



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Principal Planner  
amanda.roman@slcgov.com or 801-535-7660

Date: February 23, 2022

Re: PLNPCM2021-01073 – Hoyt Place Zoning Map Amendment

## Zoning Map Amendment

**PROPERTY ADDRESS:** 858 W & 860 W Hoyt Place  
**PARCEL SIZE:** Total of .39 acres (Approx. 17,000 square feet)  
**PARCEL ID:** 08-35-405-016-0000 & 08-35-405-015-0000  
**MASTER PLAN:** North Temple Boulevard Plan  
**ZONING DISTRICT:** R-1/5,000 Single-Family Residential

**REQUEST:** Salt Lake City has received a request from Bert Holland of Hoyt Place Development LLC, representing the property owner, to amend the zoning map for the properties located at 858 W and 860 W Hoyt Place from R-1/5,000 Single-Family Residential to SR-3 Special Development Pattern Residential District. Hoyt Place is a private mid-block street off of 900 West and between 200 and 300 North. The intent of the rezone request is to allow for the redevelopment of the parcels. The subject properties are specifically mentioned in the North Temple Boulevard Master Plan and the 800 West Station Area Plan as under-utilized land that could accommodate residential infill development.

The Planning Commission's role in this application is to provide a recommendation to the City Council, who will make the final decision on the requested zoning map amendment.

**RECOMMENDATION:** Based on the findings in this staff report, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendments.

### ATTACHMENTS:

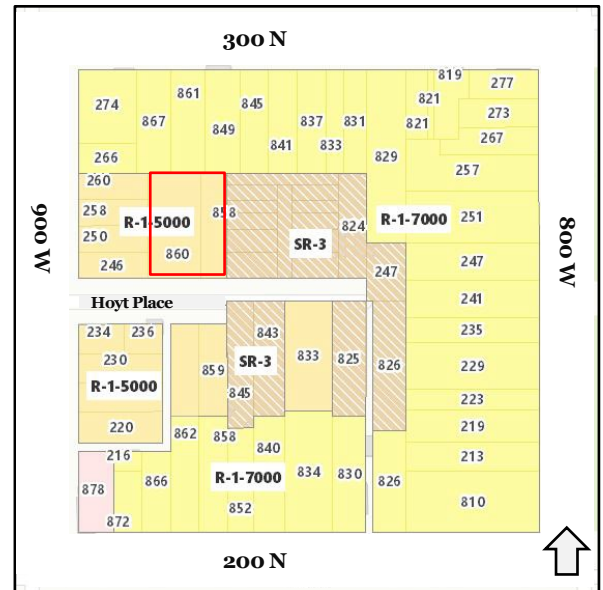
- A. [Current Zoning Map](#)
- B. [Applicant Information](#)
- C. [Housing Loss Mitigation Plan](#)
- D. [Analysis of Standards – Zoning Map Amendment](#)
- E. [Public Process and Comments](#)
- F. [Department Review Comments](#)

## PROJECT DESCRIPTION

The proposal to rezone the properties from -1/5,000 Single-Family Residential to SR-3 Special Development Pattern Residential is intended to increase the development potential of the land. The two parcels are approximately .39 acres (17,000 square feet) in size and have two existing single-family homes on them. The applicant provided a project narrative explaining the rationale for the zoning map amendment request that can be found in [Attachment B](#) of this report.

The SR-3 zone is a medium density zone that is intended for mid-block streets that are typically found throughout older neighborhoods within the city. The zone allows for residential infill development that includes single-family detached and attached, twin homes, and two-family dwellings. The purpose of the SR-3 district is to provide housing options that are in scale and compatible with interior block development, while preserving the existing character of the neighborhood.

While a development proposal has not been submitted for the properties, the applicant has stated that the two existing single-family homes on the site are undergoing a renovation and they plan to build an additional two single-family dwelling units at the rear of the property. The home on 860 W Hoyt Place was built in 1898 and the home on 858 W Hoyt Place was built in 1900. The preservation of existing housing stock is highly encouraged and discussed throughout city-wide master plans. The rezone would provide for more flexibility in potential housing options.



## Housing Mitigation Plan

Per Chapter 18.97 of the Zoning Ordinance, 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. The housing mitigation plan shall be proposed and submitted to the city's Planning Director and the Director of Community and Neighborhoods and shall be accompanied by a housing impact statement. While the applicant is not proposing to remove the existing housing units, and plans to build more housing, a housing mitigation plan is required for this petition because the SR-3 zone allows nonresidential uses.

Options for mitigating residential housing loss include, providing replacement housing, paying a fee to the City's housing trust fund based on the difference between the housing value and replacement cost of building new units, and where deteriorated housing exists and is not caused by deliberate indifference of the landowner, the petitioner may pay a flat fee to the City's housing trust fund.

The applicant submitted a housing loss mitigation plan, which can be found in [Attachment C](#), that satisfied this requirement by providing replacement housing. The final plan was evaluated and approved by the Community and Neighborhoods Director, Blake Thomas, prior to the petition being heard by the Planning Commission.

