



Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Lex Traughber – Senior Planner
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Date: August 24, 2022
Re: 856 W. 1300 South Zoning Map Amendment
Petition PLNPCM2022-00009

Zoning Map Amendment

PROPERTY ADDRESS: 856 W. 1300 South
PARCEL ID: 15-11-456-016
MASTER PLAN: Westside Master Plan
ZONING DISTRICT: R-1/5,000 (Single-family Residential District)

REQUEST:

Salt Lake City has received a request for a zoning map amendment (Rezone) from Jordan Atkin, TAG SLC, LLC, to rezone the property located at approximately 856 West 1300 South as follows:

- **Existing zoning - R-1-5,000 (Single-family Residential District)**
- **Proposed zoning – FB-UN-1 (Form Based Urban Neighborhood District)**

The applicant has indicated that he intends to construct a townhome style development (Single-family Attached Residential) of 6 dwellings if the map amendment is approved.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request does not meet the applicable standards of approval and therefore recommends that the Planning Commission forward a negative recommendation on to the City Council for consideration.

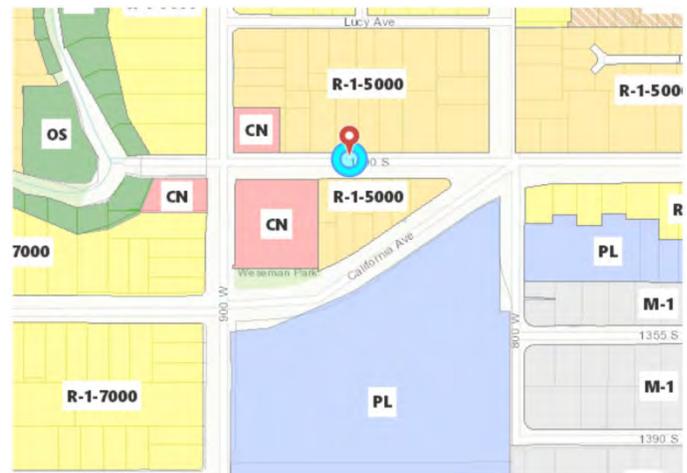
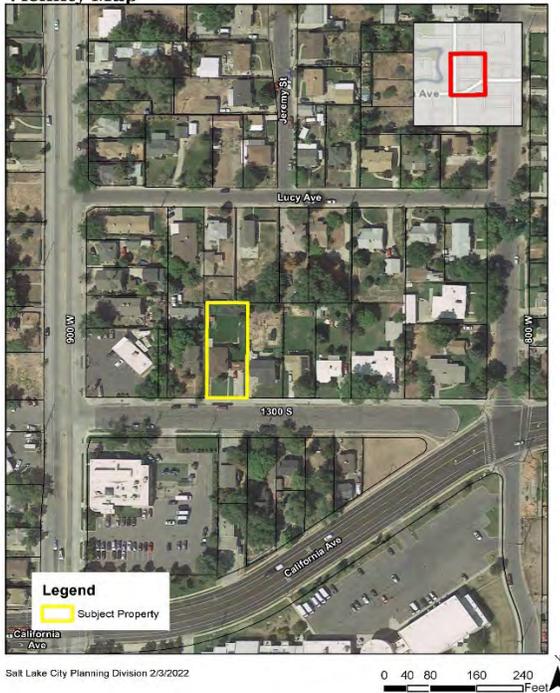
ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Information](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Analysis of Standards](#)
- E. [ATTACHMENT E: Public Process & Comments](#)
- F. [ATTACHMENT F: Department Review Comments](#)
- G. [ATTACHMENT G: Housing Loss Mitigation Report](#)

PROJECT DESCRIPTION

This proposed amendment of the zoning map is to change the zoning for the subject parcel from its current R-1/5,000 – Single-family Residential District to FB-UN1 – Form Based Urban Neighborhood District. This zoning map amendment change will facilitate the potential redevelopment of this parcel into a single-family attached residential project. The parcel is currently occupied by a single-family (one story) home.

Vicinity Map



The applicant has submitted a detailed rationale for the proposed amendment in their application. This information is attached for review (Attachment B). Potential zoning amendment approval would allow for single-family attached residential (essentially multifamily residential) or other more intensive land uses in the future. The task at hand for the Planning Commission is to consider whether or not a rezone of the subject property is appropriate based on adopted City master plan policies and the adopted standards for rezone requests.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission's role in map amendment requests is to provide a recommendation to the City Council based on the standards for zoning map amendments as outlined in City Code section 21A.50.050 – *Zoning Map Amendments*. The City Council has final decision-making authority in zoning map amendment requests.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Is the FB-UN1 appropriate in the proposed location?
2. Adjacent land uses and zoning
3. City adopted Master Plans

Consideration 1: Is the FB-UN1 appropriate in the proposed location?

The purpose of the FB-UN form based urban neighborhood district is to create an urban neighborhood that provides the following:

1. Options for housing types;
2. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
3. Transportation options;
4. Access to employment opportunities within walking distance or close to mass transit;
5. Appropriately scaled buildings that respect the existing character of the neighborhood;
6. Safe, accessible, and interconnected networks for people to move around in; and
7. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

While the proposed rezone may meet some of these criteria, it fails to address several important concepts. The FB-UN zones are located in areas of the City that are close to mass transit and more specifically to TRAX stations. There have been several rezones of various properties over the last few years that are located within close proximity to TRAX stations; think Trolley Square or Western Gardens properties that are located close to the Trolley Station. The FB-UN zones are more appropriate in areas of the City that are more densely populated, are within walking distance to shopping, dining, places of employment and other daily needs, and above all are within close proximity to major mass transportation. The subject property is not located within close proximity to a TRAX station. And while the properties may be located close to bus service, a rezone to a form based zone in this particular location is not warranted based on the purpose of the FB-UN zones.

Consideration 2: Adjacent Land Uses and Zoning

Appropriately scaled buildings that respect the existing character of the neighborhood is one of the purposes of the form based zones that the proposal does not meet. The subject property is located in an area that is zoned for single-family residential development (R-1/5,000 Zone), and is surrounded by existing single-family development on all sides. The zoning map located above shows the zoning in the immediate vicinity of the subject parcel.

