



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Rylee Hall, Principal Planner  
rylee.hall@slcgov.com or 801-535-6308  
**Date:** March 29<sup>th</sup>, 2023, Published March 23<sup>rd</sup>, 2023  
**Re:** PLNPCM2022-01142 (Zoning Map Amendment) at 924 W 200 N

## Zoning Map and Master Plan Amendment

**PROPERTY ADDRESS:** Approx. [924 W 200 N](#)  
**PARCEL ID:** 08-35-403-058-0000  
**MASTER PLAN:** [North Temple Boulevard](#)  
**CURRENT ZONING DISTRICT:** [R-1/5,000 Single-Family Residential District](#)  
**PROPOSED ZONING DISTRICT:** [RMF-30 Low Density Multi-Family Residential District](#)

### REQUEST:

TAG SLC, LLC, representing the property owner, is requesting to amend the zoning map for property located at approximately 924 W 200 N. The subject area included in the proposed zoning map amendment consists of 1 parcel (Parcel # 08-35-403-058-0000), totaling about .5 acres. The proposed request would allow flexibility for development of the property in terms of density and housing types.

The property is currently zoned [R-1/5,000 Single Family Residential District](#). The applicant is requesting to amend the zoning map designation to [RMF-30 Low Density Multi-Family Residential District](#).

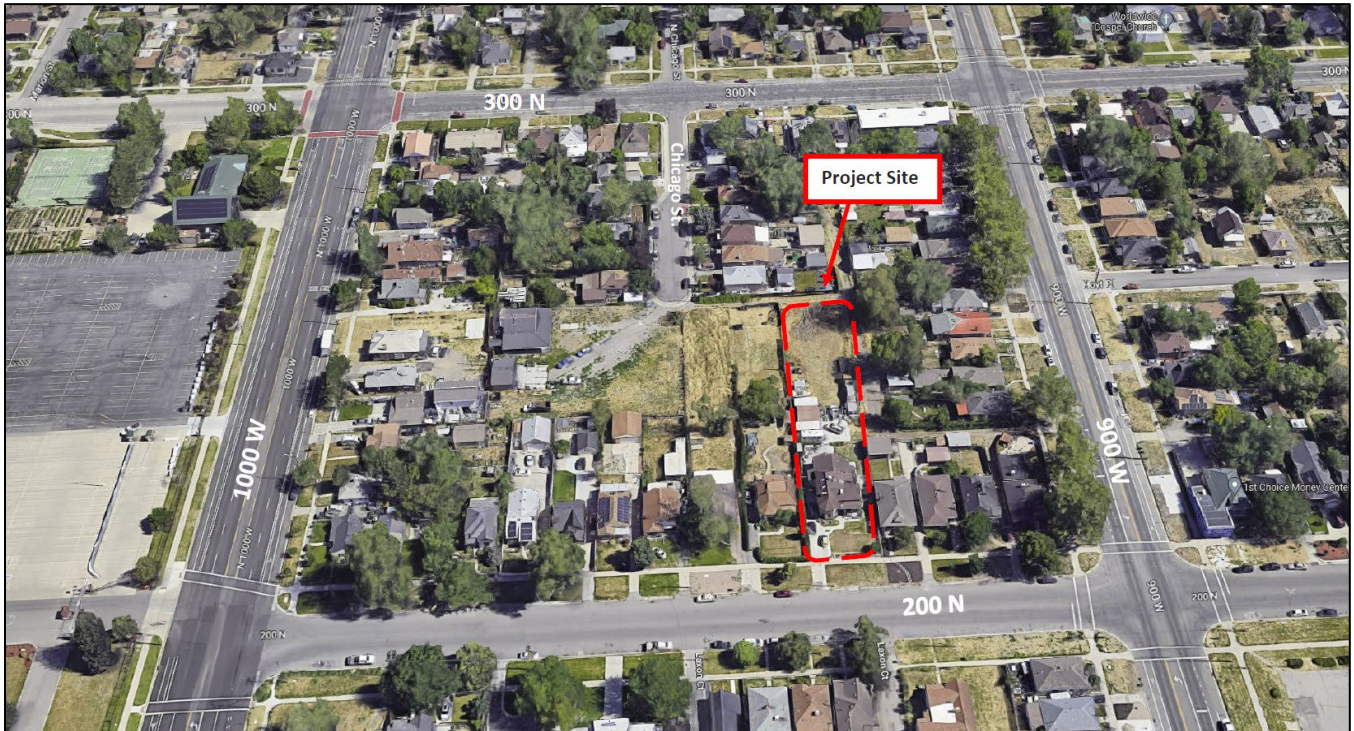
### RECOMMENDATION:

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 consideration standards of approval and therefore recommends the Planning Commission forward a positive recommendation to the city council for the zoning map amendment.

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Site Photos](#)
- C. [ATTACHMENT C: Application Materials from Applicant](#)
- D. [ATTACHMENT D: Zoning Standards for the RMF-30 Zone](#)
- E. [ATTACHMENT E: Zoning Map Amendment Standards](#)
- F. [ATTACHMENT F: Housing Loss Mitigation Report](#)
- G. [ATTACHMENT G: Department Review Comments](#)

## PROJECT DESCRIPTION



TAG SLC, LLC, representing the property owner, is seeking approval of a zoning map amendment to change the zoning designation of property at 924 W 200 North from R-1/5,000 Single Family Residential to RMF-30 Low Density Multi-Family Residential District. There is an existing single-family home and several accessory structures on the subject property – the applicant intends to demolish all existing structures on the property upon development. The desired result of the proposal is to allow a higher density residential use of the property than is currently allowed in the R-1/5,000 Single Family Residential District.

### *Concept Plan*

The applicant has submitted a concept plan for future development of the property. It's important to note the rezone request is not tied to a particular development; if the request is approved, the site could be development in accordance with the RMF-30 regulations.

Based on this concept plan, staff anticipates the applicant would need, at minimum, a subdivision and Planned Development application to proceed with their intended development.

Conceptual design for the property includes demolishing the existing structures on the property to accommodate redevelopment of the property with 8 detached single-family residential homes oriented north to south along the narrow lot boundaries.

This concept plan includes access from 200 North to a private driveway that would serve the new residential units. The concept plan and materials provided by the applicant can be found in [Attachment C](#).

Detached single-family homes are listed as a permitted use in the R-1/5,000 Single Family Residential Zone. However – the required minimum lot size is much less in the proposed RMF-30 Low Density Multi-Family Residential District (2,000 SF per SFR), than in the existing R-1/5,000

zone (5,000 SF per SFR). The RMF-30 Zone would allow this use with the decreased minimum lot size requirement, as well as other residential uses that are not listed as permitted uses in the R-1/5,000 Single Family Residential District, such as two-family, row homes, and multifamily uses. The RMF-30 zoning district allows for similar scale development to the R-1/5,000 zone, while moderately increasing density potential due to smaller required lot areas and flexibility in allowed residential uses.

## Existing Conditions



The property currently has an existing single-family home and several accessory structures and is located within the R-1/5,000 Single Family Residential District. All neighboring properties are also within this Zone. This area is within the Fairpark Community Council District. The applicable Master Plan for this area is the North Temple Boulevard Master Plan, adopted in 2010.

The new development of the property will be limited by the dimensional nature of the lot. The lot is narrow and long, with a vacant rear yard adjacent to another vacant rear yard on the western side and a private alley on the northern and eastern sides. The properties immediately surrounding the site are almost entirely single-family residential. However, the area within this block is vacant and has the potential to be developed. The neighboring blocks to the south include a mix of zones and uses, including small patches of R-1/5,000 Single Family Residential, SR-1 (Special Development Pattern Residential District), and I (Institutional District), and a large swath of TSA (Transit Station Area). North Temple Boulevard runs east to west a block south of the subject property. This area has been designated to encourage smaller scale in-fill

developments, increased residential density, and a variety of uses by the North Temple Boulevard Master Plan.

As shown below, the property is located less than half a mile to two TRAX stations – the Jackson Euclid Station and the Fairpark Station.



### **Housing Loss Mitigation**

A housing loss mitigation plan is required for any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries a residential dwelling unit – which applies to this proposal.

To mitigate the residential housing loss, the applicant is proposing to provide replacement housing. The full Housing Mitigation Report can be found in [Attachment F](#).

### **APPROVAL PROCESS AND COMMISSION AUTHORITY**

Zoning Map Amendments are a legislative process that must receive a recommendation from the Planning Commission before receiving a final decision from the City Council. The Planning Commission has the authority to recommend approval, approval with conditions, or denial of the proposal. The regulating ordinance for Zoning Map Amendments is 21A.50 Amendments.

### **KEY CONSIDERATIONS**

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

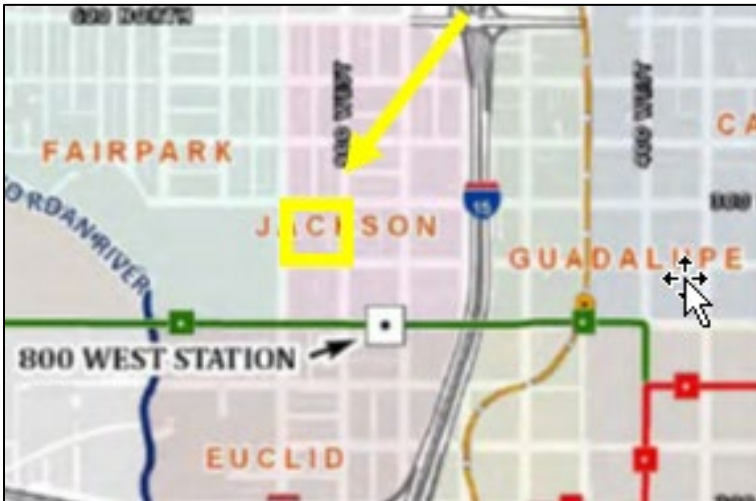
1. Compatibility with Plan Salt Lake and the North Temple Boulevard Master Plan
2. Neighborhood Compatibility and Impact

## Consideration 1: Compatibility with Plan Salt Lake and the North Temple Boulevard Master Plan

### [North Temple Boulevard Master Plan](#)

The intent of the North Temple Boulevard Master Plan is to change North Temple Boulevard and its surrounding area into an environment of walkable communities, provide a diverse mix of uses and building types around the transit stations, and support long-term economic stability in this area. The study area along North Temple was divided into 5 smaller study areas, called Station Areas. Station Areas are designated as areas that surround a transit station and each Station Area was examined and analyzed for its unique character and challenges. Goals were then identified

for each area to support the long-term vision of the North Temple Boulevard Master Plan.



The subject property is within the 800 West Station Area. The 800 West Station Area seeks to become a transit-oriented neighborhood, designed for pedestrians. There are two primary neighborhoods located within the 800 West Station Area – Jackson and Euclid. These neighborhoods are described as having block patterns and street networks that promote walking and bicycling but lack residential density to support desired commercial uses. One of the policies that was adopted to make

this vision a reality was to increase the residential density around the 800 West Station area.

Within the 800 West Station area, there are 3 distinct areas: the Core, Transitional, and Stable areas.



The subject property is designated as a Stable Area. As described in this plan, the zoning regulations for this area should be aimed at maintaining the existing development characteristics while allowing appropriately scaled infill development. The Stable area expects to see minor changes and development that is consistent with the overall scale of the surrounding structures. Infill development, such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently undeveloped or under-utilized is supported and encouraged. The interior blocks of the Jackson neighborhood are specifically identified as areas with opportunity for infill development (see map below from Page 52 of the North Temple Boulevard Master Plan).



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

The neighboring block to the east has already experienced some adjustments to synchronize with this goal by changing the zoning designation of the mid-block area to allow a residential development called Hoyt's Place.

To build the future vision for the 800 West Station Area, policies to guide future land use decisions were given. Policy #4 Residential Density, directs an increase in residential density around the 800 West Station area by continuing the policy of lower density residential development in the Jackson neighborhood and allowing appropriate residential development in undeveloped mid-block parcels.

The RMF-30 Low Density Multi-Family Residential District, allows and supports various residential housing types that are small scale in nature. The primary intent of this Zone 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 residential building types, that are compatible in mass and scale with existing structures in these areas.

Staff is of the opinion, the proposed change to RMF-30 directly aligns with the 800 West Station Area Plan section of the North Temple Boulevard Master Plan.

### [Plan Salt Lake](#)

Salt Lake City is the business, financial, and cultural capital of Utah, as well as the one of the fastest growing states in the country. Plan Salt Lake, Salt Lake City's Master Plan, was developed to guide this growth, while protecting and improving quality of life for current and future residents.

With this in mind, Plan Salt Lake outlines goals and initiatives to support a diverse mix of uses and building types, as well as increased density in designated areas that is compatible with the existing scale and character of a neighborhood. The Vision statement of Plan Salt Lake acknowledges growth and identifies *12 Guiding Principles* that should be utilized to guide that growth. Both **Growth** and **Housing** are prioritized *Guiding Principles* that should be taken into consideration when reviewing this proposed zoning map amendment.

## *Growth*

This *Guiding Principle* aims to provide people with “...choices about where they live, how they live, and how they get around...”

The following are listed as Initiatives in this section:

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

The proposal is aligned with these objectives by locating a new residential development in an area with existing infrastructure and amenities, and within walking distance of various transit options, including 2 bus stops within 400 ft. of the property, and two TRAX Green Line stops within half a mile. This property is underutilized and partially vacant. By allowing potential new development, Initiative #3 is accomplished. Additional housing units will accommodate and promote an increased in the City’s population. Although the proposed rezone is not tied to a specific development plan, the developer’s current vision is to provide single-family residential dwellings on individual lots, which will also increase the potential for individual home ownership in this area.

## *Housing*

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

The following are listed as Initiatives in this section:

- ✓ #2 Increase the number of medium density housing types and options.
- ✓ #5 Enable moderate density increases within existing neighborhoods where appropriate.