## KEY CONSIDERATIONS

The key considerations associated with this proposal are:

1. Hoyt Place Background
2. Compatibility with Adjacent Properties
3. Compliance with Master Plan Policies
4. R-1/5,000 and SR-3 Zoning Comparison

### Consideration 1: Hoyt Place Project Background

#### ***PLNPCM2015-00301***

In March 2016, the City Council approved a zoning map amendment for 8 properties along Hoyt Place. The lots were rezoned from R-1/5,000 and R-1/7,000 to SR-3. The current zoning map amendment request is a companion to the original 2015 petition. The purpose of the rezone was to allow for more flexibility in housing options and to implement the guidance found in the 800 West Station Area Plan, which calls for developing interior residential blocks.

#### ***PLNSUB2017-00324 & PLNSUB2017-00504***

In 2017, the Planning Commission approved a Planned Development and Preliminary Plat at approximately 854 W Hoyt Place. The two lots were rezoned with the 2016 zoning map amendment. The infill development will consist of 6 single-family attached units in two structures and 4 single-family detached units with optional accessory dwelling units. The project obtained Planned Development approval for lots without frontage on a public street, reduced rear yard setbacks, reduced lot sizes and widths, and a parking waiver for the ADU units. Phase 1 of the Hoyt Place development is undergoing building permit review.

#### ***PLNPCM2021-01223***

A Planned Development application has been submitted to the Planning Division for the property 825 W Hoyt Place. The applicant is proposing 12 single-family attached units. The project is under staff review and will be heard by the Planning Commission at a later date.

### Consideration 2: Compatibility with Adjacent Properties

The change in zoning would reflect the proposed residential development pattern as described in the North Temple Boulevard Plan and would provide a compatible infill housing opportunity.

As discussed in the project background, the properties directly east of the subject property were rezoned to SR-3 in 2016. As a part of the applicant's 2017 Planned Development and Preliminary Subdivision approval, the applicant was required to provide public improvements and utilities to the street. The applicant is currently working to obtain building permits to construct the 6 single-family attached units and 4 single-family detached units on the site. A rendering of the approved 2017 Planned Development is shown to the right.

Hoyt Place consists of mostly undeveloped parcels, but the development pattern is expected to change as property owners continue to apply



***Rendering of approved PD directly east of the subject properties (PLNSUB2017-00324 & PLNSUB2017-00504)***

for Planned Developments along the street. Other than the homes on the subject properties in this petition, there is one other existing single-family home on the street. In addition to the current Planned Development petition for 12 units at 825 W Hoyt Place, there are two other future Planned Development projects under consideration, including one at 843 W Hoyt Place, which is owned by the applicant of this petition. The applicant submitted and then withdrew a Planned Development proposal for 5 single-family detached units. They plan to resubmit in the future. If the projects come to fruition, the Planning Commission will be the approval authority.

While the applicant has not submitted a development proposal as a part of the zoning map amendment petition, the two existing structures on the property are being renovated and then he plans to subdivide the property, in order to construct additional housing units at the rear. The rezone would allow the applicant to subdivide the parcels into smaller square footages than what is currently permitted. Single-family detached units in the SR-3 zone require a lot size of 2,000 square feet rather than the 5,000 square feet required in the R-1/5,000 zone. A Planned Development application will be required for the proposal to allow for lots without frontage on a public street.

If the zoning map amendment is adopted, the change in zoning would be appropriate for the mid-block area. Other than the SR-3 zoned properties, the surrounding properties are either R-1/5,000 or R-1/7,000. The single-family residential zones do not allow attached units, while the SR-3 does. The SR-3 zone also permits twin homes and two-family dwellings. None of the surrounding zoning permits multi-family dwellings.

### Consideration 3: Compliance with Master Plan Policies

#### ***North Temple Boulevard Plan (2010)***

Hoyt Place is a private mid-block street located in the Jackson Neighborhood, which has been cited in the North Temple Boulevard Plan as an appropriate area for residential infill development. The Jackson Neighborhood is a single-family neighborhood characterized by small streets that bisect larger blocks, mature landscaping, and historic structures within the Northwest National Historic District. The 800 West Station Area Plan envisions the area to have a mix of uses, increased mobility and residential density, and a clearly defined sense of place.

The subject property is in the “800 West Stable Area”, which is an area of the neighborhood where smaller scale infill development is encouraged. The plan states that infill development should be located “primarily in mid-block areas that are currently underdeveloped or under-utilized.” New development should be incremental in nature and be compatible in scale and development pattern to existing structures.

The surrounding blocks in the Jackson Neighborhood include a variety of zoning designations including, Transit Station Area (TSA), single-family and multi-family residential. The proposed residential use is approximately 1,600 feet from the Jackson/Euclid TRAX station. Single-family detached dwelling units are specifically mentioned as appropriate housing types for the area and the plan states that, “Zoning regulations should be aimed at maintaining the existing development characteristics while allowing appropriately scaled residential infill development.” The proposed zoning map amendment supports the policies and vision of the North Temple Boulevard Plan, and more specifically, the 800 West Station Area Plan.