A rezone of the subject parcel to FB-UN1 would constitute a “spot zone”. The City defines “Spot Zone” as “*The process of singling out a small parcel of land for a use classification materially different and inconsistent with the surrounding area and the adopted city master plan, for the sole benefit of the owner of that property and to the detriment of the rights of other property owners.*”

The FB-UN1 Zone would allow for single-family attached residential development (essentially multifamily residential development), in which the applicant has indicated interest, and it would allow other more intensive land uses such as a bed & breakfast, a daycare, a congregate care facility, an assisted living facility, a government or municipal services facility, or off-site parking, that may be inconsistent with the surrounding single-family detached residential development. An intensification of the development on the subject property, if it was rezoned to FB-UN1, would have a detrimental impact on the existing surrounding property owners.

Consideration 3: City adopted Master Plans

The Westside Master Plan (2014) contains a couple of policies that are pertinent to the subject rezone request. First, the Westside Master Plan Future Land Use Map designates the subject property and area as “Neighborhoods” suitable for residential development. Infill development is specifically addressed in the Neighborhood areas on page 34 of the Plan and reads, “*All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area.*” A rezone that would allow for single-family attached residential development or other more intensive land use is not consistent with this vision, given that existing development adjacent to the subject property is all single-family detached residential development. Essentially, if the property were to be rezoned to the FB-UN1 Zone, the residential density allowed on the subject parcel would not be consistent (it would be significantly greater) with the existing surrounding single-family residential density.

Further, although the Plan identifies this area as a “Community Node”. Community nodes are larger in scale than neighborhood nodes and attract people from outside of the neighborhood. Grocery stores, clothing stores, restaurants and offices are usually found within a community node. Community nodes contain a mix of residential uses, with 20-30 dwelling units per acre, in buildings that are appropriately scaled to reduce impacts on nearby single family neighborhoods. Again, even though the vision for this area may be for more intense land uses, this section of the Plan still states that future development should be appropriately scaled to reduce impacts on nearby single family neighborhoods. Planning Staff asserts that the “Community Node” in which the subject property is located on the periphery, is more appropriately centered at the intersection of 900 West and California Avenue, which is developed with more intensive land uses including the Sorenson Multi-Cultural Center & Unity Fitness Center, Utah Community Action, and Head Start.

That said, while the Westside Master Plan was adopted by the City Council relatively recently, the housing issues facing the City have changed rapidly in recent years and, as a result, the Planning Commission should consider said housing issues and whether following the recommendations of the Westside Master Plan is helpful or harmful to the housing issues in the City. In other words, while the Plan contains language that would be contrary to the proposed master plan amendment, as noted above, the need for housing in the City may outweigh these policies. The Planning Commission may want to keep this in mind as a recommendation regarding the proposed zoning map amendment is made.

STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission send a negative recommendation to the City Council regarding the proposed map amendment request as the proposal is not consistent with the purposed statement for the FB-UN1 Zone, is not compatible with the surrounding prevailing development pattern of single-family detached residential, and is not consistent with key policies outlined in the Westside Master Plan.

NEXT STEPS

Planning Commission Recommendation

The recommendation of the Planning Commission along with the analysis of the proposal prepared and presented by Planning Staff will be forwarded on to the City Council for consideration and action. The City Council has decision making authority in map amendment requests.

ATTACHMENT A: Vicinity Map

Vicinity Map



Salt Lake City Planning Division 2/3/2022



ATTACHMENT B: Applicant Information

Project Description R-1-5000 to FB-UN-1
December 28, 2021

Project Description:

Sitting on a .28-acre parcel that is currently the site on a single-family residence, the TAG 1300 S Townhome Project will be townhome development in an area of the city that offers ready access to an abundance of resources nearby including the Sorensen Unity Center, access to public transportation on 900 W (one of the most significant transit corridors on the Westside), and a newly improved entry point to the Jordan River Trail. The site of the proposed rezone falls within the boundaries of the community node on California Ave in the Master Plan and as such the development of the proposed project will bring the density called for in Community Nodes of the Plan. The project's scale will be compatible with surrounding properties as we will be developing attached single-family residential dwellings within the criteria of the FBUN-1 zone, while offering additional density in a quickly growing area of the city where it is very much needed. The home currently on the site dramatically underutilizes the large amount of space on which the lot offers and is not connected with the city sewer system. If the proposed rezone is accomplished, the replacement project will be better plugged into the city both literally and figuratively while simultaneously bringing population and activation to the node in which it will be situated. 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 Westside Master Plan includes a variety of different nodes, indicating the different scales and densities of development appropriate at spots throughout Westside neighborhoods. These include nodes that support more density at the periphery of the neighborhood where uses have traditionally been primarily focused on commercial and industrial business, as well as nodes close to community resources such as the Jordan River Trail, community centers and areas within primarily single-family neighborhoods that include a variety of uses including neighborhood commercial.

A topic that come up frequently in the Westside Master Plan as a frequent source of concern is the lack of a strong commercial base in the neighborhood. At the time of the writing of the plan, there was a desire for more access to commercial amenities such as small businesses, coffee shops and places where healthy food could be conveniently accessed. The low-density character of Westside Neighborhoods has long been recognized as a barrier to the development of sustainable commercial enterprises in the area. Higher density infill is proposed as one potential way to add to the commercial base of Westside Neighborhoods. However, change has been slow to come and commercial enterprises, especially those that rely on a large residential base, continue to struggle as the Census Tracts that comprise most of the plan area have lost population over the last 10 years.

The plan recognizes the unique challenges that contribute to the issues faced by Westside Neighborhoods. These include 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 families to obtain affordable housing. This may also be a factor contributing to the decline in population seen in some Westside Census Tracts between 2010 and 2020, with people opting to move out of the area due to rising housing costs and a lack of supply to fill demand at a reasonable price point. Infill of higher density housing in parts of the neighborhood, particularly at or near nodes where it is called for is recognized in the plan as one way of making a dent in this problem.

