



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Katilynn Harris, Principal Planner, katilynn.harris@slcgov.com, (801) 535-6179
Date: March 8, 2023
Re: PLNPCM2022-00733 Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1549 S, 1551 S, & 1565 S 1000 W and 1574 S 900 W
PARCEL ID: 15-14-253-005, 15-14-253-006, 15-14-253-065, and 15-14-253-035
PROJECT SIZE: Total 1.65 acres (approximately 71,721 square feet)
MASTER PLAN: [Westside Master Plan](#)
CURRENT ZONING DISTRICT: [R-1/7000 – Single-Family Residential](#)
PROPOSED ZONING DISTRICT: [RMF-30 – Low Density Multifamily Residential](#)

REQUEST:

Jordan Atkin, representing the property owner, has submitted an application to amend the Zoning Map for four separate parcels located at 1549 S, 1551 S, & 1565 S 1000 W, and 1574 S 900 W. The requested Zoning Map amendment would rezone the property from R-1/7000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). The requested amendment would allow for expanded residential uses not permitted under the existing zoning district. Future development plans have not been submitted with the application.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission forward a positive recommendation to the City Council for the proposed zoning map amendment.

ATTACHMENTS:

- A. [ATTACHMENT A: Zoning & Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Narrative](#)
- C. [ATTACHMENT C: R-1/7000 & R-MU-35 Zoning Comparison](#)
- D. [ATTACHMENT D: City Plan Considerations](#)
- E. [ATTACHMENT E: Zoning Amendment Standards](#)
- F. [ATTACHMENT F: Property Photos](#)
- G. [ATTACHMENT G: Public Process & Comments](#)

H. [ATTACHMENT H: Department Review Comments](#)

PROJECT DESCRIPTION

Quick Facts

Size: 1.65 acres (approx. 71,721 SF)

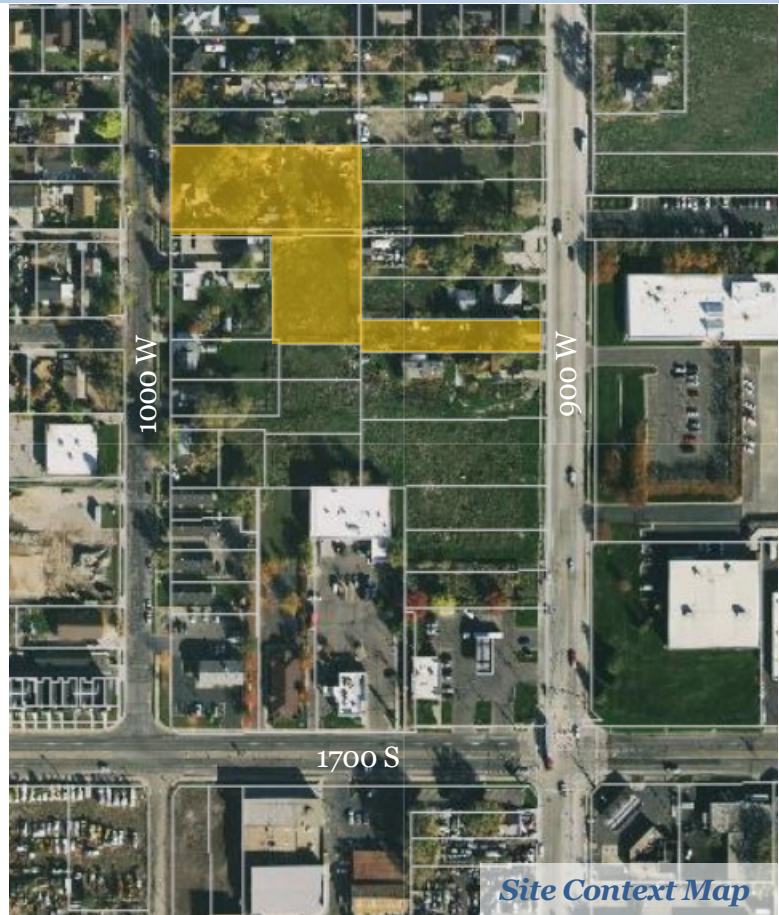
Existing Zoning District: R-1/7,000,
Single-Family Residential

Proposed Zoning District: RMF-30,
Low Density Multi-Family Residential

Adjacent Zoning Districts:

- CB
- R-1/7,000
- R-1/5,000
- M-1

The proposal to rezone the property from R-1/7,000 to RMF-30 is intended to increase the development potential of the property. While the developer has not proposed a specific development plan as part of the rezone, the narrative submitted by the applicant states the intention is to construct a tract of townhomes across the four parcels. Please refer to [Attachment B](#) for a detailed narrative submitted by the applicant for the proposed rezone.



The primary purpose for the rezone request is so the applicant will have the ability to develop the properties for residential uses which are not currently permitted under the existing R-1/7,000 zoning designation. The RMF-30 zoning district allows for a variety of low-density multi-family uses that are not permitted in the existing zone. Some examples of permitted or conditional uses in the RMF-30 zone that are not allowed in the existing R-1/7,000 zone include: single-family attached, two-family, and multi-family residential uses. For a complete list of uses that are allowed under the existing R-1/7,000 zone and the proposed RMF-30 zone, please refer to [Attachment C](#).

Subject Property & Immediate Neighborhood Context

The subject property consists of four parcels; There are two existing single family dwellings on the site – one at 1549 S 1000 W and the other on 1560 S 900 W. The other two properties included in the rezone (1561 S 1000 W and 1565 S 1000 W) are vacant—one has no street access and the other is an undevelopable silver parcel... The parcel along 900 W that contains a single-family dwelling is directly adjacent to the CB (Community Business) zone and features the long, skinny lot size characteristic of this block. The parcel along 1000 W that contains a single-family dwelling is more than twice the width of the average surrounding parcels.