There are opportunities for infill development in the interiors of the blocks in the Jackson neighborhood. The 800 West and 900 West blocks between 200 and 300 North are examples.



### ***Plan Salt Lake (2015)***

The proposed zoning map amendment adheres to the initiatives within Plan Salt Lake, a citywide plan that outlines the City's overall vision for sustainable growth and development. This includes the development of a diverse mix of uses and housing options, which are essential to accommodate the growing population in a responsible manner. The compatibility of new development and how it fits into the scale and character of existing neighborhoods is also an important consideration. Applicable initiatives that the proposed zoning map amendment would help implement are below.

#### **Neighborhoods:**

- *Maintain neighborhood stability and character.*
- *Support neighborhoods and districts in carrying out the City's collective Vision.*
- *Support neighborhood identity and diversity.*

#### **Growth:**

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Encourage a mix of land uses.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*
- *Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).*

#### **Housing:**

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

The proposed zoning map amendment is aligned with the initiatives outlined in Plan Salt Lake relating to neighborhoods, growth, and housing opportunities.

### **Consideration 4: R-1/5,000 and SR-3 Zoning Comparison**

If the zoning map amendment is approved, the allowable density would increase. The only residential structures permitted in the R-1/5,000 zone are single-family detached dwellings, while the SR-3 also permits single-family attached and two-family dwellings. The R-1/5,000 and SR-3 zones have the same maximum building height, but the SR-3 has reduced front, rear, and interior side yard setbacks.

	<b>R-1/5,000</b>	<b>SR-3</b>
<i>Building Height</i>	28 ft to the ridge of the roof or the average height of other principal buildings on the block face – 20 ft to the top of a flat roof	28 ft to the ridge of the roof or the average height of other principal buildings on the block face – 20 ft to the top of a flat roof
<i>Front Yard Setback</i>	Average of the front yards of existing buildings within the block face.  20 ft where there are no existing buildings within the block face. Where the minimum front yard is specified in	Average of the front yards of existing buildings within the block face.  10 ft where there are no existing buildings within the block face. Where the minimum front yard is specified in the

	the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.	minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.
<i>Side Yard Setback</i>	<u>Corner side yard:</u> 10 ft <u>Interior:</u> 4 ft on one side, 10 ft on the other	<u>Corner side yard:</u> 10 ft <u>Interior:</u> 4 ft (Single-family detached) <u>Single-family attached and twin homes:</u> No setback unless next to single-family dwelling, then 4 ft is required.
<i>Rear Setback</i>	25% of lot depth or 20 feet, whichever is less	20% of lot depth – not less than 15 ft not more than 30 ft
<i>Lot Size</i>	<u>Single-family detached:</u> 5,000 SF	<u>Single-family attached:</u> 1,500 SF per unit <u>Single-family detached:</u> 2,000 SF <u>Two-family:</u> 3,000 SF

## DISCUSSION

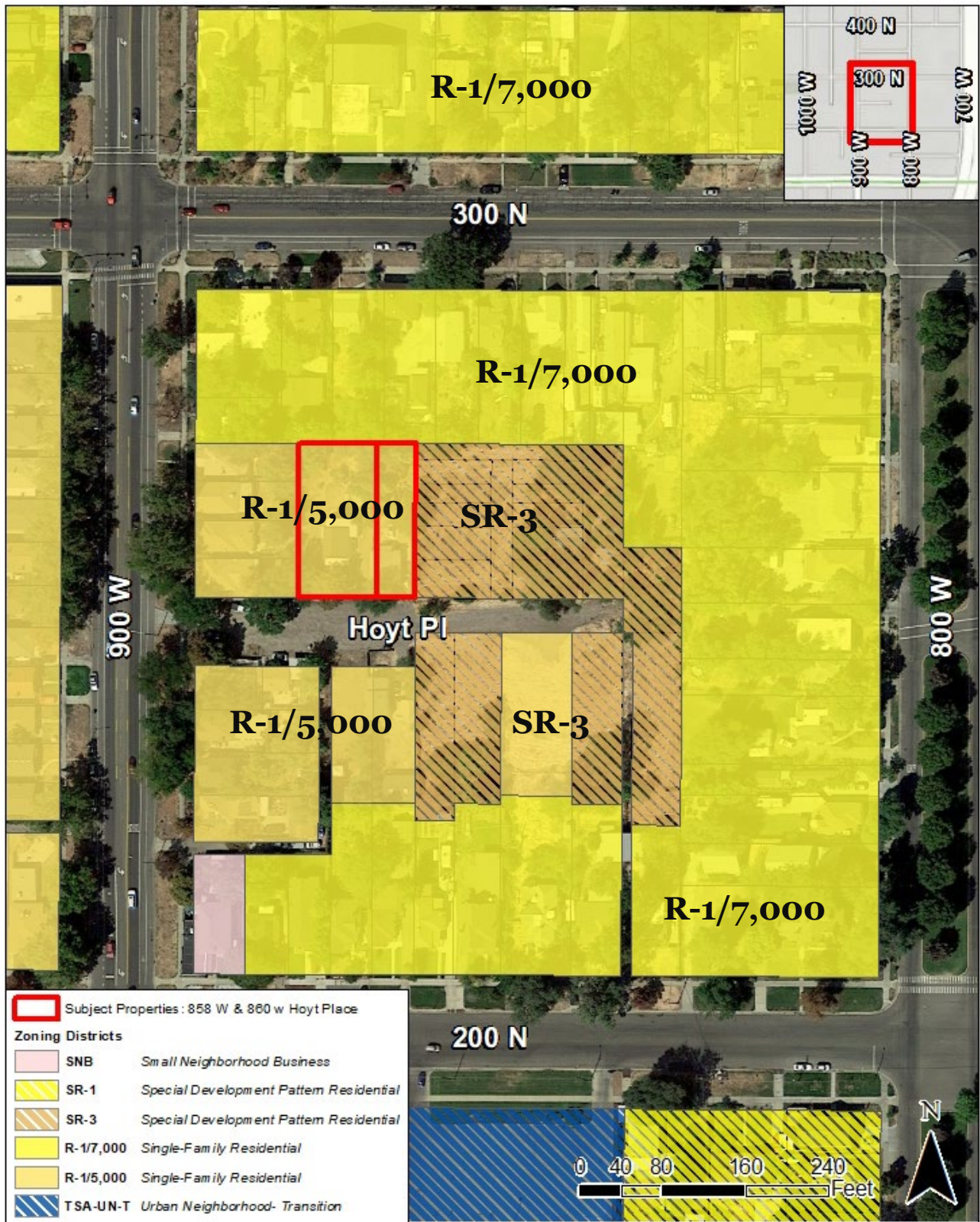
The proposed amendment to the Zoning Map meets the vision of the North Temple Boulevard Master Plan and the Plan Salt Lake neighborhood, housing, and growth initiatives. Furthermore, rezoning the property to SR-3 meets the intent of the zoning district which is to, *“provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density 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.”*

