



# Memorandum

PLANNING DIVISION  
COMMUNITY & NEIGHORHOOD DEVELOPMENT

---

**To:** Salt Lake City Planning Commission  
**From:** Katia Pace, 385 226-8499, [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)  
**Date:** September 8, 2021  
**Re:** Master Plan Amendment (PLNPCM2021-00047)  
Zoning Map Amendment (PLNPCM2021-00048)

---

The purpose of this memo is to explain, and present, the following to the Planning Commission:

1. The status of the request made by Kevin Perry to amend the master plan and the zoning.
2. The status of the planned development and conditional use.
3. Present the housing loss mitigation report.
4. Staff's Recommendation to forward a positive recommendation.
5. List next steps.

## ***1. Master Plan & Zoning Amendment***

Kevin Perry, representing the property owner, is requesting approval for a master plan and zoning map amendment to accommodate a new residential development, the Bueno Avenue Apartments, at approximately 129 S 700 East.

A previous public hearing was held with the Planning Commission on June 23, 2021 (please see **Attachment A** - Staff Report from June 23, 2021) where the commission voted to favorably and recommended to amend the master plan and zoning map to the City Council. However, the vote was recalled at the following Planning Commission meeting (July 13, 2021) because Salt Lake City Code Section 18.97, Mitigation of Residential Housing Loss, requires that the Planning Commission consider a housing mitigation report for zoning amendments prior to making a recommendation to the City Council.

The following applications will be reviewed at this time:

- a. Zoning Map Amendment** – The current zoning of 7 of parcels on the site is SR-3, and zoning on 3 of the parcels is RMF-45. As part of the Zoning Amendment the Planning Commission will review a Housing Loss Mitigation Report. The applicant is requesting to amend the zoning map designation of the seven parcels zoned SR-3 to RMF-45. Case number **PLNPCM2021-00048**
- b. Master Plan Map Amendment** - The associated future land use map in the Central Community Master Plan currently designates the property as "Medium Density Residential". The petitioner is requesting to amend the future land use map for the parcels to be "Medium High Density Residential". Case number **PLNPCM2021-00047**

## ***2. Planned Development & Conditional Use (postponed until Council Action)***

The proposed project is also subject to a planned development and a conditional use. The planned development and conditional use associated with this project were tabled by the Planning Commission at the June 23, 2021 meeting and will be considered at a later date.

The project final project proposes to consolidate 10 parcels and replace the existing structures with two buildings: a single-story amenity building fronting 700 East and a 4-story rooming (boarding) house on the interior of the site. The rooming house would consist of 65 units ranging from 1 bedroom to 4-bedroom units. Each unit would share cooking and living room facilities and would have a bathroom for each bedroom. The total site is approximately 1.55 acres or 67,518 square feet.

The breakdown of the 65 units would be as follows:

1 Bed – 4 units (1 x 4 = 4)

2 Bed – 24 units (2 x 24 = 48)

3 Bed – 8 units (3 x 8 = 24)

4 Bed – 29 units (4 x 29 = 116)

The Rooming House is a land use permitted as a conditional use in the RMF-45 and not allowed in the SR-3 zoning district. The conditional use will be reviewed again by the Planning Commission if the City Council approves the master plan and zoning amendments.

## ***3. Housing Loss Mitigation Report***

The site is divided between RMF-45 and SR-3 zoning designation. Six of the parcels with single-family homes and a vacant parcel are zoned SR-3; the other parcels are zoned RMF-45. According to Salt Lake City Code Section 18.97, Mitigation of Residential Housing Loss, requires any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan is approved by the city.

Because the proposed RMF-45 zoning district would allow for nonresidential land uses, the zoning amendment is subject to the housing loss mitigation process. As required by the housing loss mitigation ordinance, the Director of the Department of Community and Neighborhoods has signed off on the report. This report is now submitted to the Planning Commission for their review (please see **Attachment B** - Housing Loss Mitigation Report). According to Section 18.97, the Planning Commission needs to evaluate if the housing loss mitigation plan is adequate.

## ***4. Recommendation***

The public hearing held on June 23, 2021 was closed but will be reopened at the discretion of the Planning Commission Chair. The Planning Commission will need to evaluate the housing loss mitigation report.

Planning Staff's opinion is that the housing loss mitigation report results does not change the original Staff's recommendation. The petition to rezone these parcels from SR-3 to RMF-45 zone will result in replacement housing stock that allows for housing for 192 individuals.

Based on the findings listed in the staff report, it is Planning Staff's opinion that the project meets the applicable standards and therefore recommends that the Planning Commission forward a favorable recommendation to the City Council for the master plan and zoning amendments with the following conditions:

1. That the planned development and conditional use are approved by the Planning Commission.
2. That the 10 parcels be consolidated into one parcel.

### ***5. Next Steps***

#### **APPROVAL**

The Planning Commission can provide a positive recommendation for the proposed master plan and zoning amendment to the City Council. The City Council will hold a briefing and additional public hearing on the proposed master plan and zoning amendment and will approve or deny the proposed master plan and zoning amendment.

If the master plan and zoning amendment is approved by the City Council, the Planning Commission would then hold a public hearing to approve or deny the planned development and conditional use.

#### **DENIAL**

The Planning Commission can provide a negative recommendation for the proposed master plan and zoning amendment to the City Council. The City Council will hold a briefing and additional public hearing on the proposed master plan and zoning amendment and will approve or deny the proposed master plan and zoning amendment.

If the City Council denies the master plan and zoning amendment, the project would not be able to continue as requested since the SR-3 zoning district does not allow for rooming houses.

#### **ATTACHMENTS**

**Attachment A** – Staff Report from June 23, 2021

**Attachment B** – Housing Loss Mitigation Report

**Attachment C** – Additional Public Comments

Attachment A  
**Staff Report from June 23, 2021**

---



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOOD DEVELOPMENT

---

**To:** Salt Lake City Planning Commission  
**From:** Katia Pace, 801-535-6354, [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)  
**Date:** June 23, 2021  
**Re:** Planned Development (PLNPCM2021-00045)  
Conditional Use (PLNPCM2021-00046)  
Master Plan Amendment (PLNPCM2021-00047)  
Zoning Map Amendment (PLNPCM2021-00048)

---

## PLANNED DEVELOPMENT, CONDITIONAL USE, ZONING MAP AMENDMENT & MASTER PLAN AMENDMENT

---

**PROPERTY ADDRESS:** Approximately at 129 S 700 East

**PARCEL ID:** 16-05-105-004  
16-05-107-002  
16-05-107-003  
16-05-107-004  
16-05-107-005  
16-05-155-002  
16-05-155-001  
16-05-155-003  
16-05-155-005  
16-05-155-004

**MASTER PLAN:** Central Community Master Plan

**ZONING DISTRICT:** RMF-45 (Moderate/High Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District) – This project includes a request to change the parcels that are SR-3 to RMF-45

**REQUEST:** Kevin Perry, representing the property owner, is requesting approval for a new residential development, the Bueno Avenue Apartments, at 129 S 700 East. The project proposes to consolidate 10 parcels, demolishing the existing buildings and replacing them with two buildings: a single-story amenity building fronting 700 East and a 4-story apartment building on the interior of the site. The apartment building would consist of a “Rooming House” with 65 units ranging from 1 bedroom to 4-bedroom units. Each unit would share cooking and living room facilities and would have a bathroom for each bedroom.

The total site is approximately 1.55 acres or 67,518 square feet and with a density of 67 unit per acre. The proposed project is subject to the following applications:

- a. **Planned Development** - The Planned Development is needed to address modifications to the RMF-45 zoning requirements. Changes comprise of reducing the side (proposed 2.8', required 8') and rear yard (proposed 15.4', required 30') setbacks, additional 5' in height, reduction of lot width (66' proposed, 80' required) and allowing the accessory building in the front yard. Case number **PLNPCM2021-00045**
- b. **Conditional Use** - Requesting a "Rooming House" land use designation, which is allowed in the RMF-45 zoning district as a conditional use. Case number **PLNPCM2021-00046**
- c. **Master Plan Map Amendment** - The associated future land use map in the Central Community Master Plan currently designates the property as "Medium Density Residential". The petitioner is requesting to amend the future land use map for the parcels to be "Medium High Density Residential". Case number **PLNPCM2021-00047**
- d. **Zoning Map Amendment** – The current zoning of 7 of the parcels on the site is SR-3, and zoning on 3 of the parcels is RMF-45. The applicant is requesting to amend the zoning map designation of the seven parcels zoned SR-3 to RMF-45. Case number **PLNPCM2021-00048**

**RECOMMENDATION:** Based on the findings listed in the staff report, it is Planning Staff's opinion that the project meets the applicable standards and therefore recommends the Planning Commission approve the requests for a Planned Development and Conditional Use with the following conditions:

1. That the Zoning and Master Plan amendments are approved by the City Council.
2. That the 10 parcels be consolidated into one parcel.
3. Provide an access easement for the property at 135 S 700 East.
4. That a housing mitigation plan be submitted to the City's Planning Director and the Director of Community and Neighborhoods and be accompanied by a housing impact statement.

Planning Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for the Zoning and Master Plan amendments.

## **ATTACHMENTS**

---

- A. [Vicinity & Zoning Maps](#)
- B. [Renderings](#)
- C. [Elevations](#)
- D. [Site, Landscape, and Floor Plans](#)
- E. [Additional Information & Narrative](#)
- F. [Property & Vicinity Photographs](#)
- G. [Master Plan Amendment](#)
- H. [Zoning Standards](#)
- I. [Analysis of Standards – Zoning Amendment](#)
- J. [Analysis of Standards – Planned Development](#)
- K. [Analysis of Standards – Conditional Use](#)
- L. [Public Process & Comments](#)
- M. [Department Review Comments](#)

## **EXISTING CONDITIONS**

---

### **Site**

Bueno Avenue is a private right-of-way, that runs across the site granting exclusive access to the parcels on this site and to the adjacent parcel to the south. 135 S 700 East. The size of the site is approximately 67,518 square feet or 1.55 acres. This site is within the Central City Boundary Increase National Historic District.

North of the site, there is an existing multifamily building with garages/storage facilities along a dirt lot. These are built along the property line with no setback. The rest of the north side of the parcels is dirt driveways and vacant lots. The south property line on the interior of the site there are seven single family homes. Several of these homes are currently vacant. The west side of the property is the entrance off 700 East, which would remain and serve as the access to the property.

The condition of Bueno Avenue on this block is in disrepair, it lacks basic features such as no paved roadway, with an unmaintained dirt path. The utilities are severely outdated and require immediate full replacement. According to the applicant, there is no existing utility infrastructure to support upgrading or building additional buildings on the vacant lots. The existing homes on this inner block have major structural and foundation issues, electrical code deficiencies, and serious plumbing problems.

### **Photos of the Bueno Avenue Court:**



*Multi-family building*



*Carports*



*Vacant lot*



*Unpaved road*



*One of the seven homes*



*North of the site/Carport*

### ***Surrounding Properties***

The surrounding development is medium to high density with several historic and older multifamily dwellings, parking lots and garages. There are 11 parcels abutting this site. Of these parcels only two parcels have less than 60 feet between the principal structures in their respective parcels and the periphery of this site. The two parcels, with principal structures closer than 60 feet, are the properties facing 700 East.



*Surrounding land uses*



*View of the property fronting 700 East*



## PROJECT DESCRIPTION



*Proposed site plan*

This project seeks to redevelop 10 parcels of land located on Bueno Avenue, 9 parcels of which are located on the interior of the block. The new project would be called Bueno Avenue Apartments, it's a proposed residential project for a "Rooming House" or co-living use. This project would consist of 2 new buildings: a single-story amenity and leasing building, fronting 700 East; and the main 4-story apartment building on the interior of the site. The main building would consist of 65 units ranging from 1 bedroom to 4-bedroom units. Each unit would have a bathroom for each bedroom, even though that's not a requirement for the Rooming House and share cooking and living room facilities.

These bedrooms would be individually leased to provide attainable leases to residents, without seeking government subsidies.

The project design will try to take into consideration the historical and existing uses of the surrounding property. The design of the buildings is intended to maintain the historic and residential feel of the block. The proposed primary materials are brick, fiber cement and lap siding, in combination with traditional pitched and flat rooflines that would try to be compatible with the surrounding buildings.

Bueno Avenue, the private right-of-way, would remain at the entrance of the site to provide access to this project and to the adjacent parcel to the south, 135 S 700 East.

### QUICK FACTS

**Height:** Height of Amenity Building: 31'

Height of Main Building: 50'

**Number of Dwellings:** 65 units

**Front Setback:** 25'

**Side Setback:** 2.8', 8' and 10'

**Rear Setback:** 15.4'

**Exterior Materials:** brick, fiber cement and lap siding.

**Parking:** 72 parking stalls



*Rendering of the Amenity Building in front and the Co-living Building on the rear (facing east from 700 E)*



*Birds eye view of the project looking south east*

## KEY ISSUES

---

The following issues should be evaluated:

1. Zoning and Master Plan Amendment
2. Housing Mitigation
3. Rooming House/Co-Living - Innovative Housing Development

### ISSUE 1

#### Zoning and Master Plan Amendment

The request for a Planned Development, for a Conditional Use and the Zoning amendment are contingent on the Master Plan Amendment.

The site is divided between RMF-45 and SR-3 zoning designation. The Central Community Future Land Use Map correspond to the zoning designations and the RMF-45 parcels show as Medium High Density Residential and the SR-3 parcels show as Medium Density Residential. The request is for the entire property to be rezoned to an RMF-45 designation, and the Land Use Map must reflect such rezoning.



*Block showing site in yellow line and RMF-45, RMF-35 and SR-3 zoning designations*

This report is taking in consideration that the project will not be possible if the Master Plan Amendment is not approved. Planning staff's recommendation is to approve the Master Plan Amendment. Further development on this site under the current zoning and master plan designation could result in the removal of affordable housing stock, to be replaced by very high-priced housing. This would be counterproductive to the growing need of increasing attainably priced housing stock in the area. The requested master plan amendment would promote the redevelopment of this site and would help meet City growth and housing goals. Please see discussion on [Attachment G](#).

Therefore, the standards used for the Zoning Amendment are based on the Master Plan Amendment approval and similarly, the Planned Development and Conditional Use standards are based on the Master Plan and Zoning Amendment approval.

## **ISSUE 2**

### **Housing Mitigation**

Part of this request is to demolish an existing 6-unit apartment building as well as 7 single-family homes. According to Section 18.97.020 of the Salt Lake City code, any application for a demolition permit which, if issued, will result in a loss of one or more residential units located in a residential zone, may not be approved until a housing mitigation plan is approved by the city.

The applicant may satisfy the need for mitigation by the replacement housing method where the applicant agrees, in a legal form satisfactory to the City attorney, to construct the same number of residential dwelling units proposed for demolition, within:

1. The City Council district in which the land subject of the petition is located; or
2. An adjoining council district, if the mitigation site is within a one-mile radius of the demolition site.
3. Any such agreement shall include adequate security to guarantee completion within two (2) years of the granting of a demolition permit.

Housing mitigation will be a condition of approval if demolition and construction occur as proposed.

## **ISSUE 3**

### **Rooming House/Co-Living - Innovative Housing Development**

One of the Growing SLC Housing Plan objectives is to "lead in the construction of innovative housing solutions". While the Rooming House concept is new to Salt Lake City, it is widely accepted in many major metro areas. This is a growing concept that is becoming more popular as the housing market necessitates more attainably priced housing. This type of development is well suited to serve members of the community who have recently entered the workforce but are being priced out of typical housing developments available to them.

### ***Rooming House vs. Co-Living***

Rooming House is the term used in the Salt Lake City Zoning Ordinance to define the following land use:

*DWELLING, ROOMING (BOARDING) HOUSE: A building or group of attached or detached buildings containing in combination at least three (3) lodging units for occupancy on at least a monthly basis, with or without board, as distinguished from hotels and motels in which rentals are generally for daily or weekly periods and occupancy is by transients.*

Co-Living is a modern term to define a Rooming (Boarding) House. The applicant uses the term co-living to describe this project.

### ***What is Co-Living?***

Co-living is the concept of having unrelated individuals sharing an apartment unit. The residents typically have private bedrooms and share common spaces in the unit (kitchen, dining, living, sometimes the bathroom). The properties also have common area amenities enjoyed by all residents of the community.

The emergence of co-living communities over the last few years has largely been a response to rising housing costs and need for more affordable housing options — especially in major U.S. markets which are attracting young professionals from other parts of the country.

Co-living offers a less expensive alternative for young adults (co-living is typically targeted at 25 to 35-year-olds, but certainly not limited to this age range). Co-living is also appealing for its upscale amenities and finishes (without the commensurate “upscale” rents), plus the leasing and move-in flexibility.

## **DISCUSSION**

---

**Staff Discussion:** The proposed development would provide in-fill housing on underutilized land near transit that is intended to accommodate additional density. The requested modifications and amendments would promote the redevelopment of this site and would help meet City growth and housing goals. The project also provides construction of innovative housing solutions that is not common with the City. The project is compatible in scale of the multi-family buildings adjacent to this site.

The development is in an area of the City that is established with existing infrastructure, such as grocery stores, schools, parks and other amenities. The development is walking distance from downtown as well as the University of Utah, it is bicycle friendly, and nearby public transportation, potentially reducing car dependence and vehicle emissions helping meet reduced energy consumption and air quality goals of the City.

As the applicant is generally meeting applicable standards and guidelines for the associated reviews, staff is recommending approval of the proposed development with the suggested conditions noted on the first page of this staff report.

## **NEXT STEPS**

---

### **APPROVAL**

#### **Planned Development, Conditional Use, Zoning Map Amendment & Master Plan Amendment**

The Planning Commission may approve the Planned Development and/or Conditional Use with conditions of approval. The Planning Commission can provide a positive recommendation for the proposed Master Plan and Zoning Amendment to the City Council. The City Council will hold a briefing and additional public hearing on the proposed Master Plan and Zoning Amendment and will approve or deny the proposed Master Plan and Zoning Amendment.

If the City Council approves the Master Plan and Zoning Amendment, the applicant will then be able to submit plans for building permits and the plans will need to meet any conditions of approval. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

## **DENIAL**

### **Planned Development, Conditional Use, Zoning Map Amendment & Master Plan Amendment**

The Planning Commission may deny the Planned Development and/or Conditional Use. The Planning Commission can provide a negative recommendation for the proposed Master Plan and Zoning Amendment to the City Council. The City Council will hold a briefing and additional public hearing on the proposed Master Plan and Zoning Amendment and will approve or deny the proposed Master Plan and Zoning Amendment.

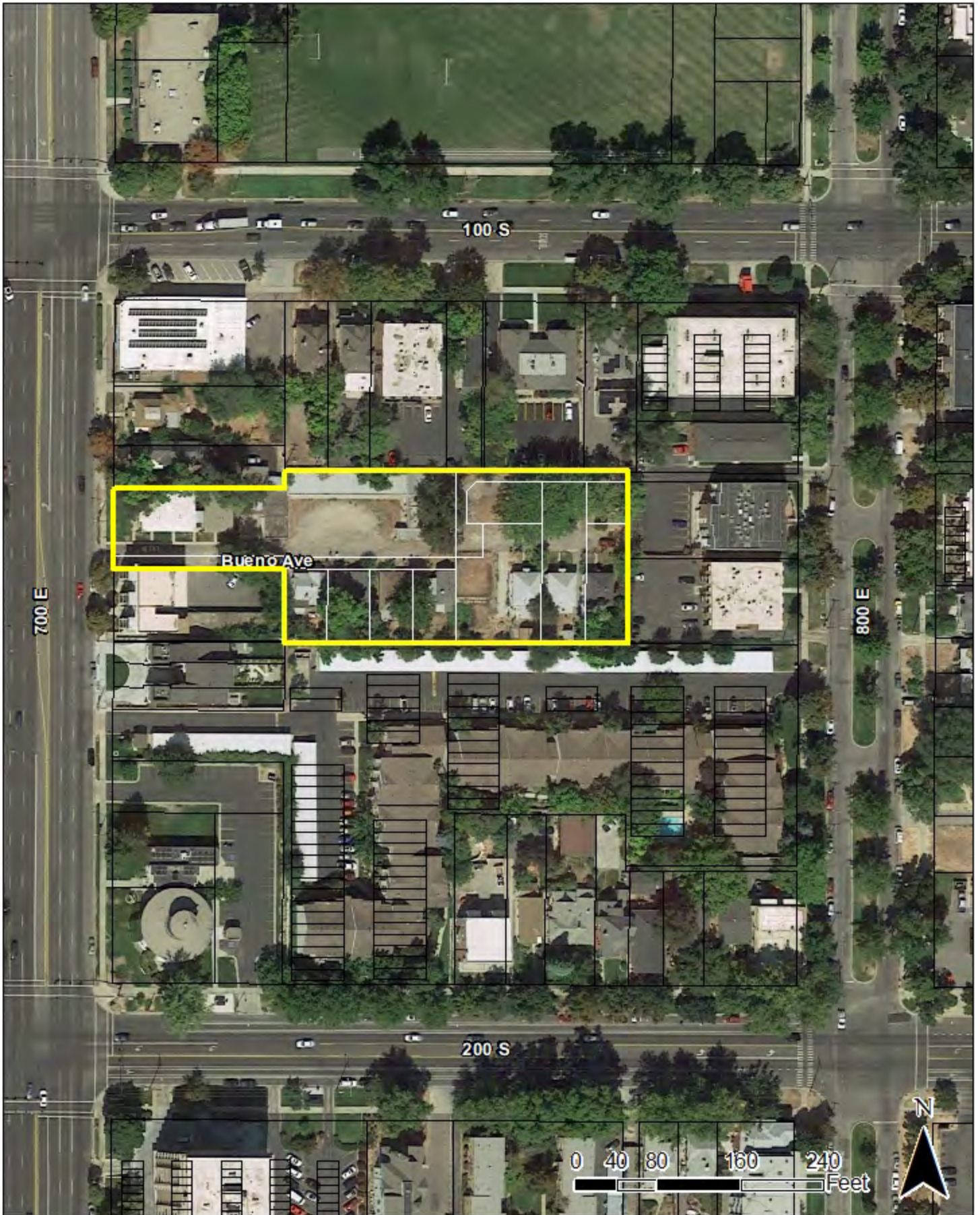
If the City Council denies the Master Plan and Zoning Amendment, the applicant will not be able to submit plans for the project as represented in this report, even if the Planning Commission approves the Planned Development and Conditional Use.

# **ATTACHMENT A:**

## Vicinity & Zoning Maps

---

# Bueno Avenue





# **ATTACHMENT B:**

## Renderings

---





# **ATTACHMENT C:**

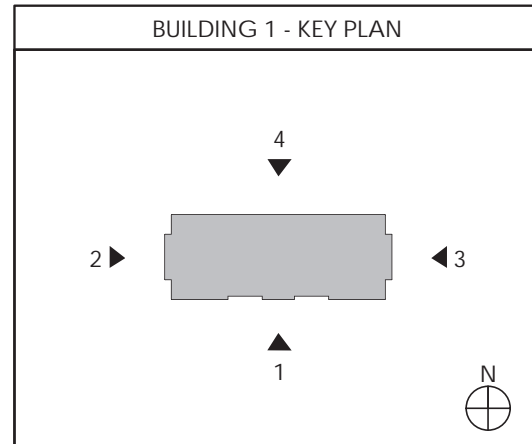
## Elevations

---

2/19/2021 12:47:12 PM BIM 360://1314 - Salt Lake/4314-SALT LAKE\_Arch.rvt

MATERIALS	
1	FIBER CEMENT BOARD AND BATTEN MANUFACTURER: JAMES HARDIE COLOR: SHERWIN WILLIAMS - SNOWBOUND SW 7004
2	FIBER CEMENT LAP SIDING WITH 6" REVEAL MANUFACTURER: JAMES HARDIE COLOR: SHERWIN WILLIAMS - GRAY CLOUDS SW 7658 / SNOWBOUND SW 7004
3	FIBER CEMENT PANEL MANUFACTURER: JAMES HARDIE COLOR: SHERWIN WILLIAMS - SNOWBOUND SW 7004
4	FULL WYTHE BRICK CLADDING MANUFACTURE: MERIDIAN BRICK COLOR: OLD EDISTO
5	ARCHITECTURAL GRADE ASPHALT SHINGLES ROOF MANUFACTURE: IKO COLOR: CAMBRIDGE DUAL BLACK
6	CONCRETE COLUMNS COLOR: SHERWIN WILLIAMS - SNOWBOUND SW 7004 / GRAY CLOUDS SW 7658

GENERAL NOTES:  
THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.  
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.  
WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.  
ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.



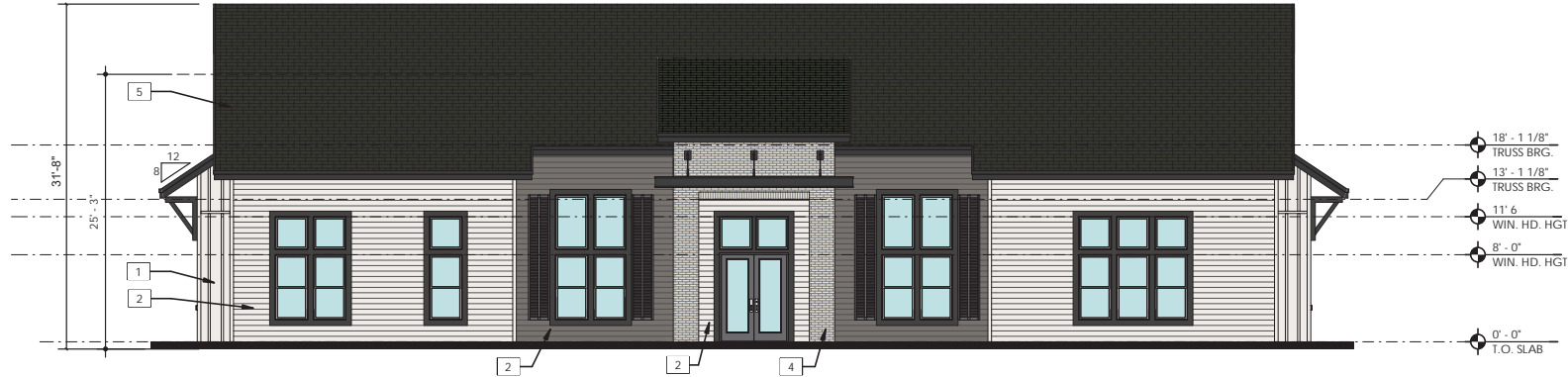
4 BUILDING TYPE I - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE I - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE I - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE I - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

SALT LAKE CITY, UT

**BUENO AVE. APARTMENTS**  
Salt Lake, UT

ALTAIERRA REAL ESTATE  
PINEBROOK PROFESSIONAL PLAZA  
3100 PINEBROOK RD., STE. 1250 C  
PARK CITY, UT 84098

**charlan • brock**  
associates  
architects • planners

1770 fennell street  
maitland florida 32751-7208  
407 660 8900 f:407 875 9948  
www.cbaarchitects.com

BUILDING TYPE I - CLUBHOUSE ELEVATIONS

100% SCHEMATIC DESIGN (NOT FOR CONSTRUCTION)

date: 02-26-2021  
job no: 4314.20  
drawn by: XC, JR, GO, FP  
reviewed by: CBA  
issue history:  
Δ Date

September 8, 2021 Memo 21

A2.11

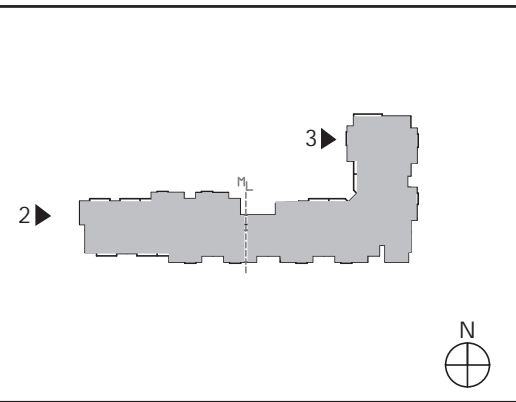
Mary Maudlin Moltzan, License #  
Charlan Brock & Associates  
written dimensions shall have precedence over scale dimensions.

**MATERIALS**

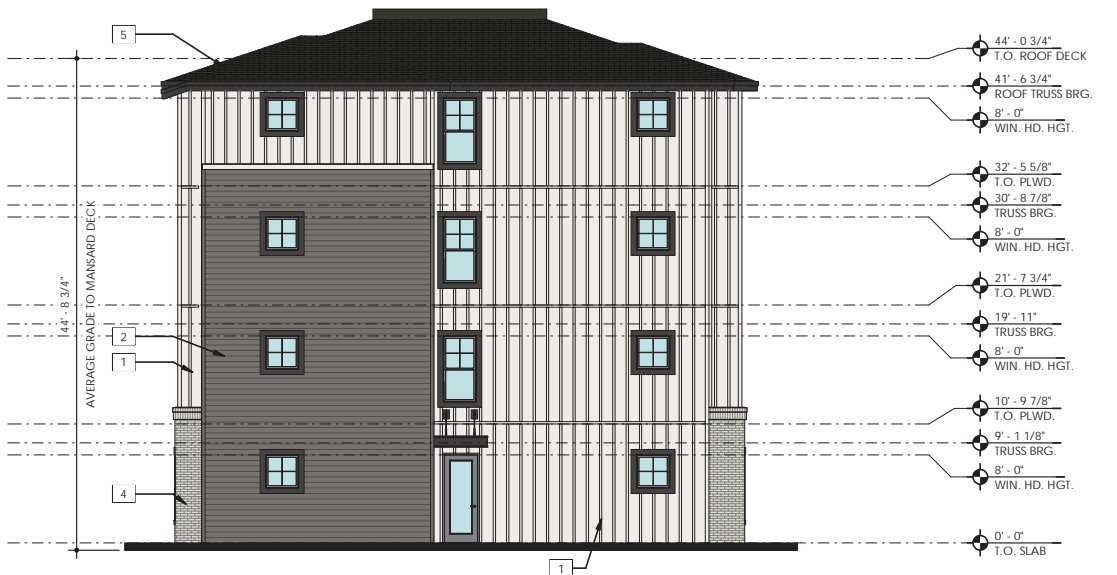
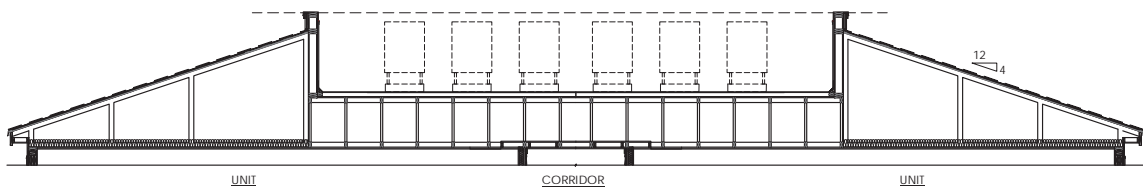
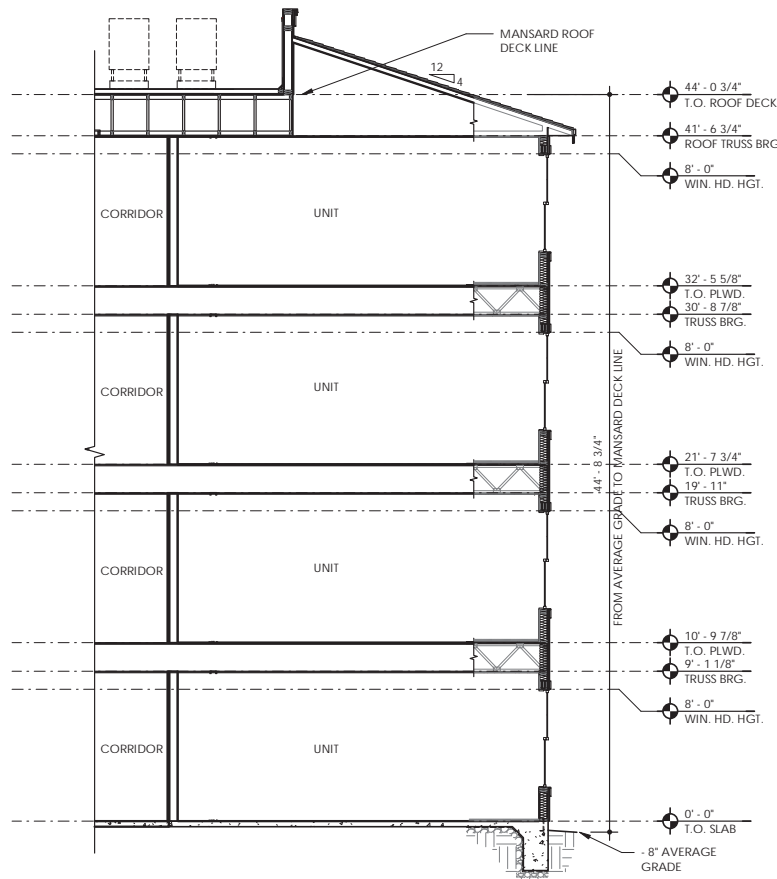
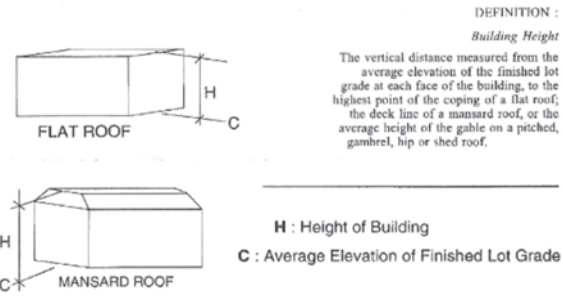
- 1 FIBER CEMENT BOARD AND BATTEN  
MANUFACTURER: JAMES HARDIE  
COLOR: SHERWIN WILLIAMS - SNOWBOUND SW 7004
- 2 FIBER CEMENT LAP SIDING WITH 6" REVEAL  
MANUFACTURER: JAMES HARDIE  
COLOR: SHERWIN WILLIAMS - SNOWBOUND SW 7004
- 3 FIBER CEMENT PANEL  
MANUFACTURER: JAMES HARDIE  
COLOR: SHERWIN WILLIAMS - SNOWBOUND SW 7004
- 4 FULL WYTHE BRICK CLADDING  
MANUFACTURE: MERIDIAN BRICK  
COLOR: OLD EDISTO
- 5 ARCHITECTURAL GRADE ASPHALT SHINGLES ROOF  
MANUFACTURE: IKO  
COLOR: CAMBRIDGE DUAL BLACK
- 6 CONCRETE COLUMNS  
COLOR: SHERWIN WILLIAMS - SNOWBOUND SW 7004 / GRAY CLOUDS SW 7658

**GENERAL NOTES:**  
THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.  
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.  
WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.  
ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.