While the RMF-30 Zone is qualified as a low-density multi-family zone, the allowed density is greater than the currently allowed density in the R-1/5,000 Zone. This allows the potential for an increase in housing types that are compatible, yet slightly different than the existing housing stock in the Jackson Neighborhood area. The interior portion of the block is vacant, and the North Temple Boulevard Master Plan designates this specific block as an area that would be appropriate for increased density infill development.

The City’s new 5 year housing plan, [Housing SCL](#), will include goals for increasing the overall supply of housing through out Salt Lake City. The plan acknowledges and responds to the ongoing housing crisis by providing initiatives to “*alleviate housing instability and create sustainable, mixed-use, mixed-income neighborhoods with access to jobs, transit, greenspace, and basic amenities.*” The proposed rezone will also comply with this to-be-adopted plan.

### **Consideration 2: Neighborhood Compatibility & Impact**

The RMF-30 and R-1/5,000 zones have a lot in common. Both zones are designated as low-density residential districts, have similar restrictions on building height, lot coverage, and nearly identical setback requirements. However, there are some important distinctions between the two

zones. The proposed RMF-30 zone allows for residential building types that are not permitted in the R-1/5,000 zone – such as twin homes, row houses, and multi-family and allows for greater density than what is currently allowed in the R-1/5,000. Additionally, the RMF-30 zone has design standards for entry features, durable building materials, ground floor/upper floor glass, and maximum length of a blank wall – these design standards are not applicable to the R-1/5000 zoning district.

New development at the subject property is limited by the dimensional nature of the lot. The lot is narrow and long, with a vacant rear yard adjacent to another vacant rear yard on the western side and a private alley on the northern and eastern sides. Because of this, only certain building types could be considered if the rezone were approved. With the proposed zone, single-family, two-family, and sideways rowhouses could all be developed subject to the RMF-30 standards. Given the lot size limitations for each of these building types, up to 11 dwelling units could be constructed. It is important to note that even though this density is greater than what is allowed in the R-1/5,000 zone, the building height, lot coverage, parking, and setback requirements are nearly the same for both zones and will further limit potential impacts of this increased density to neighboring properties.

The tables below compare permitted uses, development standards, and parking requirements for both zones:

<b>Key Use Comparisons</b>					
<b>Zone</b>	<b>Single-Family (detached)</b>	<b>Two-Family</b>	<b>Multi-family (max. 8 attached units)</b>	<b>Row House &amp; Sideways Row House (max. 6 attached units)</b>	<b>Planned Development (minimum area)</b>
R-1/5,000	Permitted	Not Permitted	Not Permitted	Not Permitted	10,000 SF
RMF-30	Permitted	Permitted	Permitted	Permitted	9,000 SF



**Key Zoning Standards Comparison (Minimum Requirements)**

Zone		Lot Area per unit	Lot Width	Max. Height	Front Yard	Side Yard	Rear Yard	Lot Coverage
R-1/5,000		5,000 SF	50 ft.	28 ft. or 20 ft. flat roof			Min. 25% of the lot depth or 20 ft., whichever is less	40%
RMF-30	Single Family (detached)	2,000 SF	N/A	30 ft.	20 ft. or the average of the block face	4 ft. on one side & 10 ft. on the other	Min. of 20% lot depth, need not exceed 25 ft..	50%
	Two-family							
	Multi-family (max. 8 attached units)					10 ft.		
	Row Houses (Max. 6 attached units)					6 ft. on one side and 10 ft. on the other		

**Parking Requirements**

Zone	Single-Family (detached)	Two-Family	Multi-family (max. 8 attached units)	Row House & Sideways Row House (max. 6 attached units)
R-1/5,000	Permitted	Not Permitted	Not Permitted	Not Permitted
RMF-30	Permitted	Permitted	Permitted	Permitted
# of parking spaces required per DU	2 spaces per DU		Studio & 1 bedroom: 1 space per DU, 2+ bedrooms: 1.25 spaces per DU	2 spaces per DU

The parking requirements are based on the use, rather than the zone, so there would be no changes in parking requirements as a result of the rezone. However, the RMF-30 Zone permits an increase in density of dwelling units. Any required parking for the new development will be required to be provided on site. Additionally, there could be additional traffic to the property as a result. This traffic would be directed towards 200 North, classified as a local road, as the primary access to the property is provided from this road. Any specific site development plans will be evaluated for potential traffic issues prior to approval.

The new RMF-30 Code requirements include design standards that must be implemented for all new principal structures. These design standards include details for building materials, glass on the ground floor and upper levels, maximum length of a blank walls, screening of mechanical equipment and service areas, and entry features.

Design Standards	Required
<p><b>Building Materials:</b></p> <p>Other than windows and doors, a minimum amount of the building façade shall be clade in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, fiber cementer boards, and other similar materials.</p>	<p>50% of the ground and upper floors</p>
<p><b>Glass:</b></p> <p>The ground and upper floor building elevations shall have a minimum amount of glass for street-facing façades.</p>	<p>20% ground floor, 15% upper floors</p>
<p><b>Blank Wall:</b></p> <p>The maximum length of a blank wall uninterrupted by doors, windows, art, or architectural detailing at the ground floor level for any street-facing façade.</p>	<p>15 ft.</p>
<p><b>Entry Features</b></p> <p>Each required entrance shall include a permitted entry features with a walkway connected to a public sidewalk and exterior lighting.</p>	<p>1 required per operable building entrance for every street facing facade</p>

Each new unit will be required to include durable building materials on the ground and upper floors of any street-facing façade. The specified materials are comparable to materials used throughout the existing neighborhood. In additional, each new structure will be required to incorporate glass in the amount of 20% of the ground floor facades, and 15% of the upper floor facades that face a street. Requiring glass in this way creates a sense of ‘eyes on the street,’ and perpetuates the existing neighborhood atmosphere. In addition, by limiting blank wall areas, each building façade will be designed to incorporate various architectural features, including the required amount of glass, which will create greater visual interest for visitors or passers-by.

Each new unit will be required to have an entry feature in the form of a covered porch, portico, awning or canopy, or emphasized doorway (further description and examples are given in the

[RMF-30 Code](#)). Each required entrance shall be accessed by a walkway connected to a public sidewalk and will include lighting that highlights the entryway. The developer is not tied to a specific development type with the rezone of the property, but the new principal building that is closest to 200 North will be required to face the street and include one of the required entryway features, thus mimicking the existing characteristics of the street facing frontage at and near this property.

These design standards serve to increase compatibility of new developments in this zone by requiring architectural features that are commonly seen with the existing residential homes in this area, while encouraging visual interest and engagement.

## **DISCUSSION:**

The proposed amendment supports the visions of City development, as outlined in Plan Salt Lake and the North Temple Boulevard Master Plan. Additionally, the RMF-30 zone’s purpose statement establishes a concrete connection between these goals and the proposed zone:

*“The purpose of the RMF-30 **Low Density Multi-Family Residential 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**.”*

Development requirements and design standards within the RMF-30 zone will further serve to create new growth that is harmonious with the surrounding neighborhood.

## **STAFF RECOMMENDATION**

Because the proposed rezone to the RMF-30 Low Density Multi-Family Residential District supports the objectives of adopted City-wide and neighborhood plans and is compatible and complementary to the existing residential neighborhood, Planning Staff recommends the Planning Commission forward a positive recommendation to the City Council.

## **NEXT STEPS**

A recommendation of approval or denial by the Planning Commission will result in the proposed zoning map amendment being sent to the City Council for a final decision.

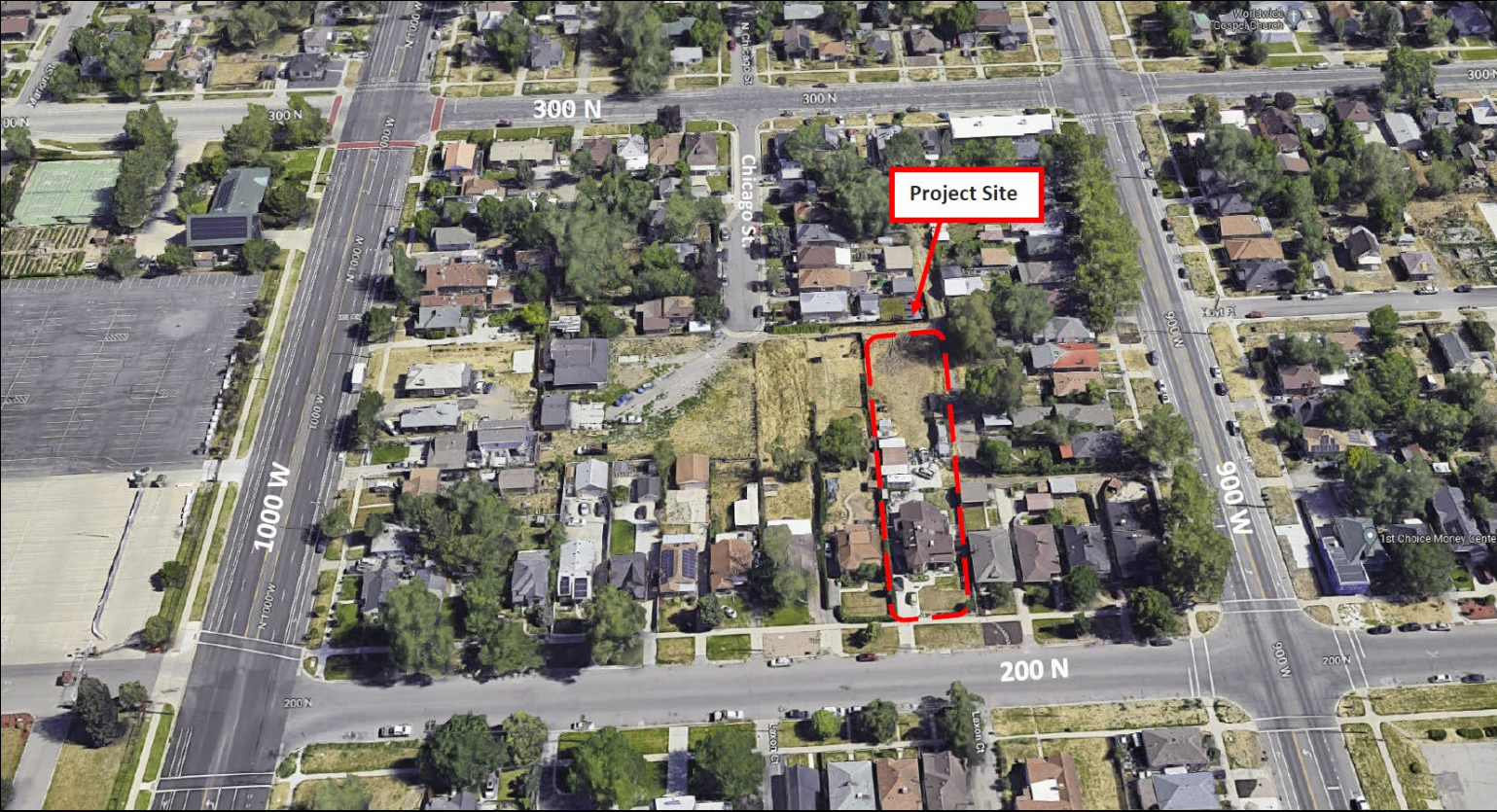
### **Approval of Zone Amendment**

If the proposed zoning map amendment is approved, the applicant will be permitted to develop the property in accordance with regulations for the RMF-30 zone. The applicant will need to obtain all necessary approvals and permits for any new development on the subject property.

### **Denial of Zone Amendment**

If the proposed zoning map amendments is denied, the property will remain zoned R-1-5,000 Single Family Residential. The property could still be redeveloped but would be subject to the R-1/5000 zoning regulations.