The subject property is also near transit, parks, and other amenities which are intended to support housing in the city. The proposed rezone is compatible with the surrounding neighborhood and supports the community’s vision for neighborhood growth as outlined in the North Temple Boulevard Master Plan.

## NEXT STEPS

The Planning Commission’s recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the zoning map amendment is approved, the applicant may proceed with redeveloping the property under the applicable SR-3 Special Development Pattern Residential zoning standards.

# ATTACHMENT A: Current Zoning Map



## **ATTACHMENT B: Applicant Information**

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# Zoning Amendment

## SALT LAKE CITY PLANNING

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

### OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

Name of Applicant:

Phone:

Address of Applicant:

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner    ☐ Contractor    ☐ Architect    ☐ Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:

Phone:

**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at [zoning@slcgov.com](mailto:zoning@slcgov.com) prior to submitting the application.

### REQUIRED FEE

Map Amendment: filing fee of **\$1,075** plus **\$121** per acre in excess of one acre

Text Amendment: filing fee of **\$1,075**, plus fees for newspaper notice.

Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

### SIGNATURE

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

Signature of Owner or Agent:

Date:

## SUBMITTAL REQUIREMENTS

Staff Review

**1. Project Description** (please electronically attach additional sheets. See [Section 21A.50](#) for the Amendments ordinance.)

☐☐

A statement declaring the purpose for the amendment.

☐☐

A description of the proposed use of the property being rezoned.

☐☐

List the reasons why the present zoning may not be appropriate for the area.

☐☐

Is the request amending the Zoning Map?  
If so, please list the parcel numbers to be changed.

☐☐

Is the request amending the text of the Zoning Ordinance?  
If so, please include language and the reference to the Zoning Ordinance to be changed.

## WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

## INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

\_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

January 20, 2022

Salt Lake City Planning  
Ms. Amanda Roman  
541 South State Street  
Salt Lake City, UT. 84111

RE: Hoyt Place Zone Change 2021

### Introduction

Hoyt Place Zone Change 2021 is a continuation of the previously approved Hoyt Place Zone Change.

### Background

The subject properties are the parcels located at 858 West Hoyt Place and 860 West Hoyt Place.

The subject properties are part of the Hoyt Place Planned development as described in the Salt Lake City Staff Report from July 6, 2017 Re: PLNSUB2017-00324 Planned Development and PLNSUB2017-00504 Preliminary Subdivision.

In the Staff Report Hoyt Place currently provides access to 14 parcels; four of which contained occupied single-family dwellings. The remaining parcels are vacant. Hoyt Place also provides rear access to several properties facing 800 West.

Most of the necessary improvements are installed. The street is currently improved with new asphalt, sewer, water, curb, gutter, and the main gas line. Utility access to all existing and vacant parcels has been stubbed and or planned for.

Several of the properties at Hoyt Place were previously rezoned to SR-3 Special Development Pattern Residential in 2016 to accommodate the type of development being implemented.