**BUILDING 2 - KEY PLAN**



**BUILDING HEIGHT DEFINITION PER ZONING ORDINANCE SECTION 21A.62.050**



**BUENO AVE. APARTMENTS**  
Salt Lake, UT

**charlan • brock associates**  
architects • planners  
1770 fennell street  
maitland florida 32751-7208  
407 660 8900 f:407 875 9948  
www.cbaarchitects.com

**BUILDING TYPE II - WEST ELEVATIONS**

date: 02-26-2021  
job no: 4314.20  
drawn by: XC, JR, GO, FP  
reviewed by: CBA  
issue history:  
Δ Date

100% SCHEMATIC DESIGN (NOT FOR CONSTRUCTION)

**A2.21**

**ATTACHMENT D:**  
Site, Landscape & Floor Plans

---

**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

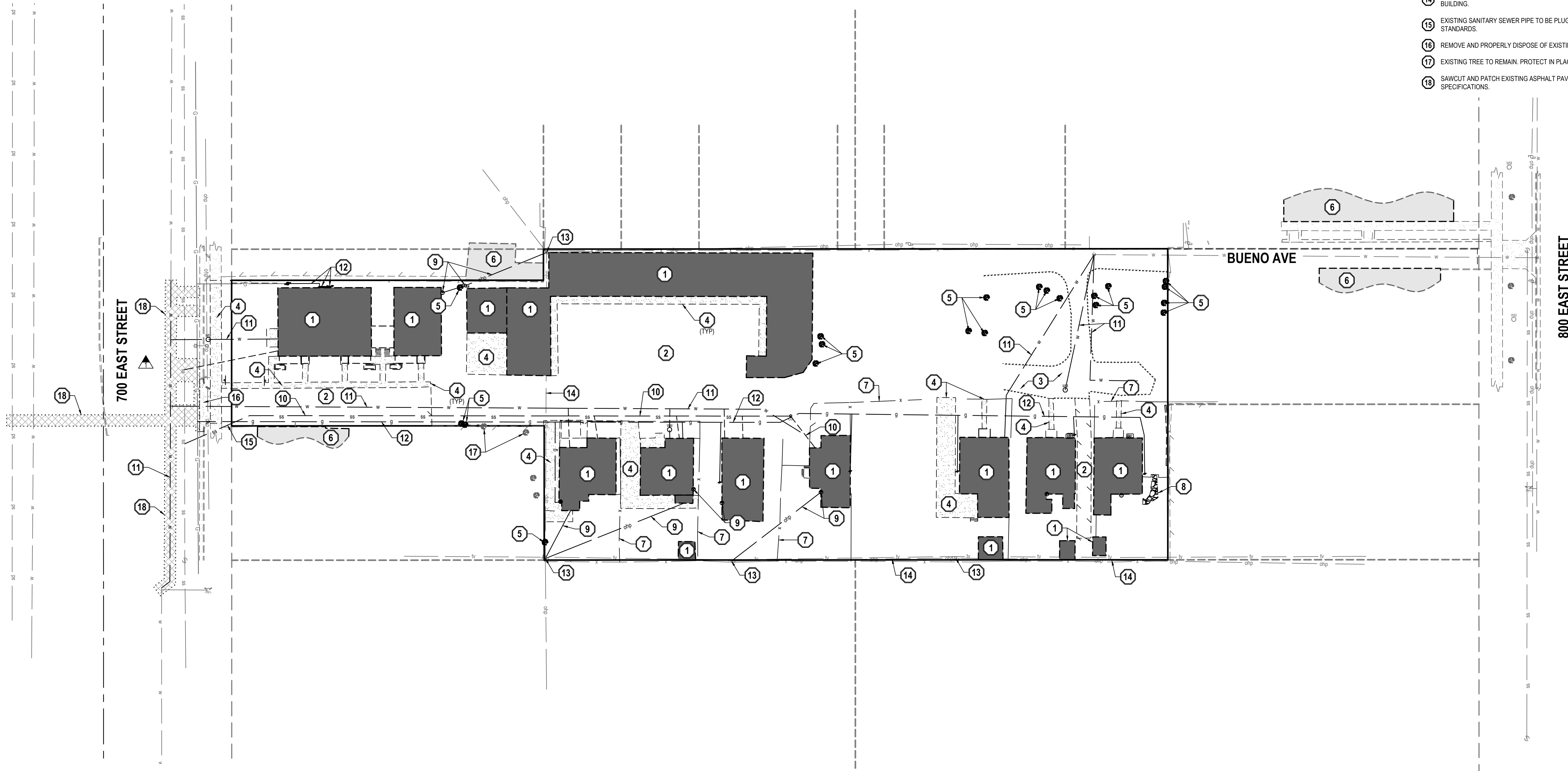
**BENCHMARK**  
STREET MONUMENT  
INTERSECTION OF  
700 EAST STREET &  
100 SOUTH STREET  
ELEV = 4385.35'

**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
  - 2 REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
  - 3 REMOVE AND PROPERLY DISPOSE OF EXISTING GRAVEL SECTION.
  - 4 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK/ PAVEMENT.
  - 5 REMOVE AND RELOCATE OR PROPERLY DISPOSE OF EXISTING TREE PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS.
  - 6 EXISTING BUILDING TO REMAIN. PROTECT IN PLACE.
  - 7 REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
  - 8 REMOVE AND PROPERLY DISPOSE OF EXISTING ROCK RETAINING WALL.
  - 9 REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL INFRASTRUCTURE. COORDINATE W/ RMP.
  - 10 REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER INFRASTRUCTURE.
  - 11 REMOVE AND PROPERLY DISPOSE OF EXISTING WATER INFRASTRUCTURE.
  - 12 REMOVE AND PROPERLY DISPOSE OF EXISTING GAS INFRASTRUCTURE. COORDINATE W/ DOMINION ENERGY.
  - 13 EXISTING POWER POLE TO REMAIN. PROTECT IN PLACE. COORDINATE W/ RMP.
  - 14 EXISTING POWER LINE TO REMAIN. PROTECT IN PLACE. COORDINATE W/ RMP FOR REQUIRED CLEARANCE TO BUILDING.
  - 15 EXISTING SANITARY SEWER PIPE TO BE PLUGGED AND ABANDONED IN PLACE PER SALT LAKE CITY STANDARDS.
  - 16 REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE APRON.
  - 17 EXISTING TREE TO REMAIN. PROTECT IN PLACE.
  - 18 SAWCUT AND PATCH EXISTING ASPHALT PAVEMENT PER APWA STANDARD PLAN NO. 255 AND SPECIFICATIONS.



SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
ALTERRA REAL ESTATE  
3100 PINEBROOK RD, SUITE 1250-C  
PARK CITY, UT 84098

CONTACT:  
KEVIN PERRY  
PHONE: 435-604-0840

**BUENO AVENUE APARTMENTS**

**SALT LAKE CITY, UTAH**



NO.	DATE	REVISION	BY
1	2021-04-06	REDLINE REVISIONS	TJM
2			
3			
4			
5			
6			
7			
8			

**DEMOLITION PLAN**

PROJECT NUMBER: 8784L  
PRINT DATE: 4/5/21  
DRAWN BY: T. MAZEJY  
CHECKED BY: C. MCFARLANE  
PROJECT MANAGER: C. MCFARLANE

**C-100**



**811**  
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Call before you dig.

**BENCHMARK**  
STREET MONUMENT  
INTERSECTION OF  
700 EAST STREET &  
100 SOUTH STREET  
ELEV = 4385.35'

\*PARKING REQUIREMENTS FOR A ROOMING HOUSE IN THE RMF-45 ZONE REQUIRE 1 STALL PER 2 BEDROOMS. THERE IS ALSO A 25% REDUCTION IN PARKING ALLOWED BY IMPLEMENTING THE TRANSPORTATION DEMAND MANAGEMENT STRATEGIES SHOWN BELOW:  
1. AT LEAST FIFTY PERCENT (50%) OF THE REQUIRED BICYCLE PARKING PROVIDED IN THE FORM OF SECURED LONG TERM BICYCLE PARKING LOCATED IN THE INTERIOR OF A BUILDING AND MADE AVAILABLE TO RESIDENTS, EMPLOYEES OR PATRONS OF THE DEVELOPMENT.  
2. PERMANENTLY SHELTERED, COVERED OR SECURE FACILITIES FOR THE REQUIRED BICYCLE PARKING.  
3. AN ON PREMISES GYM OR WORKOUT FACILITY FOR RESIDENTS OR EMPLOYEES WITH AT LEAST FOUR HUNDRED (400) SQUARE FEET OF SPACE DEDICATED TO WORKOUT EQUIPMENT.

PARKING DATA TABLE	
TOTAL BEDROOMS (SINGLE OCCUPANCY)	192
REQUIRED PARKING STALLS (1 STALL/2 BEDROOMS)	96
25% TRANSPORTATION DEMAND REDUCTION (STALLS)	24
FINAL REQUIRED PARKING STALL COUNT	72
ADA - ACCESSIBLE STALLS PROVIDED	2
TOTAL STALLS PROVIDED	72
ELECTRIC VEHICLE STALLS PROVIDED	3

\* 1 ELECTRIC VEHICLE PARKING SPACE REQUIRED PER 25 PARKING SPACES PROVIDED.

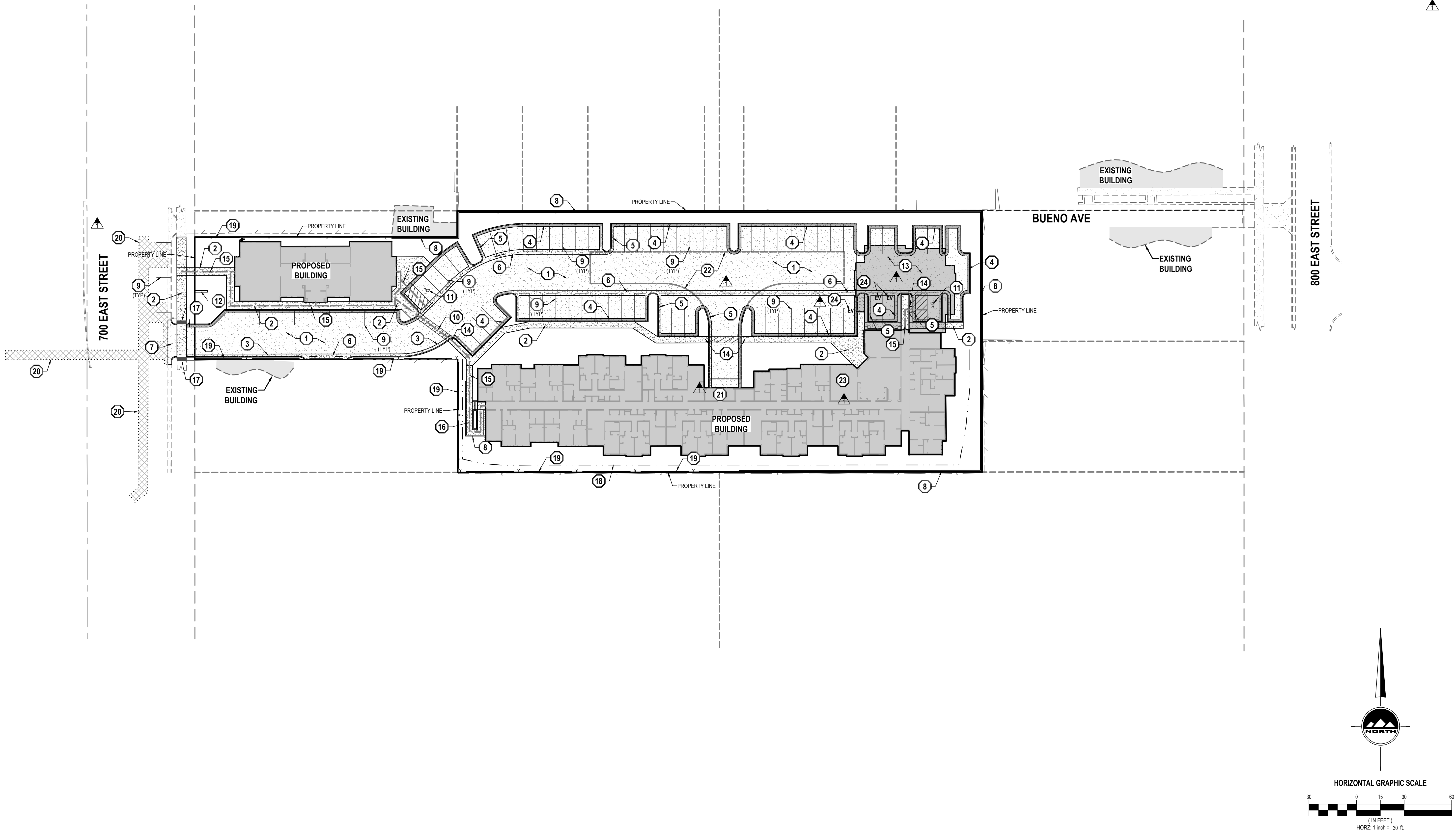
**GENERAL NOTES**

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 6/C-600.
- 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
- 24" TYPE 'A' CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
- 24" REVERSE PAN CURB AND GUTTER PER DETAIL 5/C-600.
- TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- 3' WATERWAY PER APWA STANDARD PLAN NO. 211.
- OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 225.
- RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
- 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
- PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- MONUMENT SIGN.
- BREEZEWAY AND COLUMNS PER ARCHITECTURAL PLANS.
- HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- DESIGNATED ACCESSIBLE ROUTE. RUNNING SLOPE SHALL NOT EXCEED 5.00% (1:12 OR 8:33% FOR RAMPS) AND CROSS SLOPES SHALL NOT EXCEED 2.00%. CONTRACTOR TO REMOVE AND REPLACE ANY AREAS WHICH EXCEED ALLOWABLE SLOPES.
- ADA ACCESSIBLE RAMP W/ HANDRAIL PER OWNER/ARCHITECT SPECIFICATIONS. RAMP SLOPE SHALL NOT EXCEED 1:12 OR 8:33% AND CROSS SLOPE SHALL NOT EXCEED 2.00%. CONTRACTOR TO REMOVE AND REPLACE ANY AREAS WHICH EXCEED ALLOWABLE SLOPES.
- DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
- DRAINAGE SWALE PER DETAIL 8/C-600.
- 6" VINYL FENCE.
- BITUMINOUS PAVEMENT T-PATCH PER APWA STANDARD PLAN NO. 255 AND SPECIFICATIONS.
- TRASH AND RECYCLING ENCLOSURE LOCATED INSIDE BUILDING. SEE ARCHITECTURAL PLANS FOR INFORMATION.
- FIRE TURNAROUND PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS. SEE DIMENSION PLAN SHEET C-201 FOR ADDITIONAL INFORMATION.
- SECURE INDOOR BIKE PARKING LOCATED INSIDE BUILDING. 12 BIKE RACKS (24 TOTAL BIKE SPACES) PROVIDED. SEE ARCHITECTURAL PLANS FOR INFORMATION.
- ELECTRIC VEHICLE PARKING PER SALT LAKE CITY STANDARDS AND SPECIFICATIONS.



**ENSIGN**  
THE STANDARD IN ENGINEERING

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
ALTATERRA REAL ESTATE  
3100 PINEBROOK RD, SUITE 1250-C  
PARK CITY, UT 84098

CONTACT:  
KEVIN PERRY  
PHONE: 435-604-0840

**BUENO AVENUE APARTMENTS**

SALT LAKE CITY, UTAH

PROFESSIONAL SEAL  
L. CLARKE MCFARLANE  
163419-2202  
L. CLARKE MCFARLANE  
01/14/2021  
STATE OF UTAH

NO.	DATE	REVISION	BY
1	2021-04-06	REDLINE REVISIONS	TJM
2			
3			
4			
5			
6			
7			
8			

**SITE PLAN**

PROJECT NUMBER: 8784L  
PRINT DATE: 4/5/21

DRAWN BY: T. MAZEJY  
CHECKED BY: C. MCFARLANE

PROJECT MANAGER: C. MCFARLANE

**C-200**

**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**  
STREET MONUMENT  
INTERSECTION OF  
700 EAST STREET &  
100 SOUTH STREET  
ELEV = 4385.35'

**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

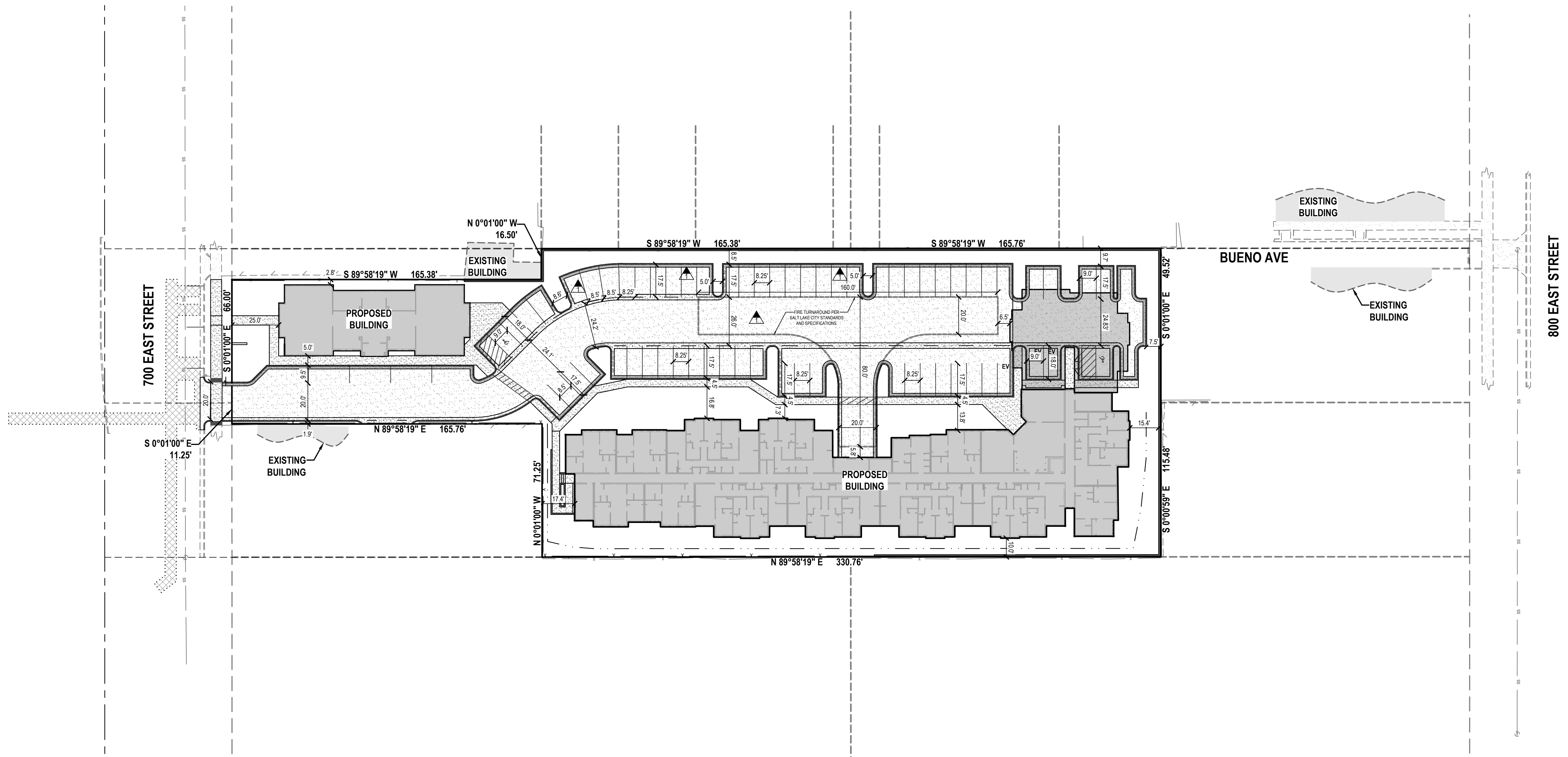
TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
ALTATERRA REAL ESTATE  
3100 PINEBROOK RD, SUITE 1250-C  
PARK CITY, UT 84098  
CONTACT:  
KEVIN PERRY  
PHONE: 435-604-0840



**BUENO AVENUE APARTMENTS**

SALT LAKE CITY, UTAH

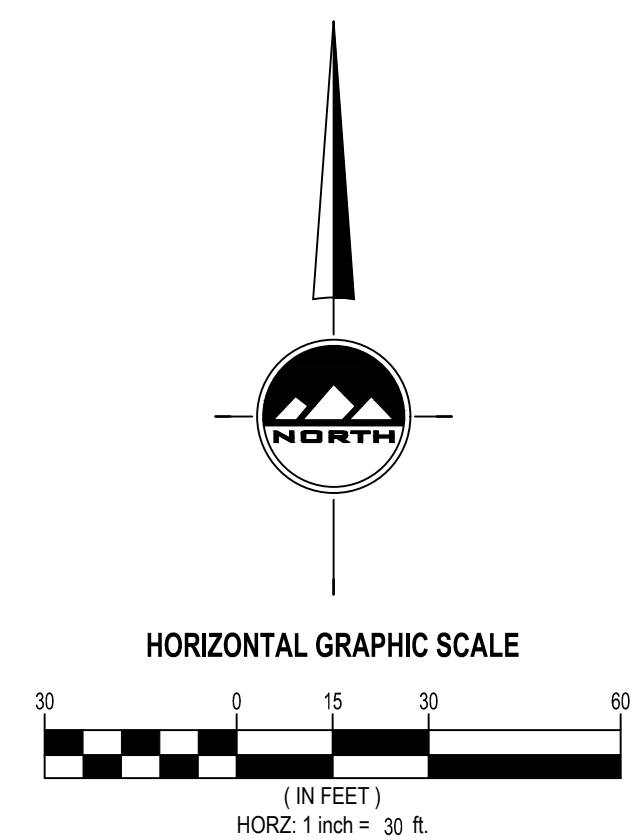


NO.	DATE	REVISION	BY
1	2021-04-06	REDLINE REVISIONS	TJM
2			
3			
4			
5			
6			
7			
8			

**DIMENSION PLAN**

PROJECT NUMBER: 8784L  
PROJECT DATE: 4/5/21  
DRAWN BY: T. MAZEJY  
CHECKED BY: C. MCFARLANE  
PROJECT MANAGER: C. MCFARLANE

**C-201**



**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**  
STREET MONUMENT  
INTERSECTION OF  
700 EAST STREET &  
100 SOUTH STREET  
ELEV = 4385.35'

**Landscape**  
Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Zone
3		Existing Tree to be Preserved	N/A	N/A	N/A
11		Eastern Redbud	Cercis canadensis	2" Cal.	2
10		Amur Maple	Acer ginnata	2" Cal.	2

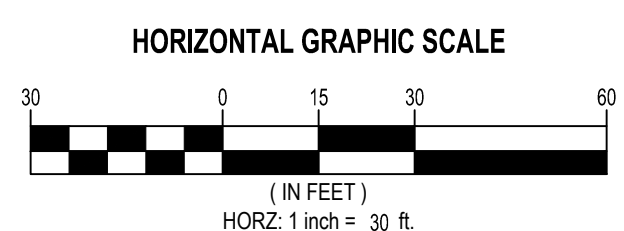
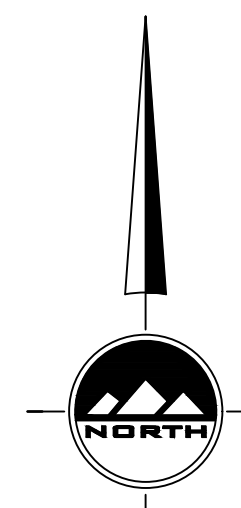
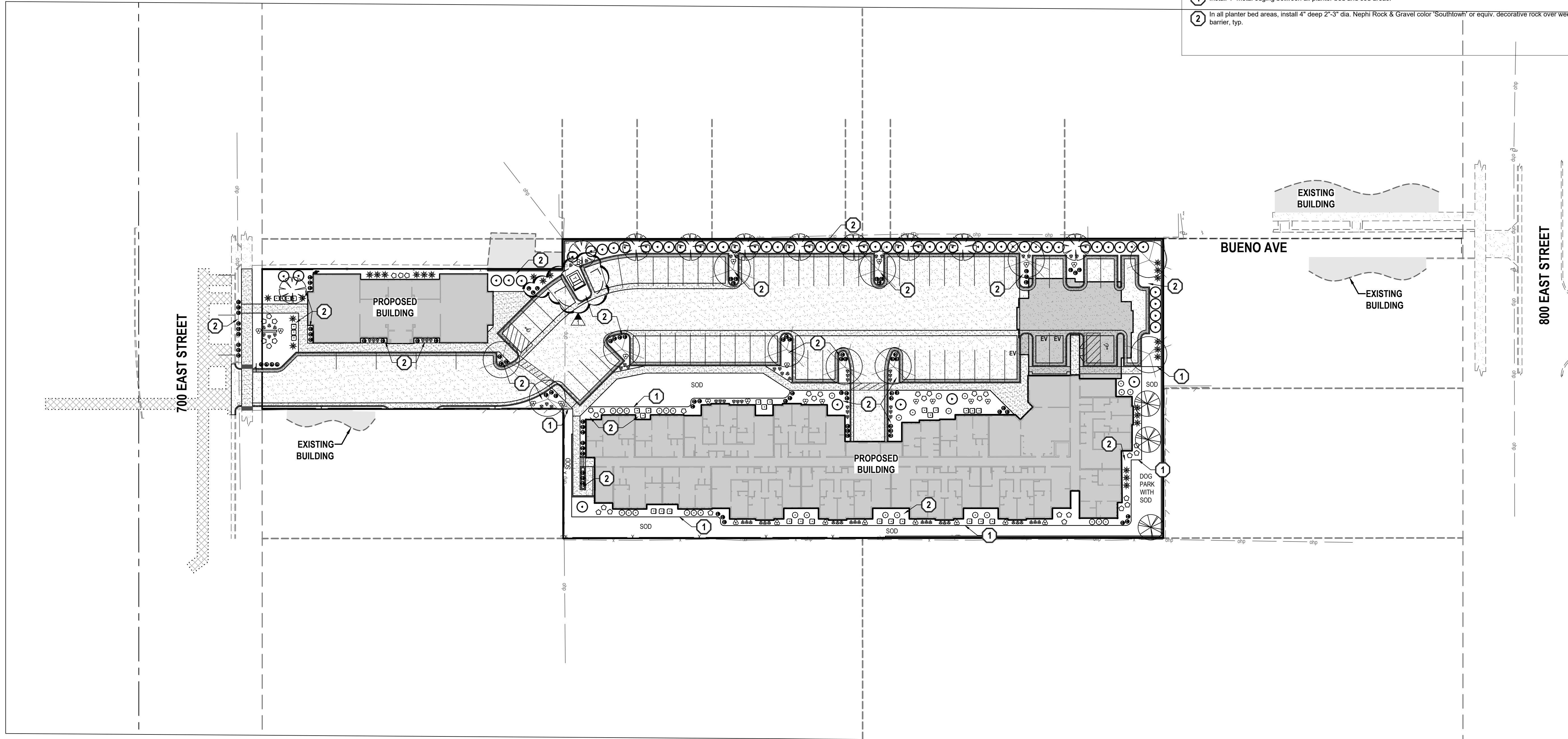
**Shrubs**

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Zone
30		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon	1-2
31		Boxwood, Littleleaf	Buxus microphylla	5 Gallon	2
35		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon	1
57		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon	2
25		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon	1
93		Fountain Grass	Pennisetum setaceum	1 Gallon	0

**Annuals-Perennials**

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Zone
75		Red Hot Poker	Kniphofia uvaria	1 Gallon	1
27		Russian Sage	Perovskia atriplicifolia	1 Gallon	1

- 1 Install 4" metal edging between all planter bed and sod areas.
- 2 In all planter bed areas, install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
ALTATERRA REAL ESTATE  
3100 PINEBROOK RD, SUITE 1250-C  
PARK CITY, UT 84098

CONTACT:  
KEVIN PERRY  
PHONE: 435-604-0840

**BUENO AVENUE APARTMENTS**

**SALT LAKE CITY, UTAH**

NO.	DATE	REVISION	BY
1	2021-04-06	REDLINE REVISIONS	TJM
2			
3			
4			
5			
6			
7			
8			

**LANDSCAPE PLAN**

PROJECT NUMBER: 8784L  
PRINT DATE: 4/5/21

DRAWN BY: T. MAZEJY  
CHECKED BY: C. MCFARLANE

PROJECT MANAGER:  
C. MCFARLANE

**L-200**

**Landscape**

**Trees**

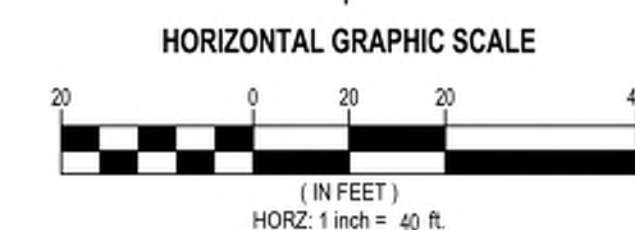
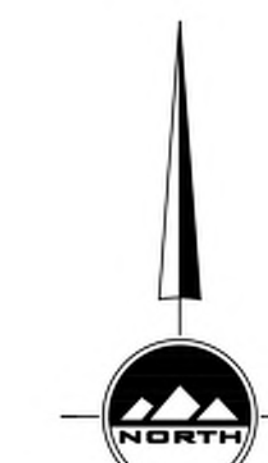
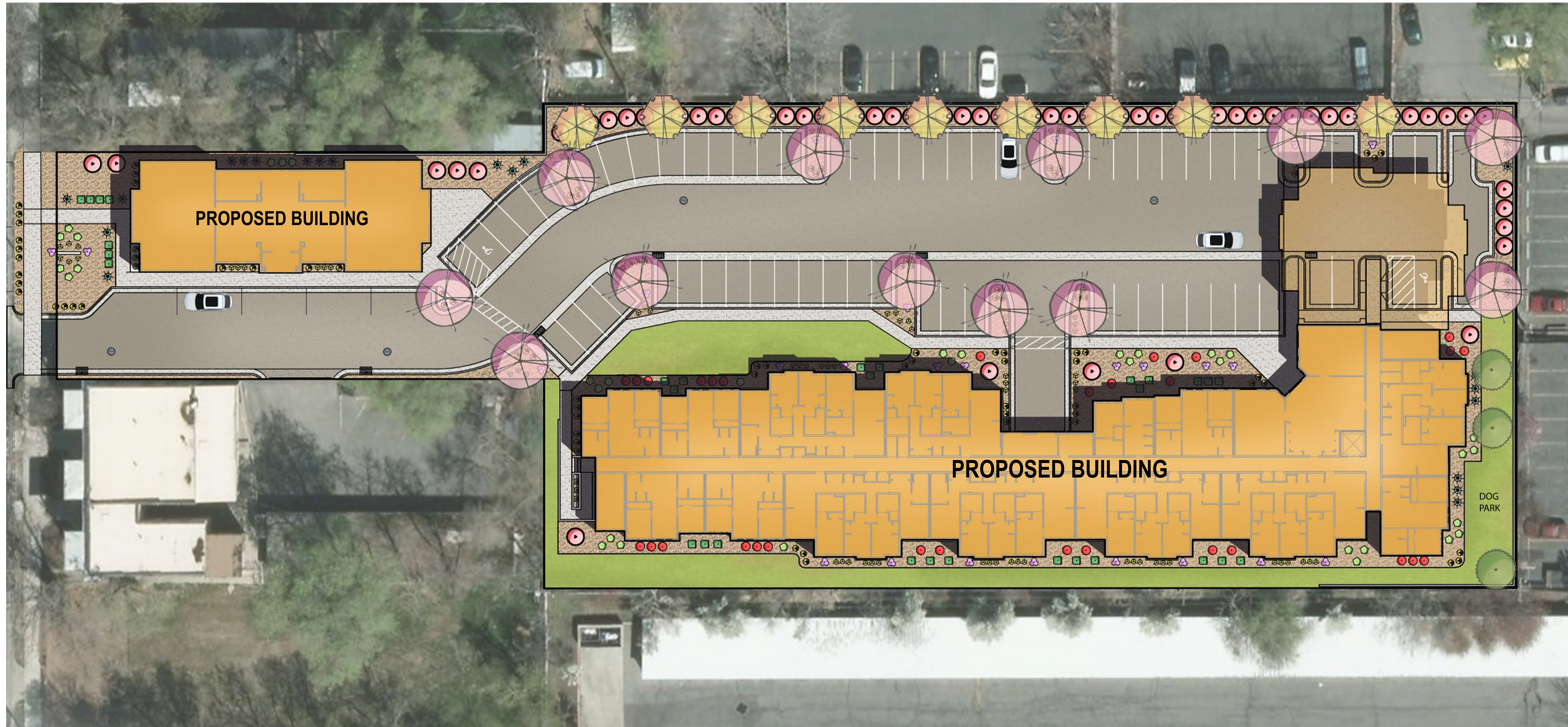
Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Zone
3		Existing Tree to be Preserved	N/A	N/A	N/A
12		Eastern Redbud	Cercis canadensis	2" Cal.	2
10		Amur Maple	Acer ginnala	2" Cal.	2

**Shrubs**

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Zone
30		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon	1-2
31		Boxwood, Littleleaf	Buxus microphylla	5 Gallon	2
35		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon	1
57		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon	2
25		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon	1
93		Fountain Grass	Pennisetum setaceum	1 Gallon	0

**Annuals-Perennials**

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Zone
75		Red Hot Poker	Kniphofia uvaria	1 Gallon	1
27		Russian Sage	Perovskia atriplicifolia	1 Gallon	1



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

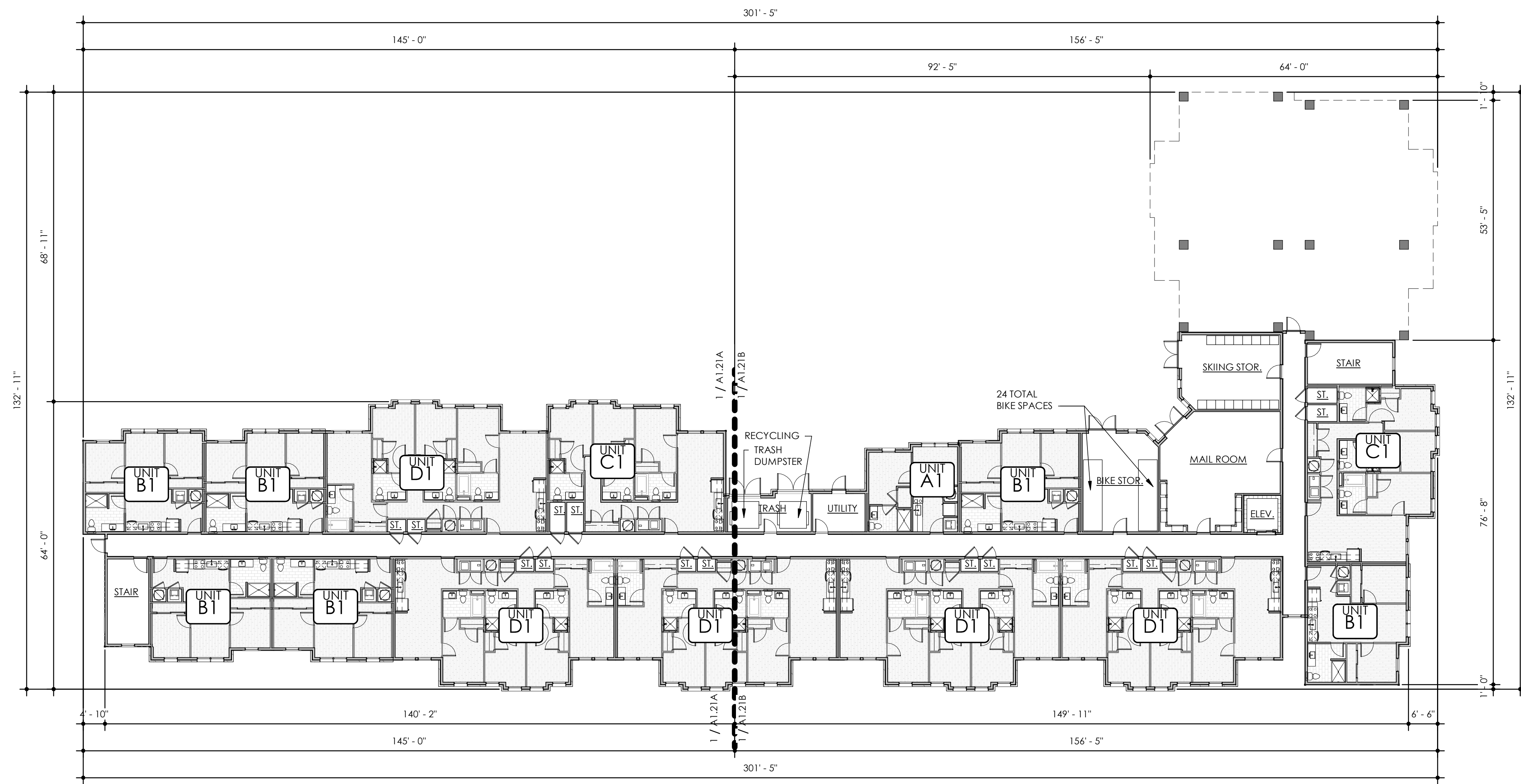
FOR:  
ALTATERRA REAL ESTATE  
3100 PINEBROOK RD. SUITE 1250-C  
PARK CITY, UT 84098

CONTACT:  
KEVIN PERRY  
PHONE: 435-604-0840

**BUENO AVENUE APARTMENTS**

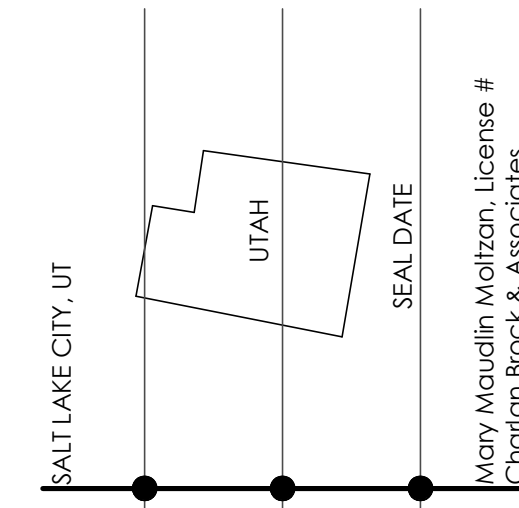
**SALT LAKE CITY, UTAH**

PROJECT NUMBER: 8784L  
PRINT DATE: 11/23/20  
DRAWN BY: T. MAZEJY  
CHECKED BY: C. MCFARLANE  
PROJECT MANAGER: C. MCFARLANE



**1** BUILDING TYPE II - FIRST FLOOR OVERALL PLAN

SCALE: 1/16" = 1'-0"



**BUENO AVE. APARTMENTS**  
Salt Lake, UT

ALTERRA REAL ESTATE  
PINEBROOK PROFESSIONAL PLAZA  
3100 PINEBROOK RD., STE. 1250 C  
PARK CITY, UT 84098

**charlan • brock**  
associates

architects • planners

1770 fennell street  
malland florida 32751-7208  
407 660 8900 f:407 875 9948  
www.cbaarchitects.com

**BUILDING TYPE II - FIRST FLOOR PLAN**

100% SCHEMATIC DESIGN (NOT FOR CONSTRUCTION)

date: 02-26-2021  
job no: 4314.20  
drawn by: XC, IR, GO  
reviewed by: CBA  
issue history:  
Δ Date

charlan, brock & associates, inc. hereby reserves its common law copyright and other property rights in these plans, ideas, and designs. these ideas, designs, and plans are not to be reproduced, changed or copied in any form or manner, whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from c.b.a., inc. within dimensions that have precedence over other dimensions.