Proposed Project and Compliance with Salt Lake City Policy Directives:

Located on a large parcel with a single-family home covering only a small part of the lot, the TAG 1300 S Townhome Project will be built on land that is currently in every sense of the word underutilized. The TAG 1300 S 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 increased density around Community Nodes, such as the one centered at the Sorensen Center, just 1 block from this property. The project possible with a rezone would increase the housing stock near the node utilizing density that is in alignment with what is called for by the plan. 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 (1300 S), in close proximity to commercial uses and significant Westside Transit Corridors including 900 W and 1300 S, both of which feature robust bus service, make this the ideal location for a form-based zoning code. 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 1300 S Townhome Project is located in an area indicated as a Community Node by the Westside Master Plan. The plan calls for densities of 20-30 dwelling units per acre around these nodes in order to enhance the viability of commercial enterprises in the area. However, the property currently has just a single dwelling on over a quarter-acre parcel, a density of just 3.5 du/acre. The Community Node at California and 900 W centered on the Sorensen Center is highlighted as being in need of heavier utilization by the Westside Master Plan as there were no commercial businesses in the Node at the time the plan was written. This has changed with the addition of a market at 900 W and 1300 S, but more density in this location would better support additional business as well as

encourage the utilization of community resources provided by the Sorensen Center and the recently improved access point to the Jordan River Trail at 1300 S and 900 W. The proximity of the site to a community node and recreational resources offered by the Jordan River Trail will ensure that the project has an abundance of recreational and commercial resources nearby to support resident's work, entertainment, and play. The proposed redevelopment of an underutilized single-family residential parcel compliant with FBUN-1 design standards aligns with the goals, policies, and statements of the Westside Master Plan. Specifically, regarding developments like the project possible under the rezone the Westside Master Plan outlines the following:

Vision- The Westside Master Plan outlined a vision for the future of the area that provides a guide for if the overarching goals of the Plan are being achieved, if the rezone is allowed, we believe that the proposed project would make contributions to several of the points outlined in the vision of the Plan.

- **“The Westside will be a seamless pattern of stable residential neighborhoods.”**- Additional attainable housing achieved through a zoning that allows greater density without building height limits that would be out of place for the current neighborhood improves the stability of residential neighborhoods on the Westside. TAG 1300 S Townhomes will serve as a launching pad for those leaving the home for the first time as well as those seeking to stay in the neighborhood, but looking for a lower maintenance option. The attainable price point will ensure that folks stay in the neighborhood if they desire to do so, while also offering a customer base that will encourage further commercial development in the Community Node.
- **“The Westside will be clearly connected to the rest of Salt Lake City through a variety of reliable transportation modes that give residents convenient options for getting around.”**- The site is close to several alternative and convenient transit options. These include 1300 S and 900 W, both of which offer regular bus service that provides connectivity with the rest of the city. The site provides quick access to the Jordan River Trail at 1300 S via the newly constructed Three Creeks Confluence Park. This is a location where adding a reasonable amount of density makes sense as it is arguably one of the best-connected portions of the Westside, especially in terms of offering a variety of transportation modes aside from private automobiles.
- **“The Westside will be home to eclectic neighborhoods that celebrate a shared history and character through the growth of neighborhood and community nodes.”**- If the rezone is approved this project will bring continued growth to a community node. Moreover, the higher architectural and review standards seen in form-based zoning districts will ensure that the final design is in line with the character of the neighborhood and respectful of its history.

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 three goals, these are discussed in detail below.

- **“Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of the Westside's**

existing stable neighborhoods.”- The project that would be possible if the rezone is successful would involve greater investment in the neighborhood through the redevelopment of an underutilized parcel in a Community Node. The requirements of the requested zone will increase density, but in a manner that is not detrimental to single-family neighbors. Moreover, the additional residential base will serve to improve the stability of the greater neighborhood and encourage future investment in the Node. This is a location where the development of the Three Creeks Confluence Park has already drawn investment from the city and the project possible under the rezone will spur subsequent private investment.

- **“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 “missing-middle” style/density development in an area that is suitable for it. The project is near public transit (509, 513 and 9 Line stops all within 1/4 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 will see increasing commercial and mixed-use activation as people are drawn to the Community Node and the Three Creeks Confluence Park. This project will be compatible with existing development and attractive due to the requirements of the zone being requested. This is a place where density can be added without significantly altering neighborhood characteristics due to the properties of the lot, which will allow for adequate landscape buffering.
- **“Recognize, develop and foster opportunities for unique, mixed use neighborhood and community nodes in the Westside that reflect the diverse nature of the community and provide resources to allow for their growth.”**- The development possible under the proposed rezone would further the cause of producing a diverse and unique Community Node that reflects the Westside Community. The project possible with the rezone would make contributions to this goal in two ways. First, it would provide additional and unique housing opportunities in a node that is surrounded by detached single-family residential by offering a “missing-middle” type development. Second, the project will improve the residential base in the Node and foster potential mixed and commercial uses in the area by contributing density that would support a population capable of sustaining local and commercial businesses in the Node.

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.

- **“Small lot single-family residential infill development, both attached and detached, are also options for adding new residential uses within the neighborhoods.”**- The area around the proposed rezone features a variety of different sizes of detached dwellings on mostly large lots in addition to several duplexes and other small multi-family. This project will leverage an extra-large lot which will be divided to facilitate the development of townhomes, an attached single-family infill option. As stated above the lot characteristics will allow for this new

residential use in an existing neighborhood without greatly interrupting neighboring properties.

- **“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.”**- The TAG 1300 S townhomes will be designed by a team of talented architects who will ensure that the project serves as a worthy addition to the Community Node and does not adversely affect the single-family residential neighbors. We are requesting a rezone to a code that has the height and bulk that are typical in the R-1-5000 zone but will use the density the FBUN-1 zone affords to create a high concept development that features modern building materials and architecture. The TAG 1300 S Townhomes will meld the influences of its neighbors to the east and west to fit and enhance the character of the broader neighborhood.
- **“Infill Development. All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.”**- The project possible under the proposed rezone would adhere to the style seen in the surrounding area. As mentioned above we would leverage lot characteristics to provide landscape buffers between neighboring properties. We also feel that standards of the requested zone would facilitate appropriate architectural choices for the area and hold the developers to a higher standard than seen in other zones.