### Details

Hoyt Place Zone Change 2021 includes two (2) parcels that total

approximately .39 acres. (See attached in red outline)

The subject properties include:

- 860 W. Hoyt Place to SR3
  - o BEG 2 RDS N & 100 FT E FR SW COR LOT 4 BLK 70  
PLAT C SLC SURE 75 FT N 9 RDS W 75 FT S 9 RDS  
TO BEG 5492-2638 6092-2114 6716-2969,2971 8902-  
3027,3028 9181-4781
- 858 W. Hoyt Place to SR3
  - o COM 2 RDS N & 175 FT E FR SW COR LOT 4, BLK 70,  
PLAT C S L CSUR; E 37.5 FT; N 148.5 FT; W 37.5 FT; S  
148.5 FT TO BEG 4575-0593 6288-2050 6290-1341

The purpose of the rezone allows for more flexibility in housing options through development of the inner block. It also implements the guidance found in the 800 West Station Area Plan by changing the zoning to a district created for development of interior residential blocks.

The rezone decision 2016 was made by the City Council with the acknowledgement and expectation the Planning Commission will review any proposal for development and meet the requirements and standards for Planned Developments as well as the purposes of SR-3 districts.

The proposed development is consistent with the purpose statement of the SR-3 district that calls for a medium-density zoning district that provides “a variety of housing types, in scale with the character of development located within the interior portions of city blocks”. This proposal contains single-family homes with multiple floor plan options that can and will meet the needs of the diverse population.

The Planned Development objectives and standards are being met by promoting greater efficiency in use of the land, utility services, and transportation systems. The proposed incremental increase in density utilizes the land to a more efficient degree than would otherwise be found in the area. In addition, the location of the proposed development is approximately 1,600 feet legal walking distance from the Jackson/Euclid TRAX station and provides access to bicycle



lanes on 900 West that connect to 300 North bike lanes that lead to downtown.

### Conclusion

The rezoning and current development proposal on Hoyt Place directly follows the direction set in the North Temple Boulevard/800 West Station Plan. The housing options proposed by the project are identified as examples in the plan for infill of stable areas in the plan area.

In addition, the guidance of the 800 West Station Area Plan calls for infill development at the proposed location specifically. That plan includes language that calls for increases in density at an increment that is meant to be compatible with the surrounding neighborhood. In addition, these housing options are also consistent with the goals found in the citywide plan: Plan Salt Lake, with the second initiative of the Plan Salt Lake housing section being to “Increase the number of medium density housing types and options.”

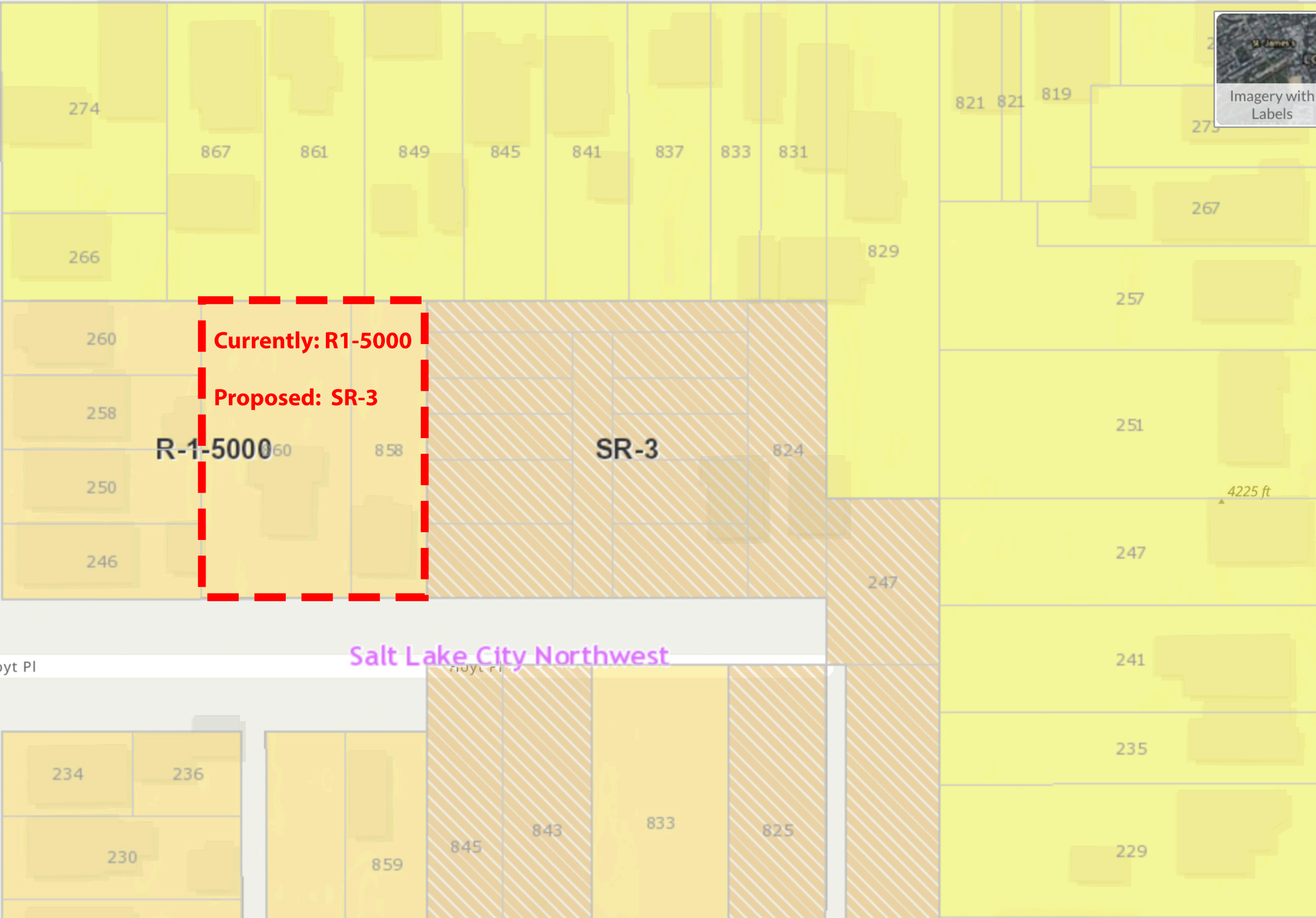
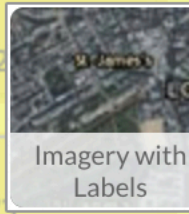
Not only does the proposed development meet the guidance of these plans closely, it is also important to note Hoyt Place is one block North of the Jackson Euclid TRAX station, bicycle lanes on 900 West that connect to downtown, and multiple shopping amenities, schools, recreation opportunities within one half mile.

