



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Brooke Olson, [brooke.olson@slcgov.com](mailto:brooke.olson@slcgov.com), 801-535-7118  
**Date:** March 23, 2022 (publication date)  
**Re:** PLNPCM2021-01077 - Zoning Map Amendment

## Zoning Map Amendment

<b>PROPERTY ADDRESS:</b>	805 S 800 W
<b>PARCEL SIZE:</b>	Total of .11 acres (Approx. 4,792 square feet)
<b>PARCEL ID:</b>	15-11-276-001-0000
<b>MASTER PLAN:</b>	West Side Master Plan
<b>ZONING DISTRICT:</b>	M-1 – Light Manufacturing
<b>PROPOSED ZONING DISTRICT:</b>	R-MU-45 Residential Mixed Use

### REQUEST:

Salt Lake City has received a request from Jake Billitteri, property owner representative, to amend the zoning map for the property located at approximately 805 S 800 W. The proposal would rezone the property from M-1 Light Manufacturing to R-MU-45 Residential Mixed Use Zoning District. The subject parcel is approximately .11 acres or 4,792 square feet. The proposed amendment to the Zoning Map is intended to allow the property owner to accommodate a multi-family or an attached single-family development. Future development plans were not submitted with this application.

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 and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendments.

### ATTACHMENTS:

- A. [Zoning and Vicinity Maps](#)
- B. [Applicant's Narrative](#)
- C. [M-1 & R-MU-45 Zoning Comparison](#)
- D. [City Plan Considerations](#)
- E. [Analysis of Zoning Amendment Standards](#)
- F. [Property Photographs](#)
- G. [Public Process & Comments](#)
- H. [City Department Review Comments](#)

## PROJECT DESCRIPTION AND BACKGROUND:



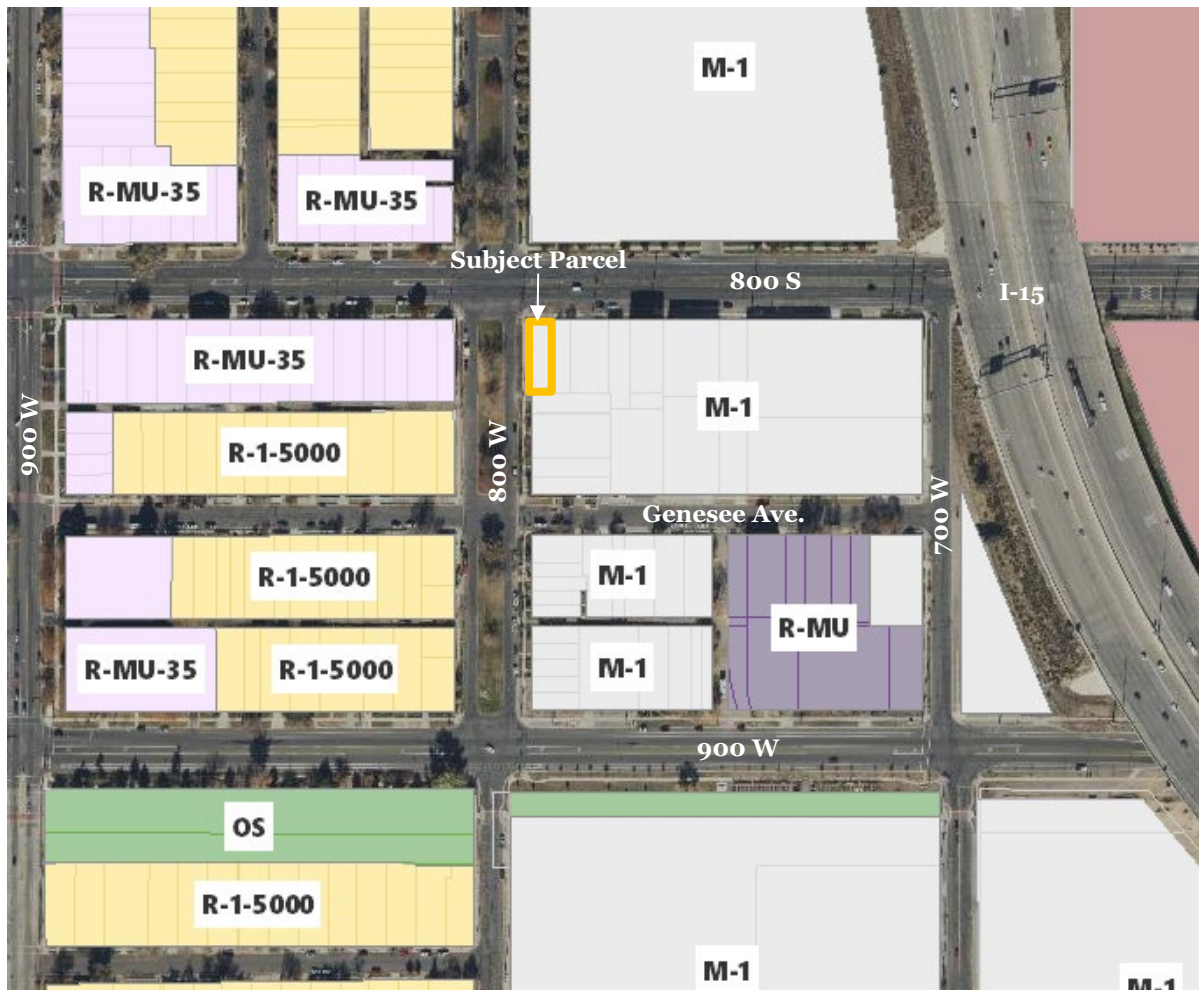
The property owner representative, Jacob Billitteri, is requesting to rezone one parcel from the current M-1 (Light Manufacturing) zoning designation to R-MU-45 (Residential Mixed Use).

The proposal to rezone the property from Light Manufacturing to R-MU-45 Residential Mixed Use is intended to increase the development potential of the property in an area of the City transitioning from industrial land uses to residential and mixed uses. The subject parcel is undeveloped, vacant land located on the corner of 800 S and 800 W approximately .11 acres (4,762 square feet) in size. The developer has not proposed a specific development plan as part of the rezone and does not have any pending building permits or other development applications for the property. Please refer to [Attachment B](#) for a detailed narrative submitted by the applicant for the proposed rezone.

The subject property is located approximately 760 FT west of Interstate 15 along 800 S, one of the gateways to the Westside neighborhoods. The subject site is surrounded by a variety of zoning districts and land uses. The surrounding properties on the block are zoned M-1, the primary uses are predominantly light commercial and light industrial with the exception of four single family dwellings located at the southwest corner.

The block to the north of the subject site also contains a mix of zones and uses. The western portion is also zoned M-1, and primarily consists of single-family residential uses while the eastern portion was rezoned from M-1 to R-MU (Residential Mixed Use) in 2020 with the exception of two parcels located at the northeast corner, which contain a religious facility (Summum). Welfare Square is located in the M-1 zone directly north of the subject site and consists of a variety of commercial and manufacturing uses.

Blocks west of the proposed rezone are zoned R-1/5,000 (Single Family Residential) and R-MU-35 (Residential Mixed Use); blocks to the east on the other side of Interstate 15 are zoned CG (General Commercial).



The primary reason for the rezone request is so the applicant will have the ability to develop the properties for residential uses, which are not currently allowed under the existing M-1 zoning designation. The M-1 zoning district allows for a variety of light manufacturing and industrial uses that are not allowed in the proposed R-MU-45 zone. Some examples of uses that are currently permitted or conditional uses in the M-1 zone that would no longer be allowed in the proposed R-MU-45 zone include: bus line station/terminal, community correctional facility, impound lot, industrial assembly, light manufacturing, and outdoor public storage. For a complete list of uses that are allowed under the existing M-1 zone and the proposed R-MU-45 zone, please refer to [Attachment C](#).

### **Zoning Map Amendment Considerations**

Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations. Planning staff is also directed to consider whether zoning map amendments implement best planning practices. However, ultimately, a decision to amend the zoning map is fully up to the discretion of the City Council and is not subject to any particular standard of review or consideration. The full list of factors to consider for a zoning map amendment are located in [Attachment E](#).

## KEY CONSIDERATIONS:

The key considerations and concerns below have been identified through the analysis of the project, neighbor and community input, and department reviews.

1. [Existing Area Plan Guidance](#)
2. [Compatibility with Adjacent Properties](#)

### Consideration 1: Existing City Plan Guidance – Westside Master Plan

For zoning map amendments, Planning Staff is directed by ordinance to consider the associated City master plans and adopted policies that apply to a proposal. Staff reviews general City policies, including adopted policies in Citywide master plans such as *Plan Salt Lake*, and considers plans that are specific to an area. In this case the property is within the boundaries of the *Westside Master Plan* that was developed specifically for this area. The full plan can be accessed here: [West Side Master Plan](#).