The subject property is located north of 1700 S and spans east west though the block with frontage on both 900 W and 1000 W. Both 1700 S and 900 W are major community corridors with the latter being the Westside's only arterial road providing a north-south connection other than Redwood Road.

The site is surrounded by a variety of zoning districts and land uses. See [Attachment A](#) for more details. Most significant of these zones are the CB, Community Business zone located directly south of the project and the remaining R-1/7000 zone directly north of the project.

The portion of the block south of the subject property includes a number of vacant lots within the CB zone which also contains commercial uses like a gas station, restaurant, and small businesses. There is a stretch of properties along 1000 W between the CB zone and the proposed site that are zoned R-1/7,000. These lots consist of five single-family dwellings and four duplexes. The northern portion of the block consists almost entirely of single-family dwellings and is zoned R-1/5000 and R-1/7000..

The block west of the site is zoned for a variety of residential uses and consists of multi-, two-, and single-family dwellings. The block east of the site is zoned M-1 (light manufacturing) and has a number of uses consistent with that zoning designation.



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. Ultimately, however, 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 for the City Council to consider for a zoning map amendment are found in [Attachment E](#).

APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted a Zoning Map Amendment for four properties subject to the standards found in 21A.50 of the Zoning Code. The City Council has decision making authority on the submitted Amendment. The Planning Commission provides a positive or negative recommendation to the City

Council and, as part of that recommendation, can add conditions or request that changes be made to the proposal.

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. Westside Master Plan Guidance
2. Compatibility with Adjacent Properties

Consideration 1: Westside Master Plan Guidance

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.

Opportunities identified and proposed in the West Side Master Plan as the primary locations for growth and redevelopment can be categorized in seven distinct geographic areas or types:

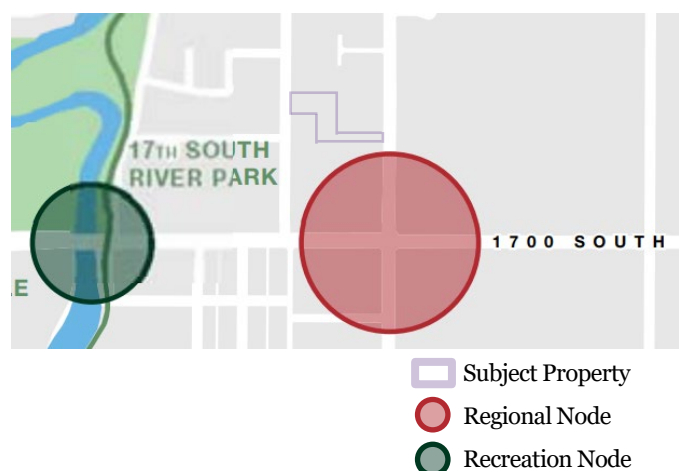
- Within single-family neighborhoods
- At significant intersections or nodes
- Along the Jordan River
- Along the surplus canal
- In the community's industrial districts
- Public spaces and parks

From the geographic areas/types noted above, the two that are most applicable to this project are nodes and single-family neighborhoods. The subject property is located in a single-family neighborhood just outside the boundary of a smaller regional node at 900 W/1700 S.

The Westside Master Plan defines significant intersections, or nodes, as integrated centers of activities where travel corridors intersect. In the Westside, there are four basic types of nodes: neighborhood, community, regional, and recreation/open space. The most significant for this project is the regional node at the intersection of 900 W and 1700 S.

Per the master plan, a regional node is defined as:

major magnets for large commercial uses, professional offices, and multi-family developments. Regional nodes are served by at least one arterial street (preferably two) so that they are easily accessible by automobiles and public transportation. A focus on public transit, bicycling, and walking to these nodes is important for the



long-term health of the community. They are major attractions for employment and community activities and alternative travel options encourage physical activity and better air quality.

The ultimate goal is that a regional node is a destination for all residents within a metropolitan area. The master plan indicates that a development pattern necessary to achieve this type of regional pull at the 900 W/1700 S regional node is one with density between 50-75 dwelling units per acre and flexible height regulations to encourage high density residential development and compact, multi-use development. The 900 W/1700 S regional node provides for a nice transition between the residential and community uses north of the intersection and the industrial uses to the south.

Throughout the planning process, residents of the westside expressed the desire to preserve their existing neighborhoods while allowing for compatible infill development where appropriate. Vacant or underutilized parcels are identified as preferred locations for multi-family infill development provided the new development is compatible with the existing neighborhood fabric in terms of height and bulk.

The purpose of the RMF-30 zone is:

to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.

The intent of the zone is to maintain the existing character of established residential neighborhoods while providing opportunities to integrate small scale multi-family housing types like cottage developments and rowhouses that are compatible with the surrounding neighborhoods. As discussed above, the Westside Master Plan promotes this type of development within established single-family on lots that are vacant and underutilized.

In addition, the Westside Master Plan calls for development that promotes and accommodates active transportation uses like walking and biking particularly in areas surrounding commercial development. The RMF-30 zone is written to promote and reinforce the walkability of neighborhoods and support adjacent commercial uses.

The proximity of the established neighborhood to the existing commercial uses along 1700 S and high intensity uses called for by the 900 W/1700 S regional node makes the underutilized subject property between the two areas an ideal location for the multi-family infill development called for by the Westside Master Plan. RMF-30 is intended to promote this type of development pattern.

Consideration 2: Compatibility with Adjacent Properties

Building Height Compatibility

For the purposes of this analysis, staff used the RMF-30 zoning standards adopted by the City Council on October 18, 2022 and will be codified on April 18, 2023.