Thank you for your consideration.

Sincerely,

Bert Holland  
Hoyt Place Development LLC

Attachments:  
Maps



Currently: R1-5000

Proposed: SR-3

R-1-5000

SR-3

Salt Lake City Northwest

Hoyt Pl

Hoyt Pl

W 006



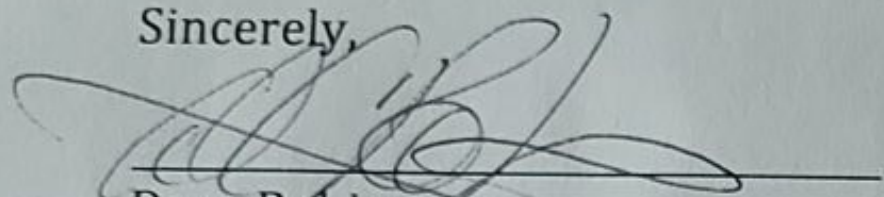
September 17, 2021

To Whom It May Concern at Salt Lake City,

My name is Dave Robinson. I am the Principal/Manager/Owner for Hoyt Place Development properties located at 860 W. Hoyt Place and 858 W. Hoyt Place.

Wendy Racine and/or Bert Holland are authorized to submit my property for Hoyt Place Zone Change 2021.

Sincerely,

  
Dave Robinson

Dated this 17 day of September 2021

Printed Name: Dave Robinson

Title (if applicable): Manager

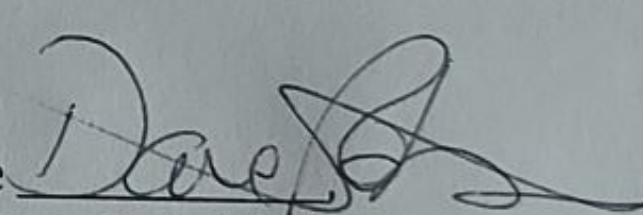
Company Name (if applicable):

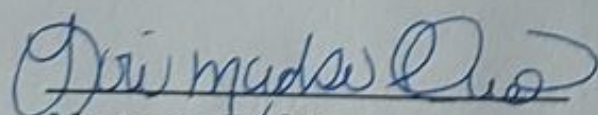
Hoyt Place Development

STATE OF UTAH )

: ss.

COUNTY OF Salt Lake

On the 17 day of September 2021, personally appeared before me   
who duly acknowledged to me that s/he executed the same [IF LLC: on behalf of  
such company].

  
Notary Public



## **ATTACHMENT C: Housing Loss Mitigation Plan**

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# Housing Loss Mitigation Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

## Hoyt Place Zoning Map Amendment 858 W and 860 W Hoyt Place

### PROJECT DESCRIPTION

#### Existing Conditions

Bert Holland, representing Hoyt Place Development LLC, is requesting to amend the zoning map designation of the properties located at 858 W and 860 W Hoyt Place from R-1/5,000 Single-Family Residential to SR-3 Special Development Pattern Residential District. Hoyt Place is a private mid-block street off of 900 West and between 200 and 300 North. There is an existing single-family dwelling on each of the subject properties. The applicant is proposing to renovate the two existing dwelling units and build two additional single-family dwellings at the rear of the lot via the Planned Development process.