See [Attachment D](#) for policy statements and goals from various city plans that staff considered as part of the review of this rezone request.

This project is situated along 800 S and the 700 W industrial corridor, an area that the Westside Master Plan identified as an important gateway into the larger Westside Community. Five of six routes into the Westside from the east cut through the 700 West Industrial Corridor. As a result, 700 W is a significant part of the eastern gateways in the Westside. The development pattern within the 700 W Corridor is principally composed of industrial uses abutting single family homes. During the public input process for the Westside Master Plan, residents focused on how the inconsistent development pattern of industrial and residential uses impacts the perception of their community. Residents' ideas for the future of the 700 W corridor tended to focus on the buffering between the two current uses and phasing out of the intense industrial uses.

The Westside plan recognizes the need to increase housing supply and provide denser housing options as the West Side Community population grows. The plan identifies several goals for increasing the community's residential density and mixed-use infill on vacant parcels in the 700 West Industrial Corridor. The project site is also located within .2 miles of 900 W 800 S intersection, identified as a Community Node in the plan. This community node has a grocery store anchoring the intersection with other commercial uses that attract patrons from the entire community. The plan indicates the residential component around the node is underdeveloped because the surrounding uses are almost entirely single family residential. Additional density within this area should improve the accessibility of the node for pedestrians and cyclists and increase the opportunity for expansion of the commercial base. The proposed R-MU-45 zoning district provides for a vibrant mix of uses that are more consistent with the future development goals envisioned for this area, than what could be developed under the existing M-1 zoning designation.

The proposed rezone is consistent with Master Plan goals to promote reinvestment and redevelopment in the Westside community through changes in land use to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods. The parcel included in the proposed rezone is currently underutilized vacant land that is identified in the Master Plan as an appropriate area for higher density housing.



## **Consideration 2: Compatibility with Adjacent Properties**

The proposed R-MU-45 Zoning District would reflect the proposed residential/mixed use development pattern as described as a goal in the Westside Master Plan and would provide a compatible infill housing opportunity. Several considerations have been identified to determine if the proposed rezone is compatible with adjacent properties.

### **Development Characteristics Along 800 S**

The development pattern along 800 S is reflective of the current M-1 zoning development standards. The block is primarily composed of moderate-larger parcels ranging from approximately 7,000 to 49,402 sq. ft. in size. These moderate to larger sized parcels are primarily developed with two story commercial and warehouse buildings, hard surfaced paving materials, and minimal setbacks and landscaping.

The north side of 800 S is occupied by Welfare Square. The block measures approximately 13.34 acres and contains 5 large commercial and manufacturing buildings including a 178-foot-tall grain elevator. The property was also developed with large building footprints, hard surfaced paving materials and a landscaped setback, approximately 10-15 feet in width along the southern and western boundaries of the block.

The properties located west and northwest of the subject site fronting 800 S are located in the R-MU-35 Zoning District. The parcels in this area range from approximately 4,234 sq. ft. to 13,860 sq. ft. in size and primarily consist of small-scale residential uses which transition to small scale commercial and multi-family uses near the community node at the intersection of 800 S and 900 W.

### **Development Characteristics Along 800 W**

The development pattern along 800 W is residential in nature. Four smaller nonconforming single-family parcels are located south of the subject site along the East side of 800 W. These parcels are also located in the M-1 zoning of the block and range from approximately 4,224 to 9,768 sq. ft. in size and contain one-story single-family dwellings. A similar residential development pattern is found directly west and northwest of the subject site along the west side of 800 W. However, the properties to the west of 800 W are located within the R-MU-35 and R-1-5000 zoning districts. The residential zoning districts to the west are separated by the 800 W right of way and a large center planting median (approximately 45 feet in width) along the frontage of the subject property and the block.

### **Development Characteristics Along Genesee Ave.**

As mentioned, the block to the north of the subject site also contains a mix of zones and uses. The development patterns within this block are similar to those surrounding the subject site. The western half of the block is zoned M-1, and primarily consists of smaller parcels and one story single-family residential dwellings. The eastern portion of the block was rezoned from M-1 to R-MU (Residential Mixed Use) in 2020 with the exception of two parcels located at the northeast corner, which contain a religious facility (Summum). The rezone of the property was approved to allow for the development of a large scale residential mixed-use development along the 900 South gateway into the Westside Community. The development has not been constructed, however, several building permits associated with the proposed development were issued for the property in 2020.

## **R-MU-45 Development Standards**

Several members of the community have expressed concerns regarding the development density permitted under the proposed R-MU-45 zoning. The owner of the single-family dwelling directly south of the subject site has expressed opposition to the proposed R-MU-45 zoning and feels the property should be developed with a single-family dwelling.

As shown in the table below and shown in [Attachment C](#) the R-MU-45 Zoning District does not require a minimum lot area for multifamily dwellings on existing lots and allows a maximum building height of 45 feet for residential uses and 20 feet for nonresidential uses. The R-MU-45 zone also requires a 30-foot rear yard setback, and a minimum of 20 percent of the lot area be developed as open space, standards typical of the City's residential zones. The R-MU-45 zone requires a minimum front yard and corner side yard setback of 5 feet and a maximum of 10 feet. The proposed zoning does not require interior side yard setbacks. The R-MU-45 setback requirements are generally consistent with the predominant development pattern of the block as previously discussed and typical of the City's mixed use and commercial zones.

As mentioned, the parcels to the west are located in the R-MU-35 Zoning district. One thing staff considered was a comparison between the R-MU-35 Zoning District standards and the R-MU-45 Zoning District standards which are relatively similar aside from height, interior side yard and rear yard setback requirements. The R-MU-35 Zoning District requires a minimum building height of 35 feet, an interior side yard setback of 4 feet, and allows a minimum rear yard setback of 25 feet. However, unlike the R-MU-35 parcels to the west, the parcels to the east, south, and north of the subject site are located within the M-1 Zoning District. Staff is of the opinion the R-MU-45 development standards are appropriate for the subject parcel in considering the intensity of the adjacent zoning and development characteristics of the block.

## **M-1 Development Standards**

In comparison, the existing M-1 zoning of the property does require a 15-foot front yard and corner side yard setbacks but does not require interior side yard or rear yard setbacks. The current M-1 zoning of the block also allows a building height of 65 feet by right and does not require any open space.

## **Building Height Compatibility**

In considering the building height in the surrounding area, the R-MU zone to the south allows a building height of 75 feet and the R-MU-35 zone to the west and the northwest allows a building height of 35 feet. As mentioned, the existing zoning of the block allows a building height of 65 feet by right. The tallest building in the neighborhood is 178 feet in height and is located within the M-1 zone directly north of the subject site.

The applicant has submitted a shadow study to document the shadow patterns of a conceptual 45-foot-tall building massing setback 30 feet from the southern, rear property line on the subject parcel. The study indicates the single-family property to the south will not be impacted by the shadow of the conceptual 45-foot-tall building.

## **Staff Discussion**

Staff is of the opinion, the development standards of the R-MU-45 zoning district are compatible with the surrounding properties and the development potential of the area. As mentioned, the parcels included in the proposed rezone are currently underutilized vacant land that is identified in the Master Plan as an appropriate area for high density housing. The development regulations in the proposed R-MU-45 zone provide for attractive, compatible and

moderate/high-density, mixed-use development with an emphasis on pedestrian scale activity while maintaining compatibility with the existing development pattern of the area.

	Existing M-1 Zone	Proposed R-MU-45 Zone
<b>Setbacks</b>	Front and corner side yard setback – <b>15'</b> Interior and rear yard setback – <b>None</b>	Front and corner side yard setback – minimum of 5' maximum of 10', Interior yard setback – <b>None</b> Rear yard setback – <b>25% of lot depth</b> up to 30'
<b>Height</b>	<b>65'</b>	<b>45'</b> for residential uses <b>55'</b> may be authorized through the design review process <b>20'</b> for non-residential uses
<b>Open Space</b>	<b>None</b> required	<b>20%</b> of lot for residential uses

## NEXT STEPS:

The Planning Commission can provide a positive or negative recommendation for the proposal and as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposed zoning changes. The City Council may make modifications to the proposal and approve or decline the proposed zoning map amendment.

If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map and any new development on the rezoned parcels would be required to follow the regulations of the R-MU-45 zoning district along with any development agreement requirements adopted by the City Council.

If the proposed zoning amendment is not approved by the City Council, the property could still be developed under its current M-1 zoning designation, however, the property would not be able to be developed for multi-family residential uses as they are not permitted in the light manufacturing zoning district.