**ATTACHMENT E:**  
Additional Information & Narrative

---

# Bueno Avenue Apartments

Co-Living Housing Development Project

## ENTITLEMENTS APPLICATION

### Requested Applications

1. Zoning Amendment
  - a. Zoning on 7 of 10 parcels is inconsistent with all surrounding properties. These parcels to be amended to RMF-45 Zoning.
2. Master Plan Map Amendment
  - a. 7 of 10 parcels shown on master plan are inconsistent with surrounding uses. Map amendment request for 7 parcels from “Medium Density Residential” to “Medium High Density Residential” designation.
3. Planned Development
  - a. Required due to insufficient street frontage on 700 E.
  - b. Setback Variances Requested.
  - c. Building Height – Additional 5’ to provide adequate RTU Screening.
4. Conditional Use
  - a. Requesting “Rooming House” use designation, as allowed in the district as a conditional use to allow for Co-Living type housing.
5. Lot/Parcel Consolidation
  - a. 10 parcels will be consolidated into one parcel under uniform zoning and use.

**Project Location: Approximately 129 S 700 East, Salt Lake City**

#### Parcels:

16-05-105-004  
16-05-107-002  
16-05-107-003  
16-05-107-004  
16-05-107-005  
16-05-155-002  
16-05-155-001  
16-05-155-003  
16-05-155-005  
16-05-155-004

**Developer: AltaTerra Real Estate**

**Contact:** Kevin Perry, Phone 801-739-4737, email [kevin@altaterrare.com](mailto:kevin@altaterrare.com)

**Architect: Charlan Brock Architects**

**Civil Engineer: Ensign Engineering**

## Project Overview

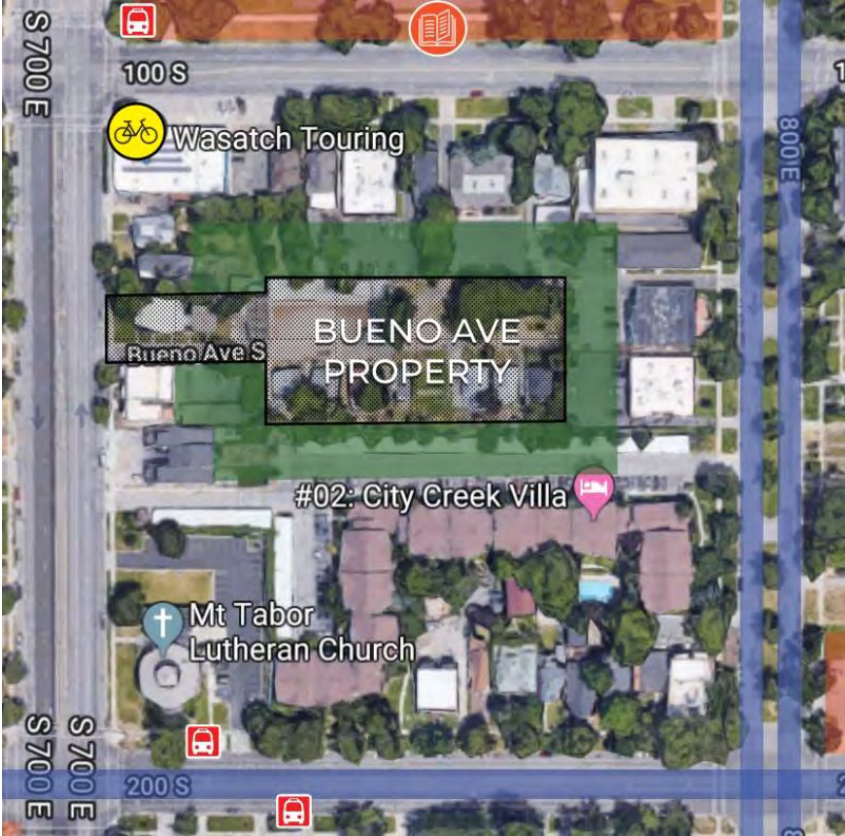
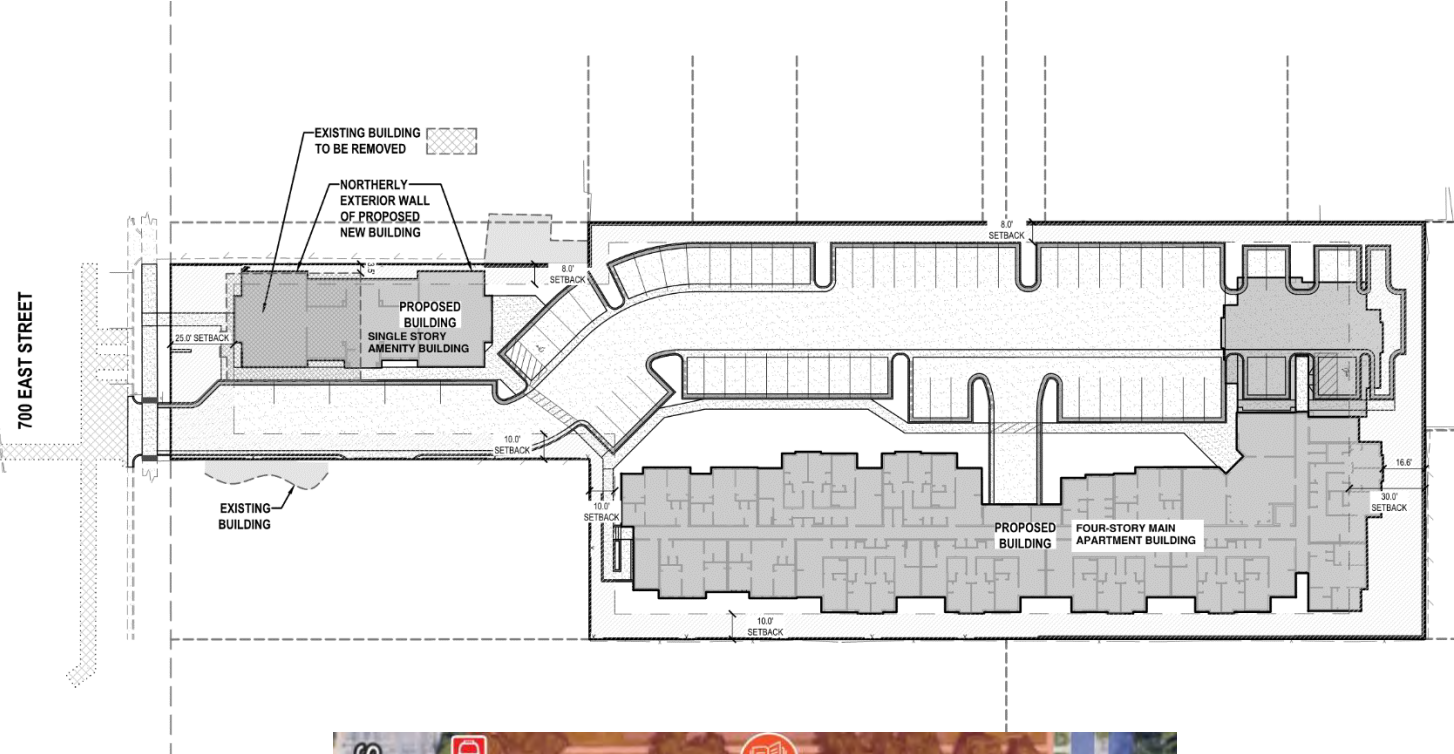


Bueno Avenue Apartments is a proposed Residential project on a much-needed redevelopment property in the heart of Salt Lake City. This residential project will be an innovative Co-Living apartment project for Salt Lake City. This building will be submitted as a “Rooming House” use under the zoning code to allow for 4 bedroom Co-Living units. While being innovative, the character, design and public impact of the project will be consistent with other existing uses and Multifamily Housing Developments in the area. This project will consist of 2 buildings: a single-story Amenity and Leasing Building, fronting 700 East; and the main 4-story apartment building on the interior of the site. The main a building will consist of 65 units ranging from 1 Bedroom to 4-bedroom units. These bedrooms will be individually leased to provide for attainable leases to residents, without seeking income restricted/government subsidized housing benefits. We believe that we can provide housing that has all of the amenities and high-end features as other new multifamily uses, while leasing at attainable rates for individuals at all income levels.

The project design takes into consideration the historical and existing uses surrounding this property. This is in a medium to high density area with several historic and older multifamily dwellings. Our design is intended to maintain the historic and residential feel while substantially improving the present aesthetics of this block. Our primary materials of brick fiber cement and lap siding, in combination with traditional pitched and mansard rooflines will help this project to blend well with all of the surrounding uses.



This project will simultaneously improve the existing condition of this block and introduce much needed housing that thoughtfully meets the goals as set out in the City Masterplan.



## **Existing Site Conditions and Surrounding Uses**

This project seeks to redevelop 10 parcels of land, many of which are interior to the block. The total site size is approximately 67,400 Sf for 1.55 Acres. Many of the structures on the site are vacant or dilapidated, including an area with several storage unit garages that are in major disrepair. The property will transform from dirt lots and dilapidated structures, to a 4 story, residential building with ample landscaping and classic design that will enhance the overall aesthetics of the entire block and surrounding uses.

The west side of the property is the entrance off 700 East, which shall remain and serve the existing property and parking lot to the south, along with the new proposed amenity building. There is an existing multifamily building and garage, built along the north property line in this area.

The north property line on the interior of the site contains existing storage facilities on a dirt lot. These are built along the property line with no setback. The rest of the center and north side of the parcels is dirt driveways and lots. The surrounding properties border this parcel with parking lots immediately adjacent, and Multifamily structures.

The south property line on the interior of the site is 7 single family homes. Several of these homes are currently vacant and all will be vacated for the development. All of these homes are in major disrepair. The condition of these homes is such that they will be demolished regardless of the outcome of this potential development. These homes and buildings are beyond the point of reasonable repair, and it is the intent of the owner to demolish these homes. The neighboring property to the south contains parking/storage garages along the length of the shared property line.

The entire subject property is buffered by parking lots, or garages on all sides. In fact the nearest occupiable structure is approximately 60' from our property line. This property is currently a highly underutilized site that does not meet the community or city-wide master plan goals. The buildings and lot are in disrepair and do not meet current building or landscaping standards as set forth by the community. The proposed building will beautify the site and improve the overall aesthetics of the entire block.

**See attached Site Condition Photos and Owners Property Statement**

**See attached Exhibit A: Existing Site and Surrounding Uses**



*Example of Current Site Condition*

## Inspiration Images and Basis of Design

Images below include renderings of proposed building and pictures of actual building designed and constructed by Developer and Architect of Bueno Avenue Apartments. The primary materials and colors will be patterned from or be exact match to the photos of the existing building shown below.



**Project Renderings**

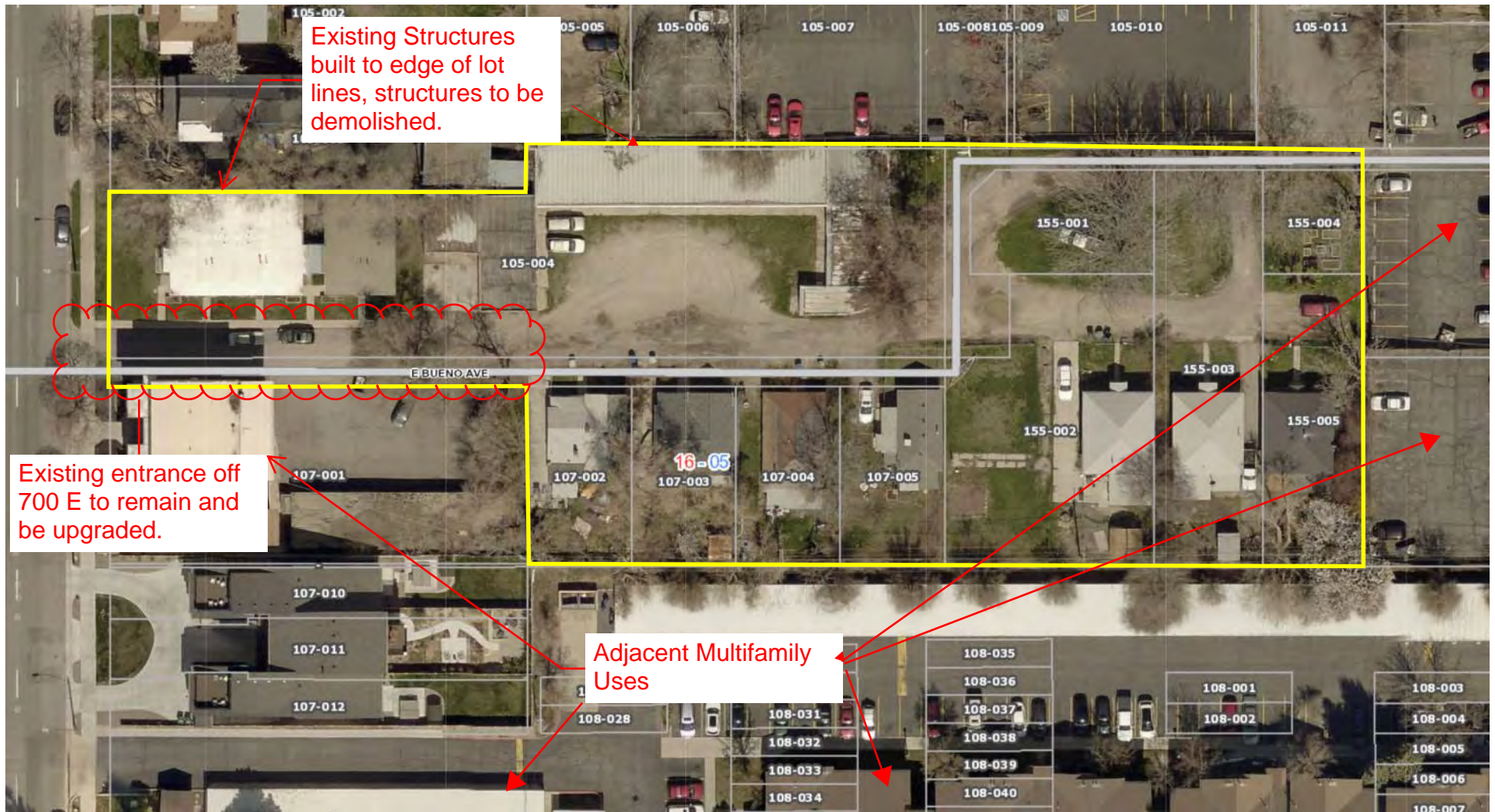


*Aerial Rendering of Project in Context of Surrounding Uses*

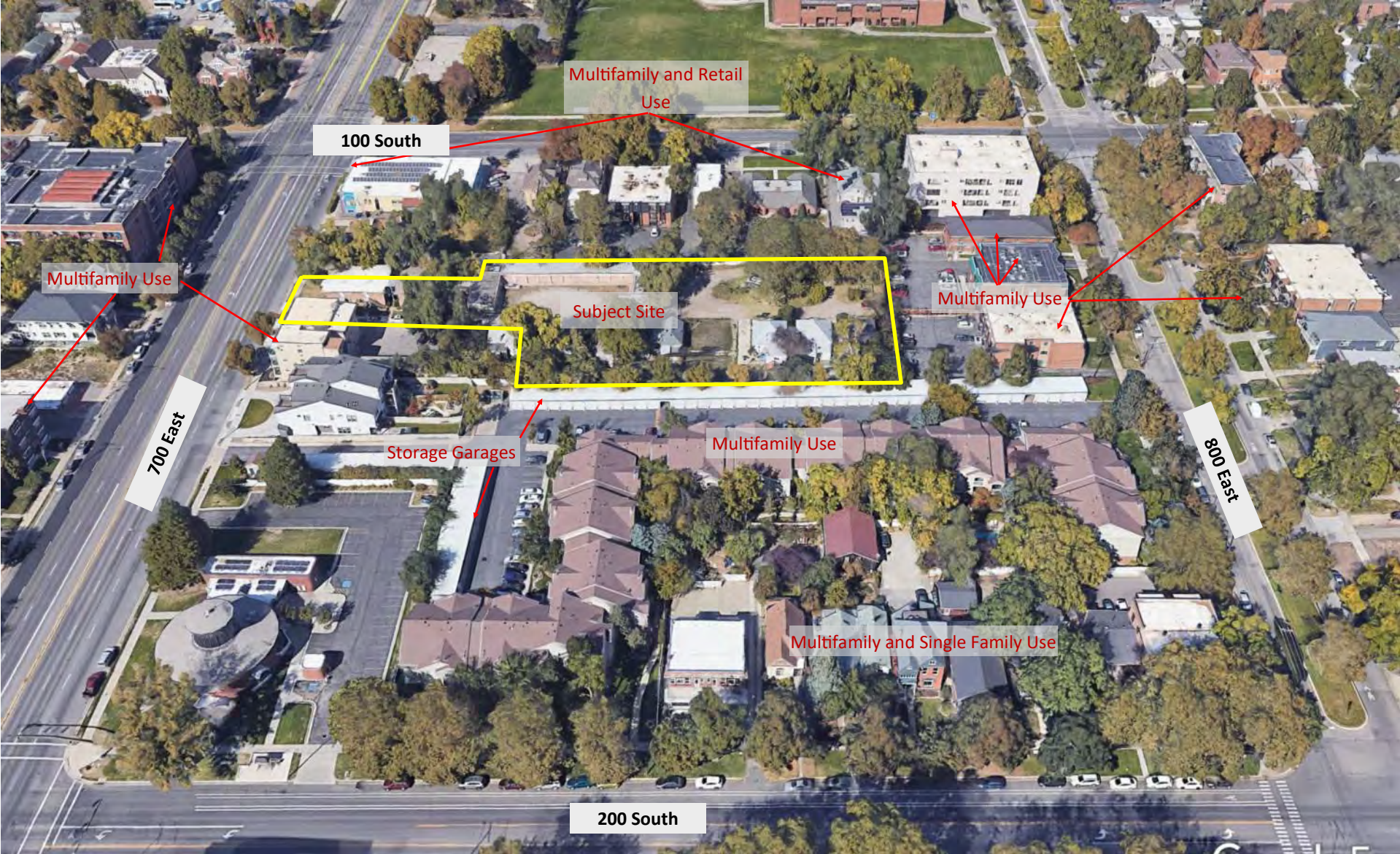


*Rendering of Project - View of 700 East Street Frontage*

# Exhibit A: "Existing Site and Surrounding Uses"



# Bueno Avenue Apartments Surrounding Uses





## Zoning Amendment Request

Current Zoning: RMF-45 and SR-3.

- Currently Approximately half of the site is zoned RMF-45, but there are 7 single-family interior and landlocked parcels totaling 0.72 Acres that are currently zoned SR-3. All surrounding uses and nearly the entire block are zoned RMF-45. In fact, there are no other parcels on this block or any parcels across the street from this block that bear the same SR-3 zoning as these parcels. We are seeking to rezone a portion of our site, so the entire property can be consolidated with uniform RMF-45 zoning and fit in with all surrounding uses. Our building and site are designed to conform to all RMF-45 zoning standards.
- A study showing surrounding SR-3 zoned neighborhoods compared to Bueno Avenue is provided as part of the Master Plan Map Amendment portion of this presentation.
- For site plan and proposed use, review attached plans and narratives included in application packet.

Requested Zoning: RMF-45

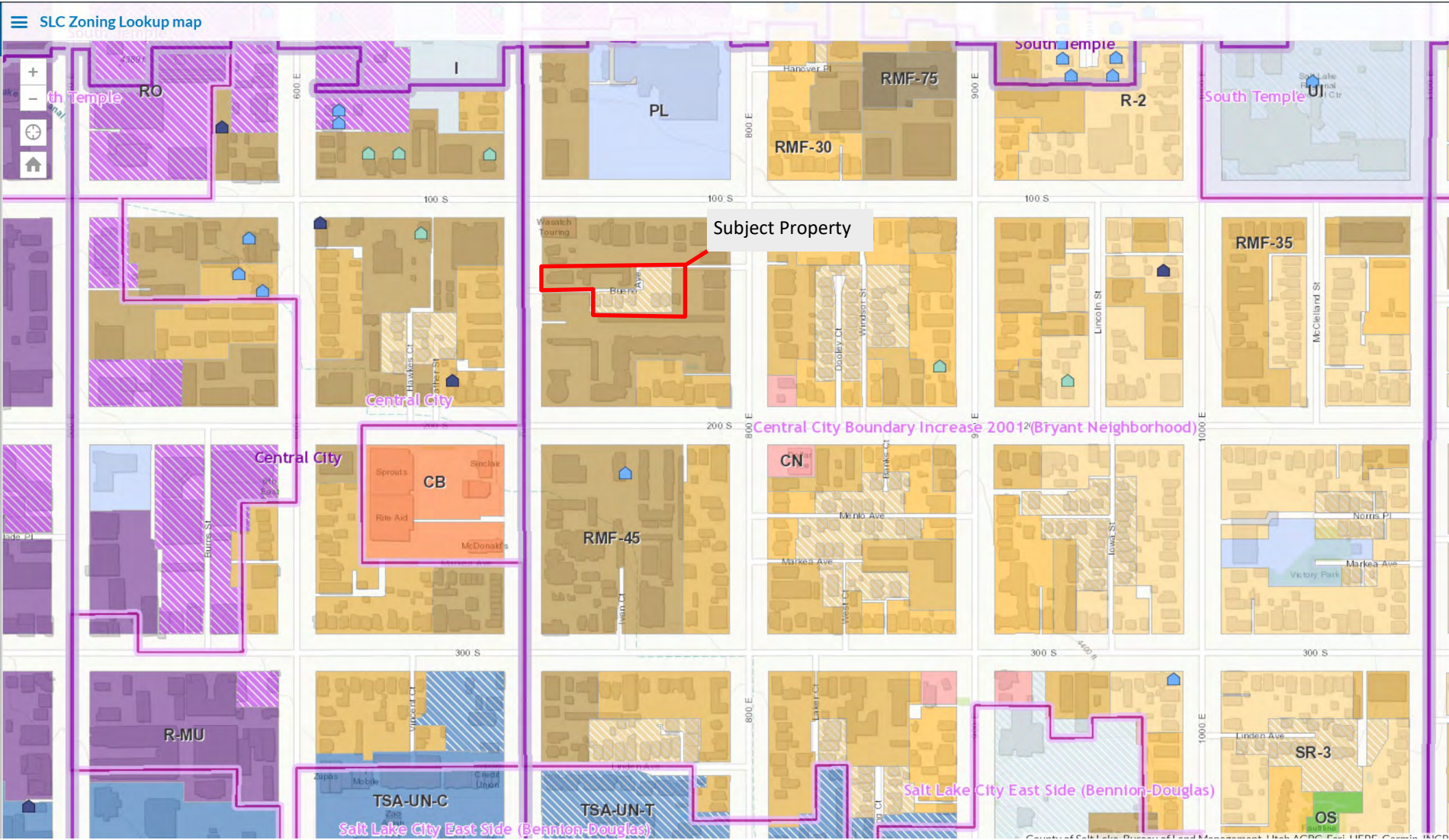
Parcels to be changed to RMF-45:

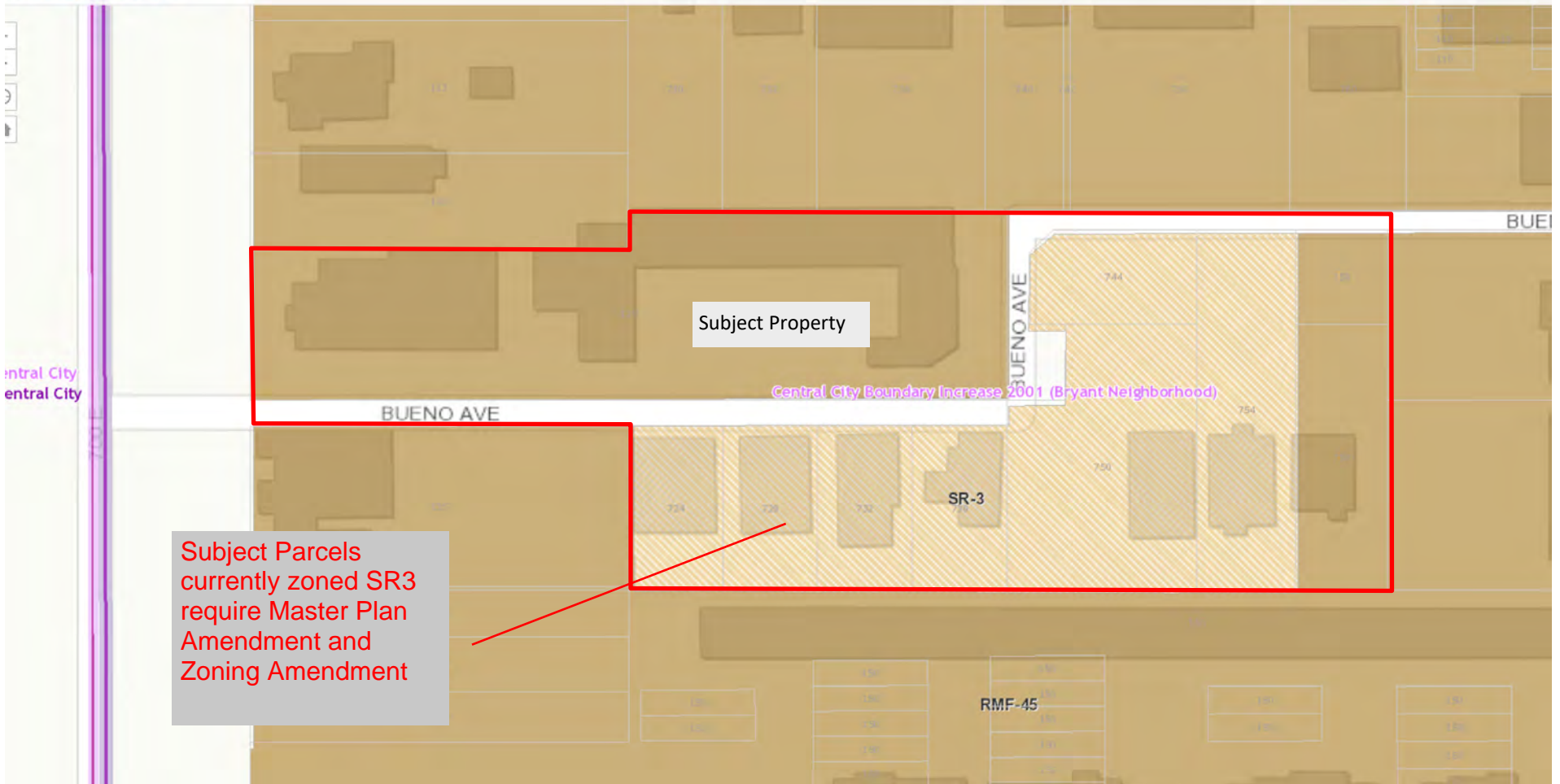
16-05-107-002, 16-05-107-003, 16-05-107-004, 16-05-107-005, 16-05-155-002, 16-05-155-001, 16-05-155-003

**See Attached Exhibit B: "Current Zoning Maps"**



# Exhibit B: Current Zoning Maps





Subject Parcels currently zoned SR3 require Master Plan Amendment and Zoning Amendment

# Master Plan Map Amendment Request

## Master Plan: Central Community Future Land Use Map Amendment

- Approximately half of the site area is designated for “Medium High Density Residential (30-50 dwelling units per acre)”. Some interior block parcels are designated “Medium Density Residential (15-30 dwelling units/acre)”

**REQUEST: Land use map to be amended to designate the interior block parcels as “Medium-High Density Residential”, a slight increase from the “Medium Density Residential”.**

The project currently is designed with 65 units on 1.55 Acres for a total project density of approximately 42 units/acre. The current allowed density across the entire site is effectively split evenly between RMF 45 parcels and SR3 Parcels. The current allowed Density on the RMF 45 parcels is 38.86 Units and the current allowed density on the SR3 Parcels is 23.18 Units. This brings a blended average of current allowed density across the entire subject to 62 total units.

The rezone and Master Plan Amendment of the SR-3 parcels will increase the allowed density on half of the site, and will bring the entire site together with 1 uniform zone and density allowance. **The approval of this project will allow the site to be developed with a total density increase of only 3 units on these subject parcels.**

### **See Exhibit C- Central Community Future Land Use Map and Surrounding Densities**

This project addresses a major affordability issue and provides a brand-new type of housing stock at an attainable rental rate. We believe that this adjustment to the Master Plan and Zoning Designation is warranted and aligns with the city’s housing initiatives. Under the current designation, this property would be developed, by right with luxury townhomes. These townhomes would sell for \$1m+ and will further drive the housing affordability issue in this neighborhood. The current homes on this property are well beyond their useful life (see property condition report) and are unfit for further occupancy. These 6 homes will be removed and the replacement of these homes with higher density attainably priced housing will provide many more attainable units.

An in-depth review of the City Master Plan, Plan Salt Lake, and the Community Master Plan reveals that the proposed development is most successful in achieving the goals set forth by the city for new housing stock.

East Central Neighborhood Plan Addendum has designated these parcels seeking amendment as a “Property in need of Rehabilitation or Redevelopment” and as a “Housing Rehabilitation Program Area”. This plan was adopted over 30 years ago in 1990. At that time, these parcels and homes were identified as properties where redevelopment was needed. While the preservation of beautiful neighborhoods and homes is vital to a well-planned city, these homes have long been identified as a need to be redeveloped. The approved amendment of the Land Use Map and zoning designation will allow for the fulfilment of these listed objectives in this plan, as well as objectives listed in more updated city master plans.

In 2015 the master plan document: “Plan Salt Lake; Salt Lake City Citywide Vision” was adopted as a vision for where the city should be by 2040. This vision provides guiding principles which should direct

planning decisions in relation to the growth of the city. **See Exhibit D – Pages from East Central Neighborhood Plan Addendum and Plan Salt Lake**

This plan lays out a comprehensive summary of what housing and affordability initiatives should take place throughout the city. It states that the guiding principle is as follows:

*“Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.”*

The goals for 2040 are as follows:

- 1. Increase diversity of housing types for all income Levels throughout the city.*
- 2. Decrease percent of income spent on housing for Cost-burdened households*

The report further states:

*“Over the next 25 years, it will be critical for us to encourage and support a diversity of new housing options and types with a range of densities throughout the City to best meet the changing population.”*

*“These changing households require changes to our housing policies and housing stock to provide choices on how best to meet their needs. The following Initiatives are focused on helping us meet these changes and demands by providing a range of housing types and choices for all abilities, incomes, and stages of life.”*

*“Affordability is a critical component of housing choice. . . This includes offering a wide range of housing types for all income levels in neighborhoods throughout the City.”*

A few of the listed initiatives to achieve this include:

- 1. Ensure access to affordable housing citywide (including rental and very low income).*
- 2. Increase the number of medium density housing types and options.*
- 3. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
- 4. Enable moderate density increases within existing neighborhoods where appropriate.*

This development provides attainably priced housing, with a bedroom rental to be at or near the 60% AMI Rent restriction level. This is achieved without the requirement of city, state, or federal funding, or any other type of public incentive. By designing a purpose-built property that provides rentals in a co-living format, we are able to provide housing to key members of the workforce that are priced out of the next comparable rental (studio apartment).

We are seeking a medium high density housing type and new housing option, in a midblock area that lacks basic infrastructure for a viable single-family neighborhood. This is a highly walkable site, and will be a very desirable location to live in. This site is well suited for a high luxury standard multifamily project. However, we intend to provide luxury level amenities, at a far lower rate through this co-living model.

The moderate increase in density on these 7 parcels achieves the initiatives and goals listed in Plan Salt Lake, better than any other market rate housing project that has been approved since the plan was adopted. The approval of this master plan and rezone is in line with the city's stated goals and suits the needs of the city far more appropriately than what is currently allowed by right on these parcels.

### **Mid-Block Neighborhoods**

The City Masterplan calls for mid-block neighborhoods with proper infrastructure to be preserved. The preservation of a midblock neighborhood is one purpose for an SR-3 zone. This is successfully achieved in some surrounding neighborhoods, where proper infrastructure is in place to preserve these neighborhoods. An example of this would be Dooley Court, Windsor Street, Menlo Avenue and Iowa Street and Laker Court. These streets all provide a paved midblock access, proper utilities, fully built out and vibrant neighborhoods, and many improved and well maintained homes. Each of these streets has been adequately improved and maintained with single family homes that are in generally good condition. Each of these areas show evidence of continued success with many homes being renovated or rebuilt. **See Exhibit E – Surrounding SR3 Zone Map and Photos**

The Bueno Avenue area lacks these basic features that make this a viable neighborhood. There is no paved roadway through this area, with only an unmaintained dirt path. The size of this area with single family homes is far smaller than other SR3 zones nearby, with space for only 7 single family homes. The utilities are severely outdated and require immediate full replacement. There is no existing utility infrastructure to support upgrading or additional building on vacant lots. The lack of infrastructure has led to large areas of vacant land not being utilized and no cost benefit to the maintenance of existing homes by previous owners. Additionally, the lack of maintenance and vibrancy in this midblock area has led it to become a magnet for crime, homelessness and drug use.

Most importantly, the homes are in such a state of disrepair that renovation is not a possibility. Each of these homes have major structural and foundation issues, electrical code deficiencies, and serious plumbing problems as evidenced in the attached photos. These homes are in a state of such disrepair that they will all be torn down, regardless of the future zoning designation of this area. The cost of improving the infrastructure to make this a single-family neighborhood that resembles other SR-3 zones is prohibitive to any future single-family development. The only potentially viable development that could occur here would result in luxury townhomes with a price point at \$1m+ per home. Any expectation or request to renovate or repair the existing homes and infrastructure on these parcels would place undue hardship upon the owner. Additionally, any further development on this site under the current zoning and master plan designation will result in the removal of affordable housing stock, to be replaced by very high-priced housing. This is counterproductive to the growing need of increasing attainably priced housing stock in the area. **See Exhibit F – Owners Property Condition Statement and Site Photos**

We have sought to better understand the potential costs and infrastructure needs to accommodate the rebuilding of an SR3 neighborhood. As part of this, we have engaged a Civil Engineer to provide a professional summary of the infrastructure that would be required in order to rebuild a neighborhood on these parcels, that is congruent with other SR3 zones. The analysis indicates that the site would require a full update of all underground utilities, including several upgrades required in the public way of

700 East. All road, sidewalk, and utility infrastructure will need to be upsized and fully replaced. **See Exhibit G: Civil Engineer Infrastructure Analysis**

The impossibility of preserving or rebuilding a neighborhood similar to other SR3 zones in this district necessitates the need for an updated zoning and masterplan designation. This change in master plan designation to allow a step up in density is not only justified, but necessary to improve the safety and vibrancy of this block. Additionally, the update to the master plan is critical to preserve the ability to provide attainably priced housing to a large group of citizens, versus luxury housing for a few top earners in the city.