Nodes- The Westside Master Plan recognized the importance of creating a robust and interconnected network of Nodes, or localized areas of change. The property that we propose to rezone is located in a Community Node anchored by the Sorensen Unity Center. The project possible under the proposed rezone would make contributions to the Node in several important ways outlined in the Plan. Below is a discussion of those contributions.

- **“These nodes provide good opportunities to add density with multi-family residential units. Densities should be on the order of 20 to 30 dwelling units per acre with appropriate building forms to complement adjacent lower density uses if necessary.”**- The current density on the site is roughly 3.5 du/acre. The project possible under the rezone would bring density between 20 and 30 du/acre, in alignment with what is called for in Community Nodes. Moreover, the building forms allowed under the FBUN-1 zone are held to high standards and limited to heights that would complement adjacent lower density uses. The transition to lower density uses would be further facilitated by landscape buffering and other site design choices.
- **“Developments around these type of nodes should also be accessible to regular public transportation service.”**- The site of the proposed rezone within a Community Node featuring robust access to regular public transit service. The 509- and 9-line buses offer some of the most frequent service of any lines serving the Westside and both have stops within ¼ miles of the proposed rezone. This is a location where it is possible to achieve many daily tasks via transit, reducing the need of residents to rely on cars.

- **“Allow property owners at the identified community nodes to take full advantage of their properties to add density and commercial intensity to the area. A certain percentage of residential development should be required for developments over a certain size and the density benchmarks should be between 25 to 50 dwelling units per acre. Developers should be encouraged to aim for three to four stories in height, provided appropriate buffering and landscaping can make the new development compatible with any surrounding single-family development.”** – The rezone will allow for a project that more fully takes advantage of the property’s characteristics to add an incremental amount of density within a Community Node. The density facilitated by the project will fall between 20 and 30 du/acre, however heights will be shorter than advised by the Plan because the development team feels that three to four stories would feel out of context for the surrounding area and the lot characteristics would not facilitate adequate buffering for a building of that height.

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 zoning code with more density 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 1300 S 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 single-family homes out of reach for many residents. The TAG 1300 S Townhomes 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 single-family residential zoning on a parcel located near an abundance of transit and other public resources provided by a Community Node does not align with City goals, particularly considering the increasingly dire affordability crisis. Modifying the land-use on the 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 1300 S Townhomes will be located in close proximity to several significant public transit options. Specifically, the project within ¼ 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 brought by

the project 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 an area that already contains a variety of different uses within 2 blocks, the TAG 1300 S Townhomes will be a meaningful project in a location that has minimal impact on the neighborhood. The city has clearly outlined its intentions of increasing density in Community Nodes to facilitate more commercial activity, this project will contribute to that change. As an infill project, TAG 1300 S will bring breathe new life into a large and currently underutilized lot bringing townhomes, an option that while more common in the neighborhood over the last several years, is still far from the dominant housing product available in Westside neighborhoods. The project will accomplish this goal while utilizing the exceptional width of the lot to buffer between new development and single-family residences located on either side. 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 requested rezone, 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 more attainable option than single-family detached housing 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 1300 S Townhomes align well with goals of Plan Salt Lake, by placing high density growth in a place where it is appropriate and will benefit the surrounding area. If the proposed rezone is accepted the project possible will serve to help the city accomplish important citywide goals related to neighborhood creation, growth, housing, transit, and air quality.

Neighborhood Initiatives

- **Create a safe and convenient place for people to carry out their daily lives.-** As demonstrated above, a project with greater density will bring commercial opportunities to the area and accompanying activation. This will improve safety and convenience for residents of the area.

Growth Initiatives

- **Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.** – The proposed rezone would locate new development in a Community Node that features both north/south and east/west transit corridors. The project would also be placed to new infrastructure at the Three Creeks Confluence Park and established community infrastructure at the Sorensen Unity Center. All of these resources are walkable within roughly 5 minutes and under a ¼ mile away.
- **Promote infill and redevelopment of underutilized land.** – The land where the townhomes will be built if the proposed rezone is accepted houses a single residence on a .28-acre parcel. This is under the density called for by the Neighborhood Plan. The additional density allowed by the rezone will bring the site into compliance with the statements of the Plan and promote redevelopment of the parcel with an infill project that adds diversity to the housing stock of the neighborhood.
- **Accommodate and promote an increase in the City's population.** - Allowing for greater density in the zoning on the site would allow for construction of a project that will better accommodate and promote this growth in the City's population than the current zoning. The failure of the current zoning in the area to promote an increase in the population is highlighted by the loss of residents in the project's Census Tract (1028.01) between 2010 and 2020.
- **Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).** - The site is close to resources that allow a healthy lifestyle including the Three Creeks Confluence Park, the Jordan River Trail, and the Sorensen Unity Center. The increased activation of the Node as the city continues to change will hopefully bring new retail and other commercial opportunities into the area that further promote healthy living for area residents.

Housing Initiatives

- **Encourage housing options that accommodate aging in place.** - The project under the rezone would attract older residents who desire to age in the neighborhood where they have spent their lives by providing a housing option that is lower maintenance than a single-family homes. Moreover, the units will be attainable, especially for those selling their current homes. The greater number of units allowed by the rezone will accommodate more of this type of shift as the Baby-Boomer generation continues to age and pursues downsizing.
- **Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.** - The Community Node provides a variety of infrastructure that makes it people oriented. The continued growth in the area will enhance the ability of people-oriented commercial enterprises to get started and thrive in the surrounding neighborhood.
- **Enable moderate density increases within existing neighborhoods where appropriate.**- The density increase possible under the rezone would bring the parcel into compliance with the dictates of the Plan for the area. Moreover, the amount of density on the parcel would be appropriate given the neighborhood context, creating a development

that would contribute to the area without overwhelming it. The potential impacts of the density increase will be mitigated through appropriate buffering and architectural decisions made possible by the lot dimensions and the proposed zoning code.

Transportation and Mobility Initiatives

- **Reduce automobile dependency and single occupancy vehicle trips.-** Placing increased density in an area that is a convenient walking distance from existing recreation and transit resources will improve the walkability of the area and reduce the number of residents in the city that must rely on automobile transportation.
- **Encourage transit-oriented development (TOD).-** The proposed project will comply with the principles of transit-oriented development, but we believe that compliance with these principles will be enhanced by the rezone. Specifically, the site will add density near transit resources that encourage utilization of transportation options aside from cars.