# ATTACHMENT A: Zoning and Vicinity Maps





## **ATTACHMENT B: Applicant's Narrative**

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**Project Description:**

Sitting on a .11-acre parcel that is currently unoccupied, the TAG 800 W Development will be multifamily or attached single-family project in an area of the city that is transitioning away from industrial towards residential and mixed uses. TAG 800 W will work closely with a team of architects to ensure that the new structure has a welcoming and worthy design for the neighborhood gateway in which it will be located. The project's scale will be compatible with surrounding properties, while offering additional density in a quickly changing area of the city where it is very much needed. The project's close proximity to public transit, other new developments that will offer shopping opportunities and the Westside recreational hub on the Jordan River, offers a rare chance to develop in a location that has it all without requiring the destruction of any existing structures. As noted in several City Master Plans and documents, the location of TAG 800 W is perceived in a negative light by the Westside community, who no longer want the east-west entries to their neighborhood to necessitate travel through industrial zones. TAG 800 W will contribute to the transition of this area. Units at TAG 800 W will be modest in size and obtainable for young families and those who wish to age in place, thereby contributing to the unique social fabric of the neighborhood context in which the project will be embedded. The current M-1 zoning is not congruent with the stated goals of the city, which has recognized the need for additional housing on the Westside, particularly in 700 W Corridor where the project will be located. The requested zone amendment is supported by the following City documents:

Westside Master Plan  
Growing SLC: A 5 Year Housing Plan  
Plan Salt Lake

**Background:**

The most recent Westside Master Plan composed in 2014 provides a description of a dynamic neighborhood facing growing pains not unlike those seen in the rest of the Salt Lake Valley. However, the Plan also recognizes the unique challenges faced by the area such as physical barriers to the rest of the city and poor placement of industrial development, in the past, which created pockets of industrial zoning that surround Westside neighborhoods on 3 of their 4 sides. Additionally, the Plan discussed current residential land utilization, which is mostly (89%) low and very low-density single family, as a barrier to sustainable growth. Average family size in Westside neighborhoods was 1 member larger than family sizes seen in other parts of the city, a fact that is partially attributable to past development patterns creating a situation where it is difficult for young families to obtain affordable housing. Higher density housing development in parts of the neighborhood that were once zoned for different uses, particularly industrial uses are recognized in the Plan as one way of making a dent in this problem.

The Westside of Salt Lake City has traditionally been difficult to access from other parts of the city. This was historically due to the development of railroad tracks effectively cutting off the

Westside, a problem that was only exacerbated when the highway system placed elevated sections of roadway in spots that created additional physical barriers to Westside neighborhoods. Proximity to railway and highway access attracted manufacturing businesses to what is now the eastern end of Westside neighborhoods, adding another barrier, that while not physical like the highways or railroads, contributed to a sense of isolation from the rest of the city. In the most recent Master Plan for Westside neighborhoods, strategically altering uses in the gateway areas and encouraging public transit was noted as a means of addressing the literal and figurative sense of separation between the Westside and the rest of the city.

In the years since the Westside Master Plan was composed, the explosive growth of the Salt Lake region has continued. Recognizing that the Westside's disadvantageous uses of extensive R-1 zoning has led to stagnation of the population despite growth in other parts of the city, growing the housing stock of the area is necessary. With the pandemic in 2020, the housing market entered an unprecedented crunch as people sought out homes bolstered by low interest rates. The Westside has not been unaffected by these trends, seeing high levels of appreciation, this has been particularly true in areas with large low density lots, making many single-family homes on the Westside unobtainable for folks without equity from a previous home. Adding density on an underutilized lot would contribute to addressing these issues while simultaneously advancing the City's vision of a Westside with welcoming gateways into the community.

#### **Proposed Project and Compliance with Salt Lake City Policy Directives:**

Located on a vacant industrial lot on the corner of 800 S and 800 W, the TAG 800 W development will be built on land that is currently in every sense of the word underutilized. The TAG 800 W development is the ideal use for this parcel as it will create a project that is in alignment with City policies for the area, especially ones that emphasize the conversion of industrial land into development that serves as a more attractive entry into Westside neighborhoods and increases housing stock by providing higher density options. It is our intention to leverage our talented architectural team to design a project that blends modern elements with those that pay homage to the surrounding neighborhood. We will strive to create a project that contributes to the sense of "place" that comes with being on the Westside and encourages residents to interact with the larger neighborhood. The location of the property on a gateway arterial (800 S), with few neighboring properties (1 house and 1 vacant lot) and an abundance of public transit options and amenities make this site well suited for higher density residential development. Our project is aligned with the vision of City master plans both citywide and specifically for Westside neighborhoods. We look forward to moving our project ahead and collaborating with the city to ensure that this development contributes to positive growth in the area.

The Westside Master Plan, adopted in 2014, outlines several broad goals and offers suggestions for how to achieve them throughout the document. The TAG 800 W project is located in the 700 West Industrial Corridor, an area highlighted as being in need of redevelopment and heavier utilization by the Master Plan. Moreover, the proximity to a regional, a recreational and

two neighborhood nodes will ensure that our project has an abundance of recreational and commercial resources nearby to support resident's work, entertainment, and play. The proposed redevelopment of a vacant industrial lot to create an attractive high-density residential building aligns with the goals, policies, and statements of the Westside Master Plan. Specifically, regarding developments like the TAG 800 W the Westside Master Plan outlines the following:

**Goals-** The most recent Westside Master Plan included several goals that if accomplished would help to achieve the broader vision of the Plan. Our project will make contributions to the community that are relevant to two goals, these are discussed in detail below.

- **“Protect and encourage ongoing investment in existing, low density residential neighborhoods while providing attractive, compatible and high-density residential development where needed, appropriate or desired.”**- This will be a moderate-density residential development in an area that is suitable for it. The project is near public transit (509, 513 and 9 Line stops all within 1 mile) which will minimize its impact on traffic in the area and bolster utilization of public transit. Additionally, the project will be located in an area that has seen increasing commercial, mixed and moderate-density residential uses over the last several years. We are confident that this location will provide amenities for future residents to enjoy. Finally, the project abuts another abandoned parcel and a single-family residence that is on a M-1 lot, thereby minimizing the number of parcels that will be directly impacted by a moderate-density neighbor, especially given that the project will be separated from the R-MU-35 parcels across the 800 W by an extra wide street with a landscaped median. The characteristics of our project clearly provide a higher density residential development in an area where it is needed, appropriate and desired according to details provided in the Westside Master Plan. A fact that is further driven home by the parcel being indicated for residential uses in the future land uses map.
- **“Strengthen the connections both within and between the Westside and other parts of Salt Lake City by improving the community's gateways and corridors and strengthening the transportation network for all modes of travel.”**- As noted above, our project will be strategically located in an area that optimizes potential for community engagement, public transit utilization and improves 800 S as a gateway into Westside neighborhoods. The building will be a marked improvement from the current vacant lot, serving as a more welcoming entry into a neighborhood that is not well reflected by its industrial entryway. By allowing a moderate-density zoning code near several public transit options, including the 509 Bus which provides regular service along the 900 W Corridor identified as a “Corridor of change” by the Master Plan, our project will increase utilization and connectivity in the Westside of Salt Lake.

**The Potential-** The Westside Master Plan discusses several ways in which the city might consider unlocking the potential of the neighborhood. This section of the document recognizes the challenges that come with continuing to house a growing population in a neighborhood



that is dominated by single family homes. Infill is discussed in this section and the proposed project complies with the suggestions of this section.

- **“Regulations for infill development are guided primarily by compatibility with the existing neighborhood fabric, which includes elements like height, bulk, setbacks, architecture, landscaping and building materials. This development will not change the character of the neighborhood.”**- TAG 800 W will be designed by a team of talented architects who will ensure that the project serves as a worthy transition from the more industrial/commercial development to the East and the single-family residential development to the West. We are requesting a rezone to a code that has height and bulk typical of the M-1 zone but will use the density this affords to create a high concept development that features modern building materials and architecture. The TAG 800 W Development will meld the influences of its neighbors to the east and west to fit and enhance the character of the broader neighborhood. Moreover, the separation provided by 800 W between the proposed site and single family residences on R-MU-35 zoned properties provides adequate buffering and an appropriate stepdown between the TAG 800 W Development and these properties, especially as they are likely to be redeveloped with greater density over time.

**A New Vision-700 W Corridor**- The Westside Master Plan recognized issues with manufacturing and industrial zoning directly abutting residential neighborhoods, forming an unwelcoming entryway into Westside neighborhood. The proposed project lays on one of the corners of the manufacturing zone and will be a distinct improvement.