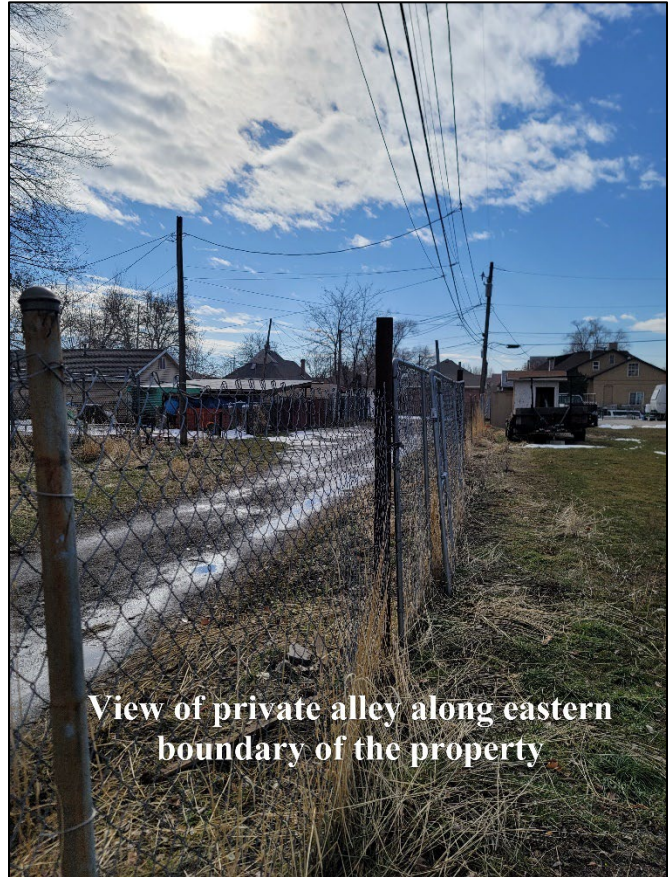
# Attachment A: Vicinity Map



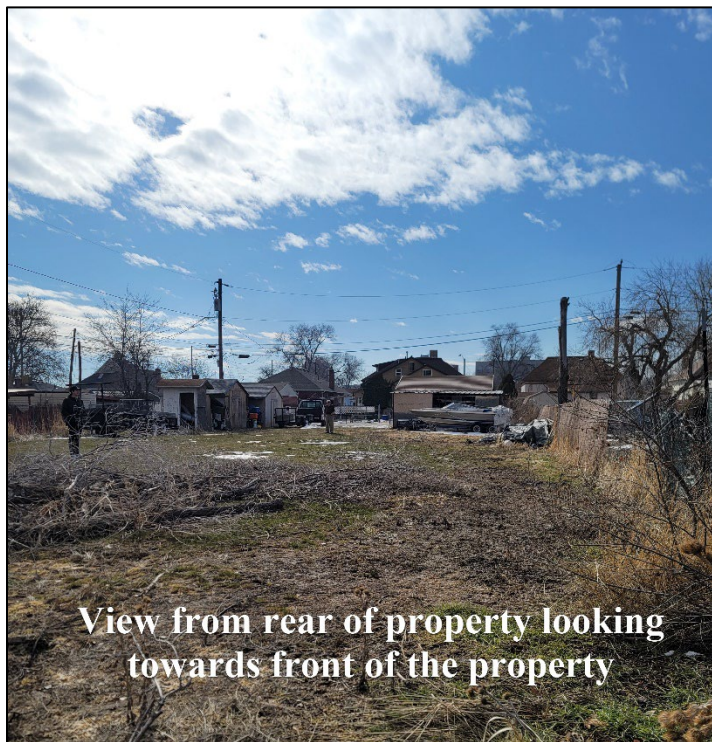
# Attachment B: Site Photos



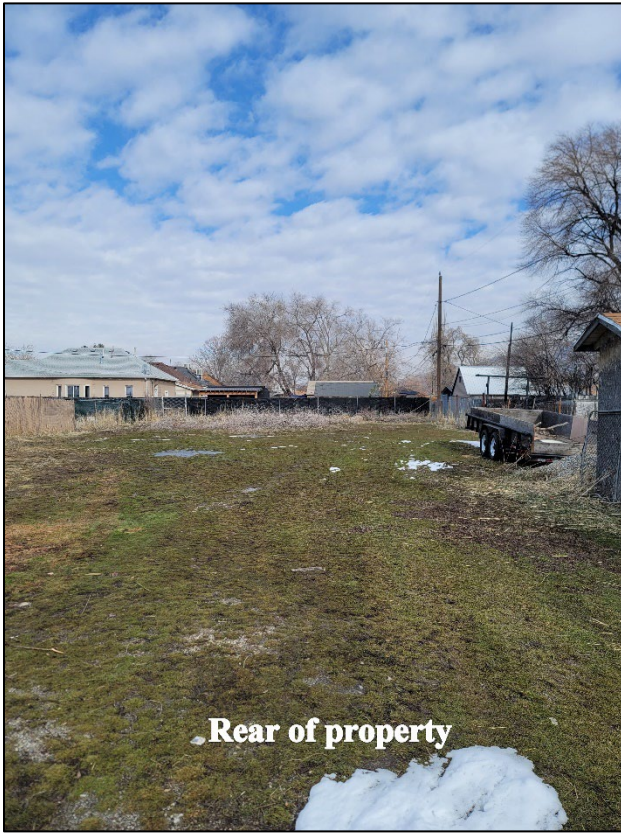
**Front of property**



**View of private alley along eastern boundary of the property**



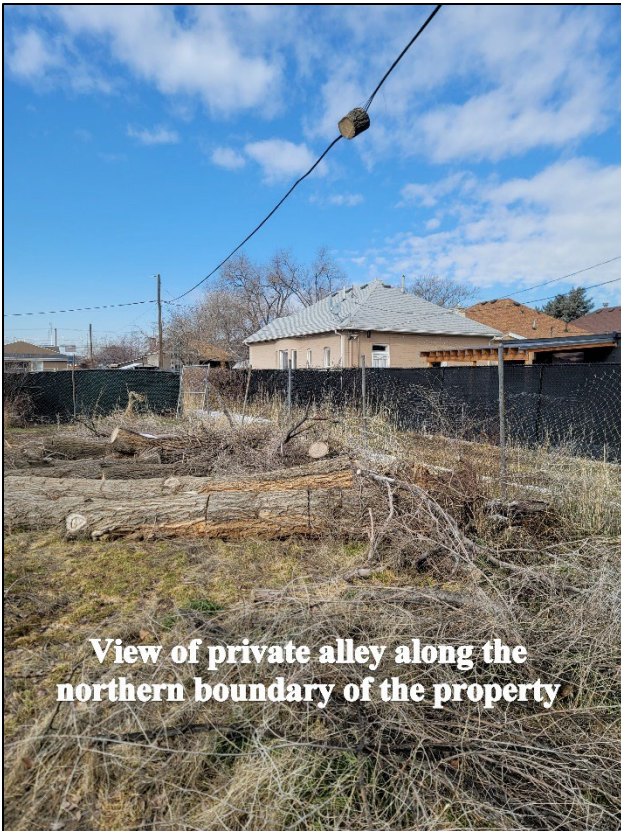
**View from rear of property looking towards front of the property**



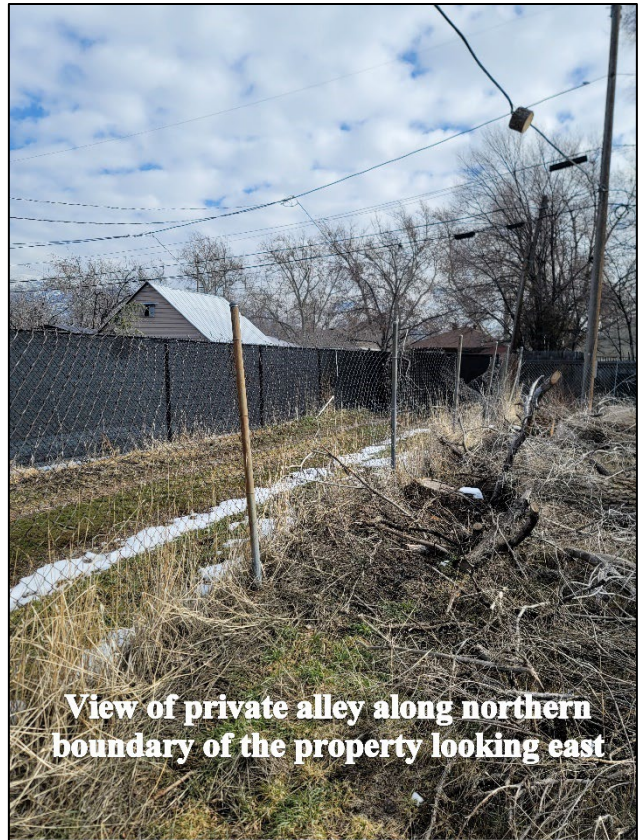
**Rear of property**



**View from rear of property looking west**



**View of private alley along the northern boundary of the property**



**View of private alley along northern boundary of the property looking east**

# Attachment C: Application Materials from Applicant

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**Parcel Number: 08-35-403-058**

**Project Description: R-1-5000 to RMF-30**

**Date: 11/15/2022**

**Project Description:**

The proposed rezone site on 924 W and 200 N, located in the Jackson neighborhood, offers a unique opportunity to create more density within Salt Lake City. The reason for the proposed rezoning is to bring the parcel into better alignment with the visions laid out in the North Temple Boulevard master plan: Create opportunities for affordable and accessible living options while increasing the residential densities near the stations.<sup>1</sup>

We aim to bring the parcel into better harmonization with the visions laid out in the master plan and help facilitate the community's goals. The anticipated project consists of ten single-family homes that provide added density to an existing single-family neighborhood. The project is sure to be a great way to add more housing in a way that is less intrusive than other infill development. The proposed site is in close proximity to several neighborhood amenities, (such as the fairpark, a grocery store and restaurants) which will both enhance and be enhanced by adding ten single-family homes.

The project will provide much needed living space surrounding the 800 West Station Area. Allowing the rezone will align the City's actions with its plans by increasing the density on an underutilized lot. Discussions with the community have highlighted just how big of an issue the housing shortage in the neighborhood is. Many young families struggle to find housing in the area, and we believe that more viable density helps alleviate stress put on these families. In efforts to achieve the stated goals, we propose a rezone of the property located at 924 W 200 N from R-1/5000 to RMF-30.

**Background:**

North Temple, like all of Utah, has seen immense growth over the years. The area was originally developed as a residential street served by a trolley line. Over time, the commercial use extended further west to form a continuous commercial street connecting the airport to downtown. With the addition of the Airport Light Rail line in 2013, North Temple was transformed into a mixed use boulevard that united neighborhoods. North Temple has become a major piece of the region's mass transit system, connecting the entire system to the airport and strengthening downtown as the center of the transportation system.<sup>2</sup>

Though we have seen impressive development over the years, we still fall behind in providing basic needs for families in Salt Lake City. A five year housing plan compiled in 2018, gives an

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<sup>1</sup> Salt Lake City Documents, Accessed November 14, 2022, <http://www.slcdocs.com/Planning/MasterPlansMaps/NTMP.pdf>

<sup>2</sup> Salt Lake City Documents, Accessed November 14, 2022, <http://www.slcdocs.com/Planning/MasterPlansMaps/NTMP.pdf>



Overview of the housing market in Salt Lake City. Given the research by 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.<sup>3</sup>

The community acknowledged the housing and transportation issues and in 2005 came together to create a plan for their growing neighborhoods. "In all, over 300 people participated in the process and provided input on the future of their community."<sup>4</sup> The purpose of this workshop was to brainstorm their visions for their community. This plan has since been implemented and has provided more access to transportation in the budding Jackson Neighborhood. Regardless of improvements made we understand that Salt Lake has continued to grow at an accelerated pace and requires more infill and housing than ever before. There is still work to be done to fully recognize the goals of the North Boulevard Community Plan.

#### **A Vision for the North Boulevard Community:**<sup>5</sup>

The collaborative efforts of the city and local community proposed the following directives:

- **"Increase transit ridership"** Adding density near transit oriented neighborhoods is part of the solution for more utilization of Trax and other communal resources in which the city invests.
- **"Create opportunities for affordable and accessible living options while increasing the residential densities near the stations by providing a mix of housing types;"** Our goal is to encourage home ownership by creating more housing. We are able to do this by adding nine additional homes than what currently stands. Though townhomes or apartments are often a more effective way to add density, we believe, with the context of the area, we have the rare opportunity to add sought after single-family dwellings. An article discussing this topic states, "Many surveys have found that the vast majority of Americans, including Millennials, prefer or aspire to live in single-family homes."<sup>6</sup> By adding more density in this way, we are able to increase pride in the neighborhood and provide more housing than what is otherwise currently possible.
- **"Sustainable materials that require less energy to create, come from renewable sources and can reduce maintenance and operating costs."** New buildings are more sustainable and energy efficient. When these concepts are incorporated, sustainable neighborhoods and communities are created.

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<sup>3</sup> Salt Lake City Documents, Accessed November 14, 2022, [http://www.slcdocs.com/hand/Growing\\_SLC\\_Final\\_No\\_Attachments.pdf](http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf)

<sup>4</sup> Salt Lake City Documents, Accessed November 14, 2022, <http://www.slcdocs.com/Planning/MasterPlansMaps/NTMP.pdf>

<sup>5</sup> Salt Lake City Documents, Accessed November 14, 2022, <http://www.slcdocs.com/Planning/MasterPlansMaps/NTMP.pdf>

<sup>6</sup> Complete Colorado, Accessed December 1, 2022 <https://pagetwo.completecolorado.com/2022/04/29/survey-americans-prefer-single-family-homes-low-density-living/#:~:text=Many%20surveys%20have%20found%20that,a%20bunch%20of%20apartment%20buildings>.

- **“Create compact, walkable, transit-oriented neighborhoods around each station”** By improving the pedestrian environment with more quality housing options, we hope to be a part of creating a walkable transit-oriented neighborhood.
- **“Establish guidelines for street design and connectivity that will accommodate all users;”** Our project design is aimed to improve the area visually and in usability while still respecting guidelines and the history of the existing neighborhood.

**Creating increased density where appropriate:**

- **Enable moderate density increases within existing neighborhoods where appropriate:** Just kitty-corner to the proposed project, 397 housing units in three, six-story apartments have been permitted. “The unnamed apartment project would provide a mix of one-, two- and three-bedroom homes and continue filling a queue of ongoing and upcoming projects of all sizes along the transit corridor on the capital’s west side.”<sup>7</sup> The “kitty-corner” land is zoned TSA-UN whose code’s intention is stated as, “An evolving and flexible development pattern defines an urban neighborhood station area. Development generally happens as infill on vacant parcels or redevelopment of underutilized parcels. These stations evolve in established residential areas where initial changes may add density and intensity in compact building forms that blend in with the residential character of the area.”<sup>8</sup> The proposed project at 924 W 200 N, helps connect these neighborhoods by gradually increasing density between areas.

**Transit-Oriented Development (TOD):**

**“Transit-oriented development is inherently sustainable”<sup>9</sup>** The proposed rezone will contribute to establishing a more sustainable neighborhood, economically, environmentally, and socially.

**Economically:** Decreased transportation costs, made possible through Transit-Oriented Development (TOD), allows families to have increased bandwidth for other expenditures including housing, food, education, recreation, etc.

**Environmentally:** Recent studies in four California cities found that residents in a TOD are five times more likely to ride transit than those who do not live in a TOD. Additionally, employees within a TOD are 3.5 times more likely to ride transit than employees who do not work within a TOD (source: Reconnecting America and the Center for TOD). Another study conducted by the Transit Cooperative Research Program found that people who live in a TOD use their cars half as much as the regional average. A decrease in private automobile usage decreases congestion on streets and reduces air pollution while accommodating inevitable future growth.