Air Quality Initiatives

- **Reduce greenhouse gas emissions.-** Placing a greater number of people within a ¼ mile radius of transit is broadly recognized as an important step toward reducing car related emissions. The proposed project will better serve this aim by placing more people in a position where it is convenient for them to reduce their footprint.
- **Increase mode-share for public transit, cycling, walking, and carpooling.-** The project is close to several alternative modes of transportation. A moderate increase in density in this area will serve to improve mode share by bolstering utilization through convenience. Moreover, the project will improve the average density of the area and move it closer to what is necessary to sustain regular transit schedules.
- **Minimize impact of car emissions.-** As discussed above the density close to transit will serve to reduce car emissions and their impact.

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 is needed. This is especially true given the size of the lot, which at over 12,000 square feet is far in excess of the requirement for modern lots in the R-1-5000 zone which are capped at 7,500 square feet. The proposed development will achieve the goals and purpose of the FB-UN-1 zone far more effectively than those of the current R-1-5000 zone. The new zone will allow for development that fits with the area while offering increased density. The width of the lot will allow for development that provides appropriate landscape buffers with single family neighbors. 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 FB-UN-1 is the appropriate zoning code for this property.

Parcel for Zone Map Amendment:

15-11-456-016-0000

Surrounding Zoning:

R-1-5000; CN

Existing R-1-5000 Zoning Purpose Statement:

A. Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The TAG 1300 W Townhomes will sit on a site that is currently zoned for R-1-5000 uses in a neighborhood with a variety of different zoning codes in close proximity to each other. The neighborhood is not a conventional single-family neighborhood because of the variety rather than uniformity of uses in the area. Specifically, a property located 2 doors to the west is zoned Neighborhood Commercial and properties on California are zoned Public Lands. Other uses within a 2-block radius of the site include M-1, R-1-7000 and SR-3. Moreover, the lot is not compliant with the modern standards of the R-1-5000 zone which limits lot sizes for new lots in the zone to 7,500 square feet. This zone is also not capable of complying with the density suggestions for the area offered by the Westside Master Plan, capping out at roughly 9 du/acre. Finally, the R-1-5000 zone is not capable of providing the density needed to increase the presence of commercial business in the node as called for by the Plan. The R-1-5000 code does not fit the infill needs of the neighborhood by preventing denser development on large lots in an area where it is supported by the Master Plan.

Proposed FB-UN-1 Zoning Purpose Statement and Intent:

The purpose statement for the FB-UN-1 zone is as follows:

A. Purpose Statement: The purpose of the form based districts is to create urban neighborhoods that provide the following:

1. People oriented places;
2. Options for housing types;
3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
4. Transportation options;
5. Access to employment opportunities within walking distance or close to mass transit;
6. Appropriately scaled buildings that respect the existing character of the neighborhood;

- 7. Safe, accessible, and interconnected networks for people to move around in; and
- 8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

C. Intent Of Form Based Districts:

1. Statement Of Intent: Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within a close proximity. Regulations within form based districts place emphasis on the built environment over land use.

The TAG 1300 W Townhomes will fit well within the purpose statement of the FB-UN-1 zone. The project will provide a new housing type in a neighborhood, that with the new Three Creeks Confluence Park and the Sorensen Unity Center is becoming increasingly “people-oriented”. The close proximity to transit options that provide access to the rest of the city, as well as nearby nodes, will allow residents opportunities for work, play, shopping and dining without necessitating a car. Specifically, the project is close to 900 W, a major north-south transit corridor for the Westside as well as California Ave in an area served by the 9 bus, a major east-west line that provides service every 15 minutes making it one of the most frequent lines on the Westside. The buildings will be appropriately scaled for the neighborhood and the lot features a width that will make it possible to increase density while still providing a sufficient landscape buffer for neighbors. As a form-based district the project will be held to a set of higher design standards. This is intentional, the developers recognize the importance of the node and area in which the site is situated serving as an entryway into a new park where the city has invested substantial resources to create a community amenity.

Zoning District Comparison Chart:

	R-1-5000 Zone	FBUN-1 Zone
Lot Area/Width	Minimum: 5000 SF/50 Feet Maximum: 7500 SF	Minimum: 1500-3000 SF/15-30 FT
Setbacks	Front Yard: Average of existing buildings on the block face unless otherwise established by plat. No greater than the setback of the existing building. Interior Side Yard: 4 FT on one side 10 FT on the other Rear Yard: 25% of lot depth or 20 FT, whichever is less	Front Yard: Equal to the average setback of the block face, where applicable, otherwise minimum of 10 FT and maximum of 20 FT Interior Side Yard: 4 FT Rear Yard: Minimum 20% lot depth up to 25 FT
Parking Setback	N/A	N/A

Building Height	Flat Roof: 20 FT Pitched Roof: 28 FT or Average height of other principal building on the block face	2.5 stories, maximum of 30 FT, measured from established grade
Maximum Building Coverage	60% of the Lot Area	N/A
New Permitted/Conditional Uses	Bed and breakfast-P Bed and breakfast inn-P Bed and breakfast manor-P Community garden-P Assisted living facility-P Single-family attached-P Two-family-P House museum in landmark site-P Municipal service uses, including city utility uses and police and fire stations-P Park Parking, offsite-P Plazas-P	
Permitted/Conditional Uses No Longer Allowed	Adaptive reuse of a landmark site-C8 Community garden-C Daycare center-child-C18 Dwelling Accessory-C Dwelling; assisted living facility (limited capacity)-C Dwelling; dormitory, fraternity, sorority-P12 Dwelling; group home (small)-P Dwelling; manufactured home-P Municipal service uses, including city utility uses and police and fire stations-C Open space on lots less than 4 acres in size-P Parking, park and ride lot shared with existing use-P Place of worship on lots less than 4 acres in size-C School, seminary or religious institute-P Temporary use of closed schools and churches-C19	

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:

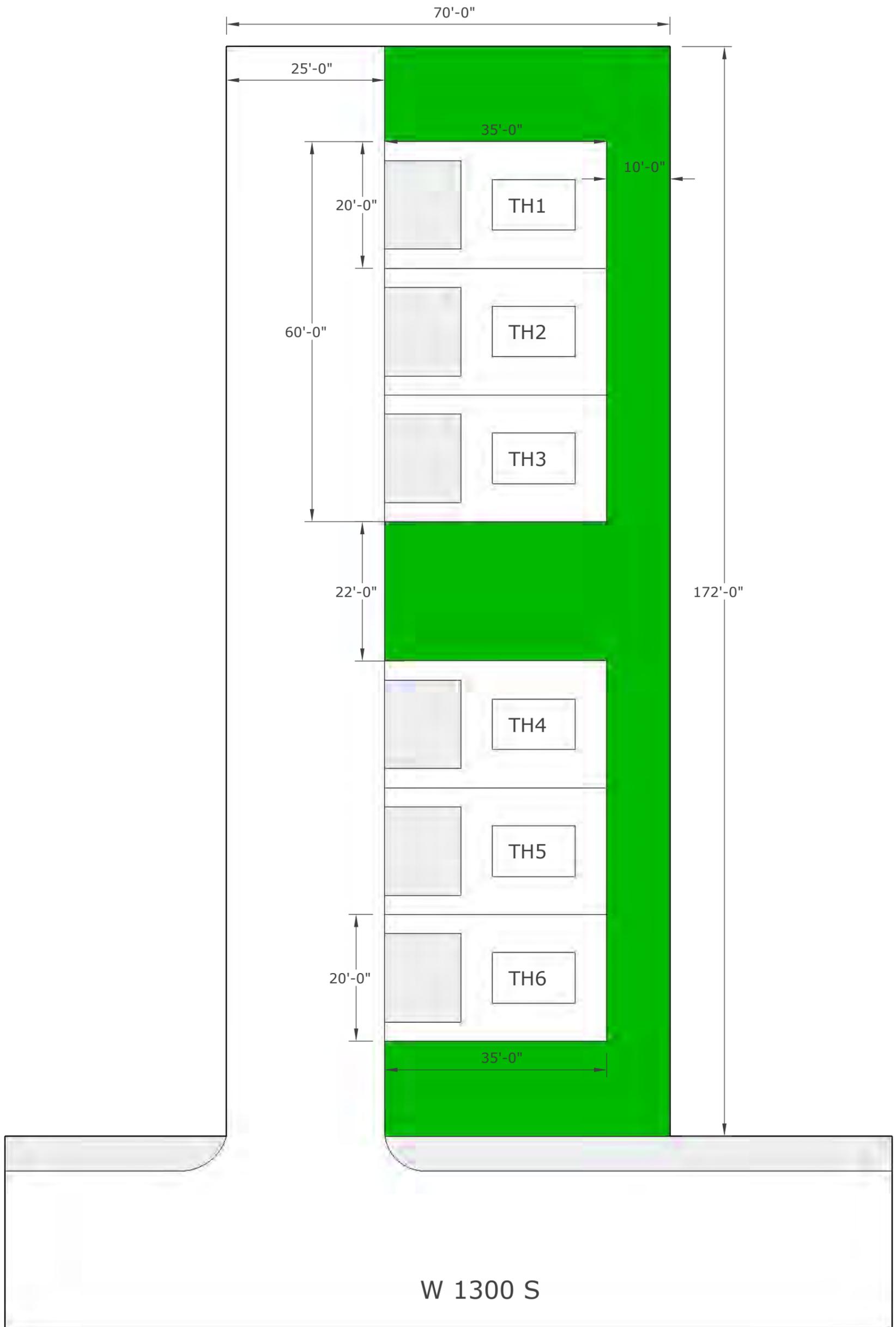
Westside Master Plan
Growing SLC: A 5 Year Housing Plan
Plan Salt Lake

If granted to requested rezone, the TAG 1300 S Townhomes will provide a new “missing-middle” style housing option in a Community Node that offers ready access to recreation and mass transit. The parcel is currently dramatically underutilized according to the dictates of the Westside Master Plan, offering a single-family home with a large yard at a time when more housing in the city is needed. The redevelopment of the property that a rezone would enable would advance several goals discussed in numerous city planning documents. We feel as though the presence of 2 major transit corridors within a quarter mile make a transit orient code an appropriate ask. Specifically, the FBUN-1 code will allow development that increases density and takes advantage of nearby transit while still offering compatibility with the existing neighborhood. Lot characteristics provide adequate space for buffering, further mitigating the impact on neighbors. The people-oriented nature of this area, which is set to see additional growth in coming years make this site an appropriate location for form-based zoning. All of these factors support the rezone by suggesting that a FBUN-1 project on the site would bring significant value by accomplishing city goals and benefit surrounding properties as well as the neighborhood at large.

Though the development team is still in the early phase of formulating the project, the process of engaging the neighborhood has already started. We have compiled the contact information for neighboring property owners and will reach out over the coming weeks to make sure they are aware of the impacts that construction of the project possible with a rezone would have on their property. We will also work with these neighbors to ensure that we minimize the conflicts and problems that active construction and change in the neighborhood often bring. We believe that new development complying with the higher design standards of the FBUN-1 zone would bring a project that would enhance the area and further solidify utilization of the resources that it offers without creating a project that feels imposing. 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 R-1-5000 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 FBUN-1 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 moderate density increases held to a high design standard in a Community Node the city will increase attainability of housing while minimizing impact on single-family neighbors. The TAG 1300 S

parcel represents an infill opportunity in an area where it is appropriate and desired. By interfacing with other components of the Community Node to create a more “people-oriented” and engaged area, the TAG 1300 W Townhomes will further the purposes of the FBUN-1 code in a way that benefits the city.



