being rezoned. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List the reasons why the present zoning may not be appropriate for the area. |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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

<i>Mailing Address:</i>	Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i>	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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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.

261 n redwood road slc, ut.

purpose of amendment is to rezone entire lot to rm35

proposed use of property to build low income, 26 2bed 1bath apartment building

zoning not appropriate as is ,it doesn't allow for low income. Apartments

AS SEEN A THIRD OF PROPERTY IS ALREADY ZONED RMF 35

Modifying The density WILL help CITY
INcrease its Housing Shortage

Parcel 0834331029

261 N Redwood Road zoning and master plan amendment

Iain Cameron, owner proposes combining current zoning to rm35 at 261 N Redwood Road (“subject property”) over one third of property is already zoned rm35. Proposed designation will provide residential use creating a walkable environment in that area.

The purpose for this amendment is to provide more compatible zoning with the properties directly to the south and north while maintaining residential character of existing neighborhood. The proposed change supports the four fundamental goals for the community, identified by the master plan, by:

- Enhancing livability of neighborhood and providing a variety of residential land use to support housing and residential growth in the area.
- Supporting commerce that allows employees to live and work in the area.
- Providing land uses within a 10 minute walk to the TRAX station, to increase pedestrian mobility and accessibility to neighborhood business and commerce.

Subject property is located within one half mile or a 10 minute walk to the nearest TRAX station which is located along north temple. It will also provide transportation to the area around the airport. Requested Amendment is compatible and consistent with the goal and vision of the master plan.

ATTACHMENT D: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY

Abutting property to the north:

The property to the north and on Redwood Road is zoned RMF-35 (Moderate Density Multi-family District). The properties located to the north and on Gemini Drive are zoned R-1/5,000 (Single-family Residential District). Single-family residences are located on these properties.

Abutting property to the south:

The property to the south is zoned RMF-35 (Moderate Density Multi-family District) and contains three two-story buildings with apartments.

Abutting property to the east:

The property to the east is zoned TSA-MUEC-C and is a facilities yard owned by the state.

Abutting property to the west:

There is a small parcel (0.04 acres) located to the rear of the subject property that is owned by Salt Lake County. To the west of it is a single-family residence. These properties are zoned R-1/5,000 (Single-family Residential District).

CURRENT AND PROPOSED ZONING STANDARDS (21A.24.070 and 21A.24.130)

The subject property is currently split-zoned RMF-35 (Moderate Density Multi-family District and R-1/5,000 (Single-family Residential District). The proposal is for the entire property to be zoned RMF-35. The following table provides the general yard and bulk requirements for development within the zoning districts.

RMF-35 Zoning District	
Minimum Lot Area (for 12 or more multi-family units)	Minimum Lot Width
26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre.	80 ft.
R-1/5,000 Zoning District	
Minimum Lot Area (single-family detached dwellings)	Minimum Lot Width
5,000 sq. ft.	50 ft.

RMF-35 Zoning District (Multi-family)							
Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards	Height	Maximum Building Coverage	Landscape Yards	Buffer Yards
20 ft.	10 ft.	25% of lot depth, but not less than 20 ft., and need not exceed 25 ft.	10 ft.	35 ft.	60%	Front, corner side, and interior	Must comply with 21A.48, which requires a 10' landscaped buffer when adjacent to single-family residential

R-1/5,000 Zoning District (Single-family)					
Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards	Maximum Building Coverage	Height
Average of block face	10 ft.	25% of lot depth or 20 ft., whichever is less	4 ft. on one or 10 ft. on the other	40%	28 ft. to the ridge or the average of the block face; 20 ft. for flat roofs

Allowed uses in each zone:

Land use tables for each zone are below for reference.