	Existing R-1/7,000 Zone	Proposed RMF-30 Zone
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Setbacks	Front and corner side yard setback – average of the block face. Interior side yard setback – 6 FT & 10 FT Rear yard setback – 25 FT	Front yard setback – 20 FT or the average of the block face Corner side yard setback – 10 FT Interior side yard setback – 4 FT, 6 FT, or 10 FT depending on building type. Rear yard setback – 25% of lot depth up to 25 FT, 10 FT for cottage developments
Height	28 FT	30 FT for most building types. 23 FT for cottage developments.
Building Coverage	40% of lot area	50% of lot area
Buffer Zones	No buffer zone required.	10 FT landscaped buffer along any property that abuts a single- or two-family residential zone.

In considering the building height in the surrounding area, the R-1/7,000 zone immediately north allows a maximum building height of 28 feet. The CB zone immediately south allows a maximum building height of 30 feet. See [Attachment C](#) for a more robust comparison of the existing and proposed zone.

Staff Discussion

As discussed previously, the prevailed development pattern of this block is 1-2 story single-family dwellings with a handful of two-family dwellings further down 1000 W. The portion of the block along 1700 S is zoned CB and consists of a number of commercial uses. While the RMF-30 zone permits more units per lot than the existing single-family zone, the height and building mass permitted by the proposed zone are written to be compatible with single-family zones while still providing additional units per lot. The building heights are compatible with only a 2’ difference and a buffer zone between the R-1/7000 zones and the subject properties further limits the impact of the proposed low density multi-family zone.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding the proposed map amendment request. The RMF-30 zone is compatible with the surrounding prevailing development pattern of single-family detached residential and promotes the implementation of key policies and goals outlined in the Westside Master Plan.

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 additional public hearing on the proposed zoning changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning map amendment.