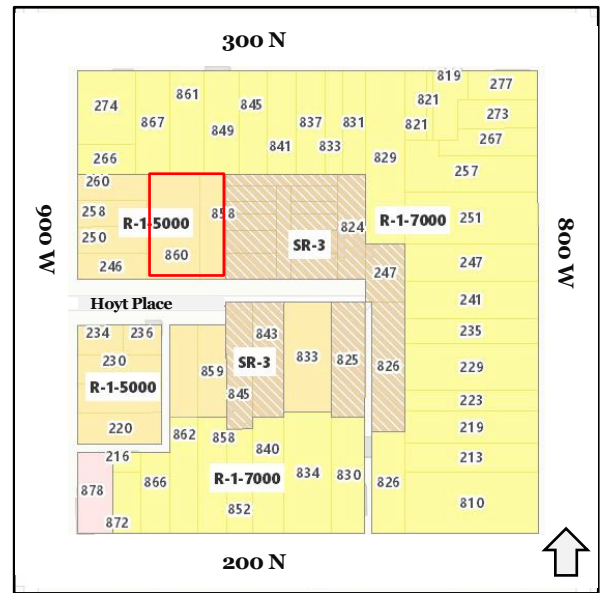
The subject properties are approximately .39 acres (17,000 square feet) in size and 112 feet in width. The majority of properties with frontage on Hoyt Place are zoned SR-3. The properties to the north along 300 North are zoned R-1/7,000 Single-Family Residential and the properties to the west along 900 West are zoned R-1/5,000 Single-Family Residential. Other than the subject properties and one lot on the south side of Hoyt Place, the remaining lots on the street are undeveloped.

A 10 unit Planned Development was approved for the property directly east of the subject property, and there are two other Planned Development applications that have been submitted to the Planning Division for review. The two separate applications include five single-family detached homes at approximately 843 W Hoyt place, which would be Phase 2 of the Hoyt Place development proposal, and a 12 unit single-family attached project at approximately 825 W Hoyt Place. The projects are under review and will be brought before the Planning Commission at a later date.



## Proposed Zoning Map Amendment

If the zoning map amendment is approved, the applicant intends to develop the subject properties as Phase 3 of their Hoyt Place development proposal. The SR-3 zone is a medium density residential zone that allows for some nonresidential uses. One of the conditions that triggers the need for a Housing Loss Mitigation Plan is, “any petition for a zoning change that would permit a nonresidential use of land”, which this petition seeks to do. The Housing Loss Mitigation Plan is reviewed by the city’s Planning Director and the Director of Community and Neighborhoods. The plan includes a housing impact statement and a plan for mitigating residential loss. To address section 18.97 of the Zoning Ordinance, the applicant intends to build *replacement housing* as their mitigation plan for rezoning the property. The applicant will enter into a development agreement with the City as a condition of approval.



## Attachments

A. Site Photos

## HOUSING IMPACT STATEMENT (Applicant and Staff narrative)

### Introduction

Hoyt Place Phase 3 currently consists of two single family homes on two parcels, located at 858 and 860 W Hoyt Place.

As part of the Hoyt Place Planned Development, these two homes are currently being renovated. In addition, two new single family homes and a community garden are planned, located to the rear of the existing structures on those parcels.

No commercial development is provided for.



**Subject Properties**

### Housing Mitigation Ordinance Compliance

The Housing Mitigation Ordinance requires a housing impact statement which includes the following:

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

*There are no adverse impacts on the residential character of the area because it will remain residential, and the number of dwellings will not be reduced. The surrounding block contains single-family attached and detached units.*

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

*No dwelling units will be demolished. There will be a net increase of housing stock if the zoning amendment and subsequent Planned Development petition 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;**

*No dwelling units will be demolished.*

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; and**

*The proposed zoning map amendment would encompass approximately 17,000 square feet of land. The SR-3 zone does allow for a wider range of uses, but the petitioner does not intend to use the property for a use other than residential. The zone permits single-family and two-family dwelling units. The petitioner intends to build two additional single-family detached units on the property through the Planned Development process.*

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.*

*The petitioner chose option A, which addresses the change in zoning by providing replacement housing. The existing housing will be preserved, and the applicant intends to build additional housing if the zoning map amendment is approved. A development agreement will be provided as a condition of rezone approval. The development agreement will be reviewed by the Salt Lake City Attorney's Office and the City Council.*

## **FINDINGS**

The petition to rezone the properties at 858 W and 860 W Hoyt Place from R-1/5,000 to SR-3 is not anticipated to have a negative impact on the City's existing housing stock. The petitioner is not proposing to demolish either existing single-family home and plans to add additional housing units to the property. Based on the forthcoming development agreement, the petitioner will be under legal obligation to replace the loss of either existing single-family home.