Permitted and Conditional Uses by District		
Use	R-1/5,000	RMF-35
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C ⁸	C ⁸
Community garden	C	P
Daycare center, child	C ²²	C ²²
Daycare, nonregistered home daycare	p ²²	p ²²
Daycare, registered home daycare or preschool	p ²²	p ²²
Dwelling, accessory unit	C	P
Dwelling, assisted living facility (limited capacity)	C	C
Dwelling, group home (large) ¹⁴		C
Dwelling, group home (small) ¹⁵	P	P
Dwelling, manufactured home	P	P
Dwelling, multi-family		P
Dwelling, single-family (attached)		P
Dwelling, single-family (detached)	P	P
Dwelling, twin home and two-family		P
Eleemosynary facility	C	C
Governmental facility	C	C
Home occupation	p ²⁴	p ²⁴
Municipal service use, including City utility use and police and fire station	C	C
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, park and ride lot shared with existing use	P	P
Place of worship on lots less than 4 acres in size	C	C
School, seminary and religious institute	C	C
Temporary use of closed schools and churches	C ²³	C ²³
Urban farm	P	P
Utility, building or structure	p ⁵	p ⁵
Utility, transmission wire, line, pipe or pole	p ⁵	p ⁵

Qualifying provisions:

5. See subsection [21A.02.050B](#) of this title for utility regulations.

8. Subject to conformance with the provisions of subsection [21A.24.010S](#) of this title.

shall be located above the ground floor.

22. Subject to section [21A.36.130](#) of this title.

23. Subject to section [21A.36.170](#) of this title.

24. Subject to section [21A.36.030](#) of this title.

ATTACHMENT E: ANALYSIS OF STANDARDS

MASTER PLAN AMENDMENTS

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)

In this case, the master plan is being amended in order to provide consistency between the *Northwest Master Plan* and the proposed zoning designation of the subject property. In this particular case, the master plan is nearly 30 years old and does not reflect current development trends in the neighborhood. The zoning map and master plan requests facilitate a rezoning of the property to a district that will allow for the more intense redevelopment of the property with a multi-family use that is consistent with recent development in the neighborhood. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission for a master plan amendment. The required process and noticing requirements have been met. Should the Planning Commission make a positive recommendation for the zoning map amendment, an amendment to the master plan is also appropriate.

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
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;	Complies	As discussed in Issue 1, the proposed zoning amendment is consistent with <i>Plan Salt Lake, Growing SLC</i> , and the <i>North Temple Master Plan</i> . The master plan amendment will provide consistency with the <i>Northwest Master Plan</i> . In particular, the master plan is nearly 30 years old. Other more recent plans anticipate more intensive development in the neighborhood and this proposal would provide a transition from the more intensive development to the nearby single-family development.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Complies	Section 21A.02.030 of the Salt Lake City Code provides the purpose and intent of the overall Zoning Ordinance stating that it is to, “promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to

		<p>implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act...and other relevant statutes.” Additionally, it is to address the following:</p> <ul style="list-style-type: none"> A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures; G. Foster the city's industrial, business and residential development; and H. Protect the environment. <p>The proposed master plan and map amendments would foster the city's residential development and allow for the redevelopment of an underutilized site with additional housing units. It would protect, and likely increase, the tax base and possibly lessen congestion in the streets by placing more housing units in high-frequency transit areas.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	Complies	<p>As discussed in Issue 2 and Attachment D, the proposed map amendment will have an effect on the adjacent properties since a more intense development could be constructed. However, the parcel is split-zoned and the proposed rezoning would establish a single zone on the parcel. The proposed zone is consistent with the development to the south and would provide a transition from the more intensively zoned parcels further to the south and to the east with the single-family zones that are located to the north and west. Additionally, there would be a landscape buffer to the north and west that would mitigate the impacts to the adjacent single-family residences.</p>
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	The zone is consistent with any other applicable overlays.	<p>The site is located within the Airport Flight Path Protection Zone C overlay. New development would be required to comply with any of its provisions.</p>

<p>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.</p>	<p>City services can be provided to the site.</p>	<p>The subject property is located within a built environment where public facilities and services already exist. Redevelopment on this property may require upgrading or installation of utilities and drainage systems.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for development on these properties as long as normal development requirements are met.</p>
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ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings and other public input opportunities related to the proposed project:

Notice of Application to Recognized Community Organization:

A notice of application was sent to the Jordan Meadows Community Council on January 30, 2020. The community council was given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment.

No written comments were received and the community council did not request a formal meeting as part of the zoning amendment process.

Open House:

An open house was not required.

Notice of the public hearing for the proposal included:

Early notification sent to property owners within 300' on January 30, 2020.

Public hearing notice posted on March 26, 2020.

Public notice posted on City and State website and Planning Division list serve on March 26, 2020.

Public hearing notice sent to property owners within 300' on March 26, 2020.