- **“Between 800 S and 1700 S, there are approximately 75 acres of land on either side of this segment of the corridor that are vacant or underdeveloped. Assuming any individual site is not contaminated and with the appropriate building configurations and buffering from the railroad corridor, this land could be redeveloped as multi-family housing.”**- The proposed project will be built on an abandoned lot located within this zone. Our site will be assessed for contamination prior to the construction of residential units. Given its distance from the railroad, the proposed project is a suitable addition to the corridor according to the Master Plan. Moreover, the proposed increase in density will simultaneously ensure that the land is appropriately utilized while also providing an appropriate building configuration to serve as a transition between industrial/commercial properties to the east and residential properties to the west. The project and the rezone necessary to make it possible are in keeping with the new vision for the 700 W corridor outlined in the Master Plan.

**Gateways**- The Westside Master Plan recognized that there are only a handful of east-west roadways that serve as entryways into the community. TAG 800 W will be located on one of the roads that serves as a Westside community gateway.

- **“The topic of gateways and their current condition was a frequent point of discussion in public meetings, and some residents believed strongly that the gateways influenced how people felt about their community. The three gateways that were most commonly cited**

**were 800 S, 900 S and 1300 S.”**- The location of our project on one of the thoroughfares serving as an entry into the Westside offers a unique opportunity to increase housing stock through greater density in an area where doing so will help to improve the aesthetics of the broader neighborhood. The architectural team will work hard to ensure that the project serves as a suitable welcome to the Westside and the elimination of a vacant lot will help to create a greater sense of place in the surrounding area as the Industrial zoning changes and the surrounding properties begin to turn over. TAG 800 W will help to address pressing resident concerns identified in the Master Plan by improving 800 S as an entryway into the Westside.

**Explore ways to redevelop the 700 W industrial corridor**- The Westside Master Plan looks at ways to move forward with the goals of the Plan including exploring ways to develop the 700 W industrial corridor. TAG 800 W will contribute to the redevelopment of this vital area.

- **“Mixed Use Infill. The Planning Division should consider permitting residential and commercial infill on vacant parcels in the corridor. Any infill development with a residential component shall be contingent upon environmental review. Height and bulk regulations for infill development should be as flexible as they are for other uses in the zoning district in order to achieve high density development (50 or more dwelling units per acre).”**- TAG 800 W will be a residential infill project on a vacant parcel in the 700 W industrial corridor. The building will be taller and feature more bulk than the single-family residences to the west, but shorter than what is typically allowed under M-1 zoning, thereby providing another feature which will allow the project to serve as a transition into the neighborhood. By providing a transition into the Westside neighborhood our infill project will provide housing through increased density and will contribute to the reduction of the perceived barrier separating the Westside from the rest of the city.

Growing SLC: A 5 Year Housing Plan compiled in 2018, gives an overview into the state of the housing market in Salt Lake City. According to the report, Salt Lake City is facing a dire shortage of housing, particularly housing that allows young people to get started and that allows older residents to age in place in the neighborhoods where they have lived their lives. We are proposing a moderate-density zoning code because the site can support it and that by doing so, we will provide much more housing than alternative options. As we will discuss in greater detail below, TAG 800 W will address several objectives and policy guidelines outlined in the Growing SLC report including ones related to affordability, diverse housing stock and increasing density.

- **Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city-** The pandemic and low interest rates have brought a glut of buyers into the market, spiking prices on the Westside and putting the single-family homes that dominate the Westside out of reach for many residents. TAG 800 W will contribute to the housing stock and by increasing density on the land we will be able to offer a product that is more attainable than what would otherwise be offered. Keeping industrial zoning on a parcel located on a key gateway

street does not align with City goals, particularly considering the increasingly dire affordability crisis. Modifying the land-use on TAG 800 W's parcel will contribute to keeping housing more attainable even as the city experiences heavy growth.

- **Develop flexible zoning tools and regulations, with a focus along significant transportation routes (1.1.1).**- The TAG 800 W development will be located in close proximity to several significant public transit options, including one that is highlighted in the Master Plan as underpinning a “Corridor of change” on 900 W. Specifically, the project is within a mile of the 509, 513 and 9 bus lines. Each of these lines provide access to different parts of the city that provide opportunities for work, play and entertainment. Moreover, the project is close to several pedestrian and bike trails including the Jordan River Trail and the 9 Line Trail. These amenities will allow residents to access other parts of the city via foot and bicycle while minimizing the amount of time on roads with heavy vehicle traffic and poorly protected bike lanes. Nearby transportation amenities will allow residents to access the city without being dependent on their cars. The increased density necessitated by the TAG 800 W will also serve to bolster the utilization of public transit and trails in Salt Lake City.
- **Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts (1.1.2).**- Being located in a transition zone separating industrial development to the east and residential development across the extra wide and landscaped 800 W to the west, TAG 800 W is a blank slate that will allow for a meaningful project in a location that has minimal impact on the neighborhood. The city has clearly outlined its intentions of reducing industrial uses in this part of the Westside, TAG 800 W is just one part of that change. As an infill project, TAG 800 W will bring an abandoned lot to life providing single-family attached or multifamily housing, options that while more common in the neighborhood over the last several years, are still far from the dominant housing product available in Westside neighborhoods. The project will accomplish this goal while impacting 1 single-family residence located on an industrially zoned parcel, making it likely to turn over as the area redevelops in line with the vision of the Plan. We will work closely with our construction team to minimize impacts on this neighbor.
- **Objective 3: Implement Life cycle Housing principles in neighborhoods throughout the city-** By allowing for the rezoning of TAG 800 W, the city will facilitate an option for young people and families as well as people desiring to age in place in the community. The project will have the potential to serve as a steppingstone for those leaving the family home for the first time. This is the kind of opportunity that is needed in the area, as highlighted by the Westside Master Plan, average family size on the Westside is larger by 1 member than other parts of the city. This is partially due to the lack of affordable housing options for young families, our project though modest in size will provide an option that is more in reach than single-family homes. The project will also offer an option for older adults by providing a home that has less maintenance than most single-family residences in the area. Thus, our project will truly create an opportunity for lifecycle housing within the Westside community.

In Plan Salt Lake a 2015 document outlining policy for the entire city, the need for more dense housing options was discussed in several of the initiatives. The TAG 800 W Development aligns well with goals of Plan Salt Lake, by placing moderate density growth in a place where it is appropriate and will benefit the surrounding area. The TAG 800 W Development will serve to help the city accomplish important citywide goals related to sustainable housing development and growth.

### **Growth Initiatives**

- **Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.** - TAG 800 W will be built in close proximity to existing City infrastructure and amenities. Specifically, the location on 800 W will allow residents access to a major arterial that allows for east-west access under the highway and quick access to highway onramps. Further increasing mobility is the abundance of public transit options available in the area as outlined above. The property is also close to recreational amenities and parks, some of which were highlighted in the Master Plan as the “recreational hub” of the Westside.
- **Promote infill and redevelopment of underutilized land.** - The land is currently vacant and zoned for industrial in an area of the city where this development pattern is recognized by residents of the community as a detriment to their neighborhood. Being a moderate-density infill project TAG 800 W will allow for a more efficient utilization of the land and provide housing options in an area of the city where they are needed.
- **Accommodate and promote an increase in the City’s population.** - The Westside is exhibiting less robust growth than other portions of Salt Lake City, with the Census Tract (1026) where the proposed rezone is located exhibiting a slight decline in population (-.7%). Allowing for greater density in the zoning where TAG 800 W will be built will allow for construction of a project that will better accommodate and promote growth than alternative options.
- **Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).** - The TAG 800 W Development will be close to resources that allow a healthy lifestyle including the Jordan River Trail, the 9 Line Trail, new mixed-use development, multiple parks, shopping/recreation opportunities and several grocery stores.

### **Housing Initiatives**

- **Encourage housing options that accommodate aging in place.** - The TAG 800 W project will seek to provide a housing option for Westside residents of all ages. Specifically, the development will attract older residents who seek to age in the neighborhood where they have spent their lives by providing a housing option that is lower maintenance than the single-family homes that dominate the neighborhood. Moreover, the units will be priced in such a way that they will be within reach of this population, especially those selling their current homes.



- **Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.** - The Westside, especially the 700 W industrial corridor is seeing redevelopment including heavy investment in mixed-use, commercial, and higher density residential projects. This trend is creating new potential for residents in the area to engage with a neighborhood that is people-oriented. The location of the TAG 800 W project places it within close distance to other development and areas ripe for future redevelopment that will create a people-oriented entryway into the Westside.
- **Enable moderate density increases within existing neighborhoods where appropriate.-** The parcel on which the TAG 800 W project will be developed is very well suited for an increase in density as it is located on a corner next to another vacant lot where it will minimally disrupt the lives of neighbors. We believe that the location in the 700 W industrial corridor, where the Master Plan acknowledges a transition from traditional uses is necessary, provides an appropriate location for increased density. This density will not disrupt the single family residential on R-MU-35 zoned land to the west but will provide a new housing opportunity in a neighborhood where it is needed.
- **Promote high density residential in areas served by transit.-** The project will be built within a mile of stops for 3 different bus lines. These bus lines provide access to much of the rest of the city. Higher density development near the stops will increase utilization of public transit, while reducing the need of the residents to rely on automobile transportation and mitigating potential parking impacts of the project.