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<sup>7</sup> Building Salt Lake, Accessed November 14, 2022, <https://buildingsaltlake.com/former-walgreens-near-north-temple-would-be-replaced-by-397-multi-family-homes-under-new-plan/>

<sup>8</sup> Salt Lake City Government, Accessed November 15, 2022, <https://maps.slcgov.com/mws/zoning.htm>

<sup>9</sup> Salt Lake City Documents, Accessed November 14, 2022, <http://www.slcdocs.com/Planning/MasterPlansMaps/NTMP.pdf>

**Socially:** If designed correctly, TOD can have positive social impacts. By incorporating *Crime Prevention through Environmental Design* techniques (encourage neighbors to spend time outside, make sure the block is well lit at nighttime, showing would-be offenders that the neighborhood is cared for) natural surveillance increases and crime decreases. Creating a sense of place and safety improves the level of pride that citizens and business owners have in their community—leading to more community involvement, and improving overall maintenance of the area.

**Growth Initiatives:**

- **Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors:** The site of the proposed rezone is in close proximity to an abundance of existing city infrastructure and amenities. With ready access to transit, we expect to see density and livability increase. We anticipate that infill development will breathe more life into the infrastructure and amenities already present, while encouraging their ongoing improvement.
- **Promote infill and redevelopment of underutilized land:** The parcel encompassing the proposed rezones is currently a site of low-density residential development on a large lot. The development possible under the proposed rezone would promote infill that more adequately utilizes the land by allowing for the development of additional density. This is especially true given that the site is close to mass transit and other amenities that will benefit from and bring benefit to future residents.
- **Accommodate and promote an increase in the City's population:** Authorizing greater density will better accommodate the growth of the City's population. Under current zoning regulations, 924 W 200 N would be redeveloped into a luxury single family residence, outpricing many families and underutilizing the lot. Our proposal of ten single-family homes, as mentioned above, will accommodate an increase of nine families.
- **Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and food):** The site of the proposed rezone is close to a variety of resources that provide opportunities for a healthy lifestyle. This includes the Jordan River Trail, Utah State Fairpark, and a grocery store. The location offers quick access to downtown Salt Lake City and the International airport. As the neighborhood continues to grow and draw new development, we expect access to a healthy lifestyle to become more robust.

**Transportation and Mobility Initiatives:**

- **Create a system of connections so that residents may easily access employment, goods and services, neighborhood amenities and housing:** The proposed rezone site is located near a major transit hub and neighborhood amenities. The project possible with the proposed rezoning will bring more people into an area where they can be well connected with the city.

- **Reduce automobile dependency and single occupancy vehicle trips:** 924 W 200 N, is located near existing commercial, retail, and transit. The abundance of amenities within a convenient walking distance, will reduce automobile use by new residents.
- **Encourage transit-oriented development (TOD):** The proposed project will comply with the principles of transit-oriented development, and we believe the rezone will enhance the application of these principles in the area.

**Air Quality Initiatives:**

- **Background:** Utah's air quality index sits at 51.2 (compared to Hawaii at 21.2), making it the leading state for worst air quality.<sup>10</sup> Transportation is the leading cause of pollution and makes up a staggering 42% of wintertime pollution. The State of Utah has engaged in zoning changes to develop walkable/bikeable streets and neighborhood centers that complement use of transit.<sup>11</sup>
- **Reduce greenhouse gas emissions:** Placing a more significant number of people within a ¼ mile radius of transit is broadly recognized as an essential step toward reducing car-related emissions. The project possible under the rezone 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 site is close to several alternative modes of transportation. Density in this area will improve mode share by bolstering utilization through convenience.
- **Minimize impacts of car emissions:** As discussed above, the density close to transit will serve to reduce car emissions and their impact.

**Parcels for Zone Map Amendment:**

Parcel Number: 08-35-403-058

**Surrounding Zoning:**

TSA-UN-C, SR-3, RMF-35

**Existing Zoning: R-1/5,000 Single Family Residential Zoning Purpose Statements:**

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

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<sup>10</sup> World Population Review; accessed November 14, 2022, <https://worldpopulationreview.com/state-rankings/air-quality-by-state>

<sup>11</sup> Salt Lake City Government; accessed November 14, 2022 <https://www.slcc.gov/sustainability/air-quality>

safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.<sup>12</sup>

The purpose statement for the R-1/5000 zone is misaligned with the goals laid out in the North Boulevard Community Master Plan. The limitations of the current zoning code are restrictive to the hopes for the area density and transit usability. The code currently applied does not support the degree of change in the area called for in the Plan, nor is it adequate to encourage transit utilization. Rezoning our parcel to RMF-30 promotes increased density without losing any desirability that single-family homes exhibit.

#### **Proposed Zoning: RMF-30 Purpose Statement**

Purpose Statement: The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings, with a maximum height of thirty feet (30'). This district is appropriate in areas where the applicable Master Plan policies recommend multi-family housing with a density of less than fifteen (15) dwelling units per acre. 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.<sup>13</sup>

The scale of this project will be compatible with development already present in the area (transit, a grocery store and restaurants), as well as help ease the incoming development permitted to be built (397 unit apartment building). RMF-30 allows for the possibility to meet the need for more transitory density while continuing to respect the surrounding neighbors. The Jackson Neighborhood is a blossoming community and we would love to be a part of making it a place people are proud to call home.

#### **Summary and Final Remarks:**

The parcel is currently underutilized and increased density will go far in supporting the transit stations. As for-rent and for-sale prices continue to rise in Salt Lake City, infill projects will provide opportunities to bolster the stability of the population by creating more housing availability and transportation access to a growing community. The ten single-family homes possible under RMF-30 zoning code aligns with the purposes, goals, objectives, and policies outlined in primary planning documents governing the area.

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. As Salt Lake City experiences rapid growth, additional housing will be necessary. By allowing for density in a central transit hub with many resources nearby, the city will increase the attainability of housing in a neighborhood that will benefit greatly. We know

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<sup>12</sup> American Legal Publishing, Accessed November 15, 2022, [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-64394](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-64394)

<sup>13</sup> American Legal Publishing, Accessed November 15, 2022, [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-64480](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-64480)

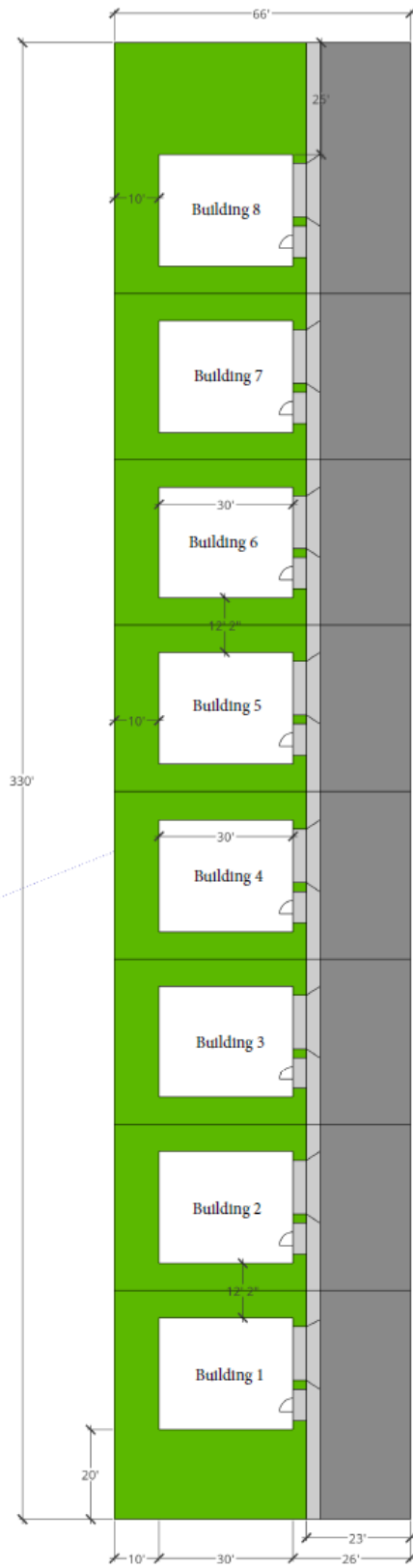
that all hands must be on deck to both solve the housing issues we face here in our City and accomplish the visions set forth in the North Boulevard community plan. “The vision will only become a reality through strong partnerships between the various public and private sector entities.”<sup>14</sup> With the support of the city and a rezone approval from R-1/5000 to RMF-30, we hope to do our part in the collaboration between city, community, and the private sector entities in creating beautiful, safe, and more attainable housing in the Jackson Neighborhood.

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<sup>14</sup> Salt Lake City Documents, Accessed November 14, 2022, <http://www.slcdocs.com/Planning/MasterPlansMaps/NTMP.pdf>



# 924 W 200 N Site Plan



# Attachment D: Zoning Standards for the RMF-30 Zone

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The updated Code language for the RMF-30 Zone was adopted on October 18<sup>th</sup>, 2022, and will go into effect 180 after the adoption date (April 16<sup>th</sup>, 2023).

## SALT LAKE CITY ORDINANCE No. \_\_\_\_\_ of 2020

(An ordinance amending various sections of Title 21A  
pertaining to the RMF-30 Low Density Multi-Family Residential District)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pertaining to the RMF-30 Low Density Multi-Family Residential District pursuant to Petition No. PLNPCM2019-00313.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on September 25, 2019 to consider a petition submitted by then Mayor Jackie Biskupski (Petition No. PLNPCM2019-00313) to amend Section 21A.24.120; and

WHEREAS, at its September 25, 2019 meeting, the planning commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council on said petition with conditions; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of *Salt Lake City Code* Section 21A.24.120. That Section 21A.24.120 of the *Salt Lake City Code* (Zoning: Residential Districts: RMF-30 Low Density Multi-Family Residential District) shall be, and hereby is amended to read as follows:

21A.24.120: RMF-30 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

A. **Purpose Statement:** The purpose of the RMF-30 Low Density Multi-Family Residential 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.

- B. **Uses:** Uses in the RMF-30 Low Density Multi-Family Residential District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.
- C. **Multiple Buildings on a Single Parcel:** More than one principal building may be located on a single parcel, without all having public street frontage, provided that all other zoning requirements are met. Where new principal buildings do not have public street frontage, design standards applicable to street facing facades in Chapter 21A.37 of this title shall be applied to the building face where the primary entrance is located.
- D. **Lot Width Maximum:** The width of a new lot shall not exceed one hundred and ten feet (110'). Where more than one lot is created, the combined lot width of adjacent lots within a new subdivision, including area between lots, shall not exceed one hundred and ten feet (110').
- E. **Density Bonus:** To encourage the preservation of existing structures, bonus dwelling units may be granted when an existing principal structure is retained as part of a project that adds at least one additional dwelling unit on the same lot pursuant to the following:
  - 1. A density bonus may only be requested at the time of filing for a building permit application to add at least one additional unit on a lot where that unit meets the minimum lot area requirement.
  - 2. One (1) bonus unit may be granted for retaining an existing single or two-family structure and two (2) bonus units for retaining an existing multi-family structure.
  - 3. A bonus unit may be added within or attached to the existing principal structure or as a separate building provided that all other applicable zoning requirements are met. Bonus units are not subject to minimum lot area requirements.
  - 4. The addition of a bonus unit to an existing principal structure does not change the building type of the existing structure.

5. Bonus units are exempt from off-street parking requirements.
  6. The exterior building walls and roofline of the existing principal structure must be retained to obtain a bonus unit; however, architectural elements such as window openings and doorways may be modified; dormers may be added; and additions to the rear of the structure are allowed.
  7. Any density bonus granted will be documented through a zoning certificate in accordance in Chapter 21A.08. The zoning certificate will be issued by the Building Services Division once the bonus unit has passed its final building inspection. The certificate will indicate that this unit was established through the preservation of the existing structure on the site.
- F. RMF-30 Building Types: The permitted building types are described in this subsection. Each building type includes a general description and definition. These definitions in Section 21A.24.120F shall prevail over those in the definitions in Chapter 21A.62 of this title as applied to this section.
1. Single-Family Dwelling: A detached residential structure that contains one (1) dwelling unit. The structure has an entry facing the street, a front porch or landing, and a front yard.
  2. Two-Family Dwelling: A residential structure that contains two (2) dwelling units in a single building. The units may be arranged side by side, up and down, or front and back. Each unit has its own separate entry directly to the outside. Dwellings may be located on separate lots or grouped on one lot.
  3. Cottage Development: A unified development that contains a minimum of two (2) and a maximum of eight (8) detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one lot.
    - a. Additional Development Standards for Cottage Building Forms:
      - i. Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.
      - ii. Area: No cottage shall have more than eight hundred and fifty square feet (850 ft<sup>2</sup>) of gross floor area, excluding basement area.
      - iii. Building Entrance: All building entrances shall face a public street or a common open space.
      - iv. Open Space: A minimum of two hundred fifty square feet (250 ft<sup>2</sup>) of common, open space is required per cottage. At least fifty percent (50%) of the open space shall be contiguous and include landscaping and walkways or other amenities intended to serve the residents of the development.