Public Input:

Staff received one phone call with general questions. No other public comment was received as of April 2, 2020.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Zoning – Greg Mikolash

Building Services finds no zoning related issues associated with this proposed Master Plan Amendment or Rezone associated with PLNPCM2019-01087. Future comments may be associated with a building permit review.

Building – Greg Mikolash

Building Services finds no building code related issues associated with this proposed Master Plan Amendment or Rezone associated with PLNPCM2019-01087. Future comments may be associated with a building permit review.

Engineering – Scott Weiler

No objections.

Fire – Greg Mikolash

Building Services finds no fire code related issues associated with this proposed Master Plan Amendment or Rezone associated with PLNPCM2019-01087. Future comments may be associated with a building permit review.

Transportation – Michael Barry

No issues from Transportation.

Public Utilities – No comments received.

Police – No comments received.

ATTACHMENT H: 1987 LEGISLATIVE ACTION

VERNON F. JORGENSEN
PLANNING DIRECTOR

MILDRED G. SNIDER
SECRETARY

EX-OFFICIO MEMBERS:
MAYOR OF SALT LAKE CITY
CITY ENGINEER
CITY TRAFFIC ENGINEER
CITY BUILDING OFFICIAL

SALT LAKE CITY CORPORATION

DEPARTMENT OF DEVELOPMENT SERVICES

Planning and Zoning Commission

324 SOUTH STATE STREET, ROOM 200

SALT LAKE CITY, UTAH 84111

535-7757

May 1, 1987

MEMBERS:

THOMAS A. ELLISON
ALICE KASAI
LAVONE LIDDLE-GAMONAL
RALPH P. NEILSON
GEORGE NICOLATUS
WILLIAM PRICE
JOHN M. SCHUMANN
F. KEITH STEPAN
PETER VANALSTYNE
KATHY WACKER
I. J. WAGNER

Honorable Palmer DePaulis
Salt Lake City Mayor
Suite 500 City Hall
Salt Lake City, Utah

Dear Mayor DePaulis:

Returned herewith is Petition No. 400-505 by Legislative Action/City Council, Florence B. Bittner, requesting the rezoning of certain properties in the area bounded by North Temple on the south, Redwood Road on the east, by I-215 on the west and by the City limits on the north from the present Residential "R-2A" to a Residential "R-1" classification.

An informal hearing was held by the Planning Commission on Thursday, April 9th. Following the hearing, it was the recommendation of the Planning Commission that a public hearing be held to consider changing the zoning on those properties bounded by North Temple on the south, Redwood Road on the east, the City limits on the north and I-215 on the west which are now zoned Residential "R-2A" to Residential "R-1" excepting those areas occupied by planned unit developments or where planned unit developments are called for in the previously detailed Master Plan for the area. Attached is a legal description of this property.

Attached is a staff report going into more detailed characteristics of the area and the recommendation from the staff, and also a portion of the minutes of the Planning Commission.

Respectfully,

Vernon F. Jorgensen
Vernon F. Jorgensen

Planning Director

VFJ:ms
attchs.

April 9, 1987

Mr. Nicolatus seconded the motion with the majority voting "Aye". Opposed were Mrs. Wacker and Mr. Ellison. Mr. Stepan abstained.

Petition No. 500-50 by the Silver Dollar Lounge, requesting to waive the 600 foot requirement from a public park for a lounge at 244 West 400 South Street.

Mr. Jorgensen stated this petition was held from the meeting of March 26, 1987 in order to receive additional information from the Police Department. He stated that although no one was present from the Police Department, they had been contacted and they reiterated their opposition to the waiver based upon the other uses in the area and the fact that the application was falsified with incorrect information. They also cannot meet the City's parking ordinances without getting a variance. The difference between this club and Studebaker's is Studebaker's does meet all zoning requirements and no waiver was needed for the club as the City/County grounds are not a park. The Planning staff still recommends this petition be denied. The Police Department did not supply any further information in writing.

Mr. James Luebke, representing his family who owns the building, stated the owners of the Silver Dollar Inc. were not able to attend and asked him to represent their interest. He states that the building, up to this point, has not been viable for rental but now they have a tenant that will upgrade the property and disallow the transient population from the premises. The parking lot would be lit and they feel it would be an improvement to the area. They don't feel they will attract so many patrons that parking will be an issue. He stated that beer is being sold at two locations near Pioneer Park at the present time. Their patrons will be members of the community with no transients allowed.