Parcels to be amended:

16-05-107-002, 16-05-107-003, 16-05-107-004, 16-05-107-005, 16-05-155-002, 16-05-155-001, 16-05-155-003

## **Relevant Exhibits**

**Exhibit C: Central Community Future Master Land Use Map**

**Exhibit D: Pages from East Central Neighborhood Plan Addendum and Plan Salt Lake**

**Exhibit E: Surrounding SR3 Zone Map and Photos**

**Exhibit F: Owners Property Condition Statement and Site Photos**

**Exhibit G: Civil Engineer Infrastructure Analysis**

# Exhibit C - Central Community Future Land Use Map and Surrounding Densities

## Central Community Future Land Use

\* NOTE: The Low-Medium and Medium Density Land Use designations may include multiple zoning designations (e.g.: a single land use designation and map color may represent RMF-35 or SR-3 classifications)

Current Designation →

Proposed Designation →

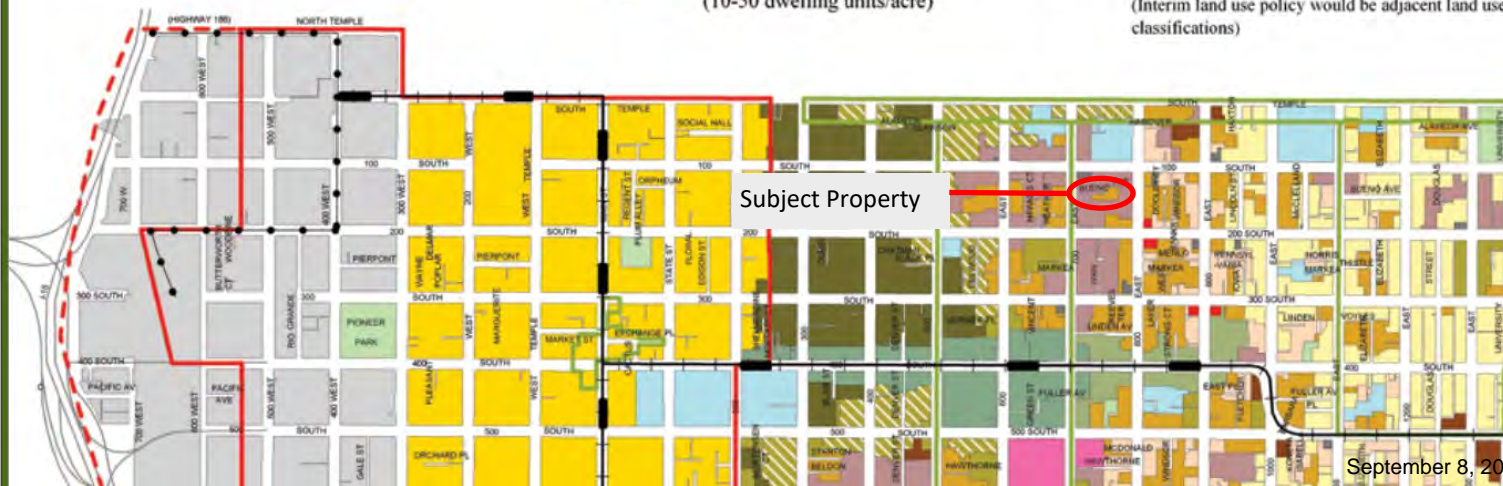
### Map Legend

- Light Rail Stations
- Proposed Lightrail Stations
- Historic Preservation
- Light Rail
- Later Phase of Light Rail
- CBD Boundary
- CBD Support Boundary
- Salt Lake Community College/Future Expansion Area
- West Temple Gateway Plan

### Future Land Use

- Low Density Residential (1-15 dwelling units/acre)
- Low Medium Density Residential (10-20 dwelling units/acre) \*
- Medium Density Residential (15-30 dwelling units/acre) \*
- Medium High Density Residential (30-50 dwelling units/acre)
- High Density Residential (50 or more dwelling units/acre)
- Low Residential/Mixed Use (5-10 dwelling units/acre)
- Medium Residential/Mixed Use (10-50 dwelling units/acre)

- Residential/Office Mixed Use (10-50 dwelling units/acre)
- High Mixed Use (50 or more dwelling units/acre)
- Neighborhood Commercial
- Community Commercial
- Central Business District
- Central Business District Support
- Regional Commercial/Industrial
- Low Density Transit Oriented Development (1-20 dwelling units/acre)
- Medium Density Transit Oriented Development (10-50 dwelling units/acre)
- High Density Transit Oriented Development (50 or more dwelling units/acre)
- Open Space
- Institutional
- Gateway Master Plan (Note: Future Land Use Shown in the Gateway Master Plan)
- Non-conforming properties to be evaluated for appropriate land use designation. (Interim land use policy would be adjacent land use classifications)



# Bueno Avenue Surrounding Residential Densities and property Buffer





Exhibit D: Pages from "East Central Neighborhood Plan Addendum" and "Plan Salt Lake"

---

**EAST CENTRAL  
NEIGHBORHOOD PLAN  
ADDENDUM**

---

SALT LAKE CITY PLANNING COMMISSION



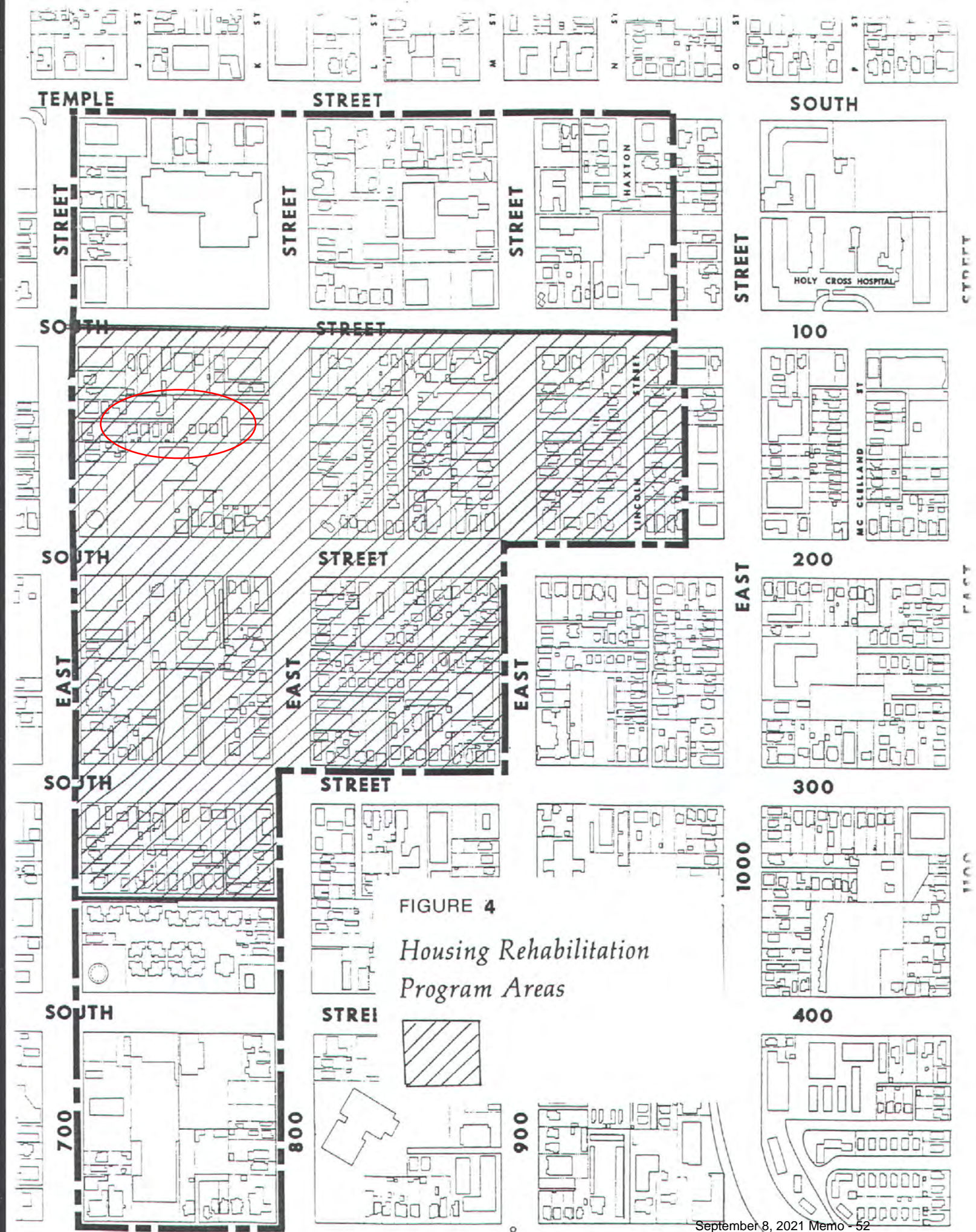
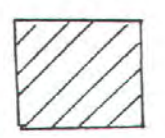


FIGURE 4  
*Housing Rehabilitation  
 Program Areas*



II. Expand opportunities for population growth and reinvestment while at the same time minimizing housing displacement. This can be accomplished through the reinforcement of housing by using infill developments and allowing certain areas to regenerate to higher densities with the appropriate mix and levels.

Specific Actions and Policies

1. Encourage the Community Development Corporation to develop infill housing in vacant lots in the area.
2. Encourage the development of compatible higher density residential units particularly along 700 East.
3. Encourage significant clustering of housing units to promote a sense of neighborhood.
4. Encourage and provide incentives for private funded recreation and open space facilities in conjunction with residential developments.

III. Assure compatability of design so that new development is consistant with the character of the existng neighborhood.

Specific Actions and Policies

1. Develop a Compatable Review Overlay process where by new development would be reviewed to determine if new development conforms to the guidlines of neighborhood design compatability. The Compatable Review Overlay process addresses these components or issues; heigth and scale of existing and proposed development, the buildings form or shape, materials, texture, color, line or directional expression, location of enteries, shape and rythm of roofs, widows and doors, screening of physically incompatible elements such as machinal equipment, utilities, etc., energy conservation, emmision of noise or odor's, drainage, parking, landscaping and buffering, traffic saftey and congestion consideration, and compliance with historic design components if applicable

# 3/ HOUSING

**GUIDING PRINCIPLE/** Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

## 2040 TARGETS:

1. INCREASE DIVERSITY OF HOUSING TYPES FOR ALL INCOME LEVELS THROUGHOUT THE CITY
2. DECREASE PERCENT OF INCOME SPENT ON HOUSING FOR COST-BURDENED HOUSEHOLDS

Almost half of the total housing units in Salt Lake are single-family detached dwellings. While preserving the existing housing stock will continue to be a priority for Salt Lake City, over the next 25 years, it will be critical for us to encourage and support a diversity of new housing options and types with a range of densities throughout the City to best meet the changing population.

In recent years, we have seen a renewed interest in walkable neighborhoods, increased residential development downtown, and transit-oriented development. There is a growing demand for urban living, primarily driven by Baby Boomers and Millennials, paired with changing demographics on a national and local level that include an aging population, growing minority communities, and an increase in single-parent households and households without children. These changing households require changes to our housing policies and housing stock to provide choices on how best to meet their needs. The following Initiatives are focused on helping us meet

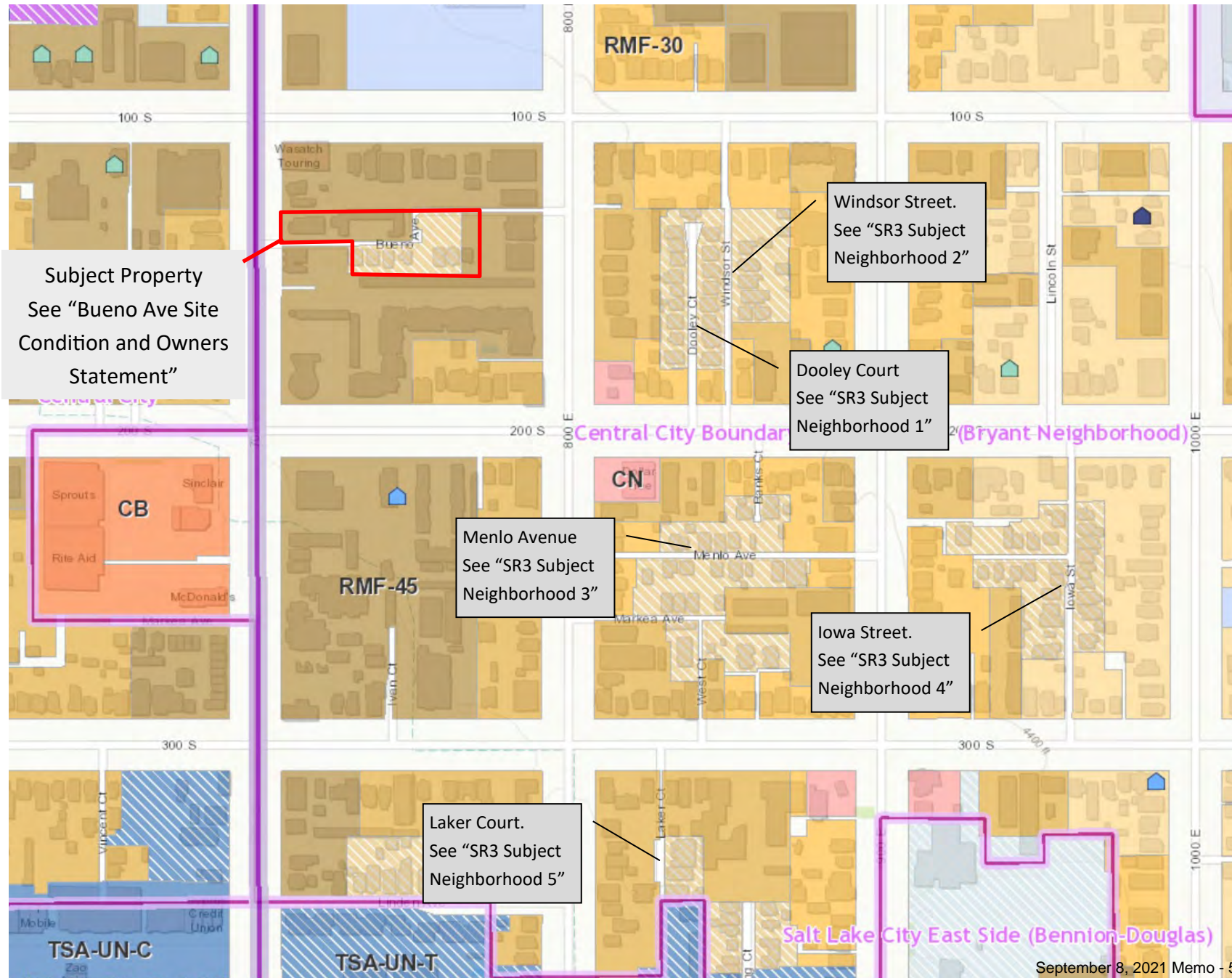
these changes and demands by providing a range of housing types and choices for all abilities, incomes, and stages of life.

Affordability is a critical component of housing choice. As people's income levels rise and fall, providing housing options that match income levels and stages of life will allow people to make their own choices. This includes offering a wide range of housing types for all income levels in neighborhoods throughout the City.

## INITIATIVES

1. Ensure access to affordable housing citywide (including rental and very low income).
2. Increase the number of medium density housing types and options.
3. Encourage housing options that accommodate aging in place.
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.
6. Promote energy efficient housing and rehabilitation of existing housing stock.
7. Promote high density residential in areas served by transit.
8. Support homeless services.

# Exhibit E: Surrounding SR3 Zone Map and Photos



## SR3 Subject Neighborhood 1—Dooley Court

Dooley Court has several homes that have been renovated and updated. Street is well kept and clean, and neighborhood is vibrant. Street has been paved, with sidewalk and central utility lines to service all properties.





## SR3 Subject Neighborhood 2—Windsor Street

Windsor Street has a mixture of maintained and updated homes. Street is well maintained, and provides a mid-block pathway between 100 s and 200 s. Paved Road, infrastructure and proper utility lines service all properties.



## SR3 Subject Neighborhood 3—Menlo Avenue

Menlo Avenue has a mixture of new, renovated, and maintained original homes. Neighborhood is vibrant with expectation of further home upgrades. Paved Road, infrastructure and proper utility lines service all properties.



## SR3 Subject Neighborhood 4—Iowa Street/Pennsylvania Place

Iowa Street and Pennsylvania Place is a model for what an SR3 zone should be. Homes are well maintained, new homes built on lots where needed. Street has a lot of activity and great neighborhood feel. Utilities up to date.



## SR3 Subject Neighborhood 5— Laker Court

Laker Court is a smaller SR3 neighborhood, similar to Bueno Ave. This road has all infrastructure in place, which has supported the building of townhomes, and maintenance of older homes. Utilities in place for all properties.



# Bueno Avenue—Subject Development Property

The SR3 parcels of Bueno avenue feature 6 homes in major disrepair. There is no paving or street infrastructure in place. All of the properties in this area are in major disrepair. All infrastructure would require a complete rebuild.



# Exhibit G - Civil Engineer Infrastructure Analysis

May 19, 2021

**Mr. Kevin Perry, Development Manager**

**Alta Terra Real Estate**

3100 Pinebrook Road, Suite 1250-C  
Park City, Utah 84098

**Re: 700 East Bueno Avenue – Infrastructure Analysis for Homes**

Dear Kevin,

Currently the Property is in the Process of being developed as a Co-Living Housing Project. The following report address the impacts to the City Infrastructure System based on the idea of this Property should be developed as a Single-Family Home type Development. As you can see from the Summary below there are still the same basic impacts to the City Infrastructure system with either type of Development.

**Culinary Water**

- Replace the existing 4-Inch Diameter Main Line Water in 700 East Street with a new 8-Inch Diameter water main from the existing water line in the intersection of 100 South 700 East south to the south property line of the Project.
- Connection to the existing Water Main in 100 South Street Intersection.
- Water Main Trench Repair including backfill and replacement of asphalt within 700 East Street right-of-way.
- Replace the existing 4-Inch Diameter Water Line on Property with a new 8-Inch water Main.
- Provide a Fire Hydrant on site for Fire Protection.
- Possible Fire Line on site with Detector Check Valve if it is required for Fire Sprinkling the homes
- Replace and provide new Water Services to each of the Homes individually Metered or a Master Water Meter sized to accommodate the number of Homes allowed based on Zoning.

**Sanitary Sewer**

- Replace the existing 4-Inch sewer line on site with a new 8-Inch SDR-35 PVC Sewer Line from the Main Line in 700 East Street (roughly 350 Lineal Feet) to a sanitary sewer manhole at the easterly end of the Project.
- Replace and provide new connection to the Main Sewer Line in 700 East Street.
- Sewer Trench Repair including backfill and replacement of asphalt within 700 East Street right-of-way.

- Service Laterals to each of the homes.

### Storm Drainage

- Provide Storm Drainage Improvements for the Housing Development.
- Storm Drain Piping with Inlet and Cleanout Boxes to collect Storm Water from the site and direct it to the Detention Facility.
- Subsurface Storm Drain Detention Facility with Orifice to accommodate the required volume of storage.
- Connection to the existing 24-Inch Storm Drain on the West side of 700 East Street.
- Storm Drain Pipe Trench Repair including backfill and replacement of asphalt within 700 East Street right-of-way.

### Surface Improvements

- Curb Gutter and Sidewalk from the easterly most home to 700 East Street.
- Fire Apparatus Turn Around.
- Asphalt Pavement Section to accommodate the Fire Apparatus as well as the Garbage Trucks.

Without knowing exactly how the Single-Family Subdivision Development would layout on the Property and how many Lots could be generated based on Property Area and Zoning. It was difficult to know all the impacts that would be created from the Single-Family Lot Development. That being said with our knowledge of City Requirements and our understanding of the Site this should be a good and fairly accurate representation of what the impacts to the City Infrastructure would be.

Respectfully Submitted,

Ensign Engineering  
L. Clarke McFarlane





## Conditional Use Request

**Conditional Use is requested for the use designation of “Rooming House” as allowed in zoning district RMF-45 as a conditional use.**

Per City Code a Rooming House is defined as follows:

DWELLING, ROOMING (BOARDING) HOUSE: A building or group of attached or detached buildings containing in combination at least three (3) lodging units for occupancy on at least a monthly basis, with or without board, as distinguished from hotels and motels in which rentals are generally for daily or weekly periods and occupancy is by transients.

The primary difference between a Multifamily designation and a rooming house is in that a Dwelling Unit in Multifamily is for a single-family unit, or no more than 3 unrelated persons. A Rooming House allows for individual bedrooms to be rented, as opposed to a full unit. We are proposing 1-4 bedroom “Living Units” in which each bedroom is individually leased, and the Kitchen and Living Room areas of the living unit are a shared amenity between the tenants in that unit. We are proposing a density of 65 living units with 192 Bedrooms/Bathrooms.

The allowed density under a traditional Multifamily Project is 67 units. We are below the allowed density as defined for a multifamily project, although a Rooming House does not limit density in any way, including that by traditional Multifamily Dwelling Unit. From a design and community impact standpoint, the property will bear no difference from the other multifamily buildings surrounding this property.

The designation of “Rooming House” is driven by the city code disallowing more than 3 unrelated individuals living in the same unit. This code is unique to Salt Lake and is prohibitive of the Co-Living concept, where 4 bedroom units are crucial to the financial viability of the project.

### **What is Co-Living?**

The Co-Living concept is a proven and effective concept that is taking place in many major metro areas across the United States.

A recent independent study on Co-Living was released by CBRE. This study explains co-living and some of its benefits as follows:

*While co-living housing has existed as long as people have, modern co-living properties are much like student housing for young professionals.*

*The purpose-built or renovated multifamily assets are designed around several unrelated individuals sharing an apartment unit, sometimes referred to as a “pod.” The residents (usually four to eight to a unit) typically have private bedrooms and share common spaces in the unit (kitchen, dining, living, bathrooms).*

*The properties also have common area amenities enjoyed by all residents of the community. Co-living communities can be standalone or a section within a larger conventional multifamily property.*

This study goes on to describe the affordable characteristics of Co-Living, even when developed as a market rate project with no government incentives.

*The emergence of co-living communities over the last few years has largely been a response to rising housing costs and need for more affordable housing options — especially in major U.S. markets which are attracting young professionals from other parts of the country.*

*Co-living offers a less expensive alternative for young adults (co-living is typically targeted at 25 to 35-year-olds, but certainly not limited to this age range). Co-living is also appealing for its upscale amenities and finishes (without the commensurate “upscale” rents), plus the leasing and move-in flexibility.*

While the Rooming Housing designation and Co-Living concept is new to Salt Lake City, it is widely accepted in many major metro areas. This is a growing concept that will become more common as the housing market necessitates more attainably priced housing. This type of development is well suited to serve members of the community who have recently entered the workforce, but are being priced out of typical housing developments available to them.

**See included narratives for detailed project description.**

**See Exhibit A: Existing Site and Surrounding Uses**

**See Exhibit H for Site Plan and Landscape Plan**

**See Exhibit I for Architectural Plans and Elevations**

**See Exhibit J for CBRE Co-Living Study**

## Planned Development Request

Due to the layout of parcels, we are unable to provide the required amount of street frontage for a standard development. Our street frontage on 700 East is approximately 66 feet, for which we are required to submit our project as a Planned Development.

**We are seeking approval of this planned development as laid out in our plans, with minimal variances to existing requirements for the RMF-45 zone. Our project meets all standards of the RMF-45 zone, with the exception of a requested variance of the building side yard setback for our amenity building, and the rear yard setback for the main apartment building.**

**We are also seeking an additional 5' of building height allowance to provide a pitched roofline that is more cohesive with the neighborhood. This will also allow for better screening of rooftop units**

An alternate roofline design that is within the required 45' height limit is shown below and in Exhibit K. This alternate design will eliminate a need for approval of additional building height. However, the proposed design with the additional height will suit the neighborhood feel and aesthetics more appropriately.



*Alternate Roofline with No Additional Height Requested*

## **Fulfilment of Requirements of section 21A.55.010**

### **Housing – Provide affordable housing or types of housing that helps achieve the city’s housing goals and policies**

The Growing SLC: A Five-Year Housing Plan 2018-2022 was published by the Salt Lake City Housing and Neighborhood Development Department. This plan addresses the shortage of housing in Salt Lake City that has arisen due to several factors. Some primary issues include a growing gap between wages and rental rates. In fact, the document states that Salt Lake City is in the beginning stages of a systemic housing crisis, which is exacerbated by local barriers to housing development. One of the stated goals by the city is to increase housing options through the construction of innovative housing solutions. Furthermore, one of the housing affordability priorities listed by the city is Support innovative construction methods that provide solutions to rising development costs, and creative housing design that improves form, function, development and maintenance.

With these goals in mind, we have developed a strategy, building design and layout that will include a Co-Living housing type that is not commonly found in Salt Lake City, but is of a scale typical to the neighborhood. This project will be built as an apartment building, with the same residential features, amenities, as the other Multifamily projects in the area. Our “By the Bedroom” leasing and design strategy will provide for rentals at attainable rates to all potential tenants, without the government subsidies required by Income Restricted Affordable Housing. This design meets housing affordability objectives, without compromising quality or adherence to the highest building standards and code.

Our design is innovative, in that we have designed our units to include individual leases per bedroom, and management of these leases handled by the Property Management Company. While the public and tenants will see no difference between this development and other Multifamily developments, this design and leasing strategy will allow for an innovative new product type to come into the Salt Lake Area. By sharing key kitchen and living room amenities with a 1-3 other tenants, the rental of a private bedroom and bathroom will be attainable for individuals at nearly all income levels.

### **Mobility: Improvements that encourage transportation options other than just automobile.**

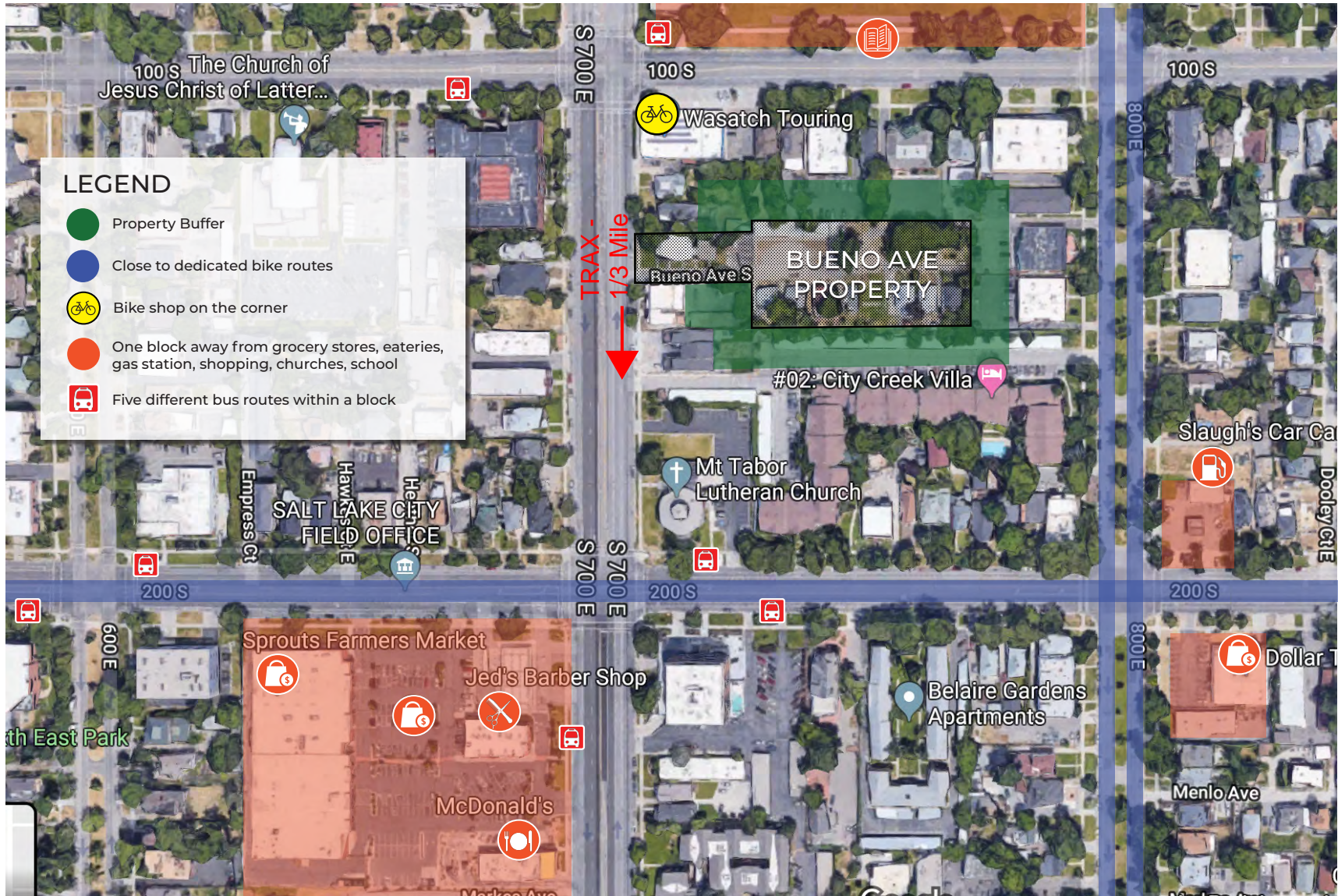
The location of this site is ideal for a walkable living situation. We are surrounded by multiple bus stops on 5 different bus routes. A tenant at this property will be able to be at the University of Utah or Downtown in a matter of a few minutes. We are also just 1/3 mile from two different TRAX stations. There are several essential businesses within walking distance of the site, that will promote and allow living without reliance on an automobile.

A major improvement to our property is an emphasis on use of bicycle transit. We will go far beyond the city bicycle parking requirements, by providing indoor, secured bike parking

facilities. We will also provide bike repair amenities. Additionally, our site is adjacent to a bike shop and is surrounded by dedicated bike routes on 800 East and 200 South.

**See Exhibit L – Property Mobility Highlights**

# Exhibit L: Property Mobility Highlights



**Master Plan Implementation – Project that helps implement portions of an adopted master plan in instances where the master plan provides specific guidance on the character of the immediate vicinity of the proposal**

As previously stated, this property seeks to redevelop land that is in great need of improvement. The majority of structures on this site are in major disrepair. In addition, the site density is currently very underutilized at an approximate density of 13 units per acre, with much of the space taken up by storage units and single-family homes. The East Central Neighborhood Plan also adopts specific actions and policies as follows:

1. Encourage the Community Development Corporation to develop infill housing in vacant lots in the area.
2. Encourage the development of compatible higher density residential units particularly along 700 East.
3. Encourage significant clustering of housing units to promote a sense of neighborhood.
4. Encourage and provide incentives for private funded recreation and open space facilities in conjunction with residential developments.

The approval of rezoning this property and amending the land use map to be consistent with all of its surrounding properties is critical in allowing a housing project to move forward and achieve the goals laid out in the neighborhood plan.

**See Exhibit D: “Pages from East Central Neighborhood Plan and Plan Salt Lake”**

## **Site Design (applicable to all applications)**

Due to the layout of parcels, we are unable to provide the required amount of street frontage for a typical development. We will maintain the existing entry, off 700 East known as Bueno Avenue. The Amenity and Leasing Building will front 700 East in roughly the same building footprint as the existing building on site. While we intend to improve our street frontage and Bueno Avenue, this project will be mainly interior of the block and will greatly enhance the existing state of this Block for the benefit of surrounding properties. Bueno Avenue will remain the entrance to the site to provide access to our parcels, and the adjacent parcel to the south. Bueno Avenue is a Private Right of Way, granting the exclusive access to the parcels on this site. Bueno Avenue is not an alleyway, and the city has confirmed that it has no title to the right of way. With our redesign, we will eliminate this right of way on the interior of the site.

We have adhered to setback requirements as set forth in the zoning code for properties in RMF-45 Zoning with the exception of the following Variances:

1. Side Setback (West portion of North property line) building setback to be 3.5', similar footprint to existing structure and setback.
2. Rear Setback (West property line) Building setback to be 16.6'.

We have adhered to the requirements laid out in the Major Site Plan Requirements and have attached the Landscape Plan as an exhibit. Further Narrative on the site plan is provided in Exhibit O.

**Exhibit M: Setback Study**

**Exhibit N: Parking Requirements**

**Exhibit H: Site Plan and Landscape Plan**

**Exhibit I: Architectural Plans and Elevations**

**Exhibit O: Explanation of Adherence to Planned Development Standards**



## Exhibit N: Parking Requirements and Calculation

### Parking Requirements

We will provide 72 parking stalls, including 2 ADA and 2 street parking stalls.

The parking requirement for a Rooming House in the RMF-45 zone is 1 stall per 2 bedrooms. There is also a 25% reduction in parking allowed by following the Transportation Demand Management strategies set forth in the code. With these strategies in mind, our parking calculation is as follows:

Total Bedrooms (single occupancy)	192
Required Parking (1 stall/2 bedrooms)	96 Stalls
Transportation Demand Reduction (25% Reduction)	24 Stalls
Final Required Parking Count	72 Stalls
Actual Total Parking Provided	72 Stalls

### Transportation Demand Strategies to be implemented (2 Required)

1. At least fifty percent (50%) of the required bicycle parking provided in the form of secured long term bicycle parking located in the interior of a building and made available to residents, employees or patrons of the development.
2. Permanently sheltered, covered or secure facilities for the required bicycle parking.
3. An on premises gym or workout facility for residents or employees with at least four hundred (400) square feet of space dedicated to workout equipment.

## Exhibit O: Explanation of Adherence to Planned Development Standards

### 21A.55.050.C: Design Compatibility:

#### A. Planned Development Objectives

*Complies. See narrative in section above titled "Fulfillment of Requirements of section 21A.55.010"*

#### B. Master Plan Compatibility

*Complies. See narrative in section above titled "Fulfillment of Requirements of section 21A.55.010"*

#### C. Design and Compatibility, Consider the following:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;

*The buildings in the proposed development respect the surrounding scale by placing the single story and stand-alone amenity building towards the front of the site facing 700 east road. The 4-story apartments building height is under the 45 ft building height limit. The height, and building massing is substantially similar to immediately surrounding properties to the south, east, and west.*

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;

*The proposed buildings incorporate exterior materials such as brick as an accent, fiber cement lap siding, panel and board and batten. These are materials commonly featured in the surrounding buildings adjacent the site.*

3. Whether Building Setbacks along the perimeter of the development:
  - a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.