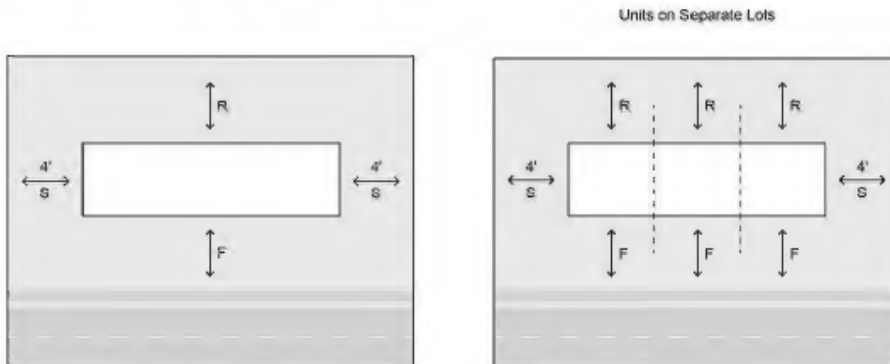
- v. **Parking:** A minimum of one (1) off street parking space per unit is required.
- b. **Cottage Units on Individual Lots without Public Street Frontage:** Lots without public street frontage may be created to accommodate cottage developments without planned development approval per the following standards.
  - i. **Required setbacks in Table 21A.24.120G shall be applied to the perimeter of the cottage development as opposed to each individual lot within the development. The front and corner yards of the perimeter shall be maintained as landscaped yards.**
  - ii. **Lot coverage shall be calculated for the overall development as opposed to each individual lot within the development.**
  - iii. **Required off street parking stalls for a unit within the cottage development is permitted on any lot within the development.**
  - iv. **A final subdivision plat is required for any cottage development creating individual lots without public street frontage. The final plat must document the following:**
    - 1. **The new lots have adequate access to a public street by way of easements or a shared driveway.**
    - 2. **A disclosure of private infrastructure costs for any shared infrastructure associated with the new lots per Section 21A.55.110 of this title is submitted with the preliminary subdivision plat.**
- 4. **Row House:** A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit and where each unit's entry faces a public street. A row house contains a minimum of three (3) and a maximum of six (6) residential dwelling units in order to maintain the scale found within the RMF-30 zoning district. Each unit may be on its own lot, however, each lot must have frontage on a public street unless approved as a planned development.
- 5. **Sideways Row House:** A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit and where each unit's entry faces a side yard as opposed the front yard. A sideways row house contains a minimum of three (3) and a maximum of six (6) residential dwelling units in order to maintain the scale found within the RMF-30 zoning district. Each unit may be on its own lot.
  - a. **Additional Development Standards for Sideways Row House Building Forms:**
    - i. **Setbacks:** Setbacks shall be applied as depicted in Reference Illustration 21A.24.120B. The interior side yard setbacks shall be ten feet (10') on one

side and six feet (6') on the other. A sideways row house is not subject to Subsection 21A.24.010H of this section regarding buildings with side entries.

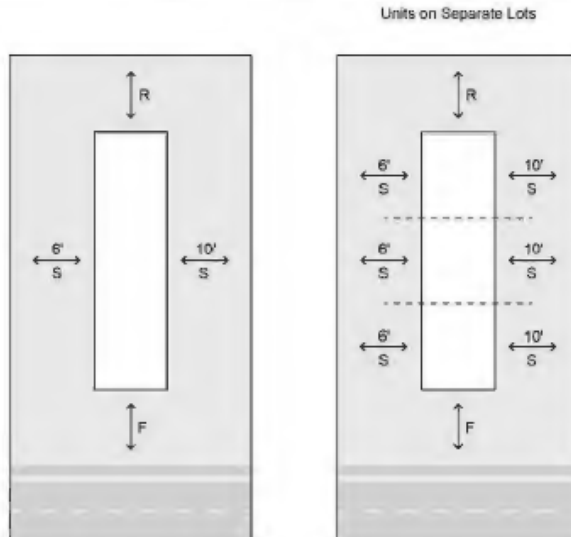
- ii. **Front Building Entry:** The unit adjacent to a public street shall have its primary entrance on the street facing façade of the building with an entry feature per Chapter 21A.37 of this title.
  - iii. **Garage Doors:** Garage doors are prohibited on the façade of the building that is parallel to, or located along, a public street.
  - iv. **Required Glass:** Ground and upper floor glass requirements shall apply per Section 21A.37.060 and Table 21A.37.060 of this title to the front and each interior façade of a sideways row house.
- b. **Sideways Row House Units on Individual Lots without Public Street Frontage:** Lots without public street frontage may be created to accommodate sideways row houses without planned development approval per the following standards:
- i. **Required setbacks** shall be applied to the perimeter of the row house development as opposed to each individual lot within the development. The front and corner side yards of the perimeter shall be maintained as landscaped yards.
  - ii. **Lot coverage** shall be calculated for the overall development as opposed to each individual lot within the development.
  - iii. **Required off street parking** for a unit within the row house development is permitted on any lot within the development.
  - iv. A final subdivision plat is required for any row house development creating individual lots without public street frontage. The final plat must document the following:
    - 1. The new lots have adequate access to a public street by way of easements or a shared driveway.
    - 2. A disclosure of private infrastructure costs for any shared infrastructure associated with the new lots per Section 21A.55.110 of this title is submitted with the preliminary subdivision plat.

**REFERENCE ILLUSTRATION 21A.24.120B**

**Required Setbacks for Public Street Facing Row House**



**Required Setbacks for Sideways Row House**



F = Front Yard Adjacent to a Public Street

S = Side Yard

R = Rear Yard

6. **Multi-Family Residential:** A multi-family residential structure containing at least three (3) dwelling units that may be arranged in a number of configurations. A maximum of eight (8) dwellings units are allowed in each multi-family residential building.

7. **Tiny House:** A detached residential structure that contains one (1) dwelling unit with a permanent foundation that is four hundred square feet (400 ft<sup>2</sup>) or less in usable floor area excluding lofted space. The structure has a single entry facing the street, an alley or open space on a lot, but shall not face an interior property line.
- a. **Additional Development Standards for Tiny House Forms:**
- i. **Balconies and Decks:** Balconies and decks shall not exceed eighty square feet (80ft<sup>2</sup>) in size when located above the ground level of the buildings and shall be located a minimum of ten feet (10') from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley.
  - ii. **Rooftop Decks:** Rooftop decks on tiny houses are prohibited.
  - iii. **Parking:** A minimum of one (1) off street parking space per unit is required.
8. **Non Residential Building:** A building that houses a non-residential use either permitted or permitted as a conditional use in the RMF-30 zoning district.

G. RMF-30 Building Type Zoning Standards

Table 21A.24.120.G

Building Regulation		Building Type							
		Single-Family Dwelling	Two-Family Dwelling	Multi-Family Residential	Row House <sup>1</sup>	Sideways Row House <sup>1</sup>	Cottage Development <sup>1</sup>	Tiny House <sup>1</sup>	Non Residential Building
H	Height	30'				Pitched Roof-23' Flat Roof-16'		16'	30'
F	Front yard setback	20' or the average of the block face							
C	Corner side yard setback	10'							



S	Interior side yard setback	4' on one side 10' on the other	10'	4'	6' on one side  10' on the other	4'	10'	
R	Rear yard	Minimum of 20% lot depth, need not exceed 25'				10'	Minimum of 20% lot depth, need not exceed 25'	
L	Minimum lot size <sup>2</sup>	2,000 sq. ft. per dwelling unit				1,500 sq. ft. per dwelling unit	5,000 sq. ft. per building	
DU	Maximum Dwelling Units per Form	1	2	8	6	8 per development	1	n/a
BC	Maximum Building Coverage	50%						
LY	Required Landscaped Yards	The front and corner side yards shall be maintained as landscape yards.						
LB	Landscape Buffers per subsection 21A.48.080C of		X	X				X

	this title.					
G	Attached Garages	Garage doors accessed from the front or corner side yard shall be no wider than 50% of the front facade of the structure and set back at least 5' from the street facing building facade and at least 20' from the property line. Interior side loaded garages are permitted.				
DS	Design Standards	All new buildings are subject to applicable design standards in chapter 21A.37 of this title.				

**Notes:**

1. See Subsection 21A.24.120F of this title for additional standards
2. Minimum lot size may be calculated for a development as whole as opposed to each individual lot within a development.

H. **Additional Lot Area Requirements:** No minimum lot area is required for public or private natural open space and conservation areas; public pedestrian pathways, trails, greenways, parks and community gardens; or, public or private utility transmission wires, lines, pipes, poles, and utility buildings or structures.

I. **Accessory Uses, Buildings, And Structures:** All accessory uses, buildings, and structures shall comply with the applicable standards in Chapter 21A.40 and Section 21A.36.020 of this title.

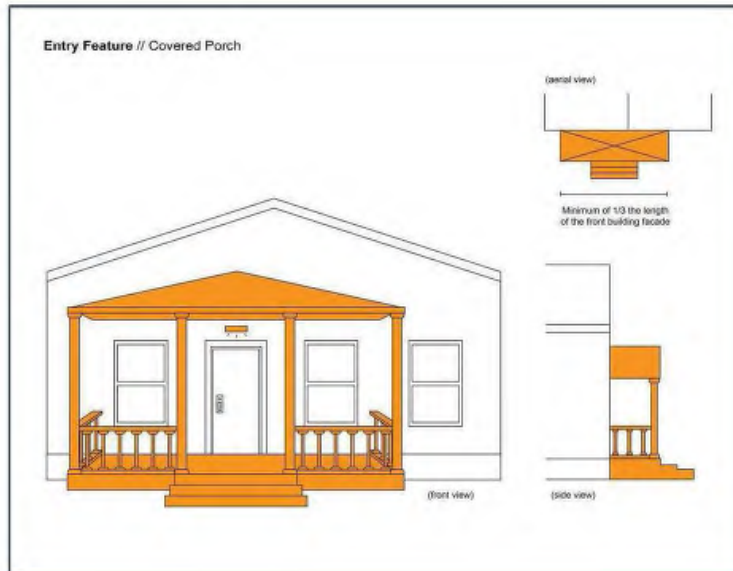
**SECTION 2. Amending the text of Salt Lake City Code Section 21A.37.050. That**

**Section 21A.37.050 of the Salt Lake City Code (Zoning: Design Standards: Design Standards Defined) shall be, and hereby is amended to add a new subsection, which shall be added alphabetically to Section 21A.37.050 and reads as follows:**

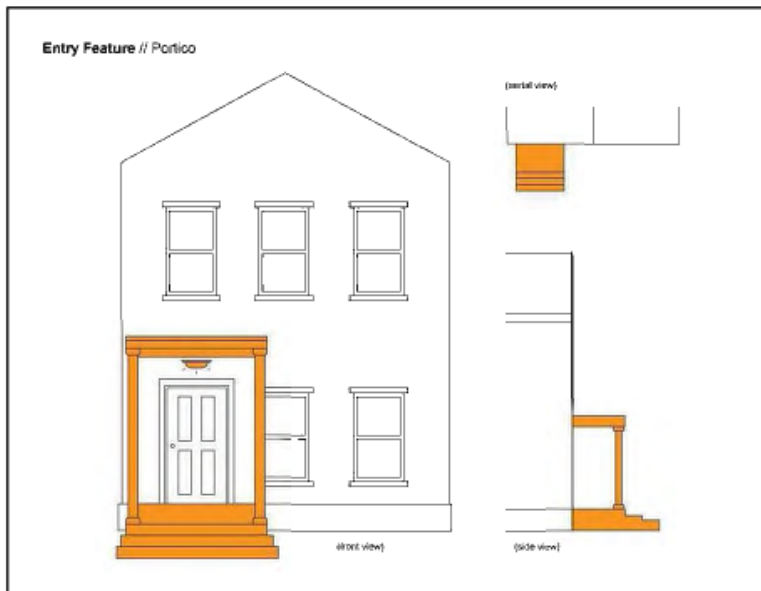
P. **Entry Features:** Each required entrance per Section 21A.37.050D of this title shall include a permitted entry feature with a walkway connected to a public sidewalk and exterior lighting that highlights the entryway(s). Where buildings are located on a corner lot, only one street facing façade must include an entry feature. Where a building does not have direct public street frontage, the entry feature should be applied to the façade where the primary entrance is determined to be located. A two-family dwelling arranged side by side, row house and cottage development shall include at least one entry feature per dwelling unit.



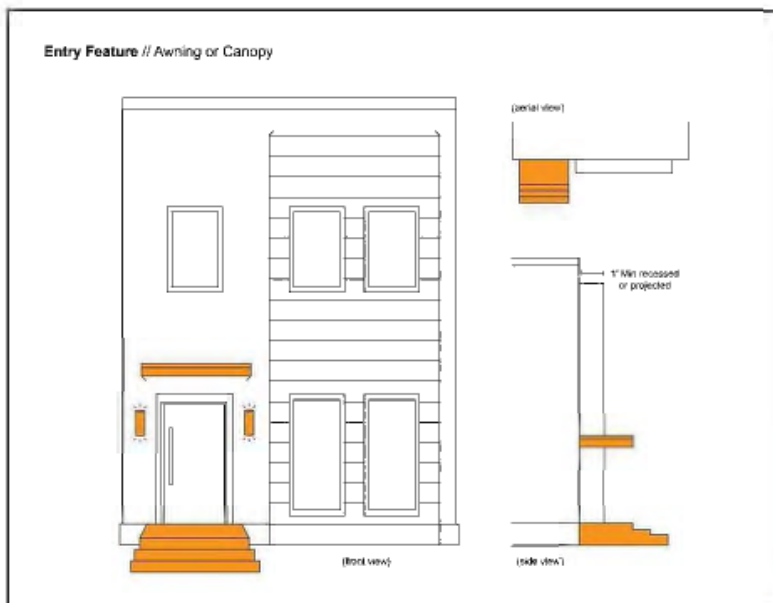
1. **Permitted Encroachments:** A permitted entry feature may encroach up to five feet (5') into a required front yard; however, in no case shall an encroachment be closer than five feet (5') to a front property line. A covered entry feature encroaching into a front yard may not be enclosed.
2. **Permitted Entry Features:**
  - a. **Covered Porch –** A covered, raised porch structure with or without railings spanning at least a third the length of the front building façade.



- b. Portico – A structure with a roof protruding over the building entry supported by columns over a landing or walkway.