Mr. Wagner made the motion to recommend this petition be denied; motion seconded by Mr. Price with majority voting "Aye". Opposed were Mr. Nicolatus and Mrs. Wacker. Mr. Nicolatus and Mrs. Wacker stated they did not feel adequate information was provided by the Police Department even though it was specifically requested. Mr. Ellison and Mr. Neilson abstained.

HEARING

Petition No. 400-505 by Legislative Action/City Council to rezone from "R-2A" to "R-1" properties bounded on the south by North Temple; by Redwood Road on the east; by the north city limits on the north; and by I-215 on the west.

Mr. Joyce stated the present zoning classification allows for single-family residences on a minimum of 5,000 square foot lots, duplexes on 6,000 square foot lots, and with 2.5 acres of land the potential for a Planned Unit Development with a maximum density of 20 units per acre. The "R-1" zoning classification allows only single-family residences on a minimum of 7,000 square foot lots. The general area of the petition is approximately 753 acres. Presently subdivided properties affected by the petition contain

April 9, 1987

approximately 1170 individual subdivision lots. Of the 1170 lots, 710 would become nonconforming in lot size under the "R-1" zoning classification, but would conform in regards to land use.

The "R-1" zone classification would create several nonconforming lots as to size only. This zoning would protect the area from the concerns of residents with regards to apartments intruding into the single family neighborhood areas which were not a part of the originally approved Master Plan. Seventy-three percent of the housing in this area is single family homes, 3.5% is duplex, 3.5% is fourplexes and 20% multiple structures of five or more units. The Master Plan identifies low density residential uses for the area. The "R-2A" meets the requirement as do "R-2" and "R-1". All three alternatives are supportive and acceptable.

Mr. Jorgensen stated originally the area was zoned "R-6". In the original plan, areas were set aside for PUD development. Most of these were constructed first as financing was available. Financing has now become less available for this type of use. The rezoning would not affect the Master Plan, but would remove the fear that the vacant land would be used for PUD's instead of single-family residences as called for. Also, the lot area would be increased. There are now areas where single-family dwellings were constructed on 5,000 square foot lots and people are already asking for variances in this area because their homes are too small and the 5,000 square foot lots do not allow for expansion.

Mr. Bill Eccleston, representing the North Redwood Community Council, stated the council is fully supportive of the down zoning to "R-1". At their last meeting, 24 people were in attendance and voted unanimously to support this downzoning. The council has been actively pursuing this matter for the last few years. He submitted a letter from the North Redwood Community Council and a petition signed by residents in support of single-family dwellings. The council feels adversely about apartment complexes and strongly recommend the down zoning. He feels it is time for the city to take positive steps toward single-family zoning.

Mr. Heber Jacobsen, a developer, who does not live in the area but does own commercial property in the area, is not against the down zoning, but questions the wisdom of rezoning the complete area. He asked the Planning Commission to consider the overall housing element in Salt Lake City. He feels Salt Lake City is inhospitable toward dense housing developments which are needed if the City is to grow.

Mr. Alex Gilbert, 1790 W. 800 N., is opposed to multiple units and strongly favors single-family dwellings.

Mr. Bob Lowe, 713 Starcrest Drive, has been involved in other petitions for down zoning in this area. As a community council, he feels they have been sensitive to development needs in the area. He would like to protect the area

April 9, 1987

from future apartment encroachment. He has worked with developers in the past and is not anti-development but apartment and multiple-unit construction should be clamped down on and single-family dwellings should be enforced. He supports down zoning the area.

Mr. Ellison is a supporter of down zoning but he is concerned that the rezoning would make housing less affordable by increasing the lot size and would not allow for the growth that is needed for this area. He feels that both sides of the lot size issue (from 5,000 square feet to 7,000 square feet) have not been considered.

Mrs. Liddle-Gamonal stated that people in the area want the "R-1" zoning and like the larger lot sizes. She stated that multiple dwellings in the area are not well occupied.

Mr. Nicolatus stated the larger lots would increase the value of the homes and would allow for expansion if needed and would improve the neighborhood as well as make them more desirable for future marketability.

Mrs. Wacker moved that the Planning Commission recommend to the City Council to rezone the area to R-1 to uphold the Master Plan agreement and that there is adequate PUD developable land in the area at present. Motion seconded by Mrs. Kasai with all voting "Aye".