## **DETERMINATION OF MITIGATION**

Based on the findings outlined in this report, the Director of Community and Neighborhoods has determined the applicant will have complied in satisfactory manner with the Housing Loss Mitigation standards outlined by Title 18.97



Blake Thomas  
Director of Community and Neighborhoods

Date: February 1, 2022





***Subject Property – 860 W Hoyt Place***



***Subject Property – 858 W Hoyt Place***



***Hoyt Place***



***859 W Hoyt Place – The only other existing structure on the street***





***854 W Hoyt Place – 10 unit PD approved in 2017***



***854 W Hoyt Place***



***825 W Hoyt Place – PD application for 12 single-family attached units has been submitted***



***843 W Hoyt Place – PD application for 5 single-family detached units has been submitted***

# ATTACHMENT D: ANALYSIS OF STANDARDS

## ZONING MAP AMENDMENTS

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

Factor	Finding	Rationale
<b>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b>	Complies	<p>The proposed Zoning Map Amendment meets the purpose and vision of the North Temple Boulevard Master Plan and Plan Salt Lake.</p> <p>Based on the existing land uses, development pattern and the adopted master plans, rezoning the parcel to the SR-3 Special Development Pattern zoning district is appropriate for the following reasons:</p> <ul style="list-style-type: none"> <li>• The plan calls for increasing residential density around the 800 West Station Area (p.47) and states that there are infill development opportunities in the interior blocks in the Jackson neighborhood (p.52).</li> <li>• The plan calls for infill development such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized; and</li> <li>• New development that is compatible in terms of scale to existing development in other parts of the Stable Area (p.52).</li> <li>• The plan expects minors changes to happen within the existing development pattern (p.52).</li> </ul>
<b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;</b>	Complies	<p>The proposed rezone is from single-family residential to single- and two-family residential. The purpose of residential zoning districts is:</p> <p><i>“The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City’s citizens, to offer a balance of housing types and densities, to preserve and maintain the City’s neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.”</i></p> <p>The purpose of the SR-3 district is to provide a variety of housing types that are in scale with the character of development located within the interior portions of city blocks. The standards are intended to promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.</p> <p>The proposed rezone from R-1/5,000 to SR-3 would support the purpose statements within the zoning ordinance and is compatible with the existing scale and intensity of the neighborhood. The proposed rezone is appropriate as the subject properties are located on an interior block where most of the properties have been rezoned from R-1/5,000 to SR-3.</p>

<b>3. The extent to which a proposed map amendment will affect adjacent properties;</b>	Complies	<p>As discussed in Consideration 2, all but two of the properties on Hoyt Place are zoned SR-3. The surrounding zones are either R-1/5,000 or R-1/7,000. The development potential of these zones is similar, and staff does not anticipate there being adverse impacts related to the change in zone.</p> <p>The SR-3 zone has the same maximum building height of 28 feet but has slightly reduced setbacks. For a comprehensive review please refer to Consideration 4. The main impact of changing the zone is that the SR-3 allows for more residential uses and density than the R-1/5,000 zone. The R-1/5,000 zone only permits single-family detached dwellings, while the SR-3 zone also allows single-family attached and two-family dwellings.</p>
<b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</b>	Complies	<p>The subject property is located within the Airport Flight Path Protection Zone H, which does not impose any additional standards.</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>	Complies	<p>The petition was reviewed by the necessary city departments and the review comments are included in <a href="#">Attachment G</a>.</p> <p>If the rezone is approved, any future subdivision or development would be required to comply with the applicable SR-3 standards.</p>



## **ATTACHMENT E: Public Process and 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:

- Notice of the project and request for comments sent to the Chair of the Fairpark Community Council on December 14, 2021.
- Staff sent an early notification announcement of the proposal to all residents and property owners located within 300 feet of the subject property on December 15, 2021.
- The petition information was posted to the Online Open House webpage to solicit public comments on the proposal. The Online Open House period started on December 14, 2021 and will be open until the Planning Commission meeting.
- The 45-day recognized organization comment period expired on February 1, 2022. The Fairpark Community Council did not provide comments.

#### **Notice of the public hearing for the proposal included:**

- Public hearing notice mailed: February 10, 2022
- Public hearing notice signs posted on property: February 10, 2022
- Public notice posted on City & State websites and Planning Division list serves: February 10, 2022

#### **Public Input:**

No comments in favor or opposition of the petition were submitted by members of the public. If any comments are submitted after the publication of the staff report they will be forwarded to the Planning Commission and included in the public record.

## **ATTACHMENT F: Department Review Comments**

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

Hoyt Place is a private street, but utilities are public. Must submit a public utilities plan prior to developing the property.

This is the old "Master" Utility - it is not an adopted Master Plan or anything but it was what we set up for the buildout of the future phases.

The other is a Site Plan exhibit that was used in the rezoning application to show the developers intent.

These should be followed where applicable.

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

Transportation has no issues with this application. The change from R-1/5,000 to SR-3 reduces the minimum parking requirement from two parking spaces to one parking space per dwelling unit. Please let me know if you have any questions.

### **Building (Heather Gilcrease at [heather.gilcrease@slcgov.com](mailto:heather.gilcrease@slcgov.com) or 801-535-7163)**

No comments for this phase of the proposed development.

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

No comments on the rezone request. Additional comments may arise with submission of building permit documents

### **Police (Lamar Ewell [lamar.ewell@slcgov.com](mailto:lamar.ewell@slcgov.com) or 801-799-3260)**

The police department has no issues with the rezoning.