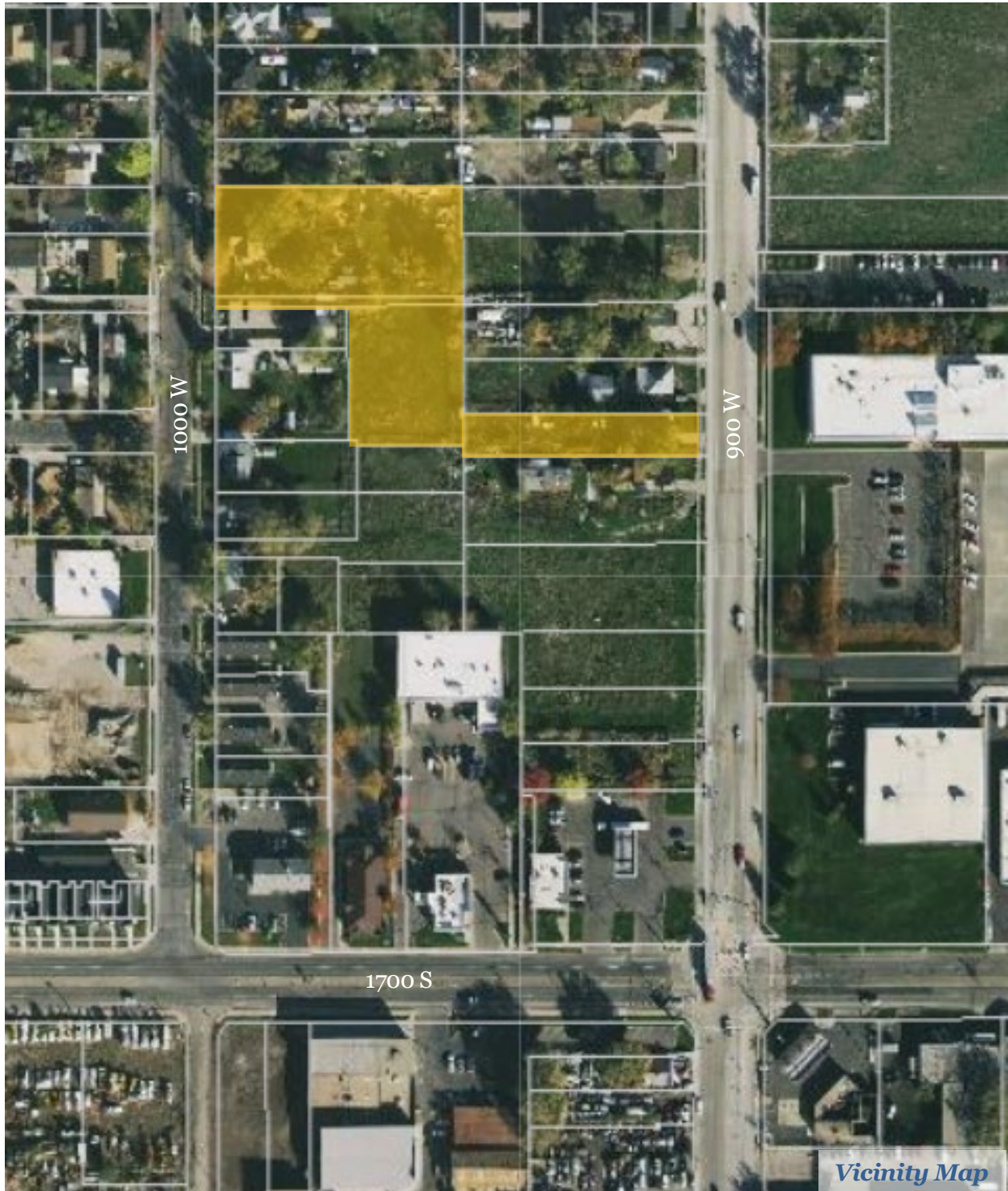
Approval of the Request

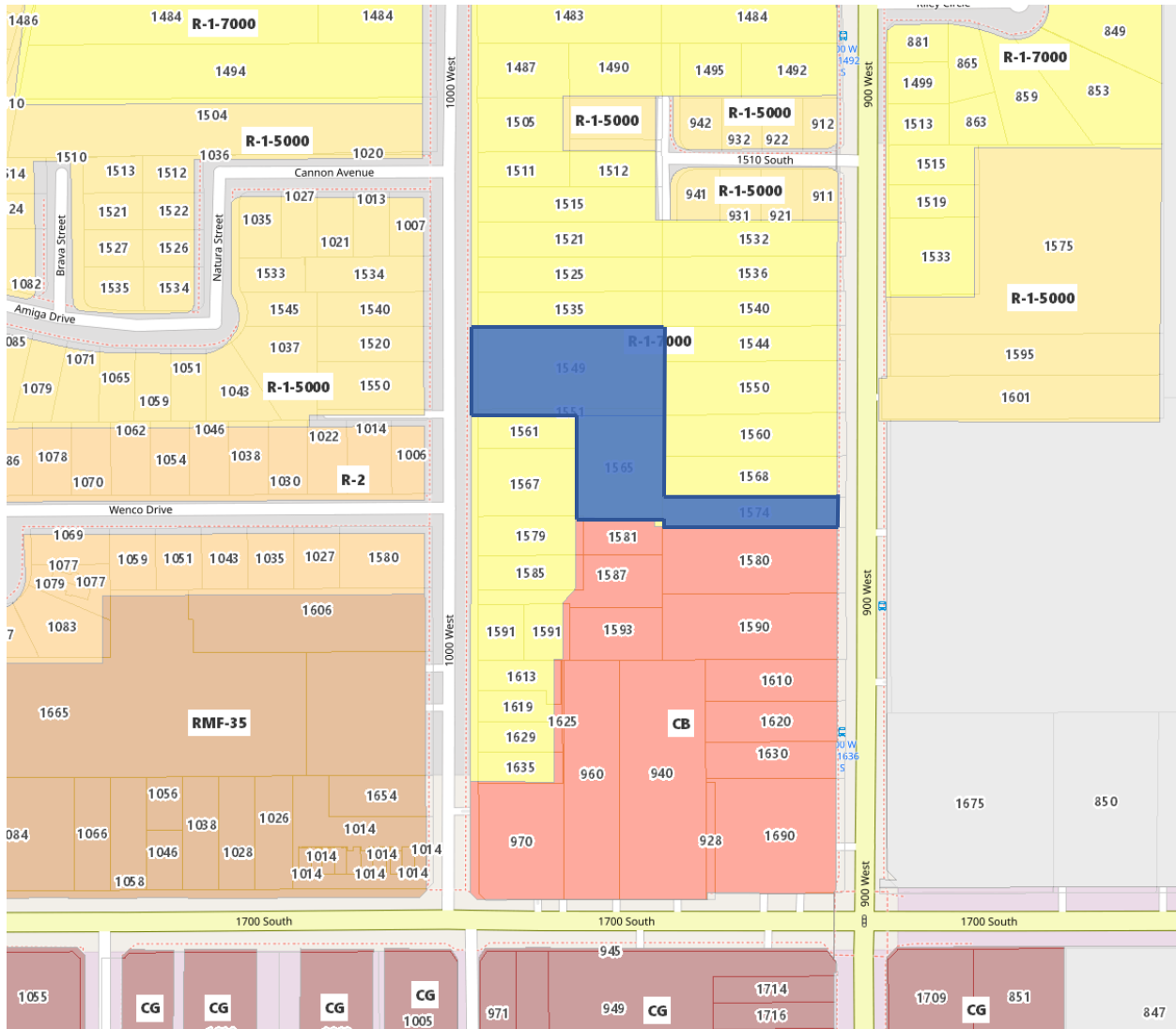
If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map and any new development on the rezoned parcels would be required to follow the regulations of the RMF-30 zoning district along with any development agreement requirements adopted by the City Council.

Denial of the Request

If the proposed zoning amendment is not approved by the City Council, the property could still be developed under its current R-1/7000 zoning designation, however, the property would not be able to be developed for multi-family residential uses as they are not permitted in the R-1/7000 single family zoning district.

ATTACHMENT A: Zoning & Vicinity Map





- Subject Properties
- R-1/7000, Single-Family Residential
- R-1/5000, Single-Family Residential
- R-2, Single- and Two-Family Residential
- RMF-35, Moderate Density Multi-Family Residential
- CB, Community Business
- CG, General Commercial
- M-1, Light Manufacturing

ATTACHMENT B: Applicant Narrative

Project Description:

R-1-7000 to RMF-30

Parcel for Zone Map Amendment:

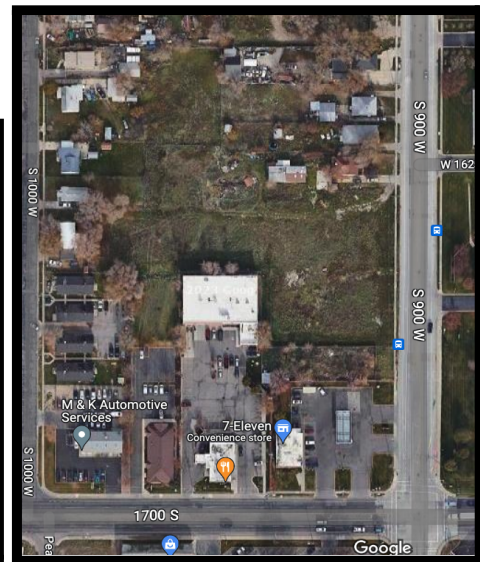
1514253005, 1514253006, 1514253065, 1514253035

Date:

February 14, 2023

Project Description:

Sitting on underutilized parcels, the TAG 1000 W townhome project will bring multi-family development to the periphery of a “Regional Commercial Node” in the Westside Master Plan.¹ Currently, the node and surrounding areas house several large vacant parcels that are underutilized. The project being contemplated is anticipated to be a tract of townhomes that provides a smooth transition from the node into the existing single-family neighborhood.