Sugar House Redevelopment Report

Mr. Bill Wright explained the status of the Sugar House Redevelopment area. He stated Mr. Willie Stoler established a committee in February to recommend what to do with the first budget year. The Redevelopment Agency has to have a budget in place before a tax increment is taken or the increment will be redistributed back to the other taxing entities. This committee is comprised of businessmen and a representative from the Sugar House Community Council. The committee reviewed the planning elements and planning concepts of the Redevelopment plan as to what could be done with the money. The anticipated tax revenue for the first year is \$150,000. Following is the projected breakdown:

- | | |
|----------|---|
| \$50,000 | Planning Project to study parking and traffic patterns. Existing street pattern does not function for the new development in the area. The layout of new streets needs to be established. The parking study will focus on parking lot improvements along the North side of 2100 South Street. |
| \$60,000 | Infrastructure improvements to begin implementing the recommendations of the traffic and the parking studies. |

VERNON F. JORGENSEN
PLANNING DIRECTOR
MILDRED G. SNIDER
SECRETARY
EX-OFFICIO MEMBERS:
MAYOR OF SALT LAKE CITY
CITY ENGINEER
CITY TRAFFIC ENGINEER
CITY BUILDING OFFICIAL

SALT LAKE CITY CORPORATION

DEPARTMENT OF DEVELOPMENT SERVICES
Planning and Zoning Commission
324 SOUTH STATE STREET, ROOM 200
SALT LAKE CITY, UTAH 84111
535-7757

March 31, 1987

MEMBERS:
THOMAS A. ELLISON
ALICE KASAI
LAVONE LIDDLE-GAMONAL
RALPH P. NEILSON
GEORGE NICOLATUS
WILLIAM PRICE
JOHN M. SCHUMANN
F. KEITH STEPAN
PETER VANALSTYNE
KATHY WACKER
I. J. WAGNER

TO WHOM IT MAY CONCERN:

The Planning Commission has before them Petition No. 400-505 by Legislative Action/City Council requesting that the properties bounded by North Temple on the south, Redwood Road on the east, the City limits on the north and I-215 on the west which are now zoned Residential "R-2A" to Residential "R-1", excepting those areas occupied by Planned Unit Developments or where Planned Unit Developments are called for in the previously approved Master Plan for the area.

The "R-1" zoning classification will allow single-family dwellings and certain public and semi-public buildings only.

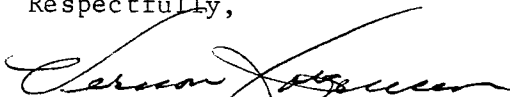
As a part of their study prior to making a recommendation to the City Council, the Planning Commission is holding an informal hearing on this matter where a short informational presentation will be made and opportunity will be given for interested persons to comment on the proposal.

You are invited to be present at the hearing if you so desire:

Date: April 9, 1987
Time: 5:30 p.m.
Place: 324 South State Street, Room 203

We are not able to contact every person who may be affected, so please discuss this with your neighbors and inform them of the hearing.

Respectfully,



Vernon F. Jorgensen
Planning Director

VFJ:ms

SALT LAKE CITY PLANNING COMMISSION STAFF REPORT ON PETITION
400-505-87 BY LEGISLATIVE ACTION OF THE CITY COUNCIL TO
REZONE PROPERTY IN THE NORTHWEST COMMUNITY FROM "R-2A" to
"R-1" ZONING CLASSIFICATION

OVERVIEW AND BACKGROUND

Properties contained in this petition are located between Redwood Road - Interstate 215 and North Temple - 1800 North Street.

The present zoning classification allows for single family residences on a minimum of 5,000 square foot lots, duplexes on 6,000 square foot lots, and with 2.5 acres of land the potential for a Planned Unit Development with a maximum density of 20 units per acre. The "R-1" zoning classification allows only single family residences on a minimum of 7,000 square foot lots. Either of these zones allow for public and quasi-public buildings.

ANALYSIS

The general area of the petition is approximately 753 acres. The table below depicts the general residential land use pattern. Within the area 63 acres are in agricultural use and 243 acres are vacant and undeveloped land.