#### **Purpose:**

The purpose of the amendment to the zone map is to work towards better fulfilling the city's stated goals and vision as demonstrated in the Master Plan for the area and other city planning documents. The current zoning code applied to the property is outdated and preventing residential growth in an area that is well suited for it and where it would benefit the city. This is especially true given the characteristics of the lot allowing for more housing without affecting a significant number of neighbors. The proposed development will achieve the goals and purpose of the R-MU-45 zone far more effectively than those of the current M-1 zone. Our team is committed to making this a project that will work not only for future members of the community, but also current community members. Thus, we will be including neighbors in the process of finalizing the formulation of our project to make sure we minimize disturbance and bring as much benefit as possible. We will work with appropriate community bodies to ensure that the project fits the style and intensity of the surrounding neighborhood. Moreover, we will be collaborating with a top-notch architectural team to design a product that the Westside will be proud to have as an addition to their neighborhood. Our team will work with the community to establish that R-MU-45 is the appropriate zoning code for this property.

#### **Parcel for Zone Map Amendment:**

15-11-276-001

#### **Surrounding Zoning:**

M-1 Light Manufacturing District; R-MU-35; R-1-5000; R-MU; CB

**Existing M-1 Zoning Text:**

A. Purpose Statement: The purpose of the M-1 Light Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This zone is appropriate in locations that are supported by the applicable Master Plan policies adopted by the City. This district is intended to provide areas in the City that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.

The use of the M-1 zone in this area is not aligned with the city goals laid out in multiple planning documents. The development of industrial uses on the site of TAG 800 W would be far more disruptive to the surrounding neighborhood and provide a more unwelcoming entry to the Westside when compared to a single-family attached or multifamily project complying with R-MU-45 development requirements. Since the parcel does not abut residentially zoned properties, it could potentially be developed with the minimal setbacks and 65-foot height cap allowed under M-1 zoning, which would create an appreciable impact on surrounding properties. Moreover, the lot is not large enough for the M-1 code under modern zoning practices adopted in the 90's. The rezone is necessary to ensure that the parcel can serve as a transition into Westside neighborhoods rather than continuing to serve as a barrier. The Westside is rapidly changing, and a rezone will contribute to more people enjoying the amenities of the area such as the 9-line trail and new restaurants in nearby mixed-use developments. We are asking the city to modernize the zoning on our parcel to align with city plans for the area.

**Proposed R-MU-45 Zoning Purpose Statement:**

The purpose statement for the R-MU-45 zone is as follows:

A. Purpose Statement: The purpose of the R-MU-45 Residential/Mixed Use District is to provide areas within the City for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.

The TAG 800 W Development will fit well within the purpose statement of the R-MU-45 zone. The project will provide a new housing type in a neighborhood that currently houses retail, and service commercial within 2 blocks. Moreover, with the introduction of new amenities as the 9-Line Master Plan is implemented, the area will become increasingly mixed-use. The site is located in an urban neighborhood that offers proximity to transit options providing access to the rest of the city, as well as nearby commercial nodes. This will allow residents opportunities

for work, play, shopping and dining without necessitating a car. The building will be appropriately scaled for the neighborhood, while being taller than some residential properties on R-MU-35 land, adequate buffering is present to mitigate the effects of the proposed height. Moreover, the building's scale will allow it to provide a buffer from industrial/commercial uses while still being shorter than development allowed by the current M-1 zoning code. The developers recognize the importance of 800 S as an arterial and entryway into Westside neighborhoods and as such, will strive to achieve a high concept project.

### **Summary:**

Map Amendments are approved on the basis of several criteria including:

- Whether the proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as state through its various adopted planning documents.
- The extent to which a proposed map amendment will affect adjacent properties
- 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.

The consistency of the proposed amendment with city policies, goals and objectives is discussed above in extensive detail. The amendment is supported by the following documents:

Westside Master Plan

Growing SLC: A 5 Year Housing Plan

Plan Salt Lake

The TAG 800 W project will provide development that is both sustainable and attainable on a parcel that is currently vacant. This is the latest chapter in the revisioning of the 700 W industrial corridor, as land that was once reserved for industrial uses is repurposed and used to help address the city's increasingly dire housing problem. The location of the proposed development in a gateway corridor that is becoming an increasingly people oriented urban neighborhood make the parcel ideally suited for the R-MU-45 zone. Moreover, adding a buffer between commercial/industrial uses as well as the nearby highway and residences to the west will bring a benefit to nearby neighbors and the broader neighborhood. The current state of the parcel as an abandoned lot has left it open to dumping and other undesirable activities and the development of a well-designed project complying with R-MU-45 standards would represent the removal of an eyesore while bringing increased activity and safety to the neighborhood close to several nodes. All of these factors support the rezone by suggesting that a R-MU-45 project on the site would bring significant value by accomplishing city goals and benefit surrounding properties.

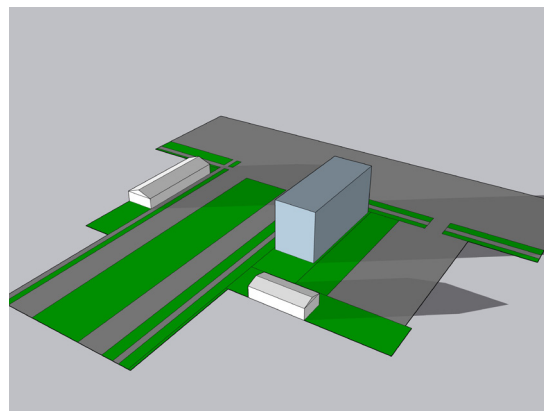
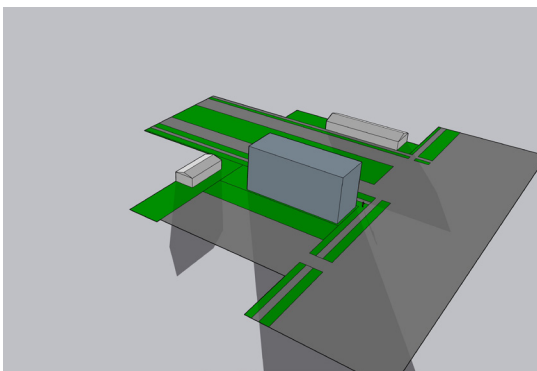
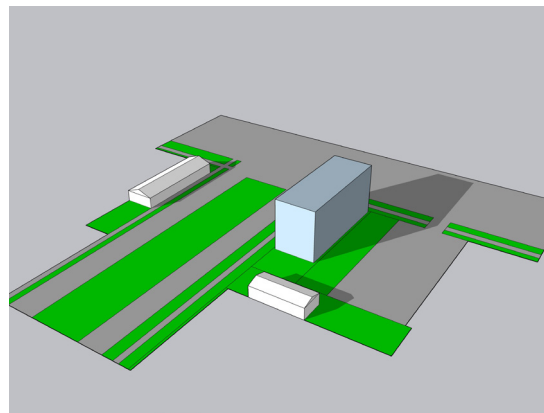
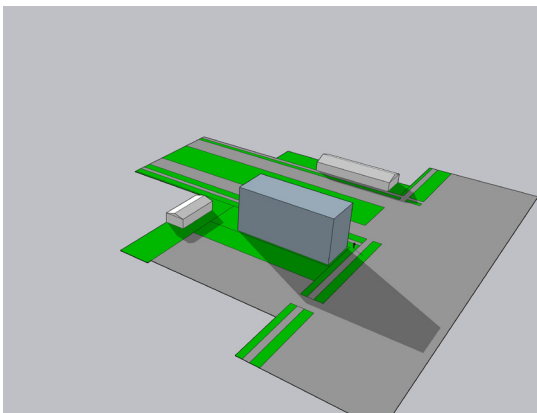
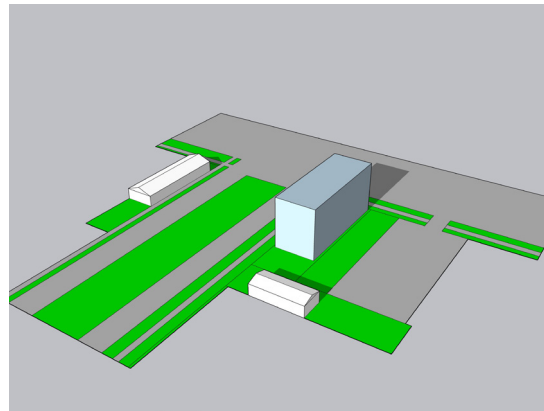
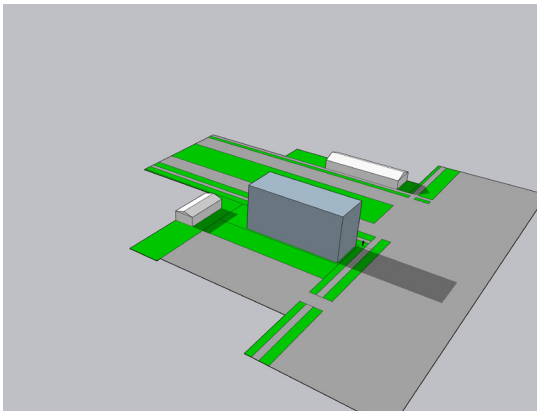
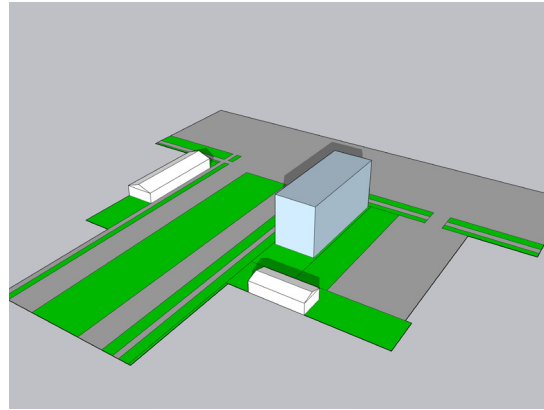
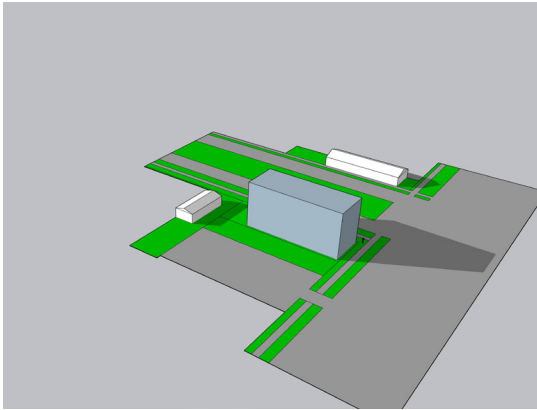
Though the development team is still in the early phase of formulating the TAG 800 W project, the process of engaging the neighborhood has already started. We have reached out to the