ATTACHMENT C: Property and Vicinity Photos



Residence at 856 W. 1300 South



Broader streetscape



Panorama of block face including residence at 856 W.1300 South on the left side of the photo

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
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.	Does not comply	As discussed above, the proposed zoning map amendment is not consistent with policies outlined in the Westside Master Plan.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	Does not comply	As discussed above, the proposed zoning map amendment is not consistent with the purpose statement for the FB-UN Zones.
3. The extent to which a proposed map amendment will affect adjacent properties;	Does not comply	It is Planning Staff's opinion that the proposed zoning map amendment could have a negative impact on adjacent properties.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards	N/A	
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	Complies	The proposal was reviewed by the various city departments tasked with administering public facilities and services (see comments – Attachment F). The city has the ability to provide services to the subject property. The infrastructure may need to be upgraded at the owner's expense in order to meet specific City requirements. If the rezone is approved, the proposal will need to comply with these requirements for future development or redevelopment of the

supplies, and wastewater and refuse collection.		site. Public Utilities, Engineering, Transportation, Fire, and Police and other departments will also be asked to review any specific development proposals submitted at that time.
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ATTACHMENT E: Public Process & Comments

Public Notice, Meetings, Comments

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

- June 1, 2022 – The Glendale Community Council was sent the 45 day required notice for recognized community organizations.
- June 15, 2022 – The applicant presented the proposal to the Glendale Community Council. The applicant had met with the GCC prior to this date. The GCC provided a letter dated March 30, 2022 in support of the proposal (attached). No follow-up letter was received after the June 15, 2022 meeting. Planning Staff assumes the GCC still supports the proposed map amendment.
- June 15, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal. One letter of support was received from the public as of the preparation and distribution of this staff report (attached).

Notice of the public hearing for the proposal included:

- August 10, 2022
 - Public hearing notice sign posted on the property
- August 11, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve



BOARD OF DIRECTORS

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At-Large Member

Sarah Wolfe
At-Large Member

March 30, 2022

Salt Lake City Planning Division
ATTN: Caitlyn Tubbs
451 S State St.
Rm 406
PO Box 145480
Salt Lake City, UT 84114-5480

To Whom It May Concern:

Dear Caitlyn,

It is my pleasure to submit this letter of support on behalf of the Glendale Community Council. After consulting with the applicant and members of the community, we would like to express our support for the proposed rezone of 856 W 1300 S from R-1-5000 to FB-UN1. We believe that the introduction of Form-Based zoning into the area around the Three Creeks Confluence Park and the Sorenson Multi-Cultural Center will benefit the neighborhood in the following ways:

- 1) The architectural standards of the requested zone encourage higher quality design that will provide a more pleasant pedestrian experience for those seeking to enjoy the surrounding community resources. The Westside Master Plan calls for 900 W to serve as a corridor of change and Form-Based Zoning is one of the changes that would benefit the community.
- 2) The density of the zone will support our vision of a more walkable and pedestrian neighborhood, especially along the 900 W Corridor, while also encouraging utilization of nearby Commercial vendors and parks. The Glendale area struggles with density, and we support infill projects that bring density when they are of compatible scale and feature high quality design.

Thank you for the opportunity to weigh in on the future land uses in our neighborhood, we appreciate the opportunity to engage in the planning process.

Thank you,

Turner C. Bitton
Chair, Glendale Neighborhood Council

**GLENDALE COMMUNITY COUNCIL
1375 S. CONCORD STREET
SALT LAKE CITY, UT 84104**

From: [Mark St.Andre](#)
To: [Traughber, Lex](#)
Cc: [Norris, Nick](#)
Subject: (EXTERNAL) 856 W. 1300 South Rezone
Date: Monday, July 11, 2022 11:55:29 AM

Mr. Traughber,

I hope you had a good weekend. I am writing in support of TAG SLC's application for 856 W. 1300 South in Salt Lake City to be rezoned to FBUN-1.

The Glendale neighborhood, as well as the rest of Salt Lake City, is in desperate need of more housing units, both for sale and for rent. My understanding is that the applicant's plan is to develop six townhouses on this property if the rezone goes through. Each of those six townhomes will have three bedrooms (one more than the house that is currently there), and two bathrooms (also 1 more than is there). In addition, the finished townhomes will have 1400 square feet of finished living space, which is almost 500 square feet more than the existing home. Finally, each home will have a two car garage, and the existing property has no parking structure. The increase in building stock and livable space that this development represents is impressive.

I understand that one reason the planning office might not be in favor of the rezone is that there are only single family homes on the block and it disrupts the consistency of those homes. However, it appears as though several of those homes are actually being used as multi-family or flag lot properties whose use has been grandfathered. Also, this lot is toward the west end of the block, with only one property (surrounded by trees) between it and the convenience store on the corner of 900 West and 1300 South. In my opinion, it would not visually disturb the consistency of the housing on the block, and is possibly the best location for such a development.

But, more importantly, the rezone and subsequent development of these townhomes would provide more density to the neighborhood, which the city needs for several reasons. More density will help accommodate a city that is growing extremely fast. In addition, density will help support the commercial corridor of 900 West, which is one of the desired outcomes of the Westside Master Plan, as referenced in TAG SLC's application for the rezone.

Here are some other reasons I believe this rezone is appropriate and in the interest of the city:

- The existing home and lot are in need of improvements and this development would provide that.
- The community council has written a letter in support of the rezone because they appreciate the need for density and to develop the community "node" that this property is a part of.
- The townhomes, if developed, would provide great access, possibly to elderly residents or young families, to the Sorensen community center, the Steiner pool, the Three Creeks confluence, the International Peace Gardens, a convenience store 100 feet away, and public transportation on 900 West. I have a hard time imagining a more ideal location for a small development of this type to increase density and use of these great community resources.
- If the property is not rezoned, then I assume TAG SLC will sell it to the highest bidder. And, the highest bidder will likely elect to "flip" the house - they will put some new finishes on the house and sell it for a price that is competitive for the neighborhood and which will likely be very similar to what *one* of the proposed townhouses would sell for. So, the question becomes whether the city wants 1 family/couple or 6 families/couples to utilize and benefit from this property.

I hope the city takes this opportunity to provide this revitalizing neighborhood with some good, new, building stock and along with it some density to support of the needs and goals of the Westside community and their master plan.

Finally, I have known the applicant, Jordan Atkin, for some time, and he has done quite a few developments like this in Salt Lake City that have been successful. My own parents are likely to move to Salt Lake City to be close to my wife and I and their grandchildren in the near future, and this is the very kind of low maintenance, functional, well-located property I think they would be interested in.

Thank you for your time. Please feel free to reach out if you have any questions.

Take care,

Mark St. Andre
801-898-3858
mstandre@mac.com

ATTACHMENT F: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering:

No objections.