Land Use	Units	Acres	% Total
Single Family	1117	192	73.0
Duplex	90	9	3.5
3-4 Units	152	9	3.5
5 + Units	1323*	52	20.0
Total		262	100.0

* Includes 569 units in Sun Arbor development.

Presently subdivided properties affected by the petition contain approximately 1170 individual subdivision lots. Lot sizes are depicted in the table below.

Lot Size	Number of lots
under 6,000 square feet	380
6,000-7,000 square feet	330
over 7,000 square feet	460
Total subdivided lots	1170

Of the 1170 lots 710 would become nonconforming in lot size under the "R-1" zoning classification. However, these lots would not become nonconforming with regards to land use.

The proposed rezoning would create 26 nonconforming duplexes. There would be 24 nonconforming fourplexes and 12 multiple unit apartment structures with a total of 111 apartments. The existing fourplexes were made nonconforming by a previous rezoning action from "R-6" to "R-2A".

Master Plan Considerations

The Northwest Community Master Plan identifies the desired land use for this area to be low density residential. A low density land use classification could be supported by several residential zones, including the present "R-2A" zone and also the residential "R-1" and "R-2" zones.

In 1980 the area from 900 North Street to 1800 North Street was rezoned from residential "R-6" to "R-2A" for reasons of design flexibility in establishing the Westpointe master plan. The requested "R-1" zoning would affect only the areas of the Westpointe development that are designated for single family use.

The Northwest Community master plan update is presently in the plan adoption process. In obtaining resident input in the development of the update plan concern was expressed over the problems of numerous apartments in the area. Residents expressed opposition to the potential for duplexes in the discussion of rezoning the "R-2A" area to "R-2" as a solution to their concerns regarding apartments.

CONCLUSIONS AND RECOMMENDATIONS

Alternative actions to the petitioner's request are 1) let the area remain in a "R-2A" classification, 2) rezone the area to a "R-2" classification, or 3) rezone the area to the requested "R-1" classification.

R-2A alternative

Leaving the area zoned "R-2A" would provide the flexibility of obtaining approval for smaller lot sizes. Under the present Westpointe PUD master plan the petitioned areas are already slated for single family development and the "R-2A" designation would only provide confusion as to the development potential of vacant land within the area. Even though the Westpointe area is under the guidelines of a planned unit development master plan the potential does exist for amendment to the existing plan, which is of concern to area residents.

R-2 alternative

Rezoning to "R-2" would eliminate the potential for further development of apartments on the present undeveloped land identified for single family use. The "R-2" zone classification allows for single family homes on 5,000 square foot lots and the possibility of duplexes on 6,000 square foot lots. The "R-2" zone would eliminate the creation of nonconforming 61 percent of existing subdivided lots as to lot size.