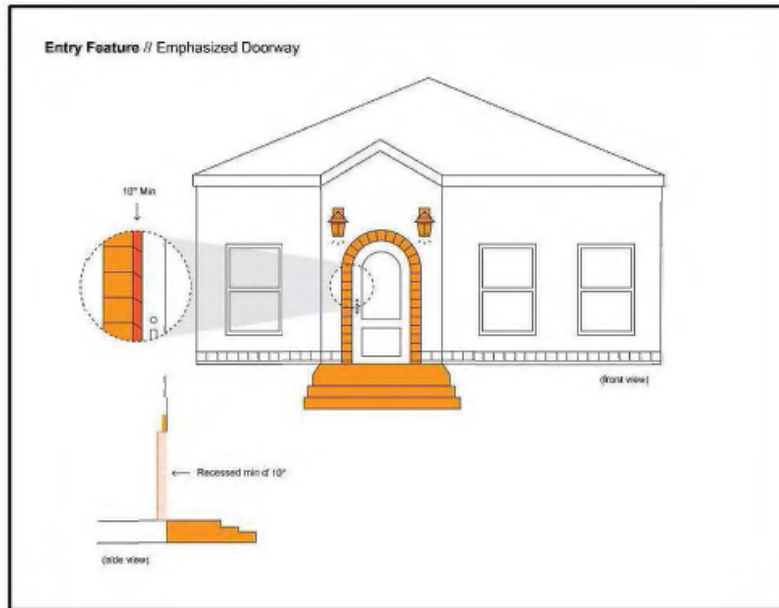


- c. Awning or Canopy – A cover suspended above the building entry over a landing or walkway where the wall(s) around the entry project out or recess in by at least one foot (1') from the front building plane.





- d. **Emphasized Doorway** – A doorway that is recessed by at least ten inches (10”) from the front building plane and architecturally emphasized with a doorframe of a different material than the front façade, differentiated patterns or brickwork around the door, and/or sidelights. Doorways need not be recessed more than six inches (6”) on a tiny house.



**SECTION 3. Amending the text of Salt Lake City Code Subsection Table 21A.37.060A.**

That Subsection Table 21A.37.060A of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Required in Each Zoning District: Residential Districts) shall be, and hereby is amended to read as follows:

**A. Residential districts:**

Standard (Code Section)	District								
	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Ground floor use (%) (21A.37.050A1)						75	75		
Ground floor use + visual interest (%) (21A.37.050A2)									
Building materials: ground floor (%) (21A.37.050B1)	50					80	80		
Building materials: upper floors (%) (21A.37.050B2)	50								
Glass: ground floor (%) (21A.37.050C1)	20					60	60	40	
Glass: upper floors (%) (21A.37.050C2)	15								
Building entrances (feet) (21A.37.050D)	X					75	75	X	
Blank wall: maximum length	15					15	15	15	

Standard (Code Section)	District								
	RMF- 30	RMF- 35	RMF- 45	RMF- 75	RB	R- MU- 35	R- MU- 45	R- MU	RO
Parking garages or structures (21A.37.050M)									
Residential character in RB District (21A.37.050N)					X				
Entry Features (21A.37.050P)	X								

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its first publication.

Tables comparing key standards and uses of the existing R-1/5,000 zone and the proposed RMF-30 zone have been included below for reference:

<b>Key Use Comparisons</b>					
<b>Zone</b>	<b>Single-Family (detached)</b>	<b>Two-Family</b>	<b>Multi-family (max. 8 attached units)</b>	<b>Row House &amp; Sideways Row House (max. 6 attached units)</b>	<b>Planned Development (minimum area)</b>
R-1/5,000	Permitted	Not Permitted	Not Permitted	Not Permitted	10,000 SF
RMF-30	Permitted	Permitted	Permitted	Permitted	9,000 SF

<b>Key Zoning Standards Comparison (Minimum Requirements)</b>							
<b>Zone</b>	<b>Lot Area per unit</b>	<b>Lot Width</b>	<b>Max. Height</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Lot Coverage</b>
R-1/5,000	5,000 SF	50 ft.	28 ft. or 20 ft. flat roof			Min. 25% of the lot depth or 20 ft., whichever is less	40%
RMF-30	Single Family (detached)	N/A	30 ft.	20 ft. or the average of the block face	4 ft. on one side & 10 ft. on the other	Min. of 20% lot depth, need not exceed 25 ft..	50%
	Two-family				10 ft.		
	Multi-family (max. 8 attached units)				6 ft. on one side and 10 ft. on the other		
	Row Houses (Max. 6 attached units)						

<b>Parking Requirements</b>				
<b>Zone</b>	<b>Single-Family (detached)</b>	<b>Two-Family</b>	<b>Multi-family (max. 8 attached units)</b>	<b>Row House &amp; Sideways Row House (max. 6 attached units)</b>
R-1/5,000	Permitted	Not Permitted	Not Permitted	Not Permitted
RMF-30	Permitted	Permitted	Permitted	Permitted
# of parking spaces required per DU	2 spaces per DU		Studio & 1 bedroom: 1 space per DU, 2+ bedrooms: 1.25 spaces per DU	2 spaces per DU

# Attachment E: Zoning Map Amendment Standards

## ZONING MAP AMENDMENTS

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

### 21A.50.050 Standards for General Amendments

#### 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;

**Finding:** The proposal generally complies with the purposes, goals, objectives and policies of the City as stated in *Plan Salt Lake* and the *North Temple Boulevard Master Plan*.

**Discussion:** As previously discussed in this staff report in [Key Consideration 1 Compatibility with Plan Salt Lake and the North Temple Boulevard Master Plan](#), the proposed zoning amendment is consistent with the purposes, goals, and initiatives of Plan Salt Lake and the North Temple Boulevard Master Plan.

#### 2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.

**Finding:** The proposal generally furthers the purpose statements of the zoning ordinance.

#### Discussion:

##### 21A.02.030 General Purpose and Intent of the Zoning Ordinance

*The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the City, and to carry out the purposes of the Municipal Land Use Development and Management Act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:*

- A. *Lessen congestion in the streets or roads;*
- B. *Secure safety from fire and other dangers;*
- C. *Provide adequate light and air;*
- D. *Classify land uses and distribute land development and utilization;*
- E. *Protect the tax base;*
- F. *Secure economy in governmental expenditures;*
- G. *Foster the City's industrial, business and residential development; and*
- H. *Protect the environment. (Ord. 26-95 § 2(1-3), 1995)*



The proposed zoning amendment implements the adopted plans of the City and specifically promotes residential development within the City.

Zoning District Purpose – Ch. 21A. 24 Residential Districts

*Statement Of Intent: The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City's citizens, to offer a balance of housing types and densities, to preserve and maintain the City's neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.*

The proposed zoning amendment complies with this statement by intending to provide a greater variety of housing choices within the Jackson neighborhood, create compatible infill development within the mid-block area, and implement the adopted City-wide and neighborhood plans of the City.

21A.50.010 Purpose Statement

*The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.*

The proposed zoning map amendment would not relieve particular hardship. The proposed zone would allow for additional development rights of the property, such as more flexibility with density as well as additional housing types, but staff is of the opinion this adjustment is warranted in this particular area to create an environment that is greater aligned with the North Temple Boulevard Master Plan.

**3. The extent to which a proposed map amendment will affect adjacent properties;**

**Finding:** Impacts to adjacent properties caused by the proposed rezone and subsequent development would be similar to any impact that would be caused by development of this property subject to the R-1/5,000 zoning standards as both zones have similar restrictions on building height, lot coverage, and nearly identical setback requirements. Development requirements and design standards within the RMF-30 zone will further serve to create new growth that is harmonious with the surrounding neighborhood.

**Discussion:** As previously discussed in this staff report in [Key Consideration 2 Neighborhood Compatibility & Impact](#), the development requirements and design standards within the RMF-30 zone will further serve to create new growth that is harmonious with the surrounding neighborhood. Impacts to nearby properties caused by the proposed rezone and subsequent development would be similar to any impact that would be caused by development of this property subject to the R-1/5,000 zoning standards as both zones have similar restrictions on building height, lot coverage, and nearly identical setback requirements. Additionally, the majority of developable area is towards the rear of the lot.

The Design Standards required by the RMF-30 zone will also encourage design compatibility with neighboring properties by requiring architectural design guidelines of new principal buildings that is similar to the existing architectural landscape of this area. Each new units will be required to have specific elements incorporated into street-facing facades, including durable materials and glass, and limited blank wall areas. In addition, each unit will be required to have an operable entrance with a required entry feature that connects to a public sidewalk. These design standards serve to increase compatibility of new developments in this zone by requiring architectural features that are commonly seen with the existing residential homes in this area, while encouraging visual interest and engagement.

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

**Finding:** The proposed rezone is generally consistent with any applicable overlay zoning districts.

**Discussion:** The property is in the Airport Flight Path Protection Overlay. Changing the zoning designation of this property would not change any existing requirements from the overlay and their applicability to new development.

**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.**

**Finding:** The subject property is located within a built environment where public facilities and services already exist. Any future development may require upgrading utilities and drainage systems that serve the property.

**Discussion:** The proposal has been reviewed by relevant City Departments (see [Attachment F: Department Review Comments](#)). The subject property is located within a built environment where public facilities and services already exist. Future development of the parcel would require access to the site from 200 North. Any future development may require upgrading utilities and drainage systems that serve the property. Any required infrastructure upgrades will be evaluated with an application for a specific site development plan.

# Attachment F: Housing Loss Mitigation Report



## Mitigation of Residential Housing Loss Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

### 924 W 200 N – Zoning Map Amendment *Petition PLNPCM2022-01142*

#### PROJECT DESCRIPTION

##### Background

The applicant, TAG SLC, LLC has submitted a Mitigation of Residential Housing Loss application on behalf of the property owners, Verna Bennion and Gerald Gordon Bennion, for property located at 924 West 200 North. The property is current zoned R-1/5,000 (Single Family Residential) and is subject of a Zoning Map Amendment application to change the zoning designation to RMF-30 (Low Density Multi-Family Residential), *Petition PLNPCM2022-01142*.

The purpose of the rezone is to allow for the redevelopment of the parcel with a residential development. The applicant is anticipating that the existing dwelling at 924 W 200 N will be demolished, and the site design of the new dwelling units is to be determined and submitted to the City at a later date. City Code section 18.97.020 requires that any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan is approved by the City.





### **Proposed Zoning Map Amendment**

The RMF-30 (Low Density Multi-Family Residential Zone) allows some non-residential uses, such as daycares and community gardens. Therefore, this is a 'petition for a zoning change that would permit a nonresidential use of land,' and a Housing Loss Mitigation Plan is required. Housing Loss Mitigation Plans are reviewed by the City's Planning Direction and Director of Community & Neighborhoods. The plan includes a housing impact statement and method for mitigation residential loss.

## **HOUSING IMPACT STATEMENT**

### **Housing Mitigation Ordinance Requirements**

In accordance with the provisions of the Housing Loss Mitigation Ordinance, the Director of Community & Neighborhoods shall prepare a report justifying the recommended method of housing mitigation.

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

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

**Discussion:** Staff does not anticipate adverse impacts on the residential character of this neighborhood with the approval of the proposed rezone. The site of the proposed zoning map amendment is located mid-block, in an area that is primarily low-density residential. The RMF-30 zoning district allows for similar scale development to the R-1/5,0000 zone that is keeping in character with the existing residential character of the area, while moderately increasing density potential due to smaller required lot areas and flexibility in allowed residential uses.

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

**Discussion:** A single-family residence at the subject property at 924 W 200 N.

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

**Discussion:** The Salt Lake County Assessor's Office lists the market value of the single-family dwelling on site at \$188,600.

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**

**Discussion:** The proposed rezone would see approximately 22,054 square feet of land converted from R-1/5,000 to RMF-30.

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 has chosen option A, which addresses the change in zoning by providing replacement housing. While one single-family dwelling would be demolished, the applicant intends to build 8 single family dwelling units if the zoning amendment is approved.

**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 homes, 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 \$188,600, 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 2023 and, indicates the construction cost per square foot for R-3 (One- and Two-family Dwellings) Type VB is \$187.67/SF of finished floor area and \$17.57/SF of unfinished floor area. This rate takes into account 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 buildings occupant load.

Market value of the property (based on County assessment) = \$188,600.00  
Replacement cost (2605 finished SF + 537 unfinished SF) = \$498,315.44  
Difference = -\$309,715.44

Because replacement costs exceed the market value of the existing single-family homes, the difference is a negative amount and no mitigation fee is required.

## FINDINGS

The petition to rezone the subject property to RMF-30 is not anticipated to have a negative impact on the City's existing housing stock. While the applicant is proposing to demolish one single family dwelling, they plan to add additional housing units to the property if the rezone is approved. Since the replacement costs exceed the market value of the single-family dwelling, the applicant is not required to replace the housing units nor make a contribution to the City's Housing Trust Fund. Although not required, the Council may choose to require a development agreement for the replacement of at least one dwelling unit as a condition of approval.