The proposed site is in close proximity to several neighborhood amenities that will both enhance and be enhanced by the project. These include the Jordan River Trail (recreation node at 1700 S), the Jordan River Peace Labyrinth, the Sorenson Unity Center, and the former site of Raging Waters, which the city is contemplating how to redevelop. The project will provide much needed living space for the Glendale neighborhood. The Westside has limited opportunities to add density within existing neighborhoods, but locations like the proposed TAG 1000 W site on the periphery of the neighborhood offer chances to improve how land is utilized. The current R-1-7000 zoning codes directly contradict the density recommendations for the node by limiting

¹ Salt Lake City, Documents, Accessed February 14, 2023
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

density to roughly 25 du/acre, less than half of the minimum 50 du/acre advised in the Master Plan. Allowing the rezone will bring the City's actions into better alignment with its plans.

Background:

The Westside Master Plan composed in 2014 provides extensive background on the state of the neighborhood, which like the rest of the Salt Lake Valley has seen dramatic growth over the last 50 years. The Westside has traditionally grown faster than most parts of the city as the neighborhood has provided affordable single-family housing options. Overall, the population of Westside neighborhoods grew 42% between 1970 and 2014. The low-density single-family development patterns seen in the majority (89%) of residential areas in Westside neighborhoods is a barrier to sustainable growth. Young families are finding themselves consistently priced out of the area with limited options in terms of both for-sale and for-rent housing inventory.

The proposed sites for rezone is located at the corner of two major arterials; one of which provides north-south access to the Westside and the other which forms an east-west gateway into the area. 900 W serves as an important transit corridor, offering frequent service that carries passengers to Salt Lake Central Station. Moreover, there are only a handful of east-west access roads (1700 S being one of them) connecting the Westside to Downtown.

Since the composition of the Westside Master Plan, the Salt Lake region has continued to grow at a breakneck pace (15.1% increase in 2010-2020 population in Salt Lake County), but the same dynamics have not played out in the Census Tracts covered by the Westside Master Plan (1026, 1027.1, 1027.2, 1028.1 and 1028.2). The population of the Westside Census Tracts shrunk by 869 residents between 2010 and 2020, a roughly 3.5% decrease. This leaves questions about the extent to which the current land uses are serving the population at a time when prices for housing are rapidly increasing. Conversations with members of the Glendale community have revealed that housing young families of the community remains a major challenge. New residents coming into the area have pushed home costs and rents higher, leaving a dearth of options for those who have grown up in the area and desire to stay in the neighborhood. Some of these folks will inevitably leave the area for the affordability most people need when leaving home for the first time. Declines in population of Westside neighborhoods over the last decade have eroded the residential base that keeps local businesses alive.

Growth and Housing Initiatives:

Westside Master Plan:²

- 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 Westside's existing stable neighborhoods.

² Salt Lake City, Documents, Accessed February 14, 2023
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

- 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.
- Generally speaking, most of the redevelopment in the Westside will be around single-family neighborhoods
- If the neighborhoods are limited with regard to new residential and commercial development, the opportunities for that type of growth must be located elsewhere. In the Westside, those areas are at the edges of the neighborhoods and specific intersections within them. Both the size and scope of these opportunities vary significantly based on the site and situation.

Growing SLC:³

- Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city
- **Secure and preserve long-term affordability**
- ***Increase the number of units on particular parcels***
- Implement life cycle housing principles in neighborhoods throughout the city
- In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city
- Develop flexible zoning tools and regulations, *with a focus along significant transportation routes.*

Plan Salt Lake:⁴

- *Promote high density residential in areas served by transit.*
- Locate new development in areas with existing infrastructure and amenities, *such as transit and transportation corridors.*
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- ***Promote infill and redevelopment of underutilized land***
- Enable moderate density increases within existing neighborhoods ***where appropriate***
- Accommodate and promote an increase in the City's population
- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food)
- Support policies that provide housing choices, including affordability, accessibility and aging in place.

The proposed development of a large and mostly vacant lot to create an attractive low-density multi-family development will bring activation to the area and spur further investment on the multiple underused parcels in the area. The project aligns with the goals, policies, and statements of the Westside Master Plan and other governing city documents. The development

³ Salt Lake City Documents, Accessed December 19, 2022
http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

⁴ Salt Lake City Documents, Accessed December 14, 2022
<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

possible under the proposed rezone would promote infill that more adequately utilizes the land by allowing for the development of additional density. The sites are close to a variety of resources that provide opportunities for a healthy lifestyle. This includes the Jordan River trail, the Jordan River Peace Labyrinth etc,. Additionally, the project provides a housing option that is low maintenance, making it more appealing to an aging population. We expect that this project, supported by the rezone, will breathe more life into the infrastructure and amenities already present, while also encouraging their ongoing improvement.