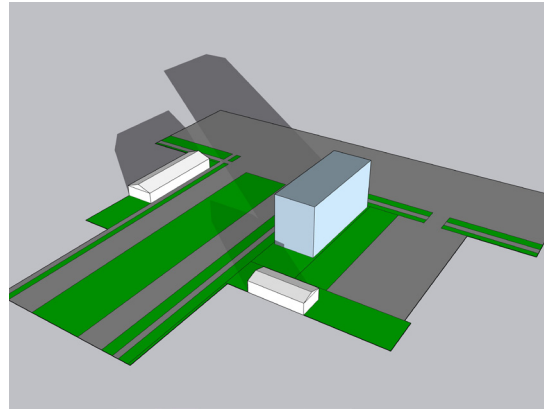
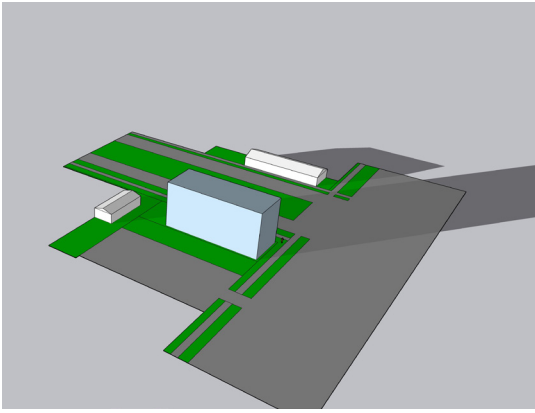
owners of the vacant lot to our east via telephone and they are aware of the impacts that our project will have on their property. We will also work with the nearby neighbors to ensure that we minimize the conflicts and problems that active construction often bring. Moreover, we presented about our project at the most recent community council meeting, receiving valuable information about what the community would like to see in the area and what they would like to avoid. We believe that past development viewed negatively by the community council could have been avoided with higher design standards and are ready to hold ourselves to those higher standards. We look forward to continued collaboration with neighbors as the project's design is advanced and will work to ensure that the project will ultimately be something that the neighborhood can be proud of.

The current M-1 zoning on the parcel does not advance the city plans outlined in the Westside Master Plan, Growing SLC or Plan Salt Lake. By allowing for a rezone to R-MU-45 the city will modernize the zoning to agree with the goals stated in city documents. As Salt Lake City experiences rapid growth, additional housing will be necessary, and by allowing for density in the 700 W corridor the city will increase attainability of housing while simultaneously minimizing impact on the single-family zoned neighborhoods of the Westside. The TAG 800 W parcel represents an infill opportunity in an area where it is appropriate and desired. By interfacing with other projects nearby to create a more "people-oriented" and engaged neighborhood, the TAG 800 W development will further the purposes of the R-MU-45 code in a way that tremendously benefits the city.



# R-MU-45 Shadow Study





# ATTACHMENT C: M-1 & R-MU-45

## Zoning Comparison

REGULATION	EXISTING ZONING (M-1)	PROPOSED ZONING (R-MU-45)
<b>Lot Area/Width</b>	10,000 SF/ 80 FT Existing Lots: Lots legally existing as of April 12, 1995 shall be considered legal conforming lots.	Multi-Family Dwellings – 5,000 sq. ft. for new lots, No minimum for existing lots/50 FT Single Family Attached (3 or more) – 2,500 SF per 1 unit/22 FT for interior & 32 FT corner  Single Family Detached – 2,500 SF/25 FT Twin Home Dwelling – 2,500 SF/25 FT Two Family Dwelling – 2,500 SF/25 FT  Non-Residential Uses – No minimum/No Minimum  Other permitted or conditional uses in 21A.33.020 - 5,000 SF/50 FT
<b>Setbacks</b>	Front Yard – 15 FT Corner Side Yard – 15 FT Interior Side Yard - No setback required Rear Yard – No setback required  *All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title	Front Yard – Minimum 5 FT; Maximum 10 FT Corner Side Yard - Minimum 5 FT; Maximum 10 FT Interior Side Yard – No setback required unless abutting a single- or two-family residential zoning district Rear Yard – 25% of the lot depth/need not exceed 30 FT
<b>Parking Setback</b>	No specific parking setback regulations	Surface Parking Lots Within an Interior Side Yard – 30 FT landscape setback from the front property line or be located behind the primary structure.  Parking Structures – 45 FT minimum setback from a front or corner side yard property line or be located behind the primary structure.
<b>Building Height</b>	Building Height – 65 FT	Residential Building Height – 45 FT, up to 55' may be authorized through the design review process Non-Residential Buildings/Uses – 20 FT (Maximum floor area coverage of nonresidential uses in mixed use buildings is limited to ground floors)
<b>Open Space</b>	No specific open space regulations	Residential uses and mixed uses containing residential use - 20% of the lot area

The following uses are not currently allowed in the M-1 zoning district but are listed as permitted or conditional uses under the proposed R-MU-45 zoning district designation:

New Permitted	New Conditional
Art Gallery	Dwelling, congregate care facility (large)
Bed and breakfast, inn	Dwelling, group home (large)
Clinic (medical, dental)	Dwelling, residential support (large)
Daycare, nonregistered home daycare	Dwelling, residential support (small)
Dwelling, accessory unit	Dwelling, rooming (boarding) house
Dwelling, assisted living facility (large)	Library
Dwelling, assisted living facility (limited capacity)	Theatre, movie
Dwelling, assisted living facility (small)	
Dwelling, congregate care facility (small)	
Dwelling, group home (small)	
Dwelling, manufactured home	
Dwelling, multi-family	
Dwelling, residential support (small)	
Dwelling, single-family (attached)	
Dwelling, single-family (detached)	
Dwelling, twin home and two family	
Funeral home	
Mixed use development	
Reception Center	
Studio, art	

The uses in the table below are currently listed as permitted or conditional uses in the land use table for the M-1 zoning district. These uses below would no longer be allowed under the proposed R-MU-45 zoning district:

Changing from Permitted to Not Allowed	Changing from Conditional to Not Allowed
Alcohol, Distillery	Animal, Raising of furbearing animals
Alcohol, Winery	Animal, Stockyard
Animal, Cremation service	Community correctional facility (large)
Animal, Kennel	Community correctional facility (small)
Animal, Pet Cemetery	Concrete and/or asphalt manufacturing
Animal, Pound	Grain Elevator
Bakery, commercial	Railroad freight terminal facility
Blacksmith shop	Railroad repair shop
Bottling plant	Recycling, processing center (outdoor)