## DETERMINATION OF MITIGATION

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



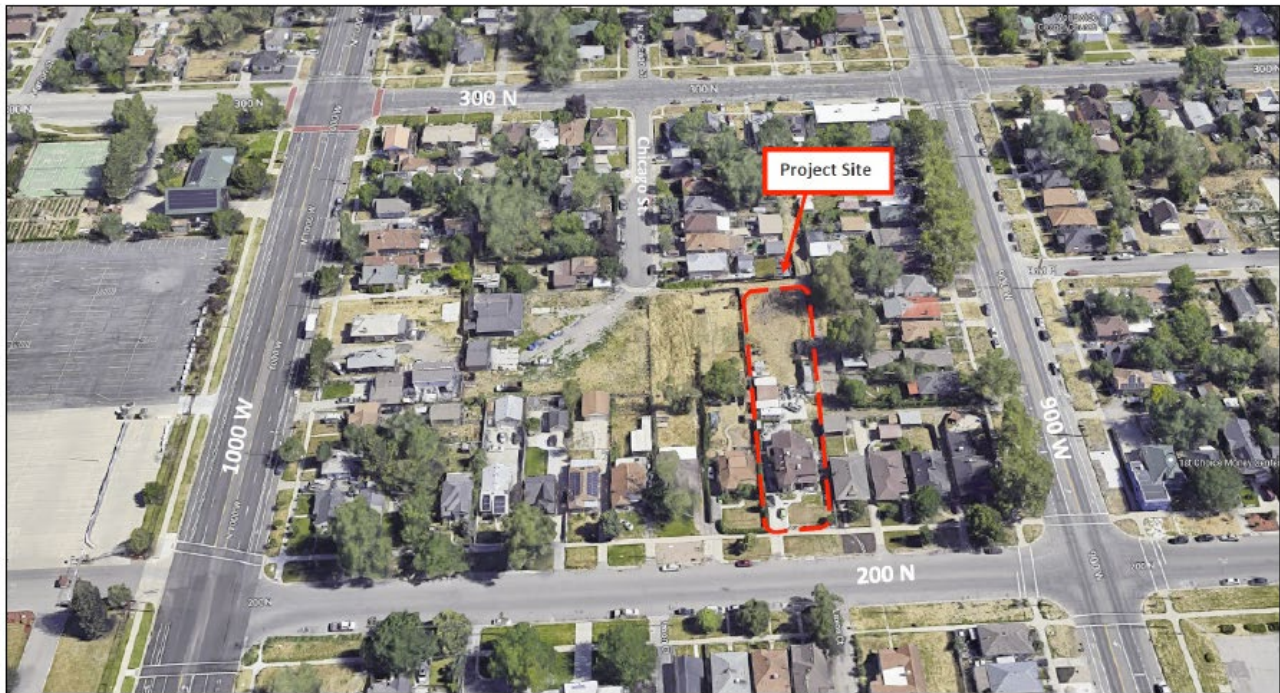
Blake Thomas, Director  
Department of Community & Neighborhoods

Date: March 20, 2023

## Attachments

- A. [Vicinity Map](#)
- B. [Salt Lake County Assessor – Evaluation Summaries](#)
- C. [International Code Council Building Valuation Data – February 2023](#)
- D. [Mitigation of Residential Housing Loss Application](#)

# ATTACHMENT A: Vicinity Map

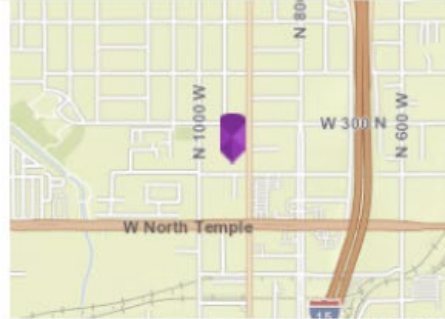


# ATTACHMENT B: Salt Lake County Assessor – Evaluation Summaries

SLCo ---> Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

<b>Parcel</b>	<b>08-35-403-058-0000</b>
<b>Owner</b>	BENNION, GERALD G; JT BENNION, VERNA; JT
<b>Address</b>	924 W 200 N
<b>Total Acreage</b>	0.50
<b>Above Ground sqft.</b>	2605
<b>Property Type</b>	111 - SNGL FAM RES
<b>Tax District</b>	13

Value History				
Record	Land Value	Building Value	Market Value	Tax Rate
2022	\$ 167,200	\$ 188,600	\$ 355,800	
2021 1	\$ 121,700	\$ 185,400	\$ 307,100	.0116380
2020 1	\$ 108,700	\$ 179,900	\$ 288,600	.0122270
2019 1	\$ 104,700	\$ 172,900	\$ 277,600	.0129960
2018 1	\$ 104,700	\$ 59,100	\$ 163,800	.0133450
2017 1	\$ 104,700	\$ 53,600	\$ 158,300	.0142450



### Land Record

Record ID 1		Influence Effect		Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	RESIDENTIAL	Assmt. Class	RES-PRIMARY	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-LOT	Lot Depth		Neighborhood	156	Street type	TWO-WAY
Land Class		Acres	0.50	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	1105	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use		Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots	1				

### Residence Record

Building Style	CB	Full Baths	2	Interior Condition	AVERAGE	Main Floor Area	1790
Assessment Classification	P	3/4 Baths		Exterior Condition	FAIR	Upper Floor Area	815
Exterior Wall Type	BRICK	Half Baths		Overall Condition	FAIR	Finished Attic Area	
Roofing	ASPHALT-SHNG	Number of Kitchens	1	Visual Appeal	AVERAGE	Above Ground Area	2605
Central AC	YES-FA DUCT	Finished Fire places	2	Maintenance	HIGH	Basement Area	537
Heating	PRIMRY-CNTRL	Year Built	1900	Conformity	EQUAL-IMPRVD	Finished Basement Area	
Owner Occupied		Effective Year Built	1990	Livability	POOR	Finished Basement Grade	
Number of Stories	2.0	Interior Grade	AVERAGE	Primary Kitchen Quality	BASIC	Carport Surface Area	
Total Rooms	11	Exterior Grade	AVERAGE	Primary Bath Quality	BASIC	Attached Garage S. Area	
Bedrooms	5	Overall Grade	AVERAGE	Percent Complete	100	Bulltin Garage S. Area	
						Basement Garage S. Area	
						Above Grade Area + Basement Area:	3142

Detached Structures				08-35-403-058-0000		
Record ID	1	2	3			
Structure	GARAGE	COVERD-PATIO	SHED-ENCLSD			
Description						
Assessment Class	RES-PRIMARY	RES-PRIMARY	RES-PRIMARY			
Units	SQUARE-FEET	SQUARE-FEET	SQUARE-FEET			
Measure 1	20	10	11			
Measure 2	20	21	23			
Effective Year Built	2018	2018	2018			
Actual Year Built	2015	2016	2016			
Quality	AVERAGE	AVERAGE	AVERAGE			
Condition	EXCELLENT	EXCELLENT	EXCELLENT			
Income Flag						
Replacement Cost New	\$ 15,512	\$ 6,092	\$ 3,529			
Replacement Cost New, Less Depreciation	\$ 15,202	\$ 5,483	\$ 2,788			
Sound Value	\$ 0	\$ 0	\$ 0			
Building Number	1	1	1			

### Legal Description

BEG AT SE COR LOT 2 BLK 69 PLAT C SLC SUR W 4 RDS N 20 RDS E4 RDS S 20 RDS TO BEG. 4728-894 5048-0015

[Click here for Classic Parcel Details Page](#) [Search Again?](#)

This page shows the assessor's CAMA data, as it was, on May 22, 2022.



# ATTACHMENT C: International Code Council Building Valuation Data – February 2023



Building Confidence, Building Community

## Building Valuation Data – FEBRUARY 2023

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2023. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

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

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

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

### Building Valuation

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

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

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

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

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

### Example

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

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

### Permit Fee

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

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

### Example

Type of Construction: IIB  
 Area: 1st story = 8,000 sq. ft.  
 2nd story = 8,000 sq. ft.  
 Height: 2 stories  
 Permit Fee Multiplier = 0.0075  
 Use Group: B

1. Gross area:  
 Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
 B/IIB = \$233.85/sq. ft.
3. Permit Fee:  
 Business = 16,000 sq. ft. x \$233.85/sq. ft x 0.0075  
 = \$28,062

## Important Points

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

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

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIE	IV	VA	VB
A-1 Assembly, theaters, with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family <sup>d</sup>	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.

# ATTACHMENT D: Mitigation of Residential Housing Loss Application

## HOUSING LOSS MITIGATION

### IMPORTANT INFORMATION



#### CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at [zoning@slc.gov](mailto:zoning@slc.gov).



#### SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).

### APPLICANT INFORMATION

ADDRESS OF SUBJECT PROPERTY		924 W 200 N Salt Lake City UT	
EXISTING PROPERTY USE	Residential	PROPOSED PROPERTY USE	Residential
NAME OF APPLICANT	Drake Powell	PHONE	8014780662
MAILING ADDRESS	PO Box 520697 Salt Lake City UT 84152	EMAIL	drake@tagslc.com
APPLICANT'S INTEREST IN PROPERTY (*owner's consent required)	<input type="checkbox"/> Owner <input type="checkbox"/> Architect* <input type="checkbox"/> Contractor* <input checked="" type="checkbox"/> Other*	IF OTHER, PLEASE LIST	
NAME OF PROPERTY OWNER (if different from applicant)	GERALD GORDON BENNION; VERNA BENNION	PHONE	949-397-1116
MAILING ADDRESS	924 W 200 N Salt Lake City UT	EMAIL	drake@tagslc.com


### OFFICE USE

CASE NUMBER	PRE-DEMOLITION #
RECEIVED BY	DATE RECEIVED

**DISCLAIMER:** PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

**ACKNOWLEDGMENT OF RESPONSIBILITY**


1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT	+	EMAIL	
Drake Powell		drake@tagslc.com	
MAILING ADDRESS		PHONE	
PO Box 520697 Salt Lake City UT 84152		8014780662	
APPLICATION TYPE		SIGNATURE	DATE
Housing Loss Mitigation			3/16/23

**LEGAL PROPERTY OWNER CONSENT**

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

**Affirmation of sufficient interest:** I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY	
BEG AT SE COR LOT 2 BLK 69 PLAT C SLC SUR W 4 RDS N 20 RDS E4 RDS S 20 RDS TO BEG. 4728-894 5048-0015	
NAME OF OWNER	EMAIL
GERALD GORDON BENNION; VERNA BENNION	drake@tagslc.com
MAILING ADDRESS	SIGNATURE
924 W 200 N Salt Lake City UT	
	DATE
	3/16/23

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

**DISCLAIMER:** BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

## 924 W 200 N Housing Loss Mitigation Report

Zoning Map Amendment: To rezone the following properties from R-1-5000 (Single-Family Residential District) to RMF-30 (Low-Density Multi-Family Residential district)

(Petition No. [PLNPCM2022-01142](#))

### 1. Project Description

The site of the proposed zoning map modification currently houses one single-family building. TAG SLC is requesting to modify the zoning code applied to the property to RMF-30. RMF-30 allows uses that would result in the loss of one dwelling unit. However, the applicant plans on constructing single-family homes on the site, increasing the overall number of dwelling units on the property. The extra-large lot and increased density requested will help to ensure the project will increase the amount of housing available in Salt Lake City.

### 2. Housing Impact Statement:

a. The site of the proposed zoning map amendment is located in the Jackson neighborhood. If the petition were to be granted additional single-family homes would be permitted through increased density. The homes currently existing around the proposed parcel are similar in style and age. Adding new single-family homes to an older neighbor may result in a loss of residential character and a conforming appearance.

b. 924 W 200 N, Salt Lake City, UT 84116 (Tax ID #: 08-35-403-058)

c. In reasonable repair as a single-family dwelling unit, the home would be worth roughly \$450,000.

d. The rezone would see approximately 21,780 square feet of land converted from R-1-5000 to RMF-30.

e. Though one single-family home may be lost in the process, an additional 8+ will be created. Thereby mitigating the loss of 924 W 200 N and creating more housing within Salt Lake City.

# Attachment G: Department Review Comments

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

## **Public Services** (Jorge Chamorro at [jorge.chamorro@slcgov.com](mailto:jorge.chamorro@slcgov.com))

1. No relevant comments from Public Services Operations.

## **Building** (Heather Gilcrease at [heather.gilcrease@slcgov.com](mailto:heather.gilcrease@slcgov.com))

1. Building Services has no comments for this phase of the development process.

## **Housing Stabilization** (Tony Millner at [tony.milner@slcgov.com](mailto:tony.milner@slcgov.com))

The Housing Stability Division's comments on the Zoning Map Amendment request for the parcel located at 924 W 200 N, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022, is as follows* (Housing Plan link, [http://www.slcdocs.com/hand/Growing\\_SLC\\_Final\\_No\\_Attachments.pdf](http://www.slcdocs.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 developer's stated intention to develop new residential units is in alignment with the *Growing SLC* housing plan.

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: 1. A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;"*
- We encourage the developer to include units with 3 or 4 bedrooms to provide a wider range of rental 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: door openers, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

## **Fire** (Douglas Bateman at [Douglas.bateman@slcgov.com](mailto:Douglas.bateman@slcgov.com))

Some items they will want to be aware of are fire access road widths (min 20 feet), dead ends greater than 150-feet in length would require a turn a round, and hydrant location and distances (600 feet to all exterior ground level walls by approved route).