Transportation and Mobility Initiatives:

Westside Master Plan⁵

- Clearly connected to the rest of Salt Lake City through a variety of reliable transportation modes that give residents convenient options for getting around
- 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

Growing SLC:⁶

- It is imperative that ***new housing be constructed in the right locations of the city***
- Moderate increases in density should be encouraged ***along transit corridors***

Plan Salt Lake:⁷

- Create a ***system of connections*** so that residents may easily access employment, goods and services, neighborhood amenities and housing
- Prioritize connecting nodes located throughout the City to each other with improved walking, biking and *transit*
- ***Reduce automobile dependency*** and single occupancy vehicle trips
- ***Minimize impact of car emissions***
- Increase mode-share for public transit, cycling, walking, and carpooling

The projects will bring people into an area where they can be connected with the city and the abundance of amenities nearby will serve to reduce automobile use by new residents. We find reducing car use to be a necessary step in reducing pollution. Utah's air quality index sits at 51.2 (compared to Hawaii at 21.2), making it the #1 state for poor air quality.⁸ Unfortunately transportation is the leading cause of pollution and makes up a staggering 42% of wintertime pollution. In efforts to combat this problem here in Utah, the State has engaged in zoning changes to develop walkable/bikeable streets and neighborhood centers that complement use

⁵ Salt Lake City, Documents, Accessed February 14, 2023
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

⁶ Salt Lake City Documents, Accessed December 19, 2022
http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

⁷ Salt Lake City Documents, Accessed December 14, 2022
<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

⁸ World Population Review; Accessed November 14, 2022,
<https://worldpopulationreview.com/state-rankings/air-quality-by-state>

of transit.⁹ 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.

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 by multiple Master Plans. The current zoning code applied to the property is outdated and prevents development in an area that is well suited for it. The project team is committed to making this a development that will work not only for future members of the community, but also current community members. We will work with appropriate community bodies to ensure that the project fits the needs of the neighborhood.

Parcel for Zone Map Amendment:

15-14-253-005, 15-14-253-006, 15-14-253-065, 15-14-253-065, 15-14-253-035

Surrounding Zoning:

CB (Community Business), CG (General Commercial), R-1-7000 (Single Family Residential-7000 SF Lots), R-MU-35 (Residential Multifamily-35 Feet), M-1 (Light Manufacturing)

Closing Remarks:

Though there are continual growing pains in a city that sees a heavily increasing population, there is also an exciting opportunity as we work together to create more housing in appropriate and viable ways. During a conference hosted by the Urban Land Institute on November 8th, 2022, Mayor Erin Mendenhall stated, "The window of opportunity is closing...the way we grow matters". Following her remarks, Andrew Gruber, Executive Director of Wasatch Front Regional Council, continues by saying, "If we don't do it right to start, we'll permanently impair the needed density for at least 50 years".

The current R-1-7000 zone does not advance the city plans outlined in the Westside Master Plan, Growing SLC or Plan Salt Lake. By allowing for the rezone to RMF-30 the city will modernize the zoning to agree with the goals stated in city documents. We know additional housing is necessary here in Salt Lake, and by allowing for density on underutilized lots living between commercial and residential areas will increase attainability of housing while still protecting single-family zoned neighborhoods from the impact of a growing city. The proposed parcels represent an infill opportunity in an area where it is appropriate and desired. With the support of the city and rezone approval from R-1-7000 to RMF-30, we hope to do our part in creating beautiful, safe, and more attainable housing here in Salt Lake City.

⁹ Salt Lake City Government; Accessed November 14, 2022
<https://www.slc.gov/sustainability/air-quality>

ATTACHMENT C: R-1/7000 & RMF-30 Zoning Comparison

The following RMF-30 standards were adopted by the City Council on October 18, 2022. The new standards go into effect on April 18, 2023.

REGULATION	EXISTING ZONING (R-1/7000)	PROPOSED ZONING (RMF-30)
Lot Area/Width	7,000 SF/ 50 FT	<p>Lot Width Max – 110’ including the combination of newly created lots</p> <p>Single-, Two-, & Multi-family – 2000 SF per unit Row House – 2,000 SF per unit Cottage Development & Tiny House – 1,500 SF per unit Non-Residential Uses – 5,000 SF per building</p>
Units per Lot	1 Single-Family dwelling per lot	<p>Single-, Two-, & Multi-family – 1 unit, 2 units, & 8 units per form respectively. Row House – 6 units per form Cottage Development – 8 units per development Tiny House – 1 per form</p>
Setbacks	<p>Front & Corner Side Yard – Average of the front yards of existing buildings within the block face. Min 20 FT when no buildings exist on the blockface.</p> <p>Interior Side Yard – Corner lots 6 FT, Interior lots 6 FT & 10 FT on each side.</p> <p>Rear Yard – 25 FT</p> <p><i>*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</i></p>	<p>Front yard setback – 20 FT or the average of the block face</p> <p>Corner side yard setback – 10 FT</p> <p>Interior side yard setback – Single- & two-family – 4 FT & 10 FT Multi-family – 10 FT Row house – 4 FT Sideways row house – 6 FT & 10 FT Cottage development & tiny house – 4 FT Nonresidential – 10 FT</p> <p>Rear yard setback – 10 FT for cottage developments & tiny houses, 25% of lot depth up to 25 FT for all other development types</p> <p><i>*All required front and corner side yards and landscape buffers shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title</i></p>
Parking Setback	Surface parking and garages are required to be located behind the front line of the principal building.	<p>Surface parking is required to be located behind the front line of the principal building.</p> <p>Attached garages accessed from front/corner side yard must be setback at least 5 FT from the street facing building façade and at least 20 FT from the property line.</p>
Building Height	<p>Building Height – Pitched roof – 28 FT Flat roof – 20 FT</p>	<p>Single-, Two-, & Multi-family – 30 FT Row House – 30 FT Cottage Development – Pitched roof – 23 FT Flat roof – 16 FT</p>

		Tiny House – 16 FT Nonresidential Building – 30 FT
Open Space	<i>No specific open space regulations</i>	<i>No specific open space regulations. *A 10 FT wide landscape buffer is required when abutting property is in a single- or two-family zone.</i>

All new buildings within the RMF-30 zone are subject to the applicable design standards in [Chapter 21A.37](#) of the zoning code. Chapter 37 does not apply to the R-1/7,000 zone.