Building:

Building Code does not have any comments for this stage of the Planning process.

Fire:

No comments at this stage of the process. Additional comments may arise with building permit application

Transportation:

My only concern would be that the FB-UN zone has no minimum parking required and there is minimal frontage along 1300 S. Are they planning on providing off street parking? There is transit along 900 W which helps the parking situation. There is some CN zoning in the vicinity which has a minimum parking requirement of one (1) parking space per dwelling unit, but the rest is single family zoning in the vicinity.

Police:

Police Department has no issues or concerns with the request.

Public Utilities:

The following comments do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection fees will apply.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Water, Sewer, Street Light and Storm Drain infrastructure will be required for this proposed development. All improvements will be the responsibility of the developers. Offsite improvements may be required to provide service to increased density development
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Unused utility connections must be capped at the main.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.

- One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
- Additional requirements will be provided in building permit review if the planning review is accepted.

ATTACHMENT G: Housing Loss Mitigation Report



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

856 W. 1300 South - Zoning Map Amendment

Petition PLNPCM2022-00009

PROJECT DESCRIPTION

Existing Conditions

Salt Lake City has received a request for a zoning map amendment (Rezone) from Jordan Atkin, TAG SLC, LLC, to rezone the property located at approximately 856 W. 1300 South as follows:

- **Existing zoning - R-1/5,000 (Single-family Residential District)**
- **Proposed zoning – FB-UN-1 (Form Based Urban Neighborhood District)**

The applicant has indicated that he intends to construct a townhome style development (Single-family Attached Residential) of 6 dwelling units if the proposed map amendment is approved. The subject property is currently developed with one detached single-family dwelling that would be demolished. The site design of the new dwelling units is to be determined and submitted to the City at a later date.

Vicinity Map



Salt Lake City Planning Division 2/3/2022

0 40 80 160 240 Feet

Proposed Zoning Map Amendment

There is not a requirement in the FB-UN1 zone to include residential uses in new development so a development that includes no residential use would be allowed. Because this application is a “petition for a zoning change that would permit a nonresidential use of land,” a Housing Loss Mitigation Plan is required. Housing Loss Mitigation Plans are reviewed by the City’s Planning Director and the Director of Community & Neighborhoods. The plan includes a housing impact statement and a method for mitigating residential loss.

HOUSING IMPACT STATEMENT

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;

The site of the proposed zoning map amendment is located mid-block, in an area that currently consists of single-family detached dwellings. A single-family attached development, as proposed by the developer, would be inconsistent with the adjacent existing development. Further, the FB-UN1 Zone would allow other more intensive land uses such as a bed & breakfast, a daycare, a congregate care facility, an assisted living facility, a government or municipal services facility, or off-site parking, that may be inconsistent with the surrounding single-family detached residential development.

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

856 W. 1300 South, which contains a single-family dwelling.

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;

The applicant indicates that the property is worth roughly \$350,000 to \$375,000. According to Salt Lake County Assessor Records, the building value of the single-family dwelling is \$235,400.

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 rezone would see approximately 12,200 square feet of land converted from R-1/5,000 to FB-UN1.

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

Section 18.97.130 outlines three options for the mitigation of housing loss. These options are:

- A. Construction of replacement housing,*
- B. Payment of a fee based on difference between the existing housing market value and the cost of replacement, and*
- C. Payment of a flat mitigation fee if demonstrated that the costs of calculating and analyzing the various methods of mitigation are unreasonably excessive in relationship to the rough estimated costs of constitutionally permitted mitigation).*

Discussion:

Option A - The applicant proposes to mitigate the residential loss by building replacement housing on the same parcel. The proposal would potentially include up to six single-family attached units. A replacement housing agreement would have to be reviewed by the Salt Lake City Attorney and would have to guarantee the replacement within two years of the granting of demolition. This would likely require the City Council to condition the rezone on the applicant entering a development agreement with the City.

Option B - Under this option, the applicant would pay into the City’s Housing Trust Fund an amount calculated as the difference between the market value of the home, as determined by the Salt Lake

County Assessor's Office, and the replacement cost of building a new dwelling unit of similar size and meeting all existing building, fire, and other applicable law (excluding land value).

The Salt Lake County Assessor's Office shows the market value of the single-family dwelling as \$235,400.00, which does not include the market value of the land.

The replacement cost is calculated using the Building Valuation Data published by the International Code Council. The most recent data from the ICC was published in February 2022 and indicates that the construction cost per square foot for R-3 (One- and Two-family Dwellings) Type VB is \$150.87/SF of finished floor area and \$23.20/SF of unfinished floor area. This rate considers only the costs of construction and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the occupant load.

Market value of the property (based on County assessment) = \$235,400.00

Replacement cost (988 finished + 988 unfinished) = \$171,981.16

Difference = \$63,418.84

Because market value exceeds the replacement cost of the existing single-family home, a mitigation fee equal to the difference would be required.

FINDINGS

Planning Staff is recommending that the Planning Commission forward a negative recommendation regarding the rezone to the City Council because the proposal is not consistent with the City's master plans and goals and could have adverse impacts on the area. However, consideration must be given to the following findings if the rezone is approved:

- The proposed rezone could result in a net loss of one dwelling unit.
- Options A & B of the Housing Loss Mitigation ordinance have been considered.
- The applicant is proposing to replace the one existing dwelling unit with multiple dwellings (applicant has indicated 6 dwellings), which could satisfy Option A.
- Option B shows that the replacement cost of the existing housing unit is less than the market value of the structure, and therefore a mitigation fee would be required.
- A development agreement for the replacement of at least one dwelling unit is recommended as a condition of approval since the applicant already intends to redevelop the property with multiple dwellings. The development agreement must be reviewed by the City Attorney and place the applicant under legal obligation to replace the unit within two years of demolition of the existing single-family dwelling.

DETERMINATION OF MITIGATION

Based on the findings outlined in this report, the Director of Community and Neighborhoods has determined the applicant should enter a development agreement for the replacement of at least one dwelling unit to comply in a satisfactory manner with the Housing Loss Mitigation standards outlined by Title 18.97.



Blake Thomas
Director of Community and Neighborhoods

Date: August 11, 2022



The single-family dwelling located at 856 W. 1300 South