Brewery	Rock, sand, and gravel storage and distribution
Building materials distribution	Utility, electric generation facility
Bus line station/terminal	Utility, sewage treatment plant
Bus line yard and repair facility	Utility, solid waste transfer station
Check cashing/payday loan business	Vehicle, automobile salvage and recycling (outdoor)
Contractor's yard/office	Tavern
Crematorium	
Equipment, heavy (rental, sales, service)	
Equipment rental, (indoor and/or outdoor)	
Food processing	
Gas station	
Golf course	
Greenhouse	
Hotel/motel	
Impound lot	
Industrial assembly	
Large wind energy system	
Laundry, commercial	
Light manufacturing	
Limousine service	
Package delivery facility	
Parking (commercial, off-site, park and ride lot, park and ride lot shared with existing use)	
Photo finishing lab	
Printing plant	
Radio, television station	
Recycling, collection station	
Recycling, processing center (indoor)	
Restaurant with a drive through	
Retail goods establishment with a drive through	
Sexually oriented business	
Sign painting/fabrication	
Small brewery	
Storage and display (outdoor)	
Storage, public (outdoor)	
Storage, self	
Store, convenience	
Studio, motion picture	
Taxicab facility	
Tire distribution retail/wholesale	
Truck freight terminal	
Vehicle, auction	
Vehicle, automobile truck and repair	

Vehicle, automobile truck and rental (including large truck)	
Vehicle, automobile, part sales	
Vehicle, automobile salvage and recycling (indoor)	
Vehicle, Recreational vehicle sales and service	
Vehicle, truck repair (large)	
Warehouse	
Welding shop	
Wholesale distribution	
Woodworking mill	



# ATTACHMENT D: City Plan Considerations

## Adopted City Plan Policies and Guidance

Zoning map amendments are reviewed for compliance with City master plans and adopted policies. The below plans were adopted for the area:

- **Westside Master Plan (Current Community Plan)**
  - The subject properties are located along the north end of the 700 West industrial corridor which is between I-15 and 800 West from 800 South to approximately 1700 South.
  - The steps identified for gradual change along the 700 West corridor include —zoning changes, design guidelines and capital improvements.
  - New residential and commercial development that is adjacent to established single family neighborhoods should be buffered with landscaping and side or rear yard setbacks.
  - The plan includes several goals for increasing the community’s residential density.
  - Adding more commercial and multi-family residential infill should be pursued when the opportunity for redevelopment arises along the corridor.
  - Residents’ ideas for the future of the 700 West corridor had a focus on phasing out of the intense industrial uses.
  - Consider permitting residential infill on vacant parcels in the industrial corridor. Height and bulk regulations for infill development should be flexible in order to achieve high density development (50 or more dwelling units per acre).
  - Identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.
  - Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural design and landscaping techniques.
  - Review the uses that are permitted in the current light manufacturing zoning district and determine if a new zone may be more appropriate. A new district should more specifically regulate building and site design and should completely prohibit any uses that produce noxious odors, fumes or other discharge or other uses that rely heavily on outdoor storage.
  - The subject property is also located within approximately .2 miles of the 900 W 800 S Community Node which has a grocery store anchoring the intersection with other commercial uses that attract patrons from the entire community.
  - The residential component is underdeveloped around the 900 W 800 S node because the surrounding uses are almost entirely single-family residential. Thus, additional density at the intersection of 900 W and 800 S should not only improve the accessibility of the node for pedestrians and cyclists but increase the opportunity for expansion of the commercial base.
- **Plan Salt Lake**
  - Growth – Promote infill and redevelopment of underutilized land.
  - Housing – Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
  - Create opportunities to connect with nature in urban areas.
  - Reinforce and preserve neighborhood and district character and a strong sense of place.
  - Preservation - Preserve and enhance neighborhood and district character.

- Economy - Support the growth of small businesses, entrepreneurship and neighborhood business nodes.
- **Growing SLC**
  - Develop flexible zoning tools and regulations, with a focus along significant transportation routes
  - Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life
    - **Salt Lake City Comprehensive Housing Policy**  
 The Salt Lake City Comprehensive Housing Policy was adopted on March 1, 2016. The Housing Policy represents the City Council's efforts to establish a policy direction to address current conditions in Salt Lake City. The intent is that this direction will be followed whenever the City engages in housing funding assistance, zoning and land use planning, master planning neighborhoods, and creating economic incentives. Additionally, the Housing Policy is intended to achieve the following that relate to the requested rezone:
      - Foster and celebrate the urban residential tradition
      - Develop new housing opportunities throughout the City
      - Promote a diverse and balanced community by ensuring that a wide range of housing types and choices exist for all income levels, age groups, and types of households

## **Staff Discussion**

As discussed in the considerations section of the staff report, the proposal generally complies with the master plan policies for the area by providing the opportunity to add more compatible residential infill along the 700 W corridor and along 800 S which acts as an important gateway into the broader Westside community. The proximity to neighborhood amenities, Downtown, the Jordan River and the 9 Line Trail all make the area attractive to many residents.

The proposed R-MU-45 zone would allow for residential uses that are not permitted under the existing M-1 zoning designation, which align with the goals and visions of city plans by promoting redevelopment of underutilized land. The proposed R-MU-45 zone also restricts some of the industrial uses allowed in M-1 zone that currently have a negative visual impact on this Westside gateway such as outdoor storage of materials and finished products.

# ATTACHMENT E: Analysis of Zoning Amendment 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
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</b>	The property is located within the <i>Westside Master Plan</i> area. See <a href="#">Attachment D</a> for discussion of relevant City policies and plans and the proposal's compliance.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	<b>Complies</b>	<p>The purpose of the R-MU-45 Residential Mixed Use District is <i>to provide areas within the City for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed-use character of the area and promote appropriately scaled development that is pedestrian oriented.</i></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 located in an area supported by the master plan for a mixed of uses including high density residential. The standards of the R-MU-45 zone help promote a walkable urban neighborhood with pedestrian scale activity.</p>
3. The extent to which a proposed map amendment will affect adjacent properties;	<b>Complies</b>	The proposed R-MU-45 zoning district would allow a mix of land uses and residential uses that are not currently allowed by the M-1 zoning. The development standards in the R-MU-45 zoning district are intended to encourage the development of areas as a mix of compatible residential and commercial uses, (discussed in detail under Consideration 2 in this report) which is

		<p>consistent with the Master Plan policies and goals in this area.</p> <p>The proposal would add residential uses as allowed uses to the properties; Many of the surrounding properties are zoned M-1 and contain residential uses. The properties to the west are zoned R-MU-35 and R-1-5000. Therefore, the proposed zone would be more compatible with the existing uses than the M-1 zoning district.</p> <p>Many of the more visually and environmentally impactful industrial uses that are currently allowed in the M-1 zone would no longer be allowed under the requested zoning designation. See <a href="#">Attachment C</a> for a comparison of the permitted and conditional uses in the M-1 and R-MU-45 zone.</p> <p>The proposed zoning district allows for heights up to 45 feet for residential development, which is a 20-foot decrease from the 65 feet building height currently allowed in the M-1 zone. Additionally, the R-MU-45 zone requires a rear yard setback (25% of the lot depth or 30 feet) and a 20% open space requirement, whereas is in the M-1 zone, there is no open space or rear yard setback requirement, and the allowed uses may be more impactful to surrounding residential uses.</p> <p>The proposed R-MU zoning is not anticipated to introduce substantive new or additional negative impacts to adjacent properties. The proposal will lessen the potential for negative impacts in comparison to the current development allowances under the M-1 zoning designation. Having mixed-use zoning along the frontage of 800 S is desirable in the context of future development and plans for the area.</p>
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which	<b>Complies</b>	<p>The proposed map amendment is not within any overlay zoning district. This standard is not applicable to the proposal.</p>

may impose additional standards		
<b>5.</b> 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</b>	The subject property is located within a built environment where public facilities and services already exist. The site is currently served by 800 south, 800 W, 700 west, and Genesee Ave. Future development on these properties, such as commercial or multifamily development may require upgrading utilities and drainage systems that serve the properties. Any required infrastructure upgrades will be evaluated with a specific site development plan.



## ATTACHMENT F: Site Photographs

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*View of subject site from corner of 800 S and 800 W facing southeast*



*View of subject site from 800 w facing northeast*



# ATTACHMENT G: Public Process And Comments

The following attachment lists the public meetings that have been held, and other public input opportunities, related to the proposed project. All written comments that were received throughout this process are included within this attachment.

## **Poplar Grove Community Council Meeting**

The property is within the boundaries of Poplar Grove Community Council. A notice of application was sent to the chair of the Poplar Grove Community Council. The Community Councils were given 45 days to respond with any concerns or comments.