The setbacks and building heights of the two zones are similar with the intention to blend the two types of development patterns together. The maximum lot width is established to prevent land banking and promote small scale development. Additionally, the permitted building types in the RMF-30 zone limit the number of units that are permitted per form to encourage low density multi-family housing.

The following uses are not currently allowed in the R-1/7,000 zoning district but are listed as permitted or conditional uses under the proposed RMF-30 zoning district designation:

New Permitted	New Conditional
Dwelling, multi-family	Dwelling, group home (large)
Dwelling, single-family (attached)	
Dwelling, twin home and two-family	

The following uses are currently listed as conditional uses R-1/7,000 zoning district but are listed as permitted uses under the proposed RMF-30 zoning district designation:

Changing from Conditional to Permitted
Community garden
Dwelling, accessory unit

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 plan includes several goals for increasing the community’s residential density.
- 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. There are also several vacant or underutilized parcels that can be developed as infill parcels, and, depending on their size, can be seen as opportunities for multifamily projects.
- 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.
- The spaces in between the various nodes will reflect some of the changes seen at the adjacent nodes in order to provide appropriate buffering and transitions when necessary.
- 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.
- Popular Grove and Glendale Neighborhoods Policies: 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.
- Neighborhood Goals: All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area.

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.
- Beautiful City - Support and encourage architecture, development, and infrastructure that is people-focused, responds to its surrounding context and enhances the public realm, reflects our diverse cultural, ethnic, and religious heritage and is sustainable, using high quality materials and building standards.
- 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
- In-fill ordinances provide both property owners and developers with the options to increase the number of units on particular parcels throughout the city
- Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life
- Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- **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

Transit Master Plan

- Building off existing plans and policies, the Salt Lake City Transit Master Plan recognizes the importance of land use, street connectivity, and placemaking to implement a well-used and attractive frequent transit network (FTN). The FTN must be supported by a concentration of land uses, connections to key destinations, a rich mix of uses, and interconnected streets. The Transit Master Plan embraces these concepts to help achieve the City's goals to increase transit ridership in Salt Lake City.
- Provide a rich mix of uses that support street-level activity throughout the day and night. A diversity of land uses (including residential, commercial, industrial, institutional, and recreational uses) promotes walking and transit ridership, and reduces driving.
- A mix of land uses allows more daily needs to be met within shorter distances, encouraging people to walk and take transit for more trips. Land use diversity also creates a more interesting and active urban environment that makes walking and taking transit feel safer and more attractive at all times of the day and night.
- Salt Lake City also plays an important role in working with developers to set standards for new development. These standards can help ensure land uses support the FTN, including:
Pedestrian-oriented design: Identify design standards that promote pedestrian-oriented urban

design features, such as active frontages built right to the street with parking located at the rear of the building and landscaping that provides a buffer between the sidewalk and the street.

- Land use and placemaking recommendations –Continue to monitor zoning along the FTN to ensure transit is supported by a mix of uses, adequate densities, parking requirements, and other transit supportive elements.
- Provide a mix of housing options along the FTN to support housing affordability and diversity.

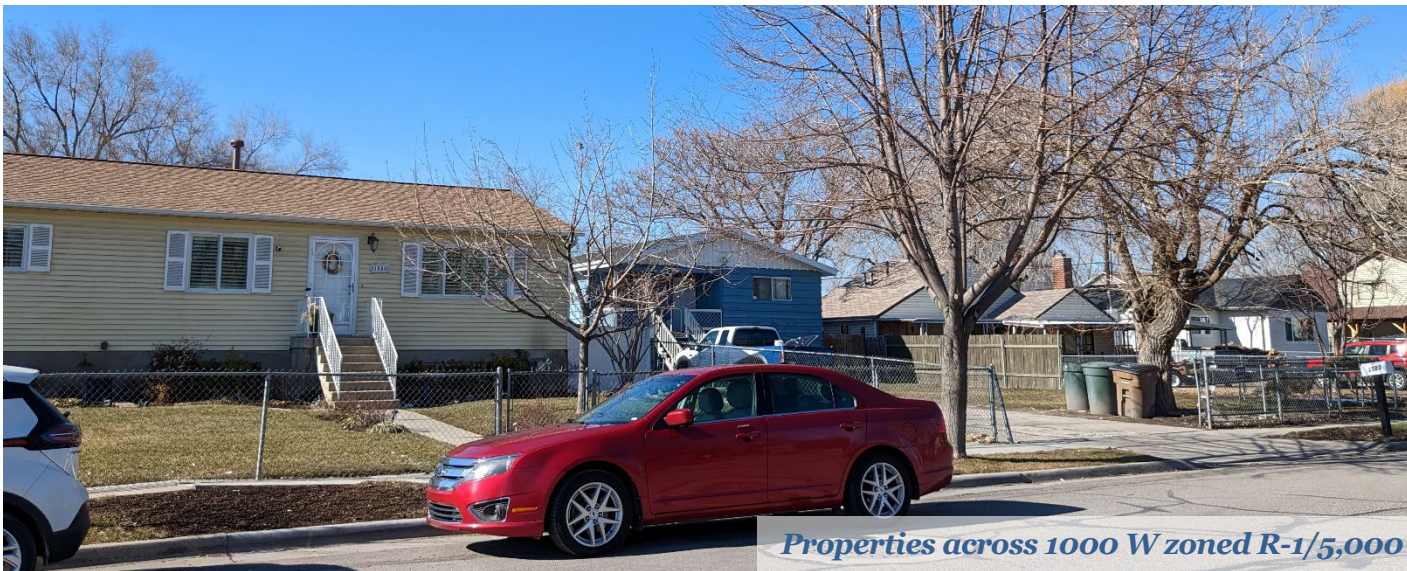
ATTACHMENT E: Zoning Amendment Standards