*Surrounding the Site is a mix of new and old multi unit residential buildings and older restored homes that have similar setbacks from the street with landscaping in the front yard areas. The majority of properties on this block do not provide a building setback, or landscaping buffer between parcels. In fact, all immediately adjacent parcels, do not meet current setback or landscaping code for the zone. This parcel will meet required setbacks, except as previously noted. Most properties in this district provide minimal setback separation between structures which provides paved access alleyways to the rear of the units (mid-block areas)*

*where the parking is located. This Project provides the amenities building (West Building) fronting on 700 East Street with a setback that allows landscaping in the front yard area with a paved access alleyway to the mid-block area where the site opens up to allow for the parking and the main apartment structure. The site is very nicely landscaped to meet the minimum SLC Standards which presents a very inviting atmosphere for the feel of the Project.*

**b. Provide sufficient space for private amenities.**

*The westerly building that fronts onto 700 East Street is the Amenities Building for the Project. It is to include a 24 hr fitness center along with a Club House that will provide other recreation type facilities. Also, at the easterly side of the Amenities Building will be an outside patio area with fire pit, benches, tables for entertaining. It will be surrounded with a good amount and variety of landscaping to make it a nice space to enjoy. At the southeast corner of the main building is a dog park area for the residents and their pets to enjoy together.*

**c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.**

*The surrounding Properties on the north, the east and the south sides are all buffered by the rear (mid-block) paved parking areas. This configuration provides maximum separation from the buildings on the Project Site to the existing office, apartment, and retail buildings surrounding the Site. The Landscaping provided by the project will also provide an additional buffer for sound and privacy as well. For an infill mid-block development project like this one it fits in quite nicely and harmoniously with the surrounding facilities*

**d. Provide adequate sight lines to streets, driveways and sidewalks.**

*This development is an infill mid-block Project. The entrance to the Project has been widened as much as possible to allow ease of vehicular access in and out of the Site in doing so has improved the site lines into the project. Also, the proposed Apartment Building has been designed in an L-shaped configuration with the long side running east/west along the south side of the Site and then at the east end of the Site the building turns 90-degrees to the north which exposes it to the maximum amount visibility from 700 East Street. Architecturally the building has been designed to blend in with the surrounding structures but to still make a statement about the Project.*

**e. Provide sufficient space for maintenance.**

*With the Fire Apparatus Turn Around designed into the Site as it provides a number of advantages as follows: The trash generated on site is stored inside the*

*building at the south end of the Turnaround which allows the trash to be concealed from view and it is also very easy for the trash dumpsters to be rolled out and the trash removed from the Site; it also allows for the snow removal equipment in the winter to turn around and push the snow easily both directions as well as a parking lot sweeper in the summer; the landscaping buffer is continuous around the Site which provide easy circulation for the maintenance crew to efficiently maintain the Landscaping Improvements around the Site; in order to properly maintain the storm drain piping, boxes and detention facility a Vacuum Truck can also easily navigate the site because of the Turnaround.*

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

*The proposed building facades depict different window arrangements and sizes, as well as openings at the ground floor of the apartments and amenity buildings. The amenities building offers three access points at different sides of the building (West, South and East). The apartment building also has multiple access points into the building. One at the front façade (West), one at the mail room entrance, and another one from the parking lot under the building at the north-east side. The building facades incorporate different materials creating a rhythm within the exterior materials and color palette.*

*We have oriented and designed our amenity building, fronting 700 East to be visible and appealing, with plenty of glass. We have kept this building as a single-story structure, with architecture that models after the historic single-family homes in this district.*

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

*Building lighting is meant to be in focal points near entrances to the building. Site lighting will consist of pole and building mounted down lighting to illuminate the parking and sidewalk areas, with an effort to reduce light pollution onto other properties. All lighting will meet SLC code and building requirements.*

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

*The Dumpsters and service areas is located inside of the proposed apartment building on the north façade at the fire apparatus turnaround with easy access to the driveway.*

- D. Landscaping – The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:

1. Whether mature native trees located along periphery of the property and along the street are preserved and maintained;

*A Site visit was performed specifically looking at the existing trees. We assessed the condition, size, type of tree and their location with respect to the development improvements necessary to support the project. It was determined that many of the trees were not on the preferred species type of tree, or had not been well maintained. Many trees were unhealthy or had been brutally trimmed over the years to allow them to exist under the overhead power lines on site. Some other trees were not in a location that would allow them to be saved. However, there are three (3) Trees in the southeast corner of the Site that could possibly be saved and adequately incorporated into the new landscaping design.*

2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;

*Based on the response in item (1.) above there were only three existing trees that were a suitable Species, in good condition, and were in a location that allowed them to possibly be saved. The south side of the project site is where the Overhead Power Lines are located and all the trees on our site in that area are old not healthy and have been brutally trimmed as well. These will be removed and replaced with vegetation up against the building and sod to property line. Along the north property line there are a few clusters of trees that fall into the parking lot that will need to be removed. These are being replaced with 43 smaller trees, 9 mid-sized trees and 5 large trees. On the east side there are 4 smaller trees, 3 existing trees that are being saved and 1 large tree. On the west side next to 700 East Street there is 1 mid-sized tree. We will also include a Monument Sign and a good variety of other types of landscaping to make a real statement for the front of the Project.*

*The apartment project to the south has a series/row of east west running trees on the north side of their site that are nicely spaced, good species and good condition that currently provide a reasonable buffer between sites that will only get better as they continue to grow and develop.*

3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

*The landscaping for the entire site has been designed to accent the architectural features of the amenities building, the main apartment building and the monument sign. The colored landscaping plan for the entire site visually shows how nicely the site is going to be landscaped. This plan shows the planting bed areas, sod areas, type and number of plants being provided (from the SLC approved plantings list) and their respective location. The parking lot area is being heavily screened along the property line on both the north and east sides of the site. A power line currently exists on the south property line of the Site so no trees have been placed along there. However, just south of the south Property Line is a row of trees that have been placed to buffer the recently developed Apartment Project's parking garages to the south. At the amenities building, the landscaping has been nicely designed to*

*buffer the outside patio and fire pit area east of the Building. The 700 East frontage landscaping has been laid out to accent the amenities building and the monument sign. The site design meets the requirements of the Salt Lake City Landscaping Ordinance.*

4. Whether proposed landscaping is appropriate for the scale of the development;

*The Landscaping Plan has not only been designed to comply with Salt Lake City's Landscaping Ordinance but also in harmony with the surrounding neighborhood. Upon inspection some of the sites have limited landscaping while others have older more well-established landscaping both can be nice depending on the visibility wanted. The Landscaping Plan has trees and all other plantings that have been thoughtfully selected and placed on site to provide an inviting and visually appealing atmosphere for the project.*

- E. Mobility – The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:

1. Whether drive access to local street will negatively impact the safety, purpose and character of the street;

*The access currently exists and has been there for what appears to be forty to fifty years, providing access to the eight single family homes, an apartment building, storage buildings/units (which may have had business operating out of them at some point) and the access into the parking lot at the rear of the building to the south of that fronts onto 700 East Street. 700 East Street is a major facility. It has 3-lanes each direction with parking both sides and a center turn lane. This existing access to 700 East Street at this location will be similar to the access from what appears to be a recently developed Apartment Project to the south. 700 East Street is a large enough facility to accommodate the Project.*

2. Whether the site design considers safe circulation for a range of transportation options including;

- a. Safe and accommodating pedestrian environment and pedestrian oriented design;

*On-site there is a direct ADA accessible sidewalk access to 700 East Street that will provide both pedestrian and bike access.*

*This project is located less than 3 blocks from fourth south that has both bus and light rail alternate modes of transportation to the University, the Airport and unlimited other destinations. Both 100 and 200 South Streets provide major bus routes, reasonable biking and walking to the University as well as downtown.*

- b. Bicycle facilities and connections where appropriate, and oriented to transit where available; and

*Our property will be bike friendly, with secured bike storage and repair facilities within the building. There are existing bike lanes on 800 East and 200 South, easily accessible by sidewalk from our site.*

- c. Minimizing conflicts between different types of transportation modes;

*The access in and out of the Site to 700 East Street is private only. Different modes of available Public Transportation are available off site in 700 East Street. Onsite there is vehicular access to 700 East Street via the private drive access. Pedestrians and bicycles onsite will utilize the ADA Accessible sidewalk route from anywhere onsite to the sidewalk on the east side of 700 East. From there they can utilize/connect with any other modes of Public Transportation they want.*

- 3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

*As mentioned above in 2.c. The design of the site provides easy connection to 700 East Street (Public Street) for Vehicles via the paved drive access and for Pedestrians and Bicycles via the ADA Accessible sidewalk from the rear building access near the ADA Parking Stalls to 700 East Street. Both routes are through the site directly to 700 East Street. See also, Exhibit I – Property Mobility Highlights.*

- 4. Whether the proposed design provides adequate emergency vehicle access; and

*The Drive Access in and out of the Site meets all SLC Design Standards. A Turnaround is provided so that in the event of an incident for either Fire or Medical they will be able to respond to an incident onsite and then be able to easily, safely and quickly turn the vehicle around and exit the site.*

- 5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

*As mentioned earlier the Fire Turnaround can be used as a means to turn any larger maintenance vehicle around easily and safely. The Fire Turnaround will be adequately signed to prevent vehicle parking.*

- F. Existing Site Features – The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment:

*As the design progresses and more knowledge and information are available, the design team may possibly consider a reasonable way to incorporate some salvaged building materials into the new design. However, at this time, it is not clear if this will be possible.*

- G. Utilities – Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area:

*The Existing Utility Summary and the Point of Connections are as follows:*

- Storm Drain – Is a 24-Inch diameter line that flow south on the west side of 700 East Street just off or under the curb and gutter which also flow south. The project will connect a new 15-inch storm drain line to the existing 24-inch in a new storm drain box on the existing line.*
- Sewer – There Is an 8-Inch diameter line on the east side of 700 East Street roughly 8-feet west of the Top Back of Curb (TBC). The project will connect to this sewer line at two locations with a 6-inch sewer lateral one for the Amenities Building and the other for Student Housing Building by coring in a new 6-inch Wye at the point of connection with both laterals.*
- Water – There is a 4-Inch diameter line roughly 18-feet west of the TBC. Roughly 70-feet south of the site there is a north/south running 8-Inch Water Line that will be extended north across the entire Site frontage. This will replace the existing four-inch water line with the new 8-inch line. This new 8-inch line will be connected to three times. The first connection is the fire line, the other two are water services to both buildings.*



## Department Review Comments – First Submission Responses

---

### PLANNING DEPARTMENT

(Katia Pace, 801-535-6354, [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com))

1. The drawings need to show the height of the buildings. It looks like the height is over the allowed height of 45 feet. **Please refer to sheet A2.21 for wall section depicting building height and code references for height calculation and definitions.**
2. It looks like the Fire Department is not sure about turnaround and width for emergency vehicles, need to clarify that with Fire.  
**Fire Turnaround dimensions reflecting Salt Lake City standards and specifications have been provided on Dimension Plan, sheet C-201.**
3. See parking, bicycles, electrical vehicles, and dumpster requirements on the Zoning review.  
**Parking calculations have been provided on Site Plan, sheet C-200. Bicycle parking, electric vehicle parking, and trash enclosure locations have been identified on Site Plan, sheet C-200.**
4. See meter comment on the Public Utilities review. Please show proposed location.  
**Detector check valve and meters have been relocated out of asphalt drive and 700 East Right of Way. See Utility Plan, sheet C-400.**
5. It looks like there is a utility box proposed in the front yard. I recommend you find an alternative location that would not be in the front yard. You would be able to ask for a Special Exception, but it would be hard to prove that there is no alternative location being that this is a new construction. Below are the Special Exception standards for utility boxes in the front yard:  
**Proposed electrical transformer has been relocated. See Utility Plan, sheet C-400.**

#### 21A.40.160: GROUND MOUNTED UTILITY BOXES

General Standards and Considerations for Special Exception Review of Ground Mounted Utility Boxes:

- a. Evidence that the existing ground mounted utility box location and/or size are within a pattern that allowing an additional or larger ground mounted utility box will not create a significant impact on the character of the area.
- b. Evidence submitted that shows another location is not practical to service the subject area.
- c. Sufficiently demonstrates the reason that the larger cabinet is necessary.
- d. Demonstrates that the subject block face location is the only feasible location for the ground mounted utility box based on technical or physical constraints.
- e. Ground mounted utility boxes are spaced in such a manner as to limit the visual impact of the box when viewed from the street or an adjacent property.
- f. The location will not obstruct access to other installed utility facilities.

- g. The additional cabinet is compatible in design and size with the existing ground mounted utility boxes in the area.

#### 21A.52.060: GENERAL STANDARDS AND CONSIDERATIONS FOR SPECIAL EXCEPTIONS

- a. Compliance with Zoning Ordinance and District Purposes
- b. No Substantial Impairment of Property Value
- c. No Undue Adverse Impact
- d. Compatible with Surrounding Development
- e. No Destruction of Significant Features
- f. No Material Pollution of Environment
- g. Compliance with Standards (see above standards)

### **FIRE**

(Douglas Bateman at [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com) or 801-535-6619)

It is unclear if the applicant has met the required dimensions for the emergency vehicle turnaround. The shell portion of the turnaround needs to meet a minimum dimension of 80-feet per turn area.

**Fire Turnaround dimensions reflecting Salt Lake City standards and specifications have been provided on Dimension Plan, sheet C-201.**

Separate Alternate means and methods applications for aerial apparatus access proximity (IFC D105.3) and hose pull distance (IFC 503.1.1) shall be submitted with building plans for approvals.

### **POLICE**

(LaMar Ewell, Deputy Chief at [lamar.ewell@slcgov.com](mailto:lamar.ewell@slcgov.com))

Salt Lake Police Department has no issues with the change in zoning.

### **PUBLIC UTILITIES**

(Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)

1. Planned Development and conditional use review does not provide utility or building permit approval.
2. The water main in 700 East will need to be replaced from 100 South to the south edge of the property. This will need to be a 12" Ductile Iron Main.  
**Water model will be run and analyzed prior to submittal of building permit application to determine if connection to existing water stub from 800 East Street will be possible. Note has been added to Utility Plan, sheet C-400.**
3. Building and site plans need to be submitted to building services for review.

4. The utility plan as shown will not be approved. Redline comments will be provided after building permit review.
5. Detector check and meters cannot be placed in the roadway.  
**Detector check valve and meters have been relocated out of asphalt drive and 700 East Right of Way. See Utility Plan, sheet C-400.**
6. There are existing water and sewer mains in Bueno Ave. Abandonment of these will require approval and purchase of the easement.
7. Service to the existing Bueno Ave properties will need to be capped at the main.  
**Note has been added to Utility Plan, sheet C-400.**
8. Sewer service to some of the lots is off 800 East and will need to be capped at the main in 800 East.  
**Note has been added to Utility Plan, sheet C-400.**

## TRANSPORTATION

(Michael Barry at [Michael.barry@slcgov.com](mailto:Michael.barry@slcgov.com) or 801-535-7147)

The parking calculations are sufficient for a boarding house with a 25% reduction for TDM strategies. The driveway must be at least five feet from any public utility infrastructure such as a fire hydrant, power pole, tree, etc.

## ZONING

(Alan Michelsen at [alan.michelsen@slcgov.com](mailto:alan.michelsen@slcgov.com) or 385 261-6648)

The Building Services office has no zoning concerns with the master plan and zoning map amendments or conditional use approval for this project.

1. An address certificate is required at the time plans are logged in for the building permit. For information on certifying the address(es) call 801-535-7248. The address(es) on the plan sheets and application documents submitted for the building permit shall match the certified address.
2. A subdivision/lot consolidation application shall be completed with the Planning Division prior to issuance of the building permit. Property lines shall be dimensioned on the site plans and match the new legal description.
3. Pursuant to 21A.24.140.E.3.b, this proposal does not comply with the required 30 feet rear setback and does not comply with the 8 feet side yard setback. The clubhouse may also be located closer than 10 feet to another building on a neighboring lot. Setback issues will need to be addressed by the planned development.
4. The proposed lot consolidation does not meet the minimum 80 feet lot width required by 21A.24.010.C and will require planned development approval.
5. Parking calculations (minimum/maximum and required/provided) shall be documented on the plans and show compliance with the following:
  - Minimum parking calculations for each principal building and use. See Zoning Ordinance Table 21A.44.030.G.
  - Maximum parking provided, not to exceed 125% of the minimum required parking as per 21A.44.030.H.2
  - Required/provided number of accessible parking stalls as per 21A.44.020.D.

- Required/provided number of bicycles stalls as per 21A.44.050.B.3.
- Required/provided number of electric vehicle parking stalls as per 21A.44.050.B.2.
- Required/provided number of loading berth if required by 21A.44.080.

Parking, calculations have been provided on Site Plan, sheet C-200. Accessible parking, bicycle, and electric vehicle parking stalls have been identified on Site Plan, sheet C-200. It is our understanding that this would be considered a residential development under 100,000 square feet of usable floor area, loading berth will not be required. Additionally, the fire turn around provided may serve as a loading zone as needed.

6. As per 21A.44.050.B.2. show the location of electric vehicle parking stalls on the site plan and show the location of bicycle racks as per 21A.44.050.B.4.  
Bicycle and electric vehicle parking stalls have been identified on Site Plan, sheet C-200.
7. Refer to chapters 21A. 36 for general provisions, 21A. 40 for accessory uses including ground mounted utilities and 21A..48 for landscaping standards.
8. Show a dumpster location and provide a dumpster enclosure detail for a 6 feet high solid fence and gate. Also show the location of a recycling collection station as per 21A.36.250.D and 21A.36.250.I and provide screening as per 21A.36.250.J.  
Trash and recycling dumpsters are located in an enclosed room inside the apartments building. The room is enclosed within the building, therefore is screened from the exterior. Refer to sheet A1.21 for trash and recycling dumpster locations inside the building. Refer to site plan and Civil's drawings for vehicular access to trash dumpsters.  
For dumpsters exterior building elevations refer to drawing 3 on sheet A2.22.

## BUILDING CODE

(Todd Christopher at [todd.christopher@slcgov.com](mailto:todd.christopher@slcgov.com) or 385 261-4004)

No Building Code comments at this time for any of the four applications.

## ENGINEERING

(Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801 381-4654)

Detectable warning strips are only recommended in public sidewalks if the private driveway is "stop" or "yield" sign controlled.

### Noted.

Work in to install a drive approach in 700 East is governed by UDOT. Work to replace the 700 East sidewalk is governed by SLC Engineering.

It is our understanding that UDOT governance of 700 East Street terminates at 400 South Street and does not apply to this project frontage.

**ATTACHMENT F:**  
Property & Vicinity Photographs

---

# Subject Site Photos



Entrance to Site from 700 East at Bueno Avenue.



Storage garages at interior of site, along North property line.



Vacant dirt lot and driveway, looking toward North Property Line.



View toward Northeast corner of site. Surrounding uses show Multifamily properties.



Existing Single Family home to be demolished, Southwest corner of site.



North property line. No setback on current structure, or parking lot to north. Landscape and fencing to be improved.

# ATTACHMENT G:

## Master Plan Amendment

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 either. 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.*

In this case, the request for a master plan amendment is to provide consistency between the Central Community Master Plan and the proposed zoning designation of the subject property. Currently half of the site is designated for “Medium High Density Residential (30-50 dwelling units per acre)”. Some interior block parcels are designated “Medium Density Residential (15-30 dwelling units/acre)”. The request is for the Central Community Future Land Use Map to be amended to designate the entire subject property as “Medium High Density Residential”. For the entire property to be uniformly rezoned to an RMF-45 designation, the Land Use Map must reflect such rezoning.



Central Community Future Land Use Map

The request for a Planned Development, for a Conditional Use and the Zoning amendment are contingent on the Master Plan Amendment. The reason for the current SR-3 zoning and the Future Land Use map designation is because these 7 parcels are considered an inner block development and the Central Community Master Plan calls for inner block development to be preserved.

Parcels to be amended:

16-05-107-002, 16-05-107-003, 16-05-107-004, 16-05-107-005, 16-05-155-002, 16-05-155-001, 16-05-155-003

### Inner Block Courts

Towards the end of the nineteenth century, as development pressures increased, many of the large blocks in this neighborhood were divided by narrow streets into courts that accommodated homes on lots that were much smaller than those seen on the numbered streets. Except for some of the small, inner-block courts, most of the inner blocks have proper infrastructure with paved streets, proper utilities, fully built and well-maintained homes. Most of the inner blocks have streets that have been adequately improved and maintained with single family homes that are in generally good condition.



Zoning Map showing other inner block development in the neighborhood



Examples of inner block development in the neighborhood:



*Dooley Court*



*Windsor Street*



*Menlo Avenue*



*Iowa Street*

Bueno Avenue is a private right-of-way that access an inner block development that consists of seven homes. However, the condition of Bueno Avenue on this block is in disrepair, it lacks basic features such as no paved roadway, with an unmaintained dirt path. The utilities are severely outdated and require immediate full replacement. According to the applicant, there is no existing utility infrastructure to support upgrading or additional building on vacant lots. The existing homes on this inner block have major structural and foundation issues, electrical code deficiencies, and serious plumbing problems.



*Bueno Avenue looking East*



*Buena Avenue looking West*

According to the property owner the cost of improving the infrastructure and to restore the inner block as a single-family neighborhood, like other existing inner blocks in the neighborhood, is prohibitive. The only potentially viable development that could occur here would result in luxury townhomes with a price point at \$1m+ per home.

The East Central Community Council opposes this project. In the words of the community council: “We continue to discourage the displacement of existing neighbors who depend on moderately priced homes they are currently renting. We oppose the continued destruction of the fabric of our neighborhoods by classifying existing workforce housing as worthless and beyond repair. There are many programs and tax advantages, many well thought out publications that outline how houses such as these can be maintained at reasonable costs as well as at a savings.”

However, renovation or repair of the existing homes and infrastructure on the site would be a decision made by the property owner, otherwise it could be infringement on the property rights of the owner.

### **Housing Crisis**

It’s important to establish that Salt Lake City is having a housing crisis and that the proposed project could be an alternative for additional attainable and innovative housing option.

The Growing SLC: A Five-Year Housing Plan 2018-2022 addresses the shortage of housing in Salt Lake City that has arisen due to several factors. Some primary issues include a growing gap between wages and rental rates. In fact, the document states that Salt Lake City is in the beginning stages of a systemic housing crisis, which is exacerbated by local barriers to housing development.

Plan Salt Lake, adopted in 2015, addresses the issue of housing with the following introduction: “almost half of the total housing units in Salt Lake are single-family detached dwellings. While preserving the existing housing stock will continue to be a priority for Salt Lake City, over the next 25 years, it will be critical for us to encourage and support a diversity of new housing options and types with a range of densities throughout the City to best meet the changing population.”

The Central Community Master Plan, adopted in 2005, calls for reducing excessive density potential in East Central, the neighborhood of the subject site, and to restrict high-density residential growth to Downtown, East Downtown, Transit Oriented Districts, and Gateway. But at the same time the plan has a policy to provide more affordable housing and to promote construction of a variety of housing options that are compatible with the character of the neighborhoods.

## **Master Plans**

The following policies support the proposed project and the master plan amendment:

### **GROWING SLC: A FIVE-YEAR HOUSING PLAN 2018-2022**

Growing SLC lays out a number of comprehensive solutions and policies to address the lack of affordable housing for households earning 40% or below the Area Median Income, including: updates to zoning regulations, removing impediments to development, innovative construction, increasing homeownership opportunities, eliminating incidences of housing discrimination, and implementing life-cycle housing principles. The following goal and objectives relate to this development:

#### **GOAL 1. Increase Housing Options:**

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.

**Objective 3:** Lead in the construction of innovative housing solutions.

### **PLAN SALT LAKE, 2015**

The City has an adopted citywide master plan that includes policies related to providing additional housing options. The plan includes policies related to this proposed project such as growth, housing, and air quality:

#### **Growth:**

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

#### **Housing:**

- Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.
- Increase diversity of housing types for all income levels throughout the city.
- Ensure access to affordable housing citywide (including rental and very low income).
- Direct new growth toward areas with existing infrastructure and services that have potential to be people oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.
- Promote high density residential in areas served by transit.

#### **Air Quality:**

- Increase mode-share for public transit, cycling, walking, and carpooling.
- Minimize impact of car emissions.
- Reduce individual and citywide energy consumption.

### **CENTRAL COMMUNITY MASTER PLAN, 2005**

The subject property is located within the *Central Community Master Plan* and is designated on the future land use map as "Medium High Density Residential" and "Medium Density Residential".

Most of the subject block is designated medium/high-density residential built with multi-story residential structures built at a mid-rise level of three to four stories. The reason for the medium-density residential designation on the middle of this block is because of the Bueno Avenue inner-block and existing lower density housing.

**Residential Land Use Goals for the East Central North Neighborhood**

- Reduce excessive density potential, stabilize the neighborhood, and conserve the neighborhood's residential character.
- Ensure new multi-family development is carefully sited, well designed, and compatible in scale.
- Provide more affordable housing (owner occupied and rental).

**Residential Land Use Policies**

- Based on the Future Land Use map use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.

**Residential New Construction Policies**

- Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.

**Findings:** Further development on this site under the current zoning and master plan designation could result in the removal of affordable housing stock, to be replaced by very high-priced housing. This would be counterproductive to the growing need of increasing attainably priced housing stock in the area.

The requested master plan amendment would promote the redevelopment of this site and would help meet City growth and housing goals.

# ATTACHMENT H:

## Zoning Standards

### RMF-45 MODERATE/HIGH DENSITY MULTI-FAMILY RESIDENTIAL ZONING DISTRICT STANDARDS AND OTHER APPLICABLE ZONING ORDINANCES

The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District 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.

Requirement	Standard	Development Proposal	Compliance/Impact on Development
<b>21A.24.140</b>			
<b>Front Yard Setback</b>	(20%) of lot depth, but need not exceed twenty-five feet (25')	25 feet	Complies
<b>Side Yard Setback</b>	8 feet	2.8 feet at the northwest of the proposed lot.	Requested modification through the Planned Development process.
<b>Rear Yard</b>	(25%) of the lot depth but need not exceed thirty feet (30').	15.4 feet	Requested modification through the Planned Development process.
<b>Lot Area</b>	1,000 square feet for each dwelling unit	Approximately 67,518 square feet.	Complies
<b>Lot Width</b>	80 feet	66 feet	Requested modification through the Planned Development process.
<b>Maximum Height</b>	45 feet	31 feet – Amenities Building 50 feet – Main Building	Requested modification through the Planned Development process.
<b>Building Coverage</b>	Not to exceed 60% of the lot area.	Building coverage is 34%.	Complies
<b>Required Landscape Yards</b>	For interior lots, one of the interior side yards shall be maintained as a landscape yard.	North side yard will be maintained as a landscape yard.	Complies
<b>21A.36</b>			
<b>One Principal Building Per Lot</b>	Not more than one principal building shall be located on any lot.	The amenities building is considered an accessory building.	Complies

<b>Accessory Buildings and Structures in Yards</b>	Accessory buildings are not allowed in the front yard and shall be at least 10 feet from a principal residential building on an adjacent lot.	Proposed amenities building will be in the front yard.	Requested modification through the Planned Development process.
<b>21A.40</b>			
<b>Ground Mounted Utilities</b>		Behind front façade.	Complies
<b>21A.44</b>			
<b>Parking</b>	1 parking stall per 2 bedrooms	<ul style="list-style-type: none"> <li>• Required: 96 stalls.</li> <li>• Minus 25% reduction from TDR*: 24 stalls</li> <li>• Will provide 72 stalls.</li> </ul>	Complies
<b>Accessible Spaces</b>	3 parking stalls	3 parking stalls	Complies
<b>Electric vehicle</b>	At least one (1) parking space dedicated to electric vehicles shall be provided for every 25 parking spaces provided.	Three dedicated electric vehicles parking spaces will be provided.	Complies
<b>Bicycle</b>	Five percent (5%) of the vehicular parking spaces required for such use. At least two (2) bicycle parking spaces are required.	<p>Indoor bike parking located inside building.</p> <p>Will provide 12 bike racks (24 total bike spaces).</p>	Complies
<b>21A.48</b>			
<b>Disposal Dumpsters</b>	Screened, not less than 6 feet but not more than 8 feet.	Trash and recycling enclosure located inside north of the Co-living Building.	Complies

\* Transportation Demand Strategies to be implemented:

1. Indoor bike parking located inside building.
2. An on-premises gym or workout facility for residents or employees.

# ATTACHMENT I:

## Analysis of Standards – Zoning Amendment

---

Current Zoning: RMF-45 and SR-3.

Currently approximately half of the site is zoned RMF-45, however, there are 7 interior parcels totaling 0.72 Acres that are zoned SR-3. The reason for the SR-3 zoning designation is because Bueno Avenue is considered an inner-block development. All surrounding uses and nearly the entire block are zoned RMF-45.



*Zoning on the block between 700 and 800 East and 100 and 200 South*

## ZONING MAP AMENDMENT

**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 deciding to amend the zoning map, the City Council should consider the following:

Standard	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><b>Compliance is conditioned on the Master Plan amendment</b></p>	<p>The property is located within the <i>Central Community Master Plan</i> area.</p> <p>The Zoning Amendment is contingent on the Master Plan Amendment. See <a href="#">Attachment G</a> for discussion of relevant City policies and plans.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p><b>Complies</b></p>	<p><i>The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District 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>This project would not be possible without a zoning amendment. The SR-3 zoning district would not allow either a building with the proposed height or a Rooming House land use.</p> <p>In compliance with this purpose statement, the proposed location of the zoning district fits the location criteria of the zone. The zone would be in an area surrounded by other RMF-45 parcels.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p><b>Complies</b></p>	<p>All the surrounding properties are zoned RMF-45. The surrounding uses are such that the proposed zoning amendment will have no impact on the surrounding uses.</p> <p>The proposal would add density to the neighborhood; however, the reason for the SR-3 designation on the 7 parcels is not to prevent the impact of higher density, but to protect the inner block development, see discussion on the inner block preservation on <a href="#">Attachment G</a>.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which</p>	<p><b>Complies</b></p>	<p>The proposed map amendment is not within any overlay zoning district. This standard is not applicable to the proposal.</p>



<p>may impose additional standards</p>		
<p><b>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</b></p>	<p><b>Complies</b></p>	<p>The subject property is located within a built environment where public facilities and services already exist. The site is currently served by 700 East. The site is located within a developed area of the City. The change of zoning is not likely to increase the need for roadways, parks, recreation facilities, police, fire protection, or schools.</p> <p>Future development will require upgrading utilities. Any required infrastructure upgrades will be evaluated with a specific site development plan. The site will require utility upgrades at the owner's expense.</p>

# ATTACHMENT J:

## Analysis of Standards – Planned Development

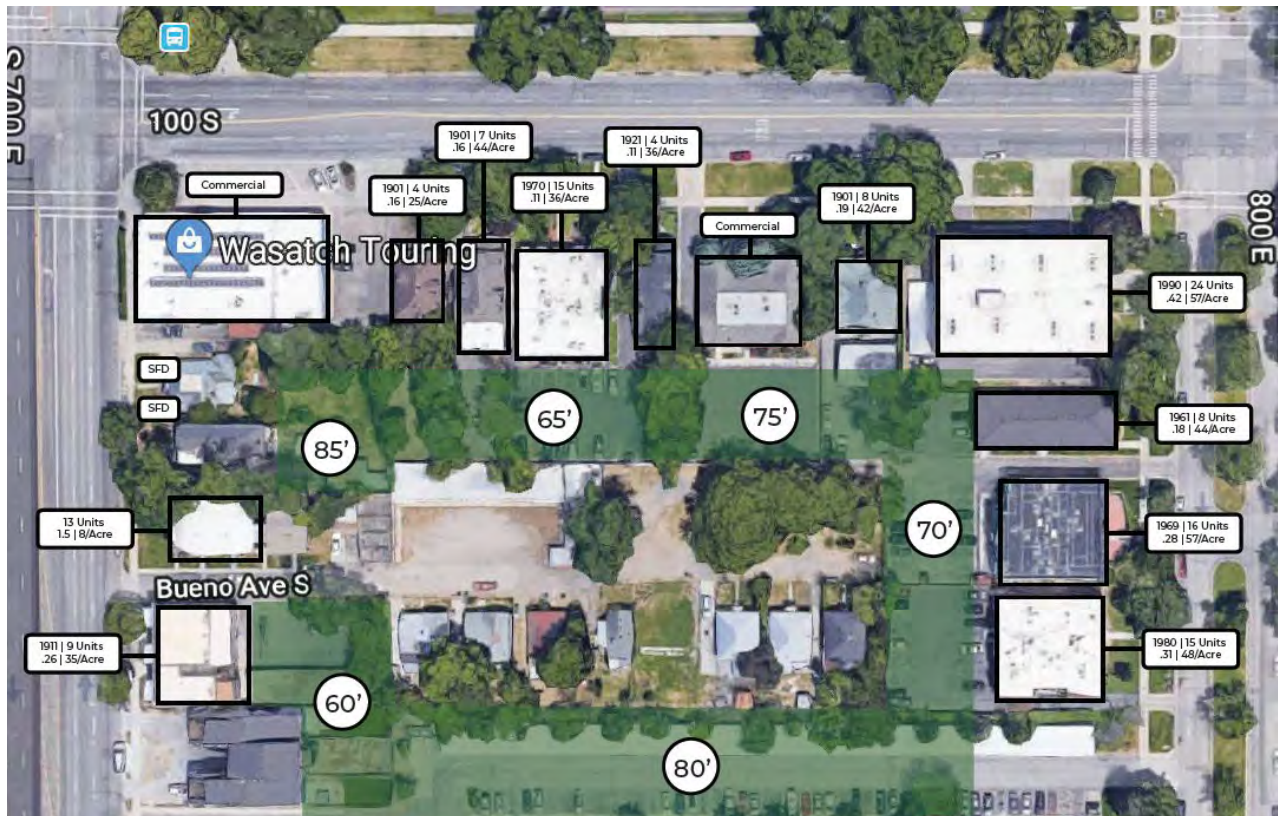
The Planned Development is needed to address insufficient street frontage on 700 East, modification to interior side and rear yard setbacks, additional height required in the RMF-45 zoning district.

1. Side Setback (West portion of North property line): building setback to be 2.8'.
2. Rear Setback (West property line): building setback to be 15.4'.
3. Additional Height: 5 feet extra height to provide adequate RTU screening.
4. Lot Width: proposed 66 feet and the required width is 80 feet.
5. Accessory building in the front yard: Proposed amenities building will face the street and will be in the front yard. The Rooming House would be placed on the rear of the site.



*Proposed additional 5 feet to provide a pitched roofline that is more cohesive with the neighborhood*

The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide in-fill development that would normally not be allowed through strict application of the zoning code. This process allows for an increase in housing stock and housing options and provides a way to minimize neighborhood impacts through its compatibility standards.



*Distance between principal structures and periphery of the project*

## STANDARDS FOR PLANNED DEVELOPMENTS

**21A.55.050:** The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
<p><b>A.</b> The planned development shall meet the purpose statement for a planned development (section <a href="#">21A.55.010</a> of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p>	<p><b>Complies</b></p>	<p>The applicant has noted that their development meets objective C.2, D.2 and F.1:</p> <p><b>C. Housing:</b> <i>Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</i></p> <p>2. <i>The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.</i></p> <p>Growing SLC:            Increase Housing Options: Reform City practices to promote a responsive, affordable, high-opportunity housing market.</p> <ul style="list-style-type: none"> <li>Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city</li> <li>Remove impediments in City processes to encourage housing development.</li> <li>Lead in the construction of innovative housing solutions.</li> </ul>

<p>The purpose of a Planned Development is to support efficient use of land and resources and to allow flexibility about the specific zoning regulations that apply to a development, while still ensuring that the development complies with the purposes of the zone. As stated in the PD purpose statement, developments should also incorporate characteristics that help achieve City goals.</p>		<p>Plan Salt Lake:</p> <ul style="list-style-type: none"> <li>• Access to a wide variety of housing types for all income levels throughout the City.</li> <li>• Increase diversity of housing types for all income levels throughout the City.</li> </ul> <p>Central Community Master Plan:</p> <ul style="list-style-type: none"> <li>• Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.</li> </ul> <p><b>Findings:</b> Planning staff finds that the master plan policies above support the proposed development. The proposed project would be a housing type that is not commonly found in Salt Lake City but is of a scale typical to the neighborhood. The “by the bedroom” leasing and design strategy would provide for rentals at attainable rates.</p> <p><i>D. Mobility: Enhances accessibility and mobility:</i></p> <p><i>2. Improvements that encourage transportation options other than just the automobile.</i></p> <p>Plan Salt Lake:</p> <ul style="list-style-type: none"> <li>• Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.</li> <li>• Promote high density residential in areas served by transit.</li> <li>• Minimize impact of car emissions.</li> <li>• Increase mode-share for public transit, cycling, walking, and carpooling.</li> </ul> <p><b>Findings:</b> Planning staff finds that the master plan policies above support the proposed development. The location of this site is ideal for a walkability. The site is surrounded by multiple bus stops on 5 different bus routes. The University of Utah, Downtown and essential businesses are walking distance from this site. The site is also 1/3 mile from two different TRAX stations.</p> <p>Furthermore, a major benefit to the project is an emphasis on the use of bicycle transit. The project would provide indoor and secured bike parking facilities, bike repair amenities. In addition, the site is adjacent to a bike shop and is surrounded by dedicated bike routes on 800 East and 200 South.</p>
---	--	--

		The mobility of this project would also help minimize impact of car emissions.
<b>B.</b> The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.	<b>Compliance conditioned on Master Plan and Zoning Amendment</b>	The proposed use is consistent with zoning standards for the RMF-45 zoning district. However, portion of this site is zoned SR-3.  The applicant is requesting a zoning and master plan amendment to change the SR-3 designation to RMF-45.
<b>C. Design and Compatibility:</b> The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:	<b>Complies</b>	
<b>C1</b> Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	<b>Complies</b>	As part of the Planned Development the applicant is asking for the Amenity Building, an accessory building, to be in the front yard. The building would be a single story and would be in scale with other historic buildings on the block face.  The Main Building would be on the back and would be in scale with the other multi-family buildings on the block.  The buildings in the proposed development respect the surrounding scale.
<b>C2</b> Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	<b>Complies</b>	The proposed exterior materials are brick for accent, fiber cement lap siding, panel and board and batten. These are materials commonly featured in the surrounding buildings adjacent the site.  As part of the Planned Development the applicant is seeking an additional 5' of building height to provide a pitched roofline that is more cohesive with the neighborhood. This will also allow for better screening of rooftop equipment.
<b>C3</b> Whether building setbacks along the perimeter of the development: a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring	<b>Complies</b>	Staff finds that the proposed spacing between the development, seen from the street, will not change significantly from the existing block pattern since the proposed footprint of the building facing 700 East will be approximately on the same location as the current building.  A dog park is proposed on the rear of the property where the rear yard setback is not complying with the requirement.