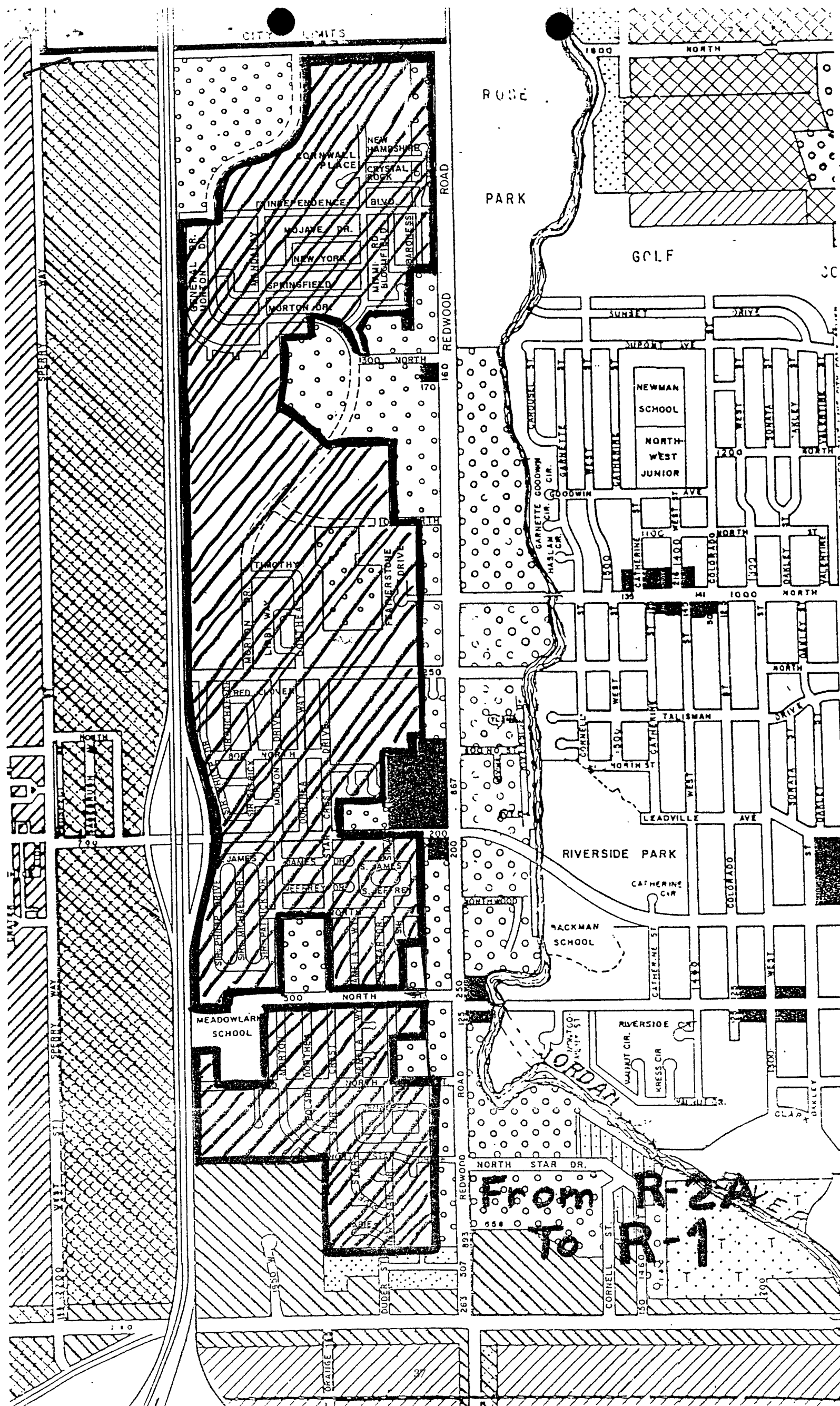
Petition 400-505
Page 3

R-1 alternative

The "R-1" zone classification would create several nonconforming lots as to size only. This zoning would best protect the area from the concerns of residents with regards to apartments intruding into the single family neighborhood areas. Also the impact of future conversions of duplexes upon the existing character would be eliminated.

The Planning Commission should hold a public hearing to obtain additional information on the rezoning. Based upon the master plan and the plan update draft policies the petition request is in compliance with the plans and the action of rezoning the depicted properties to residential "R-1" would be appropriate.

ELJ
April 1, 1987



Petition No. 400-505By Legislative Action/City CouncilFlorence B. Bittner

Request for rezoning the property bounded by North Temple on the South, Redwood Road on the east, by I-15 on the West, and by the City limits on the north.

The change would take the property from R-2A to R-1

RECEIVED

MAR 9 1987

CITY PLANNING &
ZONING COMMISSIONRECEIVED
CITY ATTORNEY'S OFFICEDATE 5/4/87Date Filed March 9, 1987Address Rm. 300 City Hall

SALT LAKE CITY CORPORATION

ADMINISTRATIVE SERVICES DEPARTMENT

City Recorder

324 SOUTH STATE STREET, 5TH FLOOR

SALT LAKE CITY, UTAH 84111

(801) 535-7671

KATHRYN MARSHALL
CITY RECORDER

PALMER DEPAULIS
MAYOR

March 3, 1987

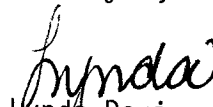
Memo to Julie Dickson, Development Services
2nd Floor, City Hall

On February 3, 1987, the Salt Lake City Council initiated a legislative action to rezone from "R-2A" to "R-1" certain properties lying within the area bounded by North Temple on the south, Redwood Road on the east, I-15 on the west, and the city limits on the north.

The Council voted to refer this issue to the Planning Commission for a recommendation. Attached for your information are documents pertaining to this issue.

I understand that you will be assigning this matter a petition number. As soon as you do, please give me that number for my records.

Thank you,



Lynda Domino
Chief Deputy City Recorder

LD/bh
attachments