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
<p>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	<p>Complies</p>	<p>The property is located within the <i>Westside Master Plan</i> area. See Attachment D for discussion of proposal’s compliance with relevant City policies and plans.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Complies</p>	<p>The purpose of the RMF-30 District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.</p> <p>The proposed location of the zoning district is nearby 1700 S and 900 W both of which are identified as arterial streets. The node at the intersection of those two streets calls for high intensity land uses designed to serve the larger region. The proposed location is also adjacent to an established single-family neighborhood.</p> <p>The RMF-30 zone is written to integrate multi-family development into existing neighborhoods while also supporting adjacent commercial uses.</p>

<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Complies</p>	<p>See Key Consideration 2 for the complete discussion on the impact on adjacent properties. As discussed previously, the RMF-30 is intended to integrate low-density multi-family development into existing single-family areas with minimal impact on those neighborhoods.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>Not Applicable</p>	<p>The proposed map amendment is not within any overlay zoning district. This standard is not applicable to the proposal.</p>
<p>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</p>	<p>Complies</p>	<p>The subject property is located within a built environment where public facilities and services already exist. The site is currently served by 1000 W and 900 W. 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.</p>

ATTACHMENT F: Property Photos





Properties to the north along 1000 W zoned R-1/7,000



Properties to the south along 1000 W zoned R-1/7,000



4 duplexes to the south along 1000 W zoned R-1/7,000



Subject Property from 900 W



Properties across 900 W zoned M-1





Subject property - interior lot



Rear yards of properties along 1000 W



Rear yard of subject property along 900 W



Corner of 900 W & 1700 S



Corner of 1000 W & 1700 S



Midblock along 1700 S

ATTACHMENT G: 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:

- September 21, 2022– The Glendale Community Council was sent the 45-day required notice for recognized community organizations.
- September 21, 2022 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- September 2022 – January 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- February 24, 2023
 - Public hearing notice sign posted on the property
- February 24, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Planning Staff received a voicemail on November 6, 2022 from a nearby resident voicing concerns over tearing down the existing single-family homes to build multi-family buildings when there is plenty of vacant property along 900 W.

ATTACHMENT H: Department Review Comments

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

Building Code: Heather Gilcrease (heather.gilcrease@slcgov.com or 801-535-7163)

There are no comments from Building Services for this phase of the development process.

Economic Development: Peter Makowski (peter.makowski@slcgov.com or 801-535-7159)

DED has not comment on this Zoning Map Amendment.

Engineering: Scott Weiler (scott.weiler@slcgov.com or 801-535-6159)

No comments received at this time.

Fire: Doug Bateman (douglas.bateman@slcgov.com or 801-535-6619)

No comments related to the Zoning amendment; however, additional comments may arise with site development or building permit application up to and including fire department access and water supplies.

Housing Stability: Tony Milner (tony.milner@slcgov.com or 801-535-6168)

Comments in relation to Growing SLC: A Five Year Housing Plan, 2018-2022, is as follows (http://www.sledocs.com/hand/Growing_SLC_Final_No_Attachments.pdf):

Salt Lake City is committed to increasing mixed-income and mixed-use developments, increasing the number of affordable/income-restricted units, and increasing equity in all housing. The applicant's stated intention to rezone the parcel for the purpose of constructing new townhomes is compatible with the Growing SLC housing plan, as outlined in their project description that is attached to their application.

Recommendations:

- We encourage 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://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf>
 - For example: Code 18.98.060: EXEMPTIONS:
 - “E. The following housing may be exempt from the payment of impact fees, to the following extent:
 - 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;”

- 2. A one hundred percent (100%) exemption shall be granted for nonrental housing for which the annualized mortgage payment does not exceed thirty percent (30%) of the annual income of a family whose annual income equals eighty percent (80%) of the median income for Salt Lake City, as determined by HUD;
- We encourage the developer to include units with 3 or 4 bedrooms to provide a wider range of housing options for the City and support families with children looking to live in the City.
- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as: ramps, door openers, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Parks: Kristin Riker (kristin.riker@slcgov.com or 801-972-7804)

No comments received at this time.

Public Services: Jorge Chamorro (jorge.chamorro@slcgov.com or 801-535-7150)

No comments received at this time.

Public Utilities: Kristeen Beitel (kristeen.beitel@slcgov.com or 801-483-6733)

Public Utilities has no issues with the proposed zoning amendment. Any future development must meet all SLCDPU requirements.

The following comments are provided for information only and do not provide official project review or approval.

- All utilities must meet horizontal and vertical clearance requirements.
- CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.
- The CWA-1 drain crosses through this property. The drain and associated easement must be shown on all plans.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. 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.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the water demand is not adequately delivered by the existing main, then a water main upsizing will be required at the property owner's expense. The expected maximum daily flow (gpd) from the

development will be modeled to determine the impacts on the public sewer system. If one or more sewer lines reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the property.

- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater BMP's to remove solids and oils. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible.
- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

Sustainability: Debbie Lyons (debbie.lyons@slcgov.com or 801-535-6540)

No comments received at this time.

Transportation: Jena Carver (jena.carver@slcgov.com)

No comments received at this time.