	<p>properties to minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to streets, driveways and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p>		<p>Furthermore, there are 11 parcels abutting this site. Of these parcels only two parcels have less than 60 feet between the principal structures in their respective parcels and the periphery of this site. The two parcels abutting this site that are closer, are the properties that front 700 East and will keep approximately the same existing setback.</p>
<b>C4</b>	<p>Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;</p>	<b>Complies</b>	<p>The amenity building would be fronting 700 East it would be built as a single-story structure to maintain the scale and fit with the architecture of other buildings on the block. It would have enough glass to provide the necessary transparency to engage the street.</p> <p>The Amenities Building proposes a main entrance from 700 East and additional access points at different sides of the building on the South and East. The Co-living Building also has multiple access points into the building. One at the front façade (West), one at the mail room entrance, and another one from the parking lot under the building at the north-east side.</p>
<b>C5</b>	<p>Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;</p>	<b>Complies</b>	<p>Building lighting is proposed in focal points near entrances to the building. Site lighting will consist of pole and building mounted down lighting to illuminate the parking and sidewalk areas, with an effort to reduce light pollution onto other properties.</p>
<b>C6</b>	<p>Whether dumpsters, loading docks and/or service areas are appropriately screened; and</p>	<b>Complies</b>	<p>The dumpsters and service areas are proposed inside of the Co-living Building on the north façade.</p>
<b>C7</b>	<p>Whether parking areas are appropriately buffered from adjacent uses.</p>	<b>Complies</b>	<p>Parking on the site is proposed to be next to parking on the adjacent properties with landscaping and fencing separating the other parking.</p>
	<p><b>D. Landscaping:</b> The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:</p>	<b>Complies</b>	<p>A landscape plan shows the planting bed areas, sod areas, type and number of plants being provided (from the SLC approved plantings list) and their respective location.</p>
<b>D1</b>	<p>Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;</p>	<b>Complies</b>	<p>The applicant assessed the condition, size, type of tree and their location with respect to the development improvements necessary to support the project. It was determined that many of the trees were not on the preferred species type of tree or had not been well maintained. Many trees were unhealthy or</p>

			<p>had been brutally trimmed over the years to allow them to exist under the overhead power lines on site. Some other trees were not in a location that would allow them to be saved.</p> <p>There are three trees in the southeast corner of the site that could possibly be saved and adequately incorporated into the new landscaping design.</p>
<b>D2</b>	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	<b>Complies</b>	<p>The south side of the site, where the trees are old unhealthy and have been brutally trimmed, the trees will be removed and replaced with vegetation up against the building and sod to the property line. Along the north property line there are a few clusters of trees that will need to be removed to give place to the proposed parking lot. These are being replaced with 43 smaller trees, 9 mid-sized trees and 5 large trees. On the east side there are 4 smaller trees are being proposed, 3 existing trees that are being saved and 1 large tree proposed. On the west side next to 700 East there is a proposed mid- sized tree. A variety of other types of landscaping is being proposed for the front yard.</p>
<b>D3</b>	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	<b>Complies</b>	<p>The proposed parking lot area would be screened along the property line on both the north and east sides of the site. A power line currently exists on the south property line of the site, so no trees have been proposed along there. However, the south adjacent property has a row of trees that was placed to buffer the Trolley Regent apartments.</p> <p>Landscaping is also proposed to buffer the outside patio and fire pit area east of the Amenity Building.</p>
<b>D4</b>	Whether proposed landscaping is appropriate for the scale of the development.	<b>Complies</b>	<p>The Landscaping Plan has been designed to comply with Salt Lake City's Landscaping Ordinance and is in harmony with the surrounding neighborhood.</p>
	<b>E. Mobility:</b> The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:	<b>Complies</b>	<p>One of the Planned Development objectives is mobility. The project will try to encourage options other than just automobile.</p> <p>The location of this site is ideal for a walkable living situation. The site is surrounded by multiple bus stops on 5 different bus routes. The University of Utah, Downtown and essential businesses are walking distance from this site. The site is also 1/3 mile from two different TRAX stations. The location of this proposed project would allow tenants to not rely on an automobile.</p>

			Furthermore, a major benefit to the project is an emphasis on the use of bicycle transit. The project would provide indoor and secured bike parking facilities, bike repair amenities. In addition, the site is adjacent to a bike shop and is surrounded by dedicated bike routes on 800 East and 200 South.
<b>E1</b>	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	<b>Complies</b>	<p>There will be separated pedestrian walkways and driveways to create a safer access for pedestrians.</p> <p>The access currently exists and has been there for approximately forty to fifty years, providing access to the eight single family homes, an apartment building, storage buildings/units. Also, 700 East is a major road that can handle additional traffic. It has 3-lanes each direction with parking on both sides and a center turn lane.</p> <p>The Engineering Division contacted UDOT for review of this project and UDOT responded that 700 East at this point is not under their jurisdiction.</p>
<b>E2</b>	Whether the site design considers safe circulation for a range of transportation options including: <ul style="list-style-type: none"> <li>a. Safe and accommodating pedestrian environment and pedestrian oriented design;</li> <li>b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and</li> <li>c. Minimizing conflicts between different transportation modes;</li> </ul>	<b>Complies</b>	<p>On-site there is a direct ADA accessible sidewalk access to 700 East Street that will provide both pedestrian and bike access.</p> <p>The project would be bike friendly, with secured bike storage and repair facilities within the building. There are existing bike lanes on 800 East and 200 South, easily accessible from this site.</p> <p>This project is located less than 3 blocks from 400 South that has both bus and light rail alternate modes of transportation to the University, the Airport, and unlimited other destinations. Both 100 and 200 South streets provide major bus routes, reasonable biking and walking to the University as well as downtown.</p>
<b>E3</b>	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	<b>Complies</b>	The layout of the development includes direct access to the public sidewalk to access nearby adjacent uses and amenities.
<b>E4</b>	Whether the proposed design provides adequate emergency vehicle access; and	<b>Complies</b>	A turnaround is proposed for emergency vehicles.
<b>E5</b>	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	<b>Complies</b>	The proposed turnaround would also be used by large maintenance vehicle.



<p><b>F. Existing Site Features:</b> The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.</p>	<p><b>Complies</b></p>	<p>There are no natural or built features on the site.</p>
<p><b>G. Utilities:</b> Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.</p>	<p><b>Complies</b></p>	<p>The required utilities updates are as follows:</p> <ul style="list-style-type: none"> <li>- <i>Storm Drain – Is a 24-inch diameter line that flow south on the west side of 700 East just off or under the curb and gutter which also flow south. The project will connect a new 15-inch storm drain line to the existing 24-inch in a new storm drain box on the existing line.</i></li> <li>- <i>Sewer – There is an 8-inch diameter line on the east side of 700 East Street roughly 8-feet west of the top back of curb (TBC). The project will connect to this sewer line at two locations with a 6-inch sewer lateral one for the Amenities Building and the other for Co-living Building by coring in a new 6-inch at the point of connection with both laterals.</i></li> <li>- <i>Water – There is a 4-inch diameter line roughly 18-feet west of the TBC. Roughly 70-feet south of the site there is a north/south running 8-inch water line that will be extended north across the entire site frontage. This will replace the existing four- inch water line with the new 8-inch line. This new 8-inch line will be connected to three lines. The first connection is the fire line, the other two are water services to both buildings.</i></li> </ul>

# ATTACHMENT K:

## Analysis of Standards – Conditional Use

---

A Rooming House is an allowed land use in the RMF-45 zoning district as a conditional use. Per City Code a Rooming House is defined as follows:

*DWELLING, ROOMING (BOARDING) HOUSE: A building or group of attached or detached buildings containing in combination at least three (3) lodging units for occupancy on at least a monthly basis, with or without board, as distinguished from hotels and motels in which rentals are generally for daily or weekly periods and occupancy is by transients.*

A Rooming House allows for individual bedrooms to be rented, as opposed to a full unit. The project is proposing 1-4-bedroom units where each bedroom is individually leased, and the kitchen and living room areas of the unit are shared between the tenants in that unit. The proposal is for 65 units or 192 bedrooms/bathrooms.

### **21A.54.080: STANDARDS FOR CONDITIONAL USES**

A conditional use is a land use which, because of its unique characteristics or potential impact on the municipality, surrounding neighbors or adjacent land uses, may not be compatible or may be compatible only if certain conditions are required that mitigate or eliminate the negative impacts.

Conditional uses are allowed unless appropriate conditions cannot be applied which, in the judgment of the planning commission would mitigate adverse impacts that may arise by introducing a conditional use on the site.

Approval of a conditional use requires review of its location, design, configuration, and impact to determine the desirability of allowing it on a site. Whether the use is appropriate requires weighing of public need and benefit against the local impact, considering the applicant's proposals to mitigate adverse impacts through site planning, development techniques, and public improvements.

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

**A. Approval Standards:** A conditional use shall be approved unless the planning commission concludes that the following standards cannot be met:

<b>Standard</b>	<b>Proposal/Rationale</b>	<b>Finding(s)</b>
1. The use complies with applicable provisions of this title.	"Rooming House" is an allowed land use in the RMF-45 zoning district as a conditional use.	<b>Complies</b>
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses.	The impact of this project would be like the impact of a multifamily building.  The allowed density under a traditional multifamily project on this site is 67 units. The proposed density on this	<b>Complies</b>

	<p>project would be like the density of a multifamily project, although a Rooming House does not limit density.</p> <p>While being innovative, the character, design and public impact of the project would be consistent with other existing uses and multifamily housing developments in the area.</p>	
<p>3. The use is consistent with applicable adopted city planning policies, documents, and master plans.</p>	<p>The proposed use is consistent with zoning standards for the RMF-45 zoning district. However, portion of this site is zoned SR-3 and a Rooming House is not allowed in this zone.</p> <p>The applicant is requesting a zoning and master plan amendment to change the SR-3 designation to RMF-45.</p>	<p><b>Compliance is conditioned on Master Plan and Zoning Amendment</b></p>
<p>4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.</p>	<p>Please refer to the Detrimental Impacts Chart below for details.</p>	<p><b>Complies</b></p>

**21a.54.080B Detrimental Effects Determination**

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

<b>Standard</b>	<b>Proposal/Rationale</b>	<b>Finding(s)</b>
<p>1. This title specifically authorizes the use where it is located.</p>	<p>“Rooming House” is an allowed land use in the RMF-45 zoning district as a conditional use.</p>	<p><b>Complies</b></p>
<p>2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps</p>	<p>The proposed use is consistent with zoning standards for the RMF-45 zoning district. However, portion of this site is zoned SR-3 and a rooming house is not allowed in this zone.</p> <p>The applicant is requesting a zoning and master plan amendment to change the SR-3 designation to RMF-45.</p>	<p><b>Compliance is conditioned on Master Plan and Zoning Amendment</b></p>
<p>3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area</p>	<p>The proposed land use, massing and scale will be similar to other existing multi-family homes in the block and neighborhood.</p>	<p><b>Complies</b></p>
<p>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</p>	<p>The project design will try to take into consideration the historical and existing uses of the surrounding property. The design of the buildings is intended to maintain the historic and residential feel of the block. The</p>	<p><b>Complies</b></p>

	proposed roof shape of the main building will be partially pitched to be compatible of the historic buildings in the neighborhood.	
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	The proposed access to the site will remain the same as the existing. There will be no changes to the existing topography. The proposed driveway should not impede any traffic flow.	<b>Complies</b>
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	A turnaround for emergency vehicles will be provided. All circulation will be happening internally. No adverse impact is expected.	<b>Complies</b>
7. The site is designed to enable access and circulation for pedestrian and bicycles	The proposed site is surrounded by dedicated bike routes on 800 East and 200 South. The site is also ideal for a walkable living situation. The site is surrounded by multiple bus stops on 5 different bus routes. The University of Utah, Downtown and essential businesses are walking distance from this site. The site is also 1/3 mile from two different TRAX stations.	<b>Complies</b>
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Traffic for the proposed use will be similar as other multi-family land use in this block. The access point would be from 700 East which is a major road that can handle the traffic created by the land use. The entrance point would continue to be shared by the adjacent property at 135 S 700 East.	<b>Complies</b>
9. The location and design of off-street parking complies with applicable standards of this code	The proposed parking configuration will be adequate. The proposal meets all parking requirements in the zoning ordinance.	<b>Complies</b>
10. Utility capacity is sufficient to support the use at normal service levels	The proposed Rooming House would be a new construction and major upgrading to the infrastructure will be necessary. Upgrading the infrastructure will be a condition of the building permit.	<b>Complies</b>
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	All the surrounding properties are zoned RMF-45. The surrounding uses are such that the proposed buildings will have little to no impact on said surrounding uses. The proposed use will be fully contained within the building. Adjoining uses are similar in nature and do not require screening or buffering. Furthermore, of the 11 abutting properties 9 of them are have their principal structure at least 60 feet from the site periphery.	<b>Complies</b>
12. The use meets City sustainability plans, does not significantly impact the quality	The proposal supports sustainability plans by proposing the project in a location that offers existing infrastructure. The surrounding	<b>Complies</b>

of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	properties are sufficiently buffered from this project.	
13. The hours of operation and delivery of the use are compatible with surrounding uses	This is a housing project and hours of operation are the same as other multi-family land use in this block.	<b>Complies</b>
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	All signage and lighting must meet City Code requirements at the time of building permit issuance.	<b>Will comply at building permit stage.</b>
15. The proposed use does not undermine preservation of historic resources and structures	The subject property is in the Central City Expansion National Historic District, but not in a local historic district nor are the existing buildings individually listed historic structures.	<b>Complies</b>

# ATTACHMENT L:

## Public Process & Comments

---

### PUBLIC NOTICE, MEETINGS, COMMENTS

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- The Planning Division provided a 45-day comment period notice to the East Central Community Council and the Central City Neighborhood Council on **March 1, 2021**. No request for the proposal to be heard at their meeting was received. The East Central Community Council sent a letter which is attached.
- Early notification regarding the project was mailed out **March 26, 2021**. Notices were mailed to property owners/residents within 300 feet of the proposal
- An online Open House, sponsored by Salt Lake City Planning was posted on **April 5, 2021**.
- Public hearing notice mailed on **June 11, 2021**
- Public hearing notice posted on **June 11, 2021**
- Public notice posted on City and State websites and Planning Division list serve on **June 11, 2021**

### PUBLIC INPUT

Ten emails in support and one email against the project are included on the following page. The following is a summary of the attached emails. Also, two phone calls in support of the project and one call against it.

#### In Support of the Project

- What a great idea which SLC needs, in a lot more areas. We have a housing shortage especially in the low-income areas. This will definitely be a plus for the community.  
<https://kutv.com/news/local/utah-named-hottest-housing-market-in-us>

The reason for shortage got to do with supply and demand. I moved here from Los Angeles 2 years ago & loving it.

Keep up this great needed work  
- Gabor Koltai

- Having often shopped at Wasatch Touring over the years, the condition of this block has always caught my attention. This development appears to be a great opportunity to create a vibrant community and appeal to a greater number of people of various means. It's cool to see a developer prioritize taking a harder path to making money for the benefit of the city and all of its citizens, not just the most affluent. Given that the density of the block doesn't change on overall units per acre, we support approving this rezone.  
- Hallie & Matt Yurick
- I received a flyer regarding the Bueno Avenue Apartments, and I am interested in buying one of those apartments. How much is one of those apartments? When will the apartment construction start? and when will the construction be done?

- This project is very creative and different from a conventional apartment complex. This project will eliminate the current unsightly condition of the street and replace it with a beautiful and affordable project. I am in support of the rezone.  
- Kip Paul
- I am writing in support of the Bueno Avenue Apartments proposed rezone. With our city currently under such a housing crunch and rents steeply rising, I feel a project like the one proposed could really make a difference. When I walk around the downtown area and see all the upper tier townhomes and condos under construction, simply to achieve top profit, it is refreshing to hear from a developer trying to provide housing to a group of people often left out in these urban projects.

The land identified for the project really makes sense to develop given proximity to downtown, university, and 4th south shopping areas. The homes currently standing are quite old and don't appear to utilize the land as efficiently as all the other residential buildings on the block. I believe the development dovetails quite nicely with the surrounding character and in fact aesthetically improves from what is currently there.

I hope this comment helps in your consideration of recommending the proposed rezone.

- Bruce Johnson

- This email is in reference to the proposed Bueno Avenue Apartments project on 700 E. in Salt Lake City. My partner and I own the adjacent apartment project (9 units) on 135 S. 700 E. and are happy to see some new investment into the area from the new property owner. The current single family homes east of our property and the apartments just north of our property are all run down and in need of new development as the previous owner did not keep up with the needed maintenance and investment in their properties. We have worked hard since acquiring our apartments a few years ago to fix up our building and renovate our units and increase the quality of our asset for our tenants and the city. We welcome neighbors that have a vision to invest new money into the neighborhood with the proposed development that will create new housing opportunities for our growing city. We are big believers in adding density where infrastructure is already in place to help accommodate our growing city. We think the developer has been very thoughtful in their design and feel this project will be a strong upgrade to this part of the city.

We as neighbors and adjacent property owners are in full support of the proposed project. Please let me know if you have any questions.

- Rocky Derrick

- I am reaching out seeking your support on an important project that has been submitted to the Salt Lake City Planning Dept. for a Rezone. This innovative project seeks to provide attainably priced housing that is otherwise nonexistent in Salt Lake City. This project is offering Class A quality apartments, designed to be rented by individual private bedrooms, as opposed to units. This will open up attainably priced housing to the missing middle income earners who are being priced out of the current rental housing market. A critical member of Salt Lake City's work force will be able to rent an individual room with shared kitchen and living room space with 1-3 other individuals at a rental rate that is far below the typical cost of a studio apartment in this same area. Our likely tenants will include teachers, first responders, essential health care workers, and other young professionals who are in critical need of housing at an attainable rate.  
- Shelley and Steven Schwartz

- I am writing in support of this new project. It sounds nice, and more affordable and attainable housing in the community is a must as we've seen the barrier to access in the market skyrocket. This block is currently a mess, with dilapidated garages and a collapsing sixplex eyesore on the corner. I support people that live and work in the city, and the likely tenants will be essential workers, healthcare workers, young professionals, teachers, and scholars. A new approach is a must, and I like the idea of buildings here matching and looking nicer than the surrounding apartment buildings. We need to support opportunities like this one, and we have a critical need of housing at this moment especially at an attainable rate. Thank you for all that you have done and continue to do for each and every one of us in this beautiful valley.  
- Reed Snyderman
- I am reaching out seeking your support on an important project that has been submitted to the Salt Lake City Planning Dept. for a Rezone. This innovative project seeks to provide attainably priced housing that is otherwise nonexistent in Salt Lake City. This project is offering Class A quality apartments, designed to be rented by individual private bedrooms, as opposed to units. This will open up attainably priced housing to the missing middle-income earners who are being priced out of the current rental housing market. A critical member of Salt Lake City's workforce will be able to rent an individual room with a shared kitchen and living room space with 1-3 other individuals at a rental rate that is far below the typical cost of a studio apartment in this same area. Our likely tenants will include teachers, first responders, essential health care workers, and other young professionals who are in critical need of housing at an attainable rate.  
- Drew Gilmore
- I am emailing you as a local resident in the avenues of Salt Lake City, UT. I am writing to express my support for the Bueno Avenue Apartments proposed rezone.  
- Erin Butler

### **Against the Project**

- Excerpt from the East Central Community Council letter:  
"We continue to discourage the displacement of existing neighbors who depend on moderately priced homes they are currently renting. We oppose the continued destruction of the fabric of our neighborhoods by classifying existing workforce housing as worthless and beyond repair. There are many programs and tax advantages, many well thought out publications that outline how houses such as these can be maintained at reasonable costs as well as at a savings."
- I am opposed to changing the zoning of the 4 parcels at Bueno Avenue. This is just another example of lot hoarding and it is not good to tear down homes with so much embodied energy. Tell the developer to remodel the homes and make them energy efficient and lovely.

What a tragedy for the people who live nearby. An assault on their neighborhood.

- Mary Ann Wright

Greater Aves Community Council Chair '14

- Opposed to the project (see attached email)  
- Casey O'Brien McDonough



**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Avenue proposed rezone  
**Date:** Friday, April 16, 2021 9:55:12 AM

---

Hi Katia -

I am writing in support of the Bueno Avenue Apartments proposed rezone.

With our city currently under such a housing crunch and rents steeply rising, I feel a project like the one proposed could really make a difference. When I walk around the downtown area and see all the upper tier townhomes and condos under construction, simply to achieve top profit, it is refreshing to hear from a developer trying to provide housing to a group of people often left out in these urban projects.

The land identified for the project really makes sense to develop given proximity to downtown, university, and 4th south shopping areas. The homes currently standing are quite old and don't appear to utilize the land as efficiently as all the other residential buildings on the block. I believe the development dovetails quite nicely with the surrounding character and in fact aesthetically improves from what is currently there.

I hope this comment helps in your consideration of recommending the proposed rezone.

Sincerely  
Bruce Johnson

[REDACTED]

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Re: Petition Number PLNPCM2021-00045, -00046, -00047, & -00048 Beuno Avenue Apartments - Public Comment...  
**Date:** Friday, June 11, 2021 1:39:04 AM

---

Katia,

I live at 777 E South Temple and recently became aware of the proposed Bueno Avenue Apartments (see [Bueno Avenue Apartments | Planning \(slc.gov\)](#)). After carefully reviewing the application materials and giving it lots of thought, after investigating different parts of it, I want to share my comments and conclusions about the proposed Bueno Avenue Apartments and my desire that **you deny this application in its entirety** for the following reasons:

1. I believe that any arguments related to the existing properties being in need of repair, being abandoned, being structurally unsound, etc. should be disregarded in their entirety as the application has no information about how this came to be. Without a complete understanding about who allowed the properties to get in the state that they are in and why, their condition should not be a consideration. I think my implication is clear. It is a long-standing means to an end for developers to buy a group of adjacent properties and allow them to become like these ones are, then use the argument that they are in such poor condition that it's a good idea to demolish them so the project they propose can be built, is dubious at best. We can not encourage property owners and developers to let properties become decapitated, let them fall into disrepair, all so they can use those willful actions as an argument to then tear them down and an argue that the poor condition of the properties is a reason to grant that approval and moreover grant approvals for zoning changes, etc. as they are asking for in this application. Without the context of how these properties are in the condition they are, I don't believe it is ethical for the planning commission to consider these kinds of arguments to make their ultimate conclusions about this application.
2. I find the density argument, listing historic single-family homes in a way that implies they are multi-family (i.e. large historic homes listed as 4-units and not as a single family houses), to be a half-truth argument. All of the houses on the block, including the 7 they propose to demolish, constitute a very large portion of the buildings on the block, regardless of how many multi-family buildings exist on the block or nearby. Even the largest development on the block, the multi-family project that replaced the YMCA at the south side of the block, is of a scale and height more similar to the larger historic single-family houses on the block than to any of the large multi-family projects on the block. If you make the same comparison of houses that they do for multi-family, regardless of how many units are in each house, you much more quickly and in larger numbers come to a conclusion that the single-family houses they want to demolish are in fact the ones that should remain if we are to try and mimic what occurs on the block and nearby.
3. They show the Salt Lake City Local Historic Districts Map and make comment that the property is not located in a local historic district. They conveniently make no mention that the entire area between the Central City and University Local Historic Districts is in fact a National

Historic District from South Temple all the way to 900 South (see [New LocalNational map.pdf \(slcdocs.com\)](#)). I find not including this information and addressing it disingenuous for this application because it would highlight that all of the houses on the properties, all of which look to be older than 50 years old, all of them are illegible for 20% historic federal tax credits if they were to be restored. On top of that, if restored into residential rental units (commercial properties), they could also garner 20% state historic tax credits. On top of all that, the federal government has recent legislation that would possibly increase the federal tax credits to 30% (see [https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwiwn4HB8Y7xAhVQjp4KHXL3B\\_kQFjACegQIBhAD&url=https%3A%2F%2Fncshpo.org%2Fissues%2Fhistoric-tax-credit%2F%23%3A~%3Atext%3DLegislative%2520News%2CGrowth%2520and%2520Opportunity%2520Act%2520\(H.R.&usg=AOvVaw061987405dZTeWXmMmQ0DW\)](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwiwn4HB8Y7xAhVQjp4KHXL3B_kQFjACegQIBhAD&url=https%3A%2F%2Fncshpo.org%2Fissues%2Fhistoric-tax-credit%2F%23%3A~%3Atext%3DLegislative%2520News%2CGrowth%2520and%2520Opportunity%2520Act%2520(H.R.&usg=AOvVaw061987405dZTeWXmMmQ0DW))).

They note on that same page that all of the buildings currently built on the property are in major disrepair and that the East Central Neighborhood Plan has designated parcels on the subject property as in need of rehabilitation, etc. As I noted above, they don't address why that is the case. How long have they owned the properties? Who is responsible for those negative conditions? There seem to be innumerable other properties in our city like these that are rented and well maintained. Why isn't that the case for these properties? Again, I find this kind of argument disingenuous and raises suspicions that it is simply a means to an end, as much density as possible for the highest return on their investment, without a true and real consideration for what is best for the neighborhood, the city, and its residents. Buy adjacent properties, let them fall into disrepair, then use the fact they are in disrepair to argue they should be torn down so you can combine the parcels and develop something much larger than what you let fall into disrepair. Is that what has happened and is happening here? We simply don't know. But without knowing, this argument should not be considered by the planning commission in regard to this application.

4. They have a current and new zoning page. I find this page wonderful in highlighting what should, and should not, occur on these properties if redevelopment occurs. The likely SR-3 zoning example image looks like exactly like the kind of building that should happen on this property. The RMF-45 looks terrible as it is too massive, too high, etc. and completely out of context for the block and the other properties on the block. I would even argue further that utilizing the tax credits, a project that kept the best of the historic properties and restored them, combined with in-fill housing similar to their SR-3 zoning example, could be a great way to project for the block and for the city. But in my opinion, the magnitude, scale, density, and mass of their proposal is not what should happen. The only part of their proposal that looks appropriate is the smaller building with 700 East frontage as it is of scale and magnitude that aligns with the block and neighborhood.
5. There is a false argument happening in our city right now that the solution to affordable housing, or housing opportunity in general, is to densify and simply build more housing. I would use New York City as an example of this and why it is a false argument. New York City is a place that has densified and had more and more housing built over time than almost any other place in the country, yet it remains one of the highest housing cost markets not only in

our county, but in the world. The problem is that when the demand can never be satisfied, when the demand drives densification and higher and higher rental costs, when gentrification marches on and on, the only people who continue to suffer are the residents of the city, those looking for housing, those living in neighborhoods gentrifying and become more and more dense and congested. The people who continue to benefit, they are those who have the capital to buy swaths of single-family homes, those who have the money to develop the new massive and dense project like this one that replace those single-family homes and neighborhoods, they are the owners of large rental properties like the one proposed here.

I say all that and at the same time know full well that I don't have an answer about how to solve the housing problem otherwise. I come to this conclusion still asking myself If building more housing won't help, if more and more density to that end won't help, what will? I don't know. Is it rent control like they do in New York City and other places? Maybe. Is it ideas like universal basic income? Maybe. Is it social programs the support lower income people and families so they can afford housing in cities like ours when they don't have the income required to rent in the city? Maybe.

I readily admit that I don't know what the answer is. But I am confident that tearing down swaths of historic single-family homes in trade for more density and massive multi-family housing, simply for more density and housing units is not the answer. I come to that conclusion because that is what we have been doing, and things have only gotten worse. If that were the answer, New York City would be one of the most affordable places to find housing on the planet, and it is anything but.

For all these reasons, I will say again but with added emphasis, **I implore you to deny this application in its entirety.**

Thank you for your time and consideration.

Casey O'Brien McDonough

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Avenue Apartments Questions  
**Date:** Sunday, April 4, 2021 1:25:27 PM

---

Hi Katia,

I received a flyer regarding the Bueno Avenue Apartments and I am interested in buying one of those apartments. How much is one of those apartments? When will the apartment construction start? and when will the construction be done?

Best

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Avenue Apartments  
**Date:** Monday, April 19, 2021 8:25:59 AM

---

Katia,

I am reaching out seeking your support on an important project that has been submitted to the Salt Lake City Planning Dept. for a Rezone. This innovative project seeks to provide attainably priced housing that is otherwise nonexistent in Salt Lake City. This project is offering Class A quality apartments, designed to be rented by individual private bedrooms, as opposed to units. This will open up attainably priced housing to the missing middle-income earners who are being priced out of the current rental housing market. A critical member of Salt Lake City's workforce will be able to rent an individual room with a shared kitchen and living room space with 1-3 other individuals at a rental rate that is far below the typical cost of a studio apartment in this same area. Our likely tenants will include teachers, first responders, essential health care workers, and other young professionals who are in critical need of housing at an attainable rate.

Regards,  
Drew Gilmore

**Drew Gilmore**  
[REDACTED]

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Supporting the Bueno Avenue Apartments  
**Date:** Monday, April 19, 2021 11:44:00 AM

---

Good Morning Katia Pace,

I am emailing you as a local resident in the avenues of Salt Lake City, UT.  
I am writing to express my support for the Bueno Avenue Apartments proposed rezone.

Thank you

Erin Butler

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) BUENO PROJECT  
**Date:** Wednesday, March 24, 2021 8:58:10 AM

---

Dear Katia,

What a great idea which SLC needs, in a lot more areas. We have a housing shortage especially in the low income areas, This will definitely be a plus for the community. <https://kutv.com/news/local/utah-named-hottest-housing-market-in-us>

The reason for shortage got to do with supply and demand. I moved here from Los Angeles 2 years ago & loving it.

Keep up this great needed work

Sincerely,

Mr. G



**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Ave Apts  
**Date:** Thursday, March 25, 2021 9:43:23 PM

---

Dear Ms. Pace,

Having often shopped at Wasatch Touring over the years, the condition of this block has always caught my attention. This development appears to be a great opportunity to create a vibrant community and appeal to a greater number of people of various means. It's cool to see a developer prioritize taking a harder path to making money for the benefit of the city and all of its citizens, not just the most affluent. Given that the density of the block doesn't change on overall units per acre, we support approving this rezone.

Thank you,  
Hallie & Matt Yurick

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Ave project  
**Date:** Friday, April 16, 2021 9:29:26 AM  
**Attachments:** [image001.png](#)

---

This project is very creative and different from a conventional apartment complex. This project will eliminate the current unsightly condition of the street and replace it with a beautiful and affordable project. I am in support of the rezone. Kip Paul

**Kip Paul**  
Vice Chairman  
Investment Sales



The information contained in this email (including any attachments) is confidential, may be subject to legal or other professional privilege and contain copyright material, and is intended for use by the named recipient(s) only.

Access to or use of this email or its attachments by anyone else is strictly prohibited and may be unlawful. If you are not the intended recipient(s), you may not use, disclose, copy or distribute this email or its attachments (or any part thereof), nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately by telephone or email and delete it, and all copies thereof, including all attachments, from your system. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

Please see our website to view our privacy notice / statement.

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) 129 S 700 E  
**Date:** Friday, June 11, 2021 2:13:14 PM

---

Katia,

I support the proposed applications for 129 S 700 E. Adding additional densities to location such as this are the ideal areas to do so.

Kyle Deans  
SLC Resident

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Avenue - NOT rezone!  
**Date:** Thursday, March 25, 2021 10:43:35 AM

---

I am opposed to changing the zoning of the 4 parcels at Bueno Avenue. This is just another example of lot hoarding and it is not good to tear down homes with so much embodied energy. Tell the developer to remodel the homes and make them energy efficient and lovely.

What a tragedy for the people who live nearby. An assault on their neighborhood.

Mary Ann Wright  
Greater Aves Community Council Chair '14

[REDACTED]

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Ave Apartments  
**Date:** Friday, April 2, 2021 3:28:01 PM

---

Hello Katia ~

As a property owner on 800 East - can you tell me if residents of the proposed apartment complex will have the ability to exit their property via 800 East (I hope not). Right now the plans look as if the only entrance and exit to the property is via 700 East.

Please advise.

Thank you ~

**Paul A. Bruno**  
**Bruno Group *Signature* Solutions**  
Decorated Apparel & Promotional Products  
Start Your Search [HERE!](#)

[REDACTED]

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Support for Bueno Avenue Apartments Rezone  
**Date:** Friday, April 16, 2021 4:58:56 PM

---

Dear Katia Pace,

I am writing in support of this new project. It sounds nice, and more affordable and attainable housing in the community is a must as we've seen the barrier to access in the market skyrocket. This block is currently a mess, with dilapidated garages and a collapsing sixplex eyesore on the corner. I support people that live and work in the city, and the likely tenants will be essential workers, healthcare workers, young professionals, teachers, and scholars. A new approach is a must, and I like the idea of buildings here matching and looking nicer than the surrounding apartment buildings. We need to support opportunities like this one, and we have a critical need of housing at this moment especially at an attainable rate. Thank you for all that you have done and continue to do for each and every one of us in this beautiful valley.

With Gratitude,  
Reed Snyderman

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) critical need of housing...  
**Date:** Friday, April 16, 2021 1:18:13 PM

---

*Katia,*

*I am reaching out seeking your support on an important project that has been submitted to the Salt Lake City Planning Dept. for a Rezone. This innovative project seeks to provide attainably priced housing that is otherwise nonexistent in Salt Lake City. This project is offering Class A quality apartments, designed to be rented by individual private bedrooms, as opposed to units. This will open up attainably priced housing to the missing middle income earners who are being priced out of the current rental housing market. A critical member of Salt Lake City's work force will be able to rent an individual room with shared kitchen and living room space with 1-3 other individuals at a rental rate that is far below the typical cost of a studio apartment in this same area. Our likely tenants will include teachers, first responders, essential health care workers, and other young professionals who are in critical need of housing at an attainable rate.*

*Sincerely yours,*

*Shelley and Steven Schwartz*

--  
XOXO



**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Avenue Apartments  
**Date:** Friday, April 16, 2021 10:29:20 AM

---

Salt Lake City Planning Department,

This email is in reference to the proposed Bueno Avenue Apartments project on 700 E. in Salt Lake City. My partner and I own the adjacent apartment project (9 units) on 135 S. 700 E. and are happy to see some new investment into the area from the new property owner. The current single family homes east of our property and the apartments just north of our property are all run down and in need of new development as the previous owner did not keep up with the needed maintenance and investment in their properties. We have worked hard since acquiring our apartments a few years ago to fix up our building and renovate our units and increase the quality of our asset for our tenants and the city. We welcome neighbors that have a vision to invest new money into the neighborhood with the proposed development that will create new housing opportunities for our growing city. We are big believers in adding density where infrastructure is already in place to help accommodate our growing city. We think the developer has been very thoughtful in their design and feel this project will be a strong upgrade to this part of the city.

We as neighbors and adjacent property owners are in full support of the proposed project. Please let me know if you have any questions.

Best Regards,

**ROCKY DERRICK**  
**TAYLOR DERRICK CAPITAL**



This message, including all attachments, is confidential and intended only for the use of the individual or entity to which it is addressed. The contents of this message must not be disclosed to another person without the sender's authority. If you are not the intended recipient, you are not authorized to, and must not, disclose, copy, distribute, or retain this message or any part of it. If you have received this message in error, please immediately notify the sender and delete this message, together with any attachments, from your computer. Thank you.

April 15, 2021

Salt Lake City Planning  
Katia Pace, Principal Planner  
451 S. State Street  
Salt Lake City, Utah 84114-5480

Regarding:     129 S. 700 East                     Planned Development (PLNPCM2021-00045)  
  Conditional Use (PLNPCM2021-00046)  
  Zoning Map Amendment (PLNPCM2021-00048)  
  Master Plan Amendment (PLNPCM2021-00047)

Dear Katia:

The East Central Community Council **does not** support these proposed changes and modifications to our neighborhood. The ECC does not find this request consistent with various adopted City plans including the Central Community Master Plan. The proposal does not meet the criteria for changes to the plan. It is also the opinion of the ECC Executive Board and Community Development/Land Use Committee that this proposal, in its current configuration, **will not** address the need for more moderately priced workforce housing.

As part of our feedback for this proposal, we conducted a survey of vets, retired persons, workers from many walks of life etc. who live in our neighborhood including teachers, firefighters, staff of the University of Utah, elderly (aged 65-87), young families (1-2 children), partners (often with pets), etc. Most of those sampled (87% of 789) preferred a small house with a yard vs. a complex with shared facilities if at all possible. The rents needed are between \$750-1000.

While the stated intent of this proposal is to provide affordable housing (a noble goal), due to The Fair Housing Act this cannot be enforced. The Fair Housing Act does not allow discrimination against those that would rent. More likely, this complex as configured with shared facilities would become student housing.

The ECC supports large complexes of student housing be located on University of Utah property where students are best served and as was defined in the University of Utah Student Housing Master Plan.

The ECC strongly supports maintaining moderately priced and naturally occurring housing in our community. We also support development by encouraging developers to utilize the **countless** lots within the ECC **already zoned** for development including RMF 30, 35, 45 and transit rather than tearing into our neighborhoods.

This proposal would destroy more of the precious existing naturally occurring workforce housing in our community, again displacing more of our elders, families, work force and vets. One by one, each person's life matters. One by one each house matters. We continue to discourage the displacement of existing neighbors who depend on moderately priced homes they are currently renting. We oppose the continued destruction of the fabric of our neighborhoods by classifying existing workforce housing as worthless and beyond repair. There are many programs and tax advantages, many well thought out publications that outline how houses such as these can be maintained at reasonable costs as well as at a savings.

**We encourage this plan be modified to develop the portion of the property that is already zoned RMF 45 (garages, parking lot and empty space) without tearing down the existing affordable housing stock.**

This plan impacts neighborhood quality of life (privacy, noise, traffic, density, light, destruction of another inner court development pattern, history, non-sustainable practices, etc.) of the existing neighborhood. This area and these homes are listed on the national historic register and qualify for tax credits.

With best regards, Esther Hunter Chair, ECC/ behalf of the East Central Community Council

# ATTACHMENT M:

## Department Review Comments

---

**PLANNING DEPARTMENT** (Katia Pace, 801-535-6354, [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com))

**Planning Staff Note:** As with all department comments, an additional review will be done during the building permit review phase of this development, and the applicant will be required to comply with Urban Forestry rules.

**FIRE** (Douglas Bateman at [douglas.bateman@slcgov.com](mailto:douglas.bateman@slcgov.com) or 801-535-6619)

It is unclear if the applicant has met the required dimensions for the emergency vehicle turnaround. The shell portion of the turnaround needs to meet a minimum dimension of 80-feet per turn area.

Separate Alternate means and methods applications for aerial apparatus access proximity (IFC D105.3) and hose pull distance (IFC 503.1.1) shall be submitted with building plans for approvals.

**POLICE** (LaMar Ewell, Deputy Chief at [lamar.ewell@slcgov.com](mailto:lamar.ewell@slcgov.com))  
Salt Lake Police Department has no issues with the change in zoning.