The applicants attended the February 23<sup>rd</sup>, 2022, virtual Poplar Grove Community Council meeting. During the meeting the applicant discussed their plans to request a rezone for the properties and their ideas and intent for future development of the site with multi-family or single family attached housing. Planning Staff also attended the meeting to answer any city process and zoning related questions. Questions were asked about height, parking, and building materials that would be applicable under the requested R-MU-45 zoning district. Staff also received an email with comments from the Poplar Grove Community Council attached below.

## **Early Notification**

Notice of the application was also sent to property owners and residents within 300 feet of the project. The purpose of this notice is to inform surrounding property owners and residents that an application has been submitted, provide details regarding the request, outline steps in the planning review and decision-making process, and to let them know how to obtain more information and submit comments early on in the review process.

## **Online Open House**

An online open house was posted on the City's website on February 7, 2022.

## **Public Hearing Notice**

The Planning Division provided the following notices for the Planning Commission meeting:

- Mailed notice sent March 11, 2022
- E-mailed notice to listserv sent March 11, 2022
- Public hearing notice signs posted on the property March 10, 2022

## **Public Input Received**

At the time of this publication, staff has received four email comments attached below. Any additional comments received after the publication of the staff report will be forwarded to the Planning Commission.

**From:** [REDACTED]  
**To:** [Olson, Brooke](#); [Poplar Grove 1](#)  
**Subject:** (EXTERNAL) Comment on Petition Number: PLNPCM2021 - 01077  
**Date:** Thursday, March 10, 2022 4:21:09 PM

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On behalf of the Poplar Grove Community Council, I am making comment on Petition Number: PLNPCM2021-01077 to rezone property located at approximately 805 S 800 W from M-1 Light Manufacturing to R-MU-45 Residential mixed use.

We are not opposed to rezoning this property. However, we are concerned that a development that is 45 feet high does not fit in with the character of the neighborhood and would overwhelm the single-family residences nearby, especially the neighbor to the South. Also, parking is a concern.

We are hopeful that Tag SLC will work with the community and take our concerns into consideration in their design plans.

Thank you,

Karen Potts  
Poplar Grove Community Council Board Member

**From:** [REDACTED]  
**To:** [Olson, Brooke](#)  
**Subject:** (EXTERNAL) TAG 800 West Rezone  
**Date:** Monday, February 7, 2022 8:09:01 PM

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Brooke,

Comments against re zoning Parcel #15-11-276-001-0000

I live just south of this parcel and am strongly against a mixed use residential zoning. I do not want apartments butting up against my property. My lot at 819 S 800 W is slightly smaller then the one proposed to change the zoning and smashing apartments into that lot is not a good idea. If the owner wants to put a single home on the lot then I would be okay with that. Because it matches the rest of the homes that are currently on 800 S. I would also request all the homes on this street be re zoned as R-1-5000 instead of M-1. As the lot in question would be the only lot that is marked as residential mixed use.

Nicholas Stoddard

**From:** [REDACTED]  
**To:** [Olson, Brooke](#)  
**Subject:** (EXTERNAL) May we talk by phone?... Questions about the block of 805 S 800 W Vicinity  
**Date:** Wednesday, February 9, 2022 2:38:34 PM

Hey Brooke,

You have my support for the overall proposed zoning change to RMU 45 for 805 S. 800 W. Besides the house we own at 804 W. Genesee Ave., I recently purchased two vacant lots (875 S 800 W and 792 W 900 S) on this block and had some questions about the current M-1 Zoning and wanted to ask about a lot we're considering.

Reading the zoning code, I saw that a hotel/motel is approved for M-

1. [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-66178#jd\\_21A.33.020](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-66178#jd_21A.33.020).

I was interested in if I may do a 6-room motel on the corner of 800 W. 900 S. and hoped we could discuss that, would you be free to talk by phone this week (I'm at 801-477-7168). Given the work you've done on this block, it seemed appropriate to ask you if that's ok?

I'm also looking at the adjacent parcel to mine 677 W. 900 S., and wanted to as about that. If the overall plan is more density and RMU45 is the direction that block is going to go, may I confirm with you that the lot there (.32 acres) may support 5 single-family attached dwellings? That seemed to be the case as I read the RMU45 code

at [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-64645#JD\\_21A.24.168](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-64645#JD_21A.24.168) which outlined 2,500sqft per unit.

Your insights would be most helpful as I review that. If you would recommend I talk with another planner, I understand that too. But, if you're ok to discuss it given your work on this block already, might you have time to catch-up this week?

Thanks for a moment,

Cameron Broadbent [REDACTED]

code library.amlegal.com/codes/saltlakecityut/latest/saltlakecity\_ut/0-0-0-66178#JD\_21A.33.020

UT > Salt Lake City > Salt Lake City, UT C... > 21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

To view TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS in PDF, click [HERE](#).

Legend	Permitted And Conditional Uses By District	
	M-1	M-2
Government facility requiring special design features for security purposes	P	P
Grain elevator	C-12	P
Greenhouse	P	
Heavy manufacturing		p12,19
Home occupation	p15	p15
Hotel/motel	P	
Impound lot	p12	p12
Incinerator, medical waste/hazardous waste		C12,19
Industrial assembly	p19	p19

Qualifying provisions:

1. See Subsection [21A.02.050](#) G of this title for utility regulations.
2. Subject to Salt Lake Valley Health Department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility shall be located within 1 mile of a Residential Zoning District.
5. Pursuant to the requirements set forth in Section [21A.36.140](#) of this title.

**From:** [REDACTED]  
**To:** [Olson, Brooke](#)  
**Subject:** (EXTERNAL) PLNPCM2021-01077 805 W 800 S Rezone  
**Date:** Thursday, February 3, 2022 3:32:12 PM

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Hi Brooke,

My husband I received notification of plans to rezone 805 W 800 S from M-1 to R-MU-45. We strongly encourage this rezoning, hopefully making this lot more likely to be built on as a residence. This lot has sat vacant since we've been around (2009) and has often found use as a homeless camp or drug den. Hopefully rezoning will make it easier for someone to build on like 830 W Genessee. The modular home there is a welcomed replacement for a dump.

Jacob Seitz-Sampson and Leigh Sampson-Seitz  
825 S 800 W, Salt Lake City, Ut 84104

# ATTACHMENT H: City Department Review Comments

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## **Attorney's Office (Paul.Nielson@slcgov.com or 801-535-7216)**

Review has not been submitted.

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

No comments at this stage of development for Building Code.

## **Economic Development (Roberta.Reichgelt@slcgov.com or 801-535-9628)**

While I happy to see an empty lot activated to provide further housing opportunities in this tight market I am concerned that the multi-family development proposed will eliminate the potential for further commercial opportunities. In this zoning, commercial on the ground floor is allowed but not required. The current zoning is more directed towards commercial purposes and the neighborhood could use this to build off of the momentum of Square Kitchen to the East and The West End to the South to provide more activation opportunities other than housing. Regardless, I am supportive of this vacant land getting developed with the aforementioned comments on commercial.

## **Engineering (Scott.Weiler@slcgov.com or 801-535-6159)**

No objections.

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

No comments at this point. Additional comments may arise with building permit submittal

## **Housing Stabilization (Tony.Millner@slcgov.com or 801-535-6168)**

Concerns:

- No concerns regarding the applicant's rezone request.

Recommendations:

- Salt Lake City is committed to increasing mixed-income developments and the number of affordable units to benefit households of low- to moderate income, such as seniors, students, and single parents.
  - We strongly advise the developer to review the City's available fee waivers and low-interest loan products that support the development and operations of affordable units.  
<https://www.slc.gov/hand/affordable-residential-development-resources/>
    - For example: Code 18.98.060: EXEMPTIONS: "E. The following housing may be exempt from the payment of impact fees, to the following extent: 1. A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the

- annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;”
  - Additionally, we encourage the developer to consider designing units with 3 or 4 bedroom to provide a wider range of rental options for the City and support families with children looking to live in the City.
- Salt Lake City is committed to equity in housing and we encourage the developer to design units that are wheelchair accessible to benefit residents with temporary or long-term mobility difficulties.

**Parks and Public Lands (Kristen.Riker@slcgov.com or 801-972-7804)**

No comments.

**Police Department (Lamar.Ewell@slcgov.com or 801-799-3260)**

The Police Department is okay with the zoning change.

**Public Services (Lorna.Vogt@slcgov.com or 801-535-6912)**

No comments.

**Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751)**

No public utilities objections to the proposed zone change. Development of this property may require utility improvements.

**Sustainability (Debbie.Lyons@slcgov.com or 801-535-7995)**

Sustainability has no comments.

**Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)**

No comments. The R-MU-45 has a parking requirement of 1 space per dwelling unit in this zone.

**Urban Forestry (Tony.Gilot@slcgov.com or 801-972-7849)**

No comments.