**PUBLIC UTILITIES** (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)

1. Planned Development and conditional use review does not provide utility or building permit approval.
2. The water main in 700 East will need to be replaced from 100 South to the south edge of the property. This will need to be a 12" Ductile Iron Main.
3. Building and site plans need to be submitted to building services for review.
4. The utility plan as shown will not be approved. Redline comments will be provided after building permit review.
5. Detector check and meters cannot be placed in the roadway.
6. There are existing water and sewer mains in Bueno Ave. Abandonment of these will require approval and purchase of the easement.
7. Service to the existing Bueno Ave properties will need to be capped at the main.
8. Sewer service to some of the lots is off 800 East and will need to be capped at the main in 800 East.

**TRANSPORTATION** (Michael Barry at [Michael.barry@slcgov.com](mailto:Michael.barry@slcgov.com) or 801-535-7147)

The parking calculations are sufficient for a boarding house with a 25% reduction for TDM strategies. The driveway must be at least five feet from any public utility infrastructure such as a fire hydrant, power pole, tree, etc.

**ZONING** (Alan Michelsen at [alan.michelsen@slcgov.com](mailto:alan.michelsen@slcgov.com) or 385 261-6648)

The Building Services office has no zoning concerns with the master plan and zoning map amendments or conditional use approval for this project.

1. An address certificate is required at the time plans are logged in for the building permit. For information on certifying the address(es) call 801-535-7248. The address(es) on the plan sheets and application documents submitted for the building permit shall match the certified address.
2. A subdivision/lot consolidation application shall be completed with the Planning Division prior to issuance of the building permit. Property lines shall be dimensioned on the site plans and match the new legal description.

3. Pursuant to 21A.24.140.E.3.b, this proposal does not comply with the required 30 feet rear setback and does not comply with the 8 feet side yard setback. The clubhouse may also be located closer than 10 feet to another building on a neighboring lot. Setback issues will need to be addressed by the planned development.
4. The proposed lot consolidation does not meet the minimum 80 feet lot width required by 21A.24.010.C and will require planned development approval.
5. Parking calculations (minimum/maximum and required/provided) shall be documented on the plans and show compliance with the following:
  - Minimum parking calculations for each principal building and use. See Zoning Ordinance Table 21A.44.030.G.
  - Maximum parking provided, not to exceed 125% of the minimum required parking as per 21A.44.030.H.2
  - Required/provided number of accessible parking stalls as per 21A.44.020.D.
  - Required/provided number of bicycles stalls as per 21A.44.050.B.3.
  - Required/provided number of electric vehicle parking stalls as per 21A.44.050.B.2.
  - Required/provided number of loading berth if required by 21A.44.080.
6. As per 21A.44.050.B.2. show the location of electric vehicle parking stalls on the site plan and show the location of bicycle racks as per 21A.44.050.B.4.
7. Refer to chapters 21A. 36 for general provisions, 21A. 40 for accessory uses including ground mounted utilities and 21A.48 for landscaping standards.
8. Show a dumpster location and provide a dumpster enclosure detail for a 6 feet high solid fence and gate. Also show the location of a recycling collection station as per 21A.36.250.D and 21A.36.250.I and provide screening as per 21A.36.250.J.

**BUILDING CODE** (Todd Christopher at [todd.christopher@slcgov.com](mailto:todd.christopher@slcgov.com) or 385 261-4004)  
No Building Code comments at this time for any of the four applications.

**ENGINEERING** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com) or 801 381-4654)  
Detectable warning strips are only recommended in public sidewalks if the private driveway is "stop" or "yield" sign controlled.

Work in to install a drive approach in 700 East is governed by UDOT. Work to replace the 700 East sidewalk is governed by SLC Engineering.

*Planning reached out to Nazee Treweek [ntreweek@utah.gov](mailto:ntreweek@utah.gov) from UDOT, her response was: "I am not showing 700 East at 150 South as a state road."*

**URBAN FORESTRY** (Rick Nelson at [rick.nelson@slcgov.com](mailto:rick.nelson@slcgov.com) or 801 972-7839)  
Urban Forestry has no concerns with the plans.

Attachment B  
Housing Loss Mitigation Report

---

**BUENO AVENUE APARTMENTS  
HOUSING LOSS MITIGATION REPORT**  
**Properties located at 724, 728, 732, 738, 750 and 754 East Bueno Avenue**

**BACKGROUND**

Kevin Perry, representing the property owner, submitted applications for a master plan and zoning amendment for the properties located at 724, 728, 732, 738, 750 and 754 East Bueno Avenue (see Petitions PLNPCM2021-00047 and PLNPCM2021-00048). The request is to rezone the properties from SR-3 (Special Development Pattern Residential District) to RMF-45 (Moderate/High Density Multi-Family Residential District).



*Aerial photo with site in yellow showing zoning districts.*

The proposal is to demolish seven single-family detached dwellings along with a multifamily building with garages/storage and replace them with 2 new buildings: a single-story amenity and leasing building, fronting 700 East; and the main 4-story Rooming (Boarding) House on the

interior of the site. The main building would consist of 65 units ranging from 1 bedroom to 4-bedrooms. Each unit would have a bathroom for each bedroom and share cooking and living room facilities. These bedrooms would be individually leased to provide attainable leases to residents.

The site is divided between RMF-45 and SR-3 zoning designation. Six of the parcels with single-family homes and a vacant parcel are zoned SR-3; the other parcels are zoned RMF-45. The development request includes a zoning map amendment application to change the area zoned SR-3 to RMF-45, and to amend the Future Land Use Map of the Central Community Master Plan to reflect the proposed zoning map amendment.

Salt Lake City's Mitigation of Residential Housing Loss Ordinance (City Code section 18.97 of the Building and Construction Title) states:

"...any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan is approved by the city."

Because the proposed RMF-45 zoning district would allow for nonresidential land uses, the zoning amendment is subject to the housing loss mitigation process. This ordinance lists the following three methods of satisfying housing mitigation loss:

1. Construction of replacement housing,
2. Payment of a fee based on difference between the existing housing market value and the cost of replacement, and
3. Payment of a flat mitigation fee.

### **HOUSING MITIGATION ORDINANCE REQUIREMENTS**

In accordance with the provisions of the Housing Loss Mitigation Ordinance, the Director of the Department of Community and Neighborhoods, or designee, shall prepare a report justifying the method of housing mitigation recommended by the director, including the factual basis upon which it is premised and a factually based justification for the recommendation. This report shall be submitted to the Planning Commission in sufficient time for its deliberation concerning the advisability of effectuating the petitioner's request for a zoning change.

The Housing Mitigation Ordinance requires a housing impact statement including the following elements:

- 1. Identify the essential adverse impacts on the residential character of the area subject of the petition.**

**Discussion:** The proposed zoning amendment for the properties located at 724, 728, 732, 738, 750 and 754 East Bueno Avenue will result in the 6 existing homes on these parcels to be replaced with a 4-story residential housing project. This block contains a mixture of residential dwelling types and commercial uses. The proposed use is compatible with the residential character of the surrounding neighborhood, is currently residential use and will remain residential use after the rezone.

- 2. Identify by address any dwelling units targeted for demolition, following the granting of the petition.**

**Discussion:** The properties located at 724, 728, 732, 738, 750 and 754 East Bueno Avenue will be demolished. In the event of the petition being denied, these homes will still be demolished and replaced with housing consistent with the by right use of the SR-3 zone. The petition does not call for any net loss of residential use, but rather a significant net increase of housing stock if the zoning and master plan amendments are approved.

**3. Separately for each dwelling unit targeted for demolition, state its current fair market value, if that unit were in a reasonable state of repair and met all applicable building, fire and health codes.**

**Discussion:** All the properties listed below are not currently in a reasonable state of repair, and do not meet building, fire or health codes (please see Attachment B - Housing Condition Report). Assuming they did, the estimated market value of the buildings (less the land) are as follows:

724 East Bueno Avenue: \$198,000  
728 East Bueno Avenue: \$209,400  
732 East Bueno Avenue: \$191,600  
738 East Bueno Avenue: \$173,200  
750 East Bueno Avenue: \$147,100  
754 East Bueno Avenue: \$156,200

The values listed above are derived from the Salt Lake County Assessor estimate of building value.

**4. State the number of square feet of land zoned for residential use that would be rezoned or conditionally permitted to be used for purposes sought in the petition, other than residential housing and appurtenant uses.**

**Discussion:** The total square footage of the properties to be rezoned is approximately 31,363 square feet (including a vacant parcel). The properties would be rezoned from SR-3 (Special Development Pattern Residential District) to RMF-45 (Moderate/High Density Multi-Family Residential District). However, this petition seeks only for use of residential housing, none of the land will be used for non-residential purposes. The amenity and leasing building, fronting 700 East is a part of the residential use.

**5. Specify a mitigation plan to address the loss of residential zoned land, residential units or residential character.**

Section 18.97.130 outlines three options for mitigation of housing loss. These options are: A. Replacement housing, B. Fee based on difference between housing value and replacement costs, C. Flat mitigation fee.

**Discussion:** The applicant chose Housing Mitigation Option B - Fee Based on Difference between Housing Value and Replacement Cost, to address the housing mitigation loss. Under this option the applicant would pay into the City's Housing Trust Fund an amount calculated as the difference between the market value of the homes, as determined by the Salt Lake County Assessor's Office, and the replacement cost of building a new dwelling unit of similar size (excluding land value) and meeting all existing building, fire, and other applicable codes.

The Salt Lake County Assessor's Office indicates that the aggregate 2020 market value of the single- family dwellings located at 724, 728, 732, 738, 750 and 754 East Bueno Avenue is \$1,075,500. This includes only the value of the dwellings and excludes the market value of the land. The estimated cost for replacement was calculated at \$1,361,232. Individual calculations for each parcel are included in Attachment A.



The replacement cost is calculated using the Building Valuation Data published by the International Code Council. The most recent data from the ICC was published in February 2021 (please see Attachment C - ICC Building Valuation Data) and indicates that the construction cost per square foot for R-3 (one- and two-family dwellings) is \$130.58. This rate considers only the costs of construction and does not include the land costs.

## **FINDINGS**

The petition to rezone these parcels from SR-3 to RMF-45 zone will result in replacement housing stock that allows for housing for 192 individuals (see breakdown below) at an attainably priced rental rate. This petition furthers the city's goal to provide new housing stock at an attainable rate through creative design and development.

### **Breakdown of the 65 units:**

- 1 Bed – 4 units (1 x 4 = 4)
- 2 Bed – 24 units (2 x 24 = 48)
- 3 Bed – 8 units (3 x 8 = 24)
- 4 Bed – 29 units (4 x 29 = 116)

The proposed housing mitigation option considered was Option B - Fee Based on Difference between Housing Value and Replacement Cost. This calculation resulted in a difference that is less than zero (-285,732) for all six homes. The applicant is not required to contribute to the City's Housing Trust Fund because replacement costs exceed the market value of the existing single-family homes, the difference is a negative number, and no mitigation fee is required.

## **DETERMINATION OF MITIGATION**

Based on the findings outlined in this report, the Director of the Department of Community and Neighborhoods has determined that the applicant would not be responsible for mitigating the loss of the single-family dwellings located at 724, 728, 732, 738, 750 and 754 East Bueno Avenue.



Blake Thomas  
Director of Community and Neighborhoods

Date: August 26, 2021

## **ATTACHMENTS**

- A. Housing Loss Mitigation Valuation Calculation
- B. Housing Condition Report
- C. ICC Building Valuation Data – February 2021

# **ATTACHMENT A: Housing Loss Mitigation Valuation Calculation**

SUMMARY

6 Homes Net Assessed Value = \$1,075,500  
 6 Homes Replacement Cost Estimate = \$1,361,232  
 Net Difference = (\$285,732)  
 Mitigation Fee = Zero Fee

**Infrastructure Update Summary:**

The infrastructure on the site currently does not meet current code and is riddled with issues. An independent analysis by Ensign Engineering detailed the required infrastructure to support the rebuilding of 7 single family homes on this site. The cost of this infrastructure upgrade would be a total of \$747,042. This cost has been allocated to the single-family homes on this site, including the 6 homes considered under this housing mitigation plan.

Infrastructure Update Estimate	\$ 747,042.00
Total Homes Serviced	7
Cost per home	\$ 106,720.29

The ICC Estimates the replacement cost of this type of building to be around \$130.58/sf.

<b>724 East Bueno Avenue</b>	
Structure Market Value (2021 Tax Record)	\$198,000
Above Grade Square Footage	890
<b>Replacement Cost Summary</b>	
Structure Rebuild Cost (\$130.58/SF)	\$116,216
Existing Building Demolition (\$15/Sf)	\$13,350
Infrastructure Update Requirement	\$106,720
<b>TOTAL REPLACEMENT COST</b>	<b>\$236,286</b>
Current Market Value	\$198,000
<b>Net Difference (Market Value - Replacement)</b>	<b>(\$38,286)</b>

<b>728 East Bueno Avenue</b>	
Structure Market Value (2021 Tax Record)	\$209,400
Above Grade Square Footage	775
<b>Replacement Cost Summary</b>	
Structure Rebuild Cost (\$130.58/SF)	\$101,199
Existing Building Demolition (\$15/Sf)	\$11,625
Infrastructure Update Requirement	\$106,720
<b>TOTAL REPLACEMENT COST</b>	<b>\$219,544</b>
Current Market Value	\$209,400
<b>Net Difference (Market Value - Replacement)</b>	<b>(\$10,144)</b>

<b>732 East Bueno Avenue</b>	
Structure Market Value (2021 Tax Record) Above Grade Square Footage	\$191,600 836
<b>Replacement Cost Summary</b>	
Structure Rebuild Cost (\$130.58/SF) Existing Building Demolition (\$15/Sf) Infrastructure Update Requirement	\$109,165 \$12,540 \$106,720
TOTAL REPLACEMENT COST Current Market Value	\$228,425 \$191,600
<b>Net Difference (Market Value - Replacement)</b>	<b>(\$36,825)</b>

<b>738 East Bueno Avenue</b>	
Structure Market Value (2021 Tax Record) Above Grade Square Footage	\$173,200 602
<b>Replacement Cost Summary</b>	
Structure Rebuild Cost (\$130.58/SF) Existing Building Demolition (\$15/Sf) Infrastructure Update Requirement	\$78,609 \$9,030 \$106,720
TOTAL REPLACEMENT COST Current Market Value	\$194,359 \$173,200
<b>Net Difference (Market Value - Replacement)</b>	<b>(\$21,159)</b>

<b>750 East Bueno Avenue</b>	
Structure Market Value (2021 Tax Record) Above Grade Square Footage	\$147,100 984
<b>Replacement Cost Summary</b>	
Structure Rebuild Cost (\$130.58/SF) Existing Building Demolition (\$15/Sf) Infrastructure Update Requirement	\$128,491 \$14,760 \$106,720
TOTAL REPLACEMENT COST Current Market Value	\$249,971 \$147,100
<b>Net Difference (Market Value - Replacement)</b>	<b>(\$102,871)</b>

<b>754 East Bueno Avenue</b>	
Structure Market Value (2021 Tax Record)	\$156,200
Above Grade Square Footage	865
<b>Replacement Cost Summary</b>	
Structure Rebuild Cost (\$130.58/SF)	\$112,952
Existing Building Demolition (\$15/Sf)	\$12,975
Infrastructure Update Requirement	\$106,720
TOTAL REPLACEMENT COST	\$232,647
Current Market Value	\$156,200
<b>Net Difference (Market Value - Replacement)</b>	<b>(\$76,447)</b>

**ATTACHMENT B: Housing Condition Report**

758 Bueno Ave. 849 Sqft. 2 Bdrm / 1 Bath.

The foundation is unreinforced sandstone that has given way along the eastern edge. A makeshift concrete shoring has been installed. The electrical is a mix of grounded and ungrounded wiring. There is one outlet in each bedroom. The plumbing is a patchwork of galvanized, copper, pex and black pipe. The waste lines are a similar mix of poorly executed repairs.



South East corner of foundation sitting on earth and previously compromised by a tree. Temporary concrete shoring visible.



East foundation collapse



East foundation collapse with more temporary concrete shoring.





Unreinforced span support (typical)



Typical plumbing condition. PEX, copper, galvanized and black pipe in non code compliant installation.

754 Bueno Ave. 865 Sqft. 2 Bdrm / 1 Bath.

The foundation consists of a wood perimeter joist sitting on earth and sandstone rock. Floor jacks have been installed as a temporary support. The plumbing and electrical systems are in fair condition.



Typical South East foundation. Wood bearing on earth.



North East foundation, typical of entire foundation.



South foundation wall. No reinforcements present.



Typical leveling jack placed on paver, bearing over sewer line.



More leveling / support jacks.



Western foundation joist bearing on earth and loose sandstone rock.



## 750 Bueno Ave. 984 Sqft. 2 Bdrm / 1 Bath.

The condition of this structure is severely compromised. The floor joists are sitting directly on earth. Wood supports have been placed to reduce sagging. The plumbing is similar to 758 and needs to be replaced. The electrical is a mix of older non-grounded wiring and romex. One bedroom slopes 4" in 8' and wood has been placed under the bed to level it.



Entrance to basement from inside the house. Again the wood perimeter joist is buried in earth.



Typical shoring attempt.



Eastern foundation on earth.



Earth is caving in.



Typical cast iron plumbing.



South East foundation bearing on earth that's caving in. This is also the basement access.



South West foundation bearing on collapsing earth.

## 738 Bueno Ave. 602 Sqft. 1 Bdrm / 1 Bath.

The foundation is unreinforced sandstone and is in fair to good condition. The plumbing and electrical is a mix of previous repairs but is in fair condition. The bathroom addition appears to be pulling away from the house.



Typical plumbing with repair work.





Again a mix of water supply materials installed without proper unions. Galvanic decay present.



Bathroom roof joist anchors pulling away from wall.

**732 Bueno Ave. 836 sqft. 1 Bdrm / 1 Bath.**

This structure is extremely compromised. The foundation is rolling out along the west portion of the structure. The floor joists are coming off of the foundation wall. This portion of the brick wall is likewise rolling away from the house. Water enters the house when it rains and has contributed to this decay. All floors are substantially sloped.



Exterior North West corner. Foundation is rolling outward.



Interior of North West corner



North West corner close up Living room.



Western wall has pulled away from floor assembly for nearly the entire length of the house.

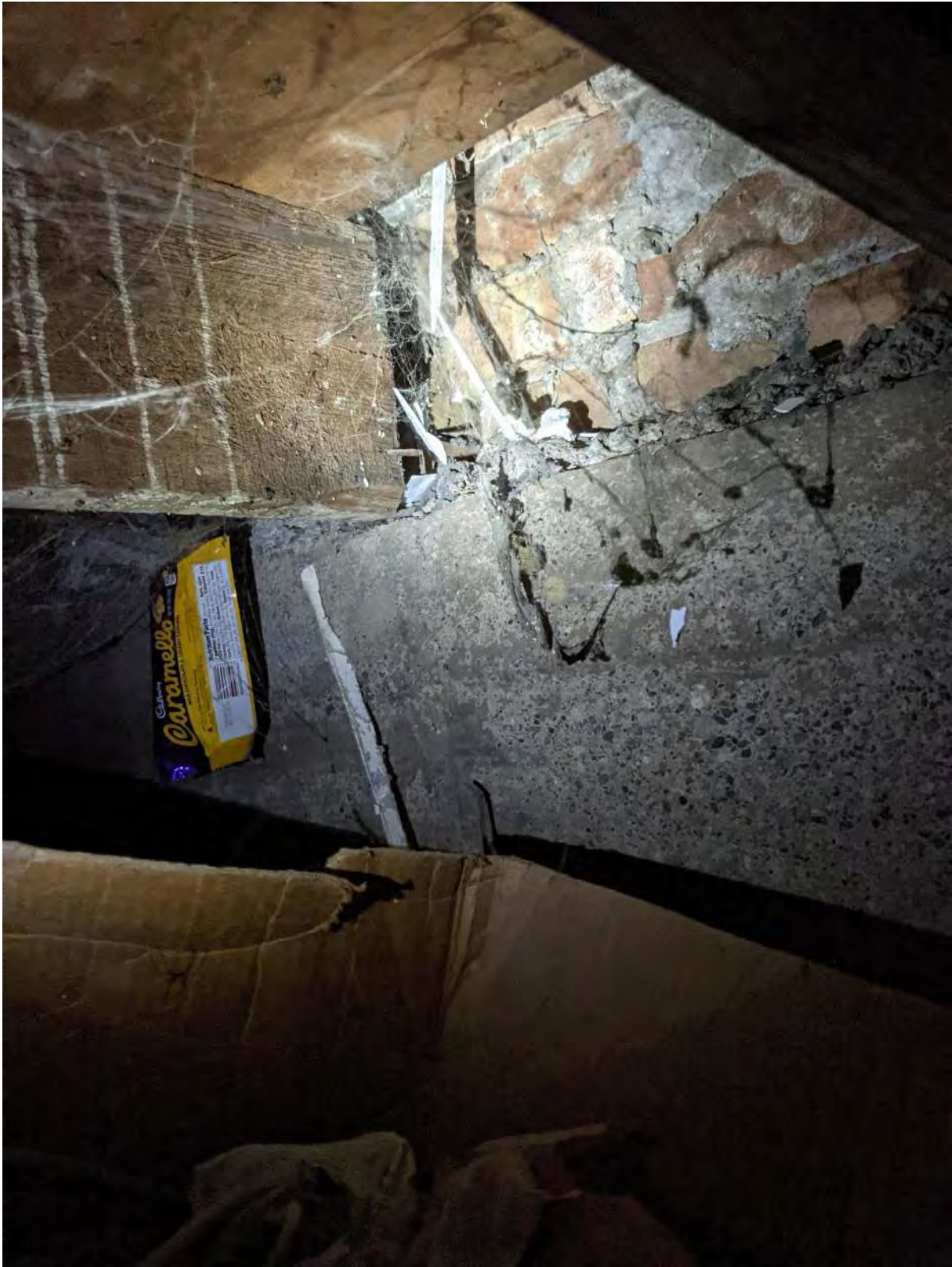


Continuation of Floor and Wall separation in the Bedroom



Floor joist coming off of foundation. Typical along western foundation length.





Typical joist failure.



Cracked sewer line. Typical of condition.



Rain water as well as waste water back flows into this area.

## 728 Bueno Ave. 775 sqft. 1 Bdrm / 1 Bath.

The foundation has slumped on the east side. This is likely related to poor drainage that has affected 732 Bueno. A pony wall has been installed on unreinforced cinder blocks. The earth under the center sandstone bearing wall is beginning to be undercut. Plumbing is a mix of copper, pex and galvanized pipe. There's evidence of numerous repairs. The electrical is a mix of grounded and ungrounded wire. The old knob and tube wiring has been tied into with romex resulting in ungrounded circuits.



Pony wall sitting on unreinforced cinder blocks. This was installed by the previous owner to shore up the sinking east foundation. No metal connectors, grout or rebar present. No footing under the cinder block wall present. Usefulness of this assembly is questionable.



Earth beginning to undercut the foundation wall.



Improperly spliced base plate. No double plate. Hollow CMU's. No reinforcement.



Improperly spliced top plate. A staggered double top and bottom plate would likely be required.



Romex tied into old knob and tube wiring.



724 Bueno Ave. 890 sqft. 2 bdrm / 1 bath.

The foundation consists of 2x6 floor joists resting in earth. The plumbing is a mix of previous repairs. The electrical is similar to 728 Bueno with romex tying into old knob and tube wiring and ungrounded 2 wire.



South West foundation corner bearing on earth, brick and loose sandstone. Typical plumbing present.



Western foundation collapse. Poured concrete shoring present.



Typical wood foundation perimeter joist bearing on earth.



North West corner of foundation. Note 2x6 floor joists 24" on center, typical of entire floor assembly.



Eastern foundation joist bearing in earth. Again 2x6 floor joists 24" on center. Typically these would be 2x8's or 2x10's 16" on center.



Typical wiring connection with ungrounded wire.



North East foundation area.

**ATTACHMENT C: ICC Building Valuation Data – February 2021**



## Building Valuation Data – FEBRUARY 2021

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2021. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$188.18/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$188.18/sq. ft x 0.0075  
= \$22,582

## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

### Square Foot Construction Costs <sup>a, b, c</sup>

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H234 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, one- and two-family <sup>d</sup>	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$23.20 per sq. ft.

Attachment C  
**Additional Public Comments**

---

# JACK DAVIS

---

June 22, 2021

**RE:**

**Planned Development (PLNPCM2021-00045)  
Conditional Use (PLNPCM2021-00046)  
Master Plan Amendment (PLNPCM2021-00047)  
Zoning Map Amendment (PLNPCM2021-00048),  
“Bueno Avenue Co-Living Apartments” Redevelopment Proposal**

Dear Planning Commissioners,

I want to thank you all for the time and attention you have given thus far in carefully considering the myriad of planning applications associated with the Bueno Avenue development proposal. As I am sure you appreciate, this is a massively complex proposal, touching on housing affordability issues, displacement of existing residents, compatible neighborhood infill development, and a co-living housing type that is relatively new to our City in this context. **After considering the proposal, I strongly encourage that you vote to forward a negative recommendation relative to the master plan and zoning map amendment proposals and deny the conditional use and planned development proposals.**

First, the conditional use and planned development proposals are *predicated* on an eventual successful rezone of the parcels and associated master plan amendment, which requires approval by the City Council. I believe that any conditional use and/or plan development applications should be considered by the Planning Commission only *after* the associated zoning proposals are approved by the Council. In short, it appears to me that with at least two of the applications under consideration, the applicant’s figurative cart is far ahead of the horse.

Second, **I strongly believe that any planning proposal that directly results in (or is likely to result in) a loss or erosion of existing housing should be denied until Salt Lake City has targeted and effective housing loss mitigation and displacement policies in place.** The instant proposal *will* result in a direct loss of existing naturally occurring affordable housing, with many current residents in the area likely unable to find new housing within Salt Lake City. Housing loss mitigation and displacement policies are essential to ensure our City grows in a way that is sensitive to existing housing-vulnerable residents. Housing loss mitigation and displacement policies are currently in the process of being developed and refined by the Administration, and decisionmakers should be extraordinarily careful in considering proposals that impact housing in our City until these important protections are in place.

Finally, while well intended, I am not convinced that the proposed co-living space is a true solution to addressing affordability, especially when defined affordably is not explicitly required and enforced as a condition of approval. In many growing cities in the U.S., market developed co-living spaces – either new construction or rehabilitation/conversion of existing buildings – have not resulted in new affordable housing. Instead, many of these market rate co-living spaces are designed and marketed as luxury co-living and/or co-working arrangements for young professionals. While

more affordable than normal market rate one bedroom or studio units, they are often not the type of deeply affordable housing Salt Lake City requires. Moreover, co-living units by their nature will often not be suitable for families and other multi-generational households. The vast majority of the new development in our City in the last decade has indeed been primarily studio/1-bedroom units, and the housing needs of both families with children and multigenerational households have been ignored by the private development market and not fully supported by the City through effective policy. This immediate proposal appears to be a continuation of this trend.

Thank you for your time in considering the above. Please do not hesitate to reach out if you would like to discuss further.

Thank you,

Jack Davis

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Avenue Apartments  
**Date:** Tuesday, June 22, 2021 12:51:29 PM

---

Dear Ms Pace

My name is Jamie Skinner I currently live on Beueno it has become my home. I was in a traumatic car accident and I was blessed to find a home I could afford for myself and my Daughter and i moved into 3..

I am against the distruction especially of small community neighborhoods, and against the zoning..

Also I don't believe we had enough time

We were not notified besides a paper on poster board that would fall all the time.

I will be attending the meeting on Wednesday

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Avenue Apartments  
**Date:** Tuesday, June 22, 2021 12:58:44 PM

---

Dear Ms. Pace,

I am a current resident at [REDACTED] I have been here for 3 years, this is the first place I have thought of, as my home! Before I was a resident I was in a traumatic car accident; where I was considered dead and was life-flighted to IHC from Duchene .I was blessed and survived to see my daughter grow. Then I was blessed to find a home #3 on Bueno Ave and even better a two bedroom.. I made this a home for me and my daughter.

The zoning is inappropriate, we have a wonderful community here on Buano, we have lost one out resident, his house was the only bad house on this street. We have a beautiful area in the back where we have our animal friends.

We were not notify of the public hearing properly, a flyer on a poster was connected to a stick, placed in the ground, daily it falls down, I hammer the poster into the ground so everyone is aware of the Public hearing, if we could have more time so the neighbors can be notified.

Thank you

Jamie Skinner

**From:** [REDACTED]  
**Cc:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Against Planning Commission proposals Bueno Ave Rooming House  
**Date:** Wednesday, June 23, 2021 6:09:07 AM

---

Case numbers PLNPCM2021-00045, PLNPCM2021-00046, PLNPCM2021-00048 & PLNPCM2021-00047

I am against this proposal/s since this project/proposal will make almost 20+ renters homeless. This will emphasize that government is not the solution. it is the problem. This proposal will create serious negative consequences for renters.

Due to the large loss of housing, this project should wait until SLC updates and passes their new Housing Loss Mitigation ordinance.

The City seems to recognize the problems that projects like these have because they deferred action on the new RMF 30 proposal until the new Housing Loss Mitigation ordinance is passed.

Please do not advance this proposal

George Chapman [REDACTED]



**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Apartments Application comments  
**Date:** Thursday, June 24, 2021 3:05:18 PM  
**Attachments:** [Bueno Project comments 6-22-21.docx](#)

---

Hi Katia,

Reading the Planning Commission report on this project from yesterday part of it was forwarded to the city council in whole and some conditionally.

Attached are our comments filed Tuesday, June 29th. Regarding those comments what we would recommend is for the city council to ask for an informal session between the development interests and the concerned community to discuss their eligibility protocol. That might help the council and the public know more clearly what is being proposed.

Thank you,

Tim Funk  
Crossroads Urban Center  
[REDACTED]

**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) comments on multiple petitions associated with Bueno Ave.  
**Date:** Wednesday, June 23, 2021 4:14:51 PM

---

To members of the Planning Commission

From Cindy Cromer

Re petitions on Bueno Ave.

6/23/21

I have lived or owned property on the block to the north since 1976. I am well familiar with the inadequacies on the infrastructure on this section of Bueno. I am going to keep my comments short and to the point.

1 By proceeding with the conditional use and planned development, you are stamping this proposal a **DONE DEAL** when you do not have decision making capability. The City Council has the authority to make the other decisions and it is clear that there will be opposition at the Council's hearing. You are sending a message to the public: It is DONE DEAL.

2 The purpose of a planned development is to make improve a project over what a strict interpretation of the ordinance would allow. The requested modifications to the ordinance fail to provide an improvement. I especially object to the one-story amenity building on 700 E which is not consistent with the anticipated street wall or the existing multiple unit building to the south. The reduction in required setbacks is entirely to the developers' advantage.

3 The staff is assuming that there will magically be mitigation for the lost housing. That is not and has not been the case. A new ordinance for housing loss mitigation and displacement is in its early stages under the label of a "gentrification study." There is nothing required of these developers in terms of affordability. They can pocket the money they are saving on the reduction in the number of kitchens. You are approving market-rate housing. This is a repeat of the Lincoln Street and 200 S story where the developers dangled the possibility of some affordable units in front of you....maybe.

I resent the DONE DEAL aspects of the process on such an important project. The cart-before-the-horse ensures that I will stay on this proposal as it proceeds to the City Council. It is essential that the Council negotiate guarantees that the existing affordable units will be replaced, something you do not have the authority to do.

The developers have to their credit let tenants know ahead of time about the displacement. This is less bad than the Kozo Apartments, The Annex, and The Carlton. I do always attempt to say something "nice." That is all I can think of in this case.

**From:** [cindy.cromer](#)  
**To:** [Pace, Katia](#)  
**Cc:** [Norris, Nick](#); [Oktay, Michaela](#); [Clark, Aubrey](#); [Tuuaao, Priscilla](#); [Tarbet, Nick](#); [Weeks, Russell](#); [Thomas, Blake](#); [Vickery, Hannah](#)  
**Subject:** (EXTERNAL) Fw: Bueno Ave.: request to the Planning Commission  
**Date:** Monday, July 12, 2021 3:11:05 PM  
**Attachments:** [Ordinance amending single room occupancy regulations \(legislative\) 4.13.....docx](#)

---

Katia-Please forward this request to members of the Planning Commission excluding Commissioner Bell.

To members of the Planning Commission  
From Cindy Cromer  
Re proposals related to Bueno Avenue, meeting 6/23/21  
7/12/21

As a long-time investor on the block east of the proposal, I probably have more history about the planning and redevelopment of this block than anyone, and I deeply regret not writing you sooner. My written comments arrived shortly before your meeting on 6/23 and I commented at the hearing. I appreciate that you considered my cautionary remarks about the Fair Housing Act. I also appreciate that you separated the master plan amendment and zoning request from the other 2 proposals. Unfortunately, those two adjustments do not address the numerous issues with the applicant's request. I am writing to ask one of the Commissioners who voted in favor of the master plan amendment to consider recalling the motion. That is admittedly a bold request on my part, one that I have never made before.

**EXISTING AND ANTICIPATED DEVELOPMENT ON THE BLOCK** Everyone, everyone, failed to take a comprehensive look at this block bounded by 100 S, 200 S, 800 E, and 700 E. This neighborhood, the Bryant neighborhood, has more small area plans than any other part of the City. There is a reason for that--the complexity of its land uses and the compromises that the City made in over the years to fix its mistakes. In terms of land use, this block is remarkably intact with more intense uses on the four corners and an interior block street. The corners are anchored by the tallest building on the block (Akerlow, Thomas, Dyer-ATD), an institutional use, a 2 1/2 story walk-up apartment building, and a nonconforming business property. The former site of the YMCA redeveloped as condo housing (Watts Corp.) and a corner gas station as ATD's condo project. No one considered the impact of these condominiums on the future land uses on the block. The Watts project has 3 street frontages. As indicated, the ATD project is the tallest building on the block. Barring disasters, these condominiums are permanent land uses and built forms because the sum of the parts in divided ownership exceeds the value of the whole.

The location of the block between one of Salt Lake's great streets, 800 E, and the State highway on 700 E presents a challenge in terms of appropriate mass and scale, but the

presence of the condominium projects determines the appropriate height of the block. It should be less than the anchor corner on 800 E and 100 S which is 4 stories to maintain the development pattern, and it should respect the existing height of the large Watts project. Additionally, the interior courts are wonderful places to live. Bueno hasn't received the reinvestment of the other interior courts in the neighborhood precisely because of the land banking. In choosing recipients for CDBG funding, the City would not favor a single property owner.

The short version is that the Commission failed to consider the potential for redevelopment on the rest of the block, the legacy of the condo developments, and the remarkable degree to which the development pattern has remained intact after decades of bruising, bad decisions by the City regarding office uses and medical clinics. There is no protection for the fabric which remains on the block except the condo projects; they are not going away. You failed to address their permanence and the concurrent potential for significant redevelopment on other parcels besides the ones in the petitions. Your recommendation fails to protect previous investments on the block and compromises the future redevelopment of other property owners' investments by the excessive height allowed and the reduced setbacks required by the applicant.

**FAIR HOUSING** It is a measure of the silos in City government that a citizen has to be the person to bring up this issue. You cannot violate Federal law to accommodate an exploitive development. And you can expect sustained opposition from me if you persist in considering concessions to a developer which are not allowed in the pending Shared Housing ordinance and are not available to me as a landlord.

The draft ordinance for Shared Housing allows occupancy by up to 2 people without specifying the age of the people. So a single parent and a child could be occupants based on the draft definition for shared housing. It is inconsistent for the City to allow 2 people/bedroom in proposed "shared housing" but to restrict occupancy to 1 person/bedroom in this project moving forward under the existing definition of "rooming house."

**MITIGATION OF RESIDENTIAL HOUSING LOSS** The condition of approval in the staff report regarding the mitigation ordinance would suggest that there would be some replacement of the lost units, which offer different types of housing than the proposal at far less cost. That is not true. If you factored that possibility into your decision, you were wrong. Additionally, there is nothing in the ordinance to assist the current tenants when they are displaced. There is nowhere in the City for them to get comparable housing.

Even though the application of the mitigation ordinance would not have replaced the lost units, you were in violation of the ordinance by proceeding without the report required by the ordinance.

### **18.97.040: HOUSING MITIGATION JUSTIFICATION TO COUNCIL:**

A. Report To City Before Rezoning Hearings: The director of the department of community and neighborhoods, or designee, **shall** prepare a report justifying the method of housing mitigation recommended by the director, including the factual basis upon which it is premised and a factually based justification for the recommendation. This report **shall be submitted to the planning commission in sufficient time for its deliberation concerning the advisability of effectuating the petitioner's request for a zoning change.** The petitioner may, likewise, submit its proposal and the factual and legal justification for mitigation, if any, or why the director's recommendations are appropriate or should be modified. **The commission shall include in its evaluation an evaluation of the adequacy of the housing loss mitigation plan,** proposed by the petitioner and that recommended by director of the department of community and neighborhoods. (emphases added)

This ordinance is such a piece of junk that I don't read it often, but I did on 7/11/21. The meaning of "shall" is unambiguous. The City Attorney's office offered you an "out" by suggesting tabling regarding the Fair Housing issue. There was more than one reason to table. The failure to have a report on Housing Mitigation was another. You did have such a report for the rezoning at Wasatch Community Gardens. You have gone down this road before. You just didn't remember any better than I did that you had to have a report before acting.

**PENDING LEGISLATION** These issues get very complicated. Let's just start with the definitions of housing types in 27A. The word "unit" is restricted to condominiums. There are abundant adopted definitions of dwelling types, including "rooming house." There is apparently no limit on the size of a "rooming house," although the size of the proposed project is not consistent with a house, more like a hotel.

The issue of definition becomes more complicated because the City Council is considering the SRO ordinance that the Commission reviewed years ago and has changed the name to "shared housing." How is "shared housing" different from a "rooming house?" The draft ordinance (attached) contains numerous restrictions on the location of shared housing, the management of the property, and the number of occupants (2 per bedroom). As far as I can determine, the latest draft of the shared housing ordinance would not allow projects in the RMF-45 zone. Would this proposal on Bueno become nonconforming as a result of the requested zone? Clearly the management on Bueno would be less than required in shared housing. Why? How can the City propose limiting the number of occupants to 1 in a rooming house but allow 2 occupants in shared housing? The Council will resume consideration of Shared Housing next month.

The City Council is in the early stages of a replacement for the dysfunctional ordinance on Housing Loss, now called the Gentrification Study. This legislative initiative followed public opposition after the Commission sent a unanimous positive recommendation to the Council regarding the RMF-30 modifications. It was very clear that the modifications would result in the loss of existing, less expensive housing and the displacement of residents. The Council intends to deal with at least one of these consequences of the proposed changes to RMF-30 zoning. There is nothing in the proposal on Bueno regarding displacement or replacement of less expensive housing. Yes, what the current tenants are paying now is less than what the future tenants will pay for a room and bathroom.

### **OTHER TOPICS FOR CLARIFICATION**

At the public hearing, 9 citizens spoke against the proposal. One associated with the current owners spoke in favor. Another made supportive comments about the rezoning and master plan amendment but was opposed to the planned development. There was little indication during the Commission's discussion that the public comment mattered. My own comment about the Fair Housing Act did appear to register with the Commission. How relevant is public opinion in the case of a master plan amendment and zoning change?

"Attainability," that's what the developer calls the new type of housing. Here's some perspective on the developer's statements about attainability. The gross rents for ONE of the 4-bedroom suites are more than I receive for my entire 4-plex on the other side of 800 E, with 4 full 1-bedroom apartments and a bundle of inclusions. The developer is peddling the social righteousness of the project. It is lucrative, or the developer would not be proceeding. The developer stated over and over that the project doesn't involve any government support. Neither do my rentals.

There is no information from Engineering or Public Utilities about the so-called existing, "private" utilities and how they compare to utilities serving other private streets such as Koneta Court where you recently approved an infill project relying upon the existing utilities.

"pleased that it would be on the Eastside" There appears to be little appreciation of the diversity in the Bryant neighborhood. It is a CDBG eligible area. It has one of the City's most diverse populations based on income, education, religious background, ethnicity, and I would add health, although that diversity is rapidly diminishing. It is the drug treatment center of the City along with the Central City neighborhood to the west. In places we have multiple group homes per block face. The Other Side Academy is successfully operating across the intersection at 700 E and 100 S. It contains the highest concentration on nonconforming medical clinics and business properties in the City.

What is wrong with some high-end townhouses in the \$800,000 range? They would increase diversity because there certainly are none available on this block or on the 3 adjacent blocks in the Bryant neighborhood. That's a total of 40 acres. A project such as the one on Bishop Place on Capitol Hill would be well suited to this interior block and consistent with the existing master plan and zoning. And it could include some affordable housing.

How will the City avoid the possibility that the short-term occupancy allowed in the definition of a "rooming house" will lead to the use of the housing for Air B & B, either through the leasing agent or through subletting? The length of occupancy required is a minimum of 30 days.

June 23, 2021

Re: Planned Development (PLNPCM2021-00045)  
Conditional Use (PLNPCM2021-00046)  
Master Plan Amendment (PLNPCM2021-00047)  
Zoning Map Amendment (PLNPCM2021-00048),  
“Bueno Avenue Co-Living Apartments” Redevelopment Proposal

Dear Members of the Planning Commission and Staff,

This is a second comment about the Bueno Avenue Apartments agenda item in front of the Planning Commission on June 23<sup>rd</sup>. I am continuing to detail why I disagree with the analysis and conclusions of the recently released staff report on the Bueno Avenue Apartments proposal for rezoning and redevelopment of 10 contiguous lots at this site.

I once again state my strong opposition to the request for Master Plan and Zoning Amendments as well as conditional use and planned development in Salt Lake City on Bueno Avenue between 700 and 800 E by the owners and their representatives.

**I urge you to definitively vote NO on this application after a motion to deny the requests for all four elements if you choose to address all four at this time. That said, I would instead ask that you separate the Master Plan and Zoning Map Amendments from the CU/PUD, and only take action to deny the former at the June 23<sup>rd</sup> meeting.**

This document will focus on my own analysis of 21A.50.050: STANDARDS FOR GENERAL AMENDMENTS in city code, which includes a discussion of key components of the current Central Community Master Plan and also the goal and objectives of Growing SLC as discussed in the staff report. Because the CU/PUD are tied into one hearing, I include discussions of them as well.

### **Review and Analysis of Standards**

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.”

In my opinion **this application is inconsistent** with the Central City Master Plan in numerous ways. A master plan and map amendment is therefore utterly unwarranted and should not be approved.

Goals of the current Central Community Master Plan, as adopted by the City Council, include:

- “Policy RLU 1.0 – Based on the Future Land Use Map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.” (p. 9)

***Comment – rezoning SR3 does not comply with this. The current housing stock is workforce and low income-attainable housing, a mix of a prior urban renewal modest apartment building and 7 small, quaint, naturally affordable housing. Specifically, some or all of the houses would be highly desirable for purchase as that is a crisis, too. Otherwise, as older rentals they have***

*provided stable rental housing for many years according to tenants. Rents are currently \$700/month according to tenants. Several tenants say they are on disability fixed income. This change would set the stage to lose 13 units of this key type of housing for which there is no viable comparable mitigation. The current SR3 zoning for the houses also specifically is for the purpose of maintaining the character, scale, and fabric of the unique interior blocks and courts in the Central Community.*

- “Policy RLU-1.1 – Preserve low-density residential neighborhoods and keep them from being replaced by higher density residential and commercial uses. “

***Comment – rezoning from SR3 does not comply with this, nor do the CU/PUD proposals***

What exactly is the proposed unit count and therefore density category for the CU/PUD? According to the staff report, developers propose 65 units, which apparently is medium/high and compatible with RMF45 – even if RMF45 could be justified. But is this really true?

In my opinion, if the “co-living” rooming house as proposed is renting **by the bedroom**, the appropriate unit of measure for density and zoning considerations is the bedroom count. With 1-4 bedrooms per unit (like dorm suite?), the density would be much higher. Since I could not find the actual bedroom count, a low assumption might be average 2 bedrooms per suite. **That would put the unit density at 130+.** This seems to have been ignored in the staff report.

This is far more appropriate for a transit station or other specifically high density existing zoning, or a commercial to residential rezoning. It is completely out of scale and density for this location.

- “Policy RLU 2.0 – Preserve and Protect existing single and multi-family residential dwellings within the Central Community through codes, regulations, and design review.”

***Comment – rezoning from SR3 does not comply with this, nor do the CU/PUD proposals.***

- “Policy HP1: Central Community gives high priority to the preservation of historic structures and development patterns.”

***Comment – rezoning SR3 does not comply with this, nor do the CU/PUD proposals.***

Notably, the midblock interior streets and courts are a unique feature to the Central Community. They add character, human-scale massing and feel as compared to the excessively wide major streets and 10-acre platting. As such, they are what make our neighborhoods more interesting and livable. I know this from experience, as I live on one of those streets.

They also were created to provide areas of smaller workforce housing among the larger houses and classic 12-plex apartment buildings. **Replacing the Bueno houses with a massive high-rise apartment building is completely out of character and does negatively impact the surrounding properties. It would permanently destroy rather than preserve and enhance one of the relatively few interior court blocks in Salt Lake City.**

- “HP-1.2 Ensure that zoning is conducive to preservation of significant and contributing structures or properties.”

***Comment – rezoning SR3 does not comply with this, nor do the CU/PUD proposals.***

At least 6 of the 7 cottages are contributing structures to the Eastside National Historic District (Bryant addition). Although I have not been able to confirm this yet, residents tell me that they were at one time a polygamous compound, with 6 of the houses for the sister-wives. That is part of the unique and colorful history of Salt Lake City. The developers claim the houses are not historic, by which they mean not individually listed, I presume. **But they are contributing.**



Moreover, being in the National Historic district, owners of contributing structures qualify for preservation tax credits for rehabilitation, a fact that seems to escape the developers. One resident proudly gave me a tour of their home, which was full of original details and character. They also cherished the connected yards, trees, and quiet of their small street, even just off of 700 S.

Dismissing these houses with “The existing homes on this inner block have major structural and foundation issues, electrical code deficiencies, and serious plumbing problems.” (staff report p. 85) is particularly grating. My husband and I purchased a similar house on an interior block street after decades of it being a rental. We continue to work to update the property. So have many of my neighbors. Welcome to historic house rehabilitation. Developers consistently claim they cannot afford preservation or upgrades although we regular homeowners find ways to do it. Also the claim that local governments cannot require property maintenance from owners is ridiculous. From weed ordinances to setbacks to health and safety like fire codes, there are numerous codes and requirements for both individual homeowners and rental and commercial property owners. Like all constitutional rights, there are many limits, and “property rights” have a multitude.

**Again, Small cottage homes are much of what is left of naturally affordable housing. The city must find ways to preserve them, not pave the way for demolition.**

The Bryant and University areas already have a high rate of multi-family zoning as compared to many other parts of our city. To reiterate, spot rezoning to higher density should not be approved.

Salt Lake City officials should continue to defend Council-approved district master plans. The goals, vision, descriptions, and residential land use policies (RLUs are even more relevant today than when the Central Community Master Plan was approved in 2005.

The current mix of land uses and zoning in the Central Community, specifically in the Central City Historic District (Boundary Increase), or Bryant Neighborhood is an argument AGAINST this Amendment rather than in support of it. Our area remains substantially over-zoned.

In many cases, the underlying zoning exceeds the actual structures on site. Many of the surrounding structures are 2-21/2 story multifamily structures that appear to be more like RMF35 or unit-legalized R2 than RMF45. What appear in some cases to be single family historic residences are, in fact, often unit-legalized multi-plexes, often tri-plexes but sometimes 4, 5, 6plexes.

That said, one of the best things about living where we do is the mix of single family, multi-family apartment buildings, small and large commercial, and institutional uses. Vast swaths of our city – Sugarhouse, East Bench, Upper Avenues, West Side, have much more single-use and large blocks of consistent zoning. We are already highly diverse in land use types. It is the other neighborhoods that need more of a mix, not necessarily ours, at this point.

### **Future Land Use Map, Zoning Definitions and Target Density**

Throughout the Zoning Ordinance, Title 21A, the preferred term is “moderate density”, though “medium density” is used once as a synonym. Meanwhile, the Central Community Plan Future Land Use Map uses “medium density” so I am going to assume these terms are interchangeable.

According to code definitions, low density is <15 units per acre, while moderate (medium) is <30 units per acre, moderate/high is <43 units per acre, and high is <83 units per acre.

I quote from the Central City Master Plan, pp. 5-6:

“Bryant neighborhood. The Bryant neighborhood is located between 700 and 1000 East from South Temple to 400 South. The layout of the lots and the residential architecture of the Bryant neighborhood are similar to those found in the neighborhoods directly west, across 700 East in the Central City area. Both have the same 10-acre blocks and several examples of early, adobe Greek Revival architecture. It has a rich collection of many architectural styles, including handsome large homes with classical porticos and expansive porches.

The neighborhood also has well-preserved inner courts unlike those farther west. These small streets that penetrate the ten-acre blocks, such as Dooley and Strong courts are still lined with small cottages dating from the beginning of the twentieth century. **The combination of imposing homes on the main streets and the small dwellings of the inner-block courts indicate that the population of this area has always been a mixture of the rooted and the transient and the upper and lower income classes. [emphasis added]** The proximity to the Central Business District and the University of Utah campus prompted early development of the area and was a major factor in the original zoning of this neighborhood for mixed residential uses and larger scale apartments. **Pressure to develop or redevelop into higher densities has become one of the most significant issues confronting this area. [emphasis added]** ...

*Issues within the East Central North neighborhood*

Residential

- **Reduce excessive density potential, stabilize the neighborhood, and conserve the neighborhood’s residential character. [emphasis added]**
- Improve zoning enforcement, including illegal conversion to apartments, yard cleanup, “slum lords,” etc.
- **Encourage higher density housing in East Downtown, Downtown, and Gateway to decrease the pressure to meet those housing needs in this neighborhood. [emphasis added]**
- **Ensure new multi-family development is carefully sited, well designed, and compatible in scale. [emphasis added]**
- Provide more affordable housing (owner occupied and rental).”

“Managing future growth of the Central Community relies on successful implementation of this master plan and the small area master plans. The future land use designations described in each chapter suggest potential land use changes but encourage stability where land uses should remain unchanged. The Future Land Use map (page 2) depicts the desired general land use policy direction. Each land use chapter is linked to the Future Land Use map.

Implementation of this land use policy is supported through recommended zoning ordinances that are consistent and compatible with the Future Land Use map. Areas where existing zoning does not match the land use map will need to be considered for zoning changes to be consistent with the master plan.” (p. 8)

**This Zoning Amendment application is INCONSISTENT with the Future Land Use Map which clearly shows the parcels in question.**

Given the concerns over affordability in the area, it is important to preserve and support existing, older housing. This is clearly stated in the 2018-2023 Growing Salt Lake City Housing Plan.

The Staff report claims that this proposal complies with elements of the Growing SLC Plan but that appears to be mis-applied.

“GOAL 1. Increase Housing Options:

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.

Objective 3: Lead in the construction of innovative housing solutions.” (p. 87 of report)

*I disagree that this proposal meets this Goal or objectives.*

Objective 1 is mostly directed to the legislative body of the city, the Council, which has the legal authority to make many of the changes. Spot upzoning should not be a tool extensively used to target already existing residential housing and set the stage for its demolition and replacement, when other properties in more appropriate zoning exist all over the Salt Lake Valley.

Also, the Growing SLC plan specifically refers to very low income affordability (40%AMI), which this proposal makes no commitment whatsoever to meet. **Objective 1 is not met.**

The staff report fails to document current rents or compare to what is proposed in the PUD/CU. As previously noted, according to several current tenants (most units are still occupied by long-term residents as of this writing), rents remain at \$700 / month per unit, including the houses. Several tenants are on disability and this housing is critical to them, and beloved. You can see this by the patio plantings and yards that many have invested in. Some told me that if they are evicted, they could never afford the new places, nor would they want to live in that environment (co-living). They fear that their next home would likely be a tent downtown due to years-long wait lists for subsidized or public housing units.

Objective 2 – ignoring or downplaying zoning ordinance standards should not be how the city removes impediments. Other cities and states are trying to address the complex morass of tax credit financing for affordable units, as an alternative example. I would argue that if anything, to assure affordability and sustainability, the city may need more requirements (I would not use the word impediments), like inclusionary zoning.

Objective 3 – Co-living as described in the sales pitch for the CU and PUD do not seem to be innovative, honestly – they sound like glorified dorm housing, as even pitched by companies like Starcity in California. This building would in all likelihood will become a de facto off-campus dormitory for University of Utah students. The University of Utah continues to build its own residence halls apace and has plenty of land to continue to do so to meet its own master plan. It has also leased various floors in new buildings in the 400 South corridor. A quick search and review of new co-living housing developments, mostly in California in extremely high-cost cities, leaves more questions and concerns than answers. For example, on a per-square-foot basis, especially given the resident tradeoffs of privacy and control, are rents actually more affordable, or just less for less?

This does not seem ready for SLC to adopt yet, certainly not at this location through inappropriate rezoning and conditional use approvals. The staff report fails to analyze or document the experience to date with these developments.

**The city should not be adding units at all costs in the name of a “crisis” long in the making by disregarding area master plans and other important citywide goals and values.**

The first rule of being in a deep hole is to stop digging.

The city must stop digging bigger holes by facilitating the loss of natural affordable housing, both rental and owner occupied.

This proposal is contrary to the goal of increasing affordable units for very low SES individuals. More units do not necessarily more affordability at the levels needed.

Approaches like more direct public housing are desperately needed, not more valuation gifts and subsidies to private developers.

**“Standard 2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance”**

This criterion can be a bit confusing. The SR3 zone, Special Development Pattern Residential,- purpose statement is: “The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks.”

The rezoning to RMF45 clearly violates this purpose statement, as it is completely out of scale with traditional and typical interior block scale and character. I do not understand why the staff report fails to clearly state this.

**“Standard 3. The extent to which a proposed map amendment will affect adjacent properties”**

I disagree that this proposed amendment – specifically the SR3 to RMF45 rezone - is consistent with surrounding zoning. Properties adjacent to and northeast of the Parcels are indeed located in the RMF-45 District.

The mere fact of the existence other nearby properties with higher density zoning does not lead to the conclusion that such zoning is also appropriate at the parcels in question. It is a logical fallacy.

In fact, the extensive master planning process that led to the 2005 Central Community Master plan rejected this argument when it set the Future Land Use plan to reflect parcel-by-parcel, block by block zoning. Yes, much of it is mixed zoning in this area. Arguably, many parcels remain over-zoned. Over-zoning even more parcels just compounds the issue.

The balance has already been tipped too far to RMF45 zoning in this block already.

This leads to a series of negative impacts and undermines affordable housing—especially for prospective owner occupants who are getting regularly outbid by developers and investors for what from the street appear to be single-family homes. Affordability must be considered for homeowners as well as renters. With the population of SLC now more than 50% renters, and renters having almost no protections or rights in the State of Utah given the control of the Legislature by real estate interests, cities must work especially hard to retain what affordable units exist now.

Remember, affordability is a ratio, and it is relative to income. So “affordability” is meaningless without context. Actual rents and AMIs must be specified.

Just because our neighborhood already has a mix of apartment buildings, it does not follow that additional ones on parcels not zoned for such use is appropriate. Quite the opposite, given that our neighborhood is already the most diverse in terms of zoning and also the most dense, the city should focus development on priority areas that are properly zoned.

Based on the analysis of this application and the purposes, goals, objectives, and policies of the city as explained previously, this request is not consistent with these, and does not meet the standards for approval.

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

Although this block is not in a local historic district, it is in the Eastside National Historic District. The proposed demolitions would eat away at the total number of contributory structures and along with other losses would cumulatively harm the viability of the district.

**Standard 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, storm water drainage systems, water supplies, and wastewater and refuse collection.”**

The issue of private streets like this section of Bueno in Salt Lake City is a real one, and highly problematic. That said, the current owners should have been fully aware of the infrastructure ownership they were taking on. To claim that the only way to pay for upgrades is to demolish and build a large complex seems disingenuous.

Further, the conceptual plan would remove all existing vegetation, including shaded yards and numerous old trees. I strongly disagree with the planner’s “comply” assessment regarding landscaping on p. 98. “The applicant assessed the condition, size, type of tree and their location with respect to the development improvements necessary to support the project. It was determined that many of the trees were not on the preferred species type of tree or had not been well maintained. Many trees were unhealthy or had been brutally trimmed over the years to allow them to exist under the overhead power lines on site. Some other trees were not in a location that would allow them to be saved. There are three trees in the southeast corner of the site that could possibly be saved and adequately incorporated into the new landscaping design.”

The assessment of the owner seems dubious at best – what silviculture or urban forestry qualifications do they have? In speaking with the residents, they highly value the tree cover. I noted that several trees were mulberries. Certainly, these are messy trees, though the residents say they use the fruit. They also have a unique Utah story – pioneers planted them to feed silkworms for an attempted silk production project. The project failed but the trees remain as drought-tolerant survivors across the city and state.

Right now, the SR3 parcels have landscaped yards, there is an island the residents call the park that is vegetated, and the street is not paved. All of this is permeable to varying degrees and is critical to stormwater absorption as green infrastructure. The trees and grass reduce summer temperatures and local heat island effects.

In contrast, the large apartment complex will be impermeable, and will be surrounded by a flat surface, likely dark asphalt, hardscaped parking area. This will increase the local heat island effect and also lead to excessive runoff. As a graduate student in the MPA and Sustainability Certificate program, I worked

with SLC Sustainability to draft a green infrastructure rating system. Given the record temperatures and increasingly apparent and dire effects of climate change, the city must recognize the value of green spaces and green infrastructure and stop “paving paradise” in the name of a housing crisis. District Four and specifically Central City is lacking in green spaces and pocket parks. Any redevelopment of the site should include a public pocket park – not a private clubhouse.

Although the applicant will upgrade the water and sewer as a part of the project, apparently, the scale and scope of that is due to the proposed CU/PUD and would not likely need to be done otherwise. Meanwhile, the stormwater system is regularly overwhelmed along 200 S and all of the hardscaping would funnel into that.

Regarding public transportation, this site is several large city blocks from either the 900 E or 600 E TRAX stations. More than a ¼ mile walk means far less use of transit, studies show.

Honestly, the scope, scale, and density of the project would fit much better in an existing Transit Station Zone.

As far as bicycling, the developers mention interior bicycle storage. That is nice, but how much storage? Enough room for at least 1 bicycle per bedroom? A vague and meaningless pledge at this stage.

Also, 700 East is a terrible, dangerous high-speed street for bicycling. It is not possible to turn left across it from Bueno, either. The sidewalks are not particularly wide. This complex would definitely push a lot of resident cyclists onto them. And unfortunately, despite the Complete Streets ordinance, the Transportation Department engineering failed to add in an eastbound bicycle lane on 100 S, so that will also remain a street that is hostile to bicycling. 800 E is a nice bikeway, but according to the site plan, the current access down the driveway would be fenced off. There should be a right of way secured and maintained to 800 E regardless of redevelopment. Bollards could block through traffic of cars.

Finally, I personally oppose parking minimums in principle. For nearly a decade I worked professionally in sustainability. One of my work areas was to encourage alternatives to private and single occupant vehicle trips. Unfortunately, the larger system design in our city, state, and nation continue to favor driving, exacerbated by the pandemic and fears of contagion on public transit.

With at least 130 bedrooms seemingly proposed in the CU, and the relative distance from TRAX, I fear that a majority of residents of co-living would have a car. The parking area seems inadequate, much as I detest flat surface parking. And it seems excessive at the same time. There is effectively no on-street parking on 700 E, either. This is just the wrong project for this site from a transportation perspective.

**This proposal does not therefore comply with this standard.**

**Based on all of the above factors, it is my opinion that, the Planning Commission should vote to deny this request in its entirety.**

Thank you for your time and attention, and your dedicated volunteer service to our city.

Jen Colby, Salt Lake City District 4/East Central Resident

June 23, 2021

Re: Planned Development (PLNPCM2021-00045)  
Conditional Use (PLNPCM2021-00046)  
Master Plan Amendment (PLNPCM2021-00047)  
Zoning Map Amendment (PLNPCM2021-00048),  
“Bueno Avenue Co-Living Apartments” Redevelopment Proposal

Dear Members of the Planning Commission and Staff,

This is a third comment about the Bueno Avenue Apartments agenda item in front of the Planning Commission on June 23<sup>rd</sup>. I am continuing to detail why I disagree with the analysis and conclusions of the recently released staff report on the Bueno Avenue Apartments proposal for rezoning and redevelopment of 10 contiguous lots at this site.

I once again state my strong opposition to the request for Master Plan and Zoning Amendments as well as conditional use and planned development in Salt Lake City on Bueno Avenue between 700 and 800 E by the owners and their representatives.

**I urge you to definitively vote NO on this application after a motion to deny the requests for all four elements if you choose to address all four.**

**That said, I would instead ask that you separate the Master Plan and Zoning Map Amendments from the CU/PUD, and only take action to deny the former at the June 23<sup>rd</sup> meeting.**

This document will focus on some proposed elements of the CU for a “rooming house/co-living complex.” As I have noted, I think the entire discussion and review of this is premature at best. That said, since it is on your docket, I provide these comments.

Co-living rooming houses are being pitched to you as an innovative “affordable” housing option, especially targeted at young adults. Unfortunately, the staff report did not provide any references or reviews of the current neo-rooming house model. What are the experiences and lessons learned to date have been in locations where they have been constructed, mostly California in the US so far?

The deliberate elimination of single room occupancy housing across the country is one contributing factor to the housing problems facing the US. But is this new-school-SRO “luxury” co-living model a real solution? If so, for whom? When I first read about these cropping up in high-cost European cities, I thought – and still think – that these could fill a housing niche for a segment of people.

That said, there are a lot of details to consider, from the potential for discrimination (are the suites “single sex” only? Binary concepts of sex only? mixed gender/sex? Designed for accessibility? Will there be a property manager on site? What if you don’t get along with your suite-mate, like in a dorm situation at university? What rights do you have to change suites? What are behavior rules? Are pets allowed? What if you are allergic? Smoking? Drinking alcohol (for of-age residents)? (this is especially



a Utah thing). What income brackets and age groups will be the target market? Who is left behind or out?

Given the pitch that the developers are not using tax credits, that should give pause at claims of affordability.

The social and legal considerations are significant and should be more carefully examined before SLC approves such a “co-living” CU.

Some references you may wish to read to fill those gaps. I encourage you to find some time to do your own research and read the full articles and others you may find. Here is a sample with quotes, from a very quick web search.

*Is Co-living a Solution to Affordable Housing?*

<https://hremedia.com/is-co-living-a-solution-to-affordable-housing/>

“...the jury is still out. While co-living spaces are indeed cheaper than renting a one-bedroom apartment in expensive urban areas, there isn’t much evidence to support them as an affordable alternative to traditional roommate share situations. Though co-living spaces do offer flexibility and convenience, which traditional roommate shares do not.”

*The Largest Co-Living Building in the World Is Coming to San Jose:*

*The startup Starcity plans to build an 800-unit, 18-story “dorm for adults” to help affordably house Silicon Valley’s booming workforce.*

<https://www.bloomberg.com/news/articles/2019-06-07/why-san-jose-may-get-a-co-living-mega-project>

“... most co-living developments don’t promote themselves as the cheapest bed in town: For that, finding a group home and cramming it with roommates can cost less, and you’ll still get to share spatulas and swap grunted hellos at the end of the workday. Instead, they’re pitching community-building as both a luxe amenity and a salve for the Bay Area’s tech-fueled social isolation. Life in a Starcity building is meant to be less stressful (no router installation or Ikea shopping!), have better feng shui, and, crucially, encourage you to be more social. “It’s a ‘put your phone down, have a conversation’ kind of place,” the company site says.”

*Dorm Living for Professionals Comes to San Francisco*

<https://www.nytimes.com/2018/03/04/technology/dorm-living-grown-ups-san-francisco.html>

Starcity residents get a bedroom of 130 square feet to 220 square feet. Many of the buildings will feature some units with a private bath for a higher rent. But Jon Dishotsky, Starcity’s co-founder and chief executive, said a ratio of one bathroom for every two to three bedrooms makes the most sense for large-scale affordability. ... Starcity’s target demographic makes \$40,000 to \$90,000 a year. Most of the residents, who range in age from their early 20s to early 50s, have no political philosophy around communes nor any previous experience in them. Moving in was a practical decision they each made.”

*Co-Living Assessed in a Time of Covid-19: Critical Intervention or Millennial Fad?*

<https://ir.stthomas.edu/cgi/viewcontent.cgi?article=1143&context=ustjlpp>

“Should we believe the hype? Or is so-called “co-living,” hyphenated or not, just another real estate developer’s attempt to extract more dollars per square foot while making Millennials feel better about their downward economic mobility – a piece of avocado toast you can live in, as it were? However, we might have thought about co-living before 2020, any current appraisal of it must necessarily take into account COVID-19, the U.S.’s failed response to the pandemic, and the consequent risks of dense living with a group of transient strangers in a time of stay-at-home orders, isolation/quarantine, and social distancing protocols. ...

Some of its less obvious risks and disadvantages have been observed elsewhere in the sharing economy: the possibility of private discrimination in who is accepted into the PodShare on the one hand, and on the other, the indiscriminate admission of possibly dangerous individuals, with no locking door between them and other residents. Yet these concerns, valid as they are, are currently dwarfed by the basic public health concerns raised by the ongoing COVID-19 crisis. ...

COVID-19 has not only changed how we live, and how many of us work. It has also changed - or has the potential to change - how we think about how we live and work: what we want, what we need, what we can do without. Before the coronavirus crisis, PodShare and its ilk confidently asserted not just the practical value but the moral virtue of their model of living, its superiority to acquisitive, permanent, and privacy-focused models centered on ownership and control of space. There were legitimate counterarguments to be made even then, but COVID-19 has conclusively demonstrated that smug certainties about the “best” way to live can run headlong into new realities. There is no easy escape from housing inequity. Pedestrians with a relative or friend’s suburban home to go for quarantine - disproportionately White, affluent, able-bodied, and well-educated - can avail themselves of options others cannot, and discard the PodShare experiment like last year’s Coachella outfit. Cute names cannot disguise the fact that persons forced by necessity to live in close quarters, with little privacy, doing “essential” work that cannot be done on a laptop from home or anywhere else, are acutely endangered by the ongoing pandemic, and living with a revolving group of similarly situated strangers only heightens that danger. Whatever their high-minded intentions, Podshare Inc. and similar co-living arrangements may prove to be yet another casualty of the current crisis.”

### **Location, location, location**

If city officials decide to approve a “co-living” project, it should be sited appropriately. There are much more appropriate parcels scattered throughout the city, including in the Central Community, which could allow for the use and development that the Applicant wishes to pursue. Real property is fungible, and the Applicant can simply purchase the necessary parcels elsewhere and pursue the project in an appropriate area. Apparently, the developers only have an option on the properties anyway, so claims of property rights seem premature. They can just go somewhere else if you deny this application.

The Starcity company in California specifically targets vacant or unneeded commercially zoned properties and converts them to residential or mixed use. Given the relatively tiny % of residentially zoned land in Salt Lake City already, this should be where any large new co-living development should be cited.

The Amendment should not be granted because the Applicant does not wish to comply with the current zoning regulations at these parcels and design an appropriate project. The owners have the

option to sell or back out of their options. Frankly, it is frustrating to see so many of these up-zoning proposals coming forward instead of investors finding suitable properties in the first place.

Alternatively, they should redesign the project to fit the current zoning or perhaps a more appropriate change.

Specifically, the garages on Bueno are in poor shape and have no value. They could be replaced with small cottage homes or townhomes/apartments/a tiny house community to match the other side of the street or row houses or similar. This might take creative lot re-configuration, but that would be in proper character with the SR3 zoning and mid-block street character.

The existing RMF45 parcel has quite a bit of room to extend or demolish and reconstruct a new apartment building within that site.

The one thing that an Amendment would result in immediately is an increase in the underlying valuation of the parcels. According to one real estate professional, each additional unit potential per parcel adds approximately \$20-25,000 in base valuation minimum. This is an unjustifiable “government giving” without a clear and enforceable benefit to the city – right now “more market rate units” does not meet that given the flood of “luxury” units.

I do hope the developers will seek a more appropriate site and try again for a co-living pilot project. I also hope that responsible, sensitive owners will take over the Bueno properties and bring forward a compatible infill project. Some lot divisions or reconfigurations would certainly be acceptable in that case.

This project at this site is not in the community or city interest to approve, as I have now repeatedly argued. **Once more, I ask that you please vote to deny this application and forward a negative recommendation to the City Council for this particular site and proposal.**

Sincerely,

Jen Colby, District 4/East Central Resident

June 22, 2021

Re: Planned Development (PLNPCM2021-00045)  
Conditional Use (PLNPCM2021-00046)  
Master Plan Amendment (PLNPCM2021-00047)  
Zoning Map Amendment (PLNPCM2021-00048),  
“Bueno Avenue Co-Living Apartments” Redevelopment Proposal

Dear Members of the Planning Commission and Staff,

I am writing to express my disappointment and disagreement with the analysis and conclusions of the recently released staff report on the Bueno Avenue Apartments proposal for rezoning and redevelopment of 10 contiguous lots at this site.

I wish to state my strong opposition to the request for Master Plan and Zoning Amendments as well as conditional use and planned development in Salt Lake City on Bueno Avenue between 700 and 800 E by the owners and their representatives. The comments below are my personal opinions and comments and do not represent any group or organization with which I may be affiliated.

**I urge you to definitively vote NO on this application after a motion to deny the requests for all four elements if you choose to address all four in one decision process. That said, I would instead ask that you separate the Master Plan and Zoning Map Amendments from the CU/PUD, postpone the latter, and then take action to deny the former at the June 23<sup>rd</sup> meeting.**

In my opinion it was inappropriate in the first place to consolidate a master plan and map amendment application with a conditional use (CU)/planned unit development (PUD) into one proposal, analysis, and review due to the scale and complexity. This is crystal clear from the staff report recommendations, which have so many conditions attached that this should raise red flags to you. These two substantively different actions should be should not be tied together like this. To that end, the CU and PUD should be separated out completely, as previously noted. The CU/PUD conceptual site plan and sales pitch confounding the analysis and recommendation decision for the master plan and map amendment request (colloquially, the re- or up-zoning request)

**Any vote or decision by the Planning Commission regarding the CU/PUD should be postponed until after any action by the City Council on the zoning and map amendment.** City Council action is listed as a necessary condition in the recommendations anyway. If for some reason the Council were to approve a zoning change as requested or to another zone, at that time the proposal for conditional use and /or a planned unit development should be re-analyzed separately.

I am particularly concerned about the slick sales pitch as well as vague language concerning affordability and other promised elements. I feel that the city would give away the store and get nothing guaranteed in return to meet housing, sustainability, and other critical city goals. I object to this co-living development at this location because it does not meet standards for interior block buildings in code or master plans. That said, given the number of concessions and changes requested, any such PUD, anywhere, needs to be tied to a long-term and strong development agreement. That is the purview of the City Council but should be noted.

I did review the staff report and am revisiting my understanding of the SLC zoning ordinance criteria for consideration of a master plan / zoning change. I also believe that the analysis for this in the staff report is flawed, and that the proposal fails to meet the standards. I understand that city officials and staff are under enormous pressure to address “the housing crisis,” a situation long in the making with many root causes. However, a crisis framework should not be used to ignore, shortcut, or bypass ordinances, approved master plans, and legal standards.

Overall, I feel that the Planning Commission should vote to recommend a denial for the master plan and map amendment. Of course, the City Council has the unique authority to ignore that recommendation and amend the master plans, maps, and zoning directly. If that were to happen, at that point additional application materials and conditions could be considered for a CU/PUD. Or at that point, the properties could have been resold again (apparently there have been multiple sales in the recent past) and the entire concept or proposal could be different. An up-zone in and of itself simply sets the stage for any number of possible actions by the property owner. More than anything, it simply increases the underlying property values, thus fueling the steep inflationary cycle (bubble?) currently under way.

Regarding the late submission of this comment: I live several blocks away on Lincoln Street and so was not directly noticed about the upcoming meeting. I was contacted by a neighborhood representative with the information just last week. I hope that you can find time to read and consider my comments prior to your decision.

I also want to note that the relative lack of public engagement on this application relative to ones such as the Kozo, Summum adjacent property, 200 S and other recent petitions should not be considered a tacit endorsement. Many of us are just able to begin restarting our full lives thanks to COVID-19 vaccination. We are also bombarded with these redevelopment proposals from all sides, it seems. As residents and volunteers, it is exhausting and overwhelming to try to keep up, even for the most dedicated and well informed (and even professional, paid) advocate.

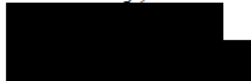
Also, in this case, most surrounding properties that would have been notified are rentals. After talking to some renters in the area, they are confused by the process, do not really understand the zoning or the materials that were distributed, and mostly are just fearful of increasing rents and displacement. They are disadvantaged in the process, especially with city meetings still being held virtually. Also, the one public meeting sign was face down in the street when I went by. I picked it up and leaned it against a post, the ground was too dry and hard to set it up again. Visibility is an issue.

Unfortunately, due to the pandemic the East Central Community Council has not had a formal meeting since early 2020. That said, they did submit a letter of opposition that is included in your packet, though basically ignored in the analysis. I concur with the points in the letter.

I will add my own or additional points to make the case for you to deny this petition in a separate comment as soon as possible.

Sincerely,

Jen Colby, MPA/Graduate Certificate in Sustainability



**From:** [REDACTED]  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Bueno Avenue Apartments.  
**Date:** Wednesday, July 7, 2021 11:19:12 PM

---

I hope it is not too late to make a comment about the Bueno Ave apartments project. There are a bunch of trees that grow up next to the trolley regent garages. Please don't let those be cut down.

Thank you  
Cherilyn Bradford

Sent from my iPhone