## **Engineering** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com))

1. No objections

## **Utilities** (Kristeen Beitel at [kristeen.beitel@slcgov.com](mailto:kristeen.beitel@slcgov.com))

*Applicant should be aware of the following high-level considerations for utilities for this project. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.*

- *Public water and sewer mains are in 200 North.*
- *Increasing the density on this parcel will increase the load to the public sewer. Applicant must provide sewer demand calculations to SLCDPU for review. The public sewer system will be modeled with these demands. If one or more sewer lines of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. (Please note that this could be downstream of the development and not on the project frontage.) Required improvements on the public sewer system will be determined by the Development Review Engineer.*
- *A private fire hydrant may be required on the property to meet Fire requirements for the north units that are the furthest distance from 200 North. If a private fire hydrant is required, then a detector check valve is required at the connection to the water main.*
- *Public Utility permit, connection, survey, and inspection fees will apply.*
- *All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.*
- *CC&R's and plat 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.*
- *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 (<http://www.slcdocs.com/utilities/PDF%20Files/SLC%20Design%20Process%20Manual.pdf>) 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.*
- *One culinary water meter is permitted per parcel and fire services, as required, will be permitted for a single 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 Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. 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). This permit was updated with this requirement in June 2021. 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. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>*

# Attachment H: Public Process & Comments

## Public Notice, Meetings, Comments

The following is a list of public input opportunities, related to the proposed project since the application was submitted:

- January 6<sup>th</sup>, 2023 – Notice to solicit comment was sent to the Fairpark Community Council, starting the 45-day required early engagement period for recognized community organizations. The council did not provide comment on the proposal. Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- March 15<sup>th</sup>, 2023
  - Public hearing notice sign posted on the property
- March 17<sup>th</sup>, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

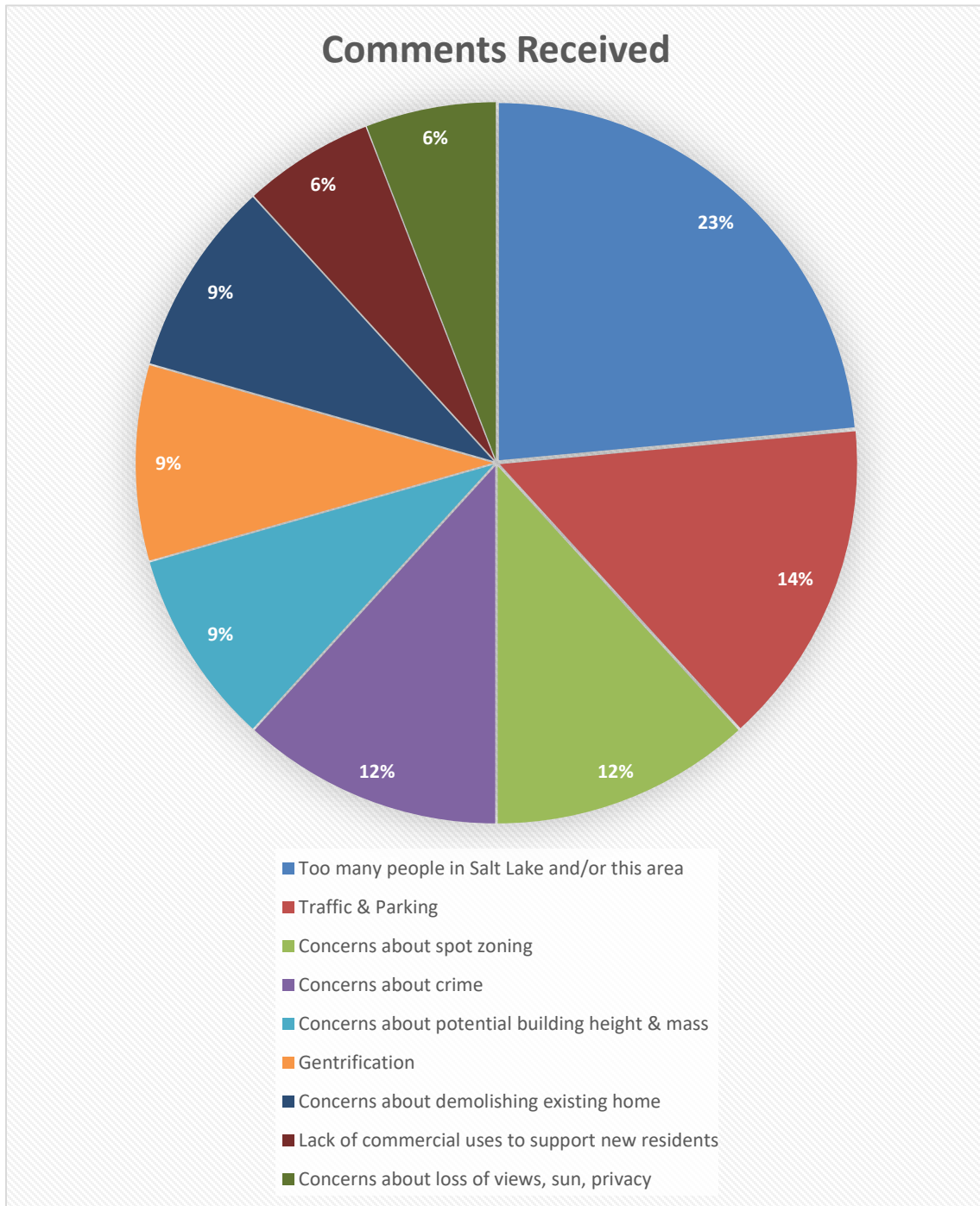
## Public Input:

As of the date of publication of the staff report, Staff has received 16 emails with public comments on this proposal, all in opposition. The most highly mentioned concern, comprising 23% of all mentioned concerns, is that there are already too many people in Salt Lake City. The 2<sup>nd</sup> most mentioned concern was about traffic and parking (14%), and concerns about spot zoning and crime were tied for 3<sup>rd</sup> & 4<sup>th</sup> at 12%. Staff has taken these comments and concerns into consideration while reviewing and analyzing the proposal.

Zoning Map Amendments are a legislative process that must receive a recommendation from the Planning Commission before receiving a final decision from the City Council. The Planning Commission has the authority to recommend approval, approval with conditions, or denial of the proposal. The regulating ordinance for Zoning Map Amendments is [21A.50 Amendments](#) and analysis of this ordinance and the Zoning Map Amendment standards can be found in [Attachment E](#).

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 consideration standards of approval and therefore recommends the Planning Commission forward a positive recommendation to the city council for the zoning map amendment.





Staff has provided a response to public comments that relate to the standards of approval below:

Traffic & Parking

The proposal has been reviewed by relevant City Departments (see [Attachment F: Department Review Comments](#)). Future development of the parcel would require vehicular access to the site from 200 North. Parking requirements will be evaluated with submittal of a specific site development plan. At present, reviewing the below City Code requirements for parking for certain residential uses may be helpful in considering impacts from potential development. Any required parking will be provided on-site. Although the parking requirements for detached single family dwellings is the same in both the current and proposed zoning district, the

proposed RMF-30 zone would allow for additional dwelling units on the property and therefore additional parking would be required. Any potential traffic issues will be considered with future development plans.

<b>Parking Requirements</b>				
<b>Zone</b>	<b>Single-Family (detached)</b>	<b>Two-Family</b>	<b>Multi-family (max. 8 attached units)</b>	<b>Row House &amp; Sideways Row House (max. 6 attached units)</b>
R-1/5,000	Permitted	Not Permitted	Not Permitted	Not Permitted
RMF-30	Permitted	Permitted	Permitted	Permitted
# of parking spaces required per DU	2 spaces per DU		Studio & 1 bedroom: 1 space per DU, 2+ bedrooms: 1.25 spaces per DU	2 spaces per DU

### Spot Zoning

The City Code gives the following definition for spot zoning:

***SPOT ZONING:** 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.*

As discussed in the [Key Considerations](#) section of this Staff Report, the proposed RMF-30 Zone is not materially different or inconsistent with the surrounding area, and it aligns with the adopted City master plans – Plan Salt Lake and the North Temple Boulevards Master Plan. Therefore, the proposed rezone is not consistent with the adopted definition of spot zoning.

### Crime

The subject property is located within a built environment where public facilities and services already exist, including access to emergency services.

### Concerns about potential building height & mass

Neighborhood compatibility and impact is discussed in greater detail in [Key Consideration 2](#). The RMF-30 and R-1/5,000 zones have a lot in common. Both zones are designated as low-density residential districts, have similar restrictions on building height, lot coverage, and nearly identical setback requirements. Development requirements and design standards within the RMF-30 zone will further serve to create new growth that is harmonious with the surrounding neighborhood.

**From:** [Keiko Jones](#)  
**To:** [Hall, Rylee;](#) [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Rezoning one parcel at a time  
**Date:** Thursday, December 29, 2022 7:30:52 PM

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Dear Rylee, Michelle, and the silent city council members:

I've heard another "one parcel at a time" rezoning is considered near Chicago Street. (924 W 200 N)

We should not allow this kind of rezoning. It is totally short-sighted, reactive rather than having foresight, and sneaky.

I've read Salt Lake City's website about community and neighborhood. I think the keywords are "thoughtful," "preservation," "sustainable," and "equitable."

Changing zoning one by one does NOT fit in any of them. How can you justify building a multi story high occupancy apartments in the middle of low profile single family neighborhood on the grievance of the community? The city needs to focus more on "preservation that continues to enhance the neighborhood."

When I approached a city council member about changing of zoning some time ago, I was told there was a master plan (yes, there is), and it was very difficult to change zoning. Well, not true. Apparently zoning has been changed one parcel by one parcel. And it's always been a one way street: it can be changed to MORE DENSITY only. Sneaky and not fair.

Please say NO to rezoning of one parcel at a time.

The city needs more focus on creating walkable communities. That's not building more housing around public transportation. It means fighting crimes so that people can actually walk around.

Need more housing? Let people live outside of Salt Lake City. Apparently UDOT is going to widen the freeway to accommodate the commuters from the north. Let Farmington build affordable housing.

As you may be able to tell, I am so frustrated (and angry) about what this city is doing to its residents. And I'm also frustrated about your silence. I did not get any response from any of the city council members about my previous email. I don't know how I should interpret that. It is so rude in my world. Please remember you are not above the people who elected you.

NO REZONING ONE PARCEL BY ONE PARCEL.

Keiko Jones  
resident of Fairpark community

[REDACTED]

**From:** [Martina](#)  
**To:** [Hall, Rylee](#); [REDACTED]  
**Subject:** (EXTERNAL) 924 W 200 N Zoning Amendment  
**Date:** Thursday, December 29, 2022 6:06:20 PM

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Dear Council,

I am writing to express my opposition to the 924 W 200 N zoning Amendment. I'm against rezoning parcel by parcel and I with many will vote No. They can't tear down houses that give the neighborhood its character and where families are still living into. Also, Jackson's neighborhood doesn't have enough grocery stores and shops to sustain the proposed future demand. Please do something about this senseless zoning Amendment.

Thank you.

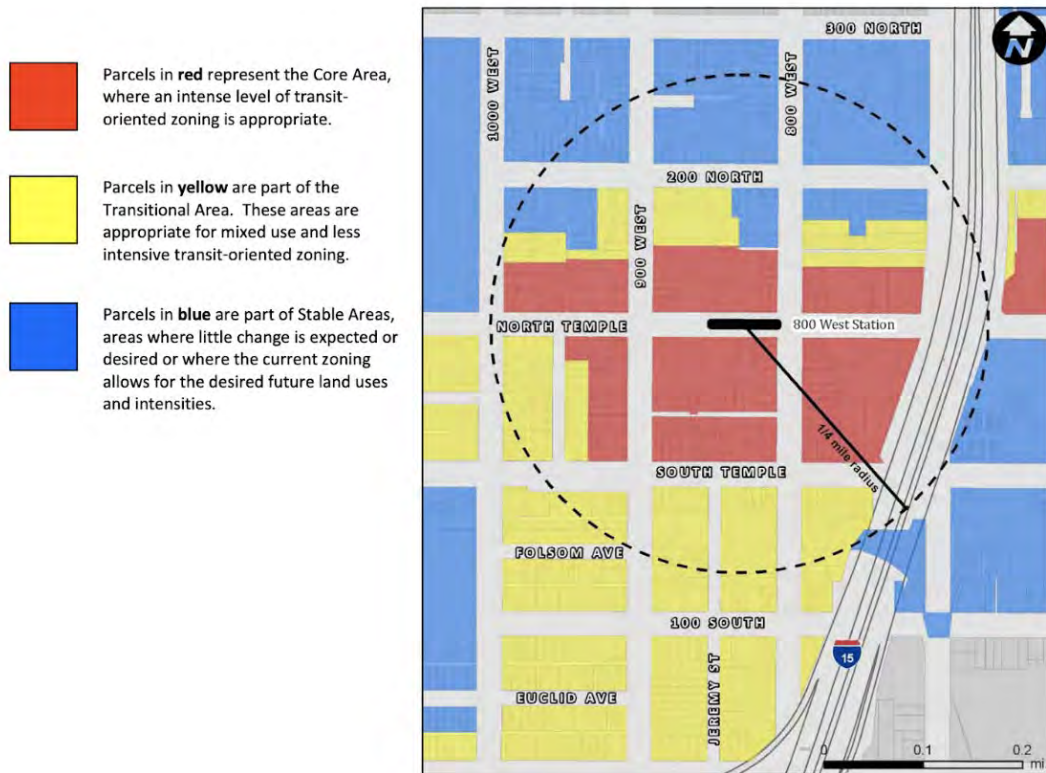
Martina Nesi

**From:** [michelle watts](#)  
**To:** [Hall, Rylee](#): [REDACTED]  
**Subject:** (EXTERNAL) 924 W 200 N | Zoning Amendment  
**Date:** Thursday, December 29, 2022 3:27:52 PM  
**Attachments:** [Screen Shot 2022-12-29 at 3.16.30 PM.png](#)  
[RMF-30 924 W 200 N REZONE .pdf](#)

Hi Rylee,

Will this zoning amendment be open for public feedback? With the recent door knocking for 233 Chicago Street. I & many others on our block will vote **NO** for parcel by parcel rezoning. There is already a home on this parcel. It has a family. This home should not be demolished. We do need affordable housing however not at the cost of our community. We are currently hosting so much growth on North Temple.

The surrounding zoning of this home is R-1-5000. The blocks to the North are R-1-7000. We are THE buffer block. We wanted to hold the line for our single level family homes. As mentioned in the developers attached descriptions-- we are about to get 397 units kitty corner from this block. We live in a food desert. Our block is not mentioned in any master plan subject to changing.



This one touches my property. I do not want to lose my views, my sun or my privacy and the list goes on and on. I do not want this-- build within the current zoning. Or even better do not knock down any more historic SALT LAKE CITY homes-- repair and restore this home.

Thank You,  
Michelle



**From:** [michelle watts](#)  
**To:** [REDACTED]  
**Cc:** [Hall, Rylee](#); [REDACTED]  
**Subject:** (EXTERNAL) Re: Rezoning one parcel at a time  
**Date:** Friday, December 30, 2022 9:35:43 AM

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Keiko, thank you so much for your email and your care.

Ale, I am going to call your office this week. It isn't just a few of us. There is a whole block saying no.

I am beyond offended by the audacity of these developers thinking that one build is going to solve all our problems. Looking at some of their sighted sources- let's look [here](#). Around page 74 it talks about income and poverty. This document states that during the time it was published our median household income in SLC was \$56,370. Now, let's jump to [here](#). What is "affordable" Housing in SLC, page 11, green box. Affordable housing for SLC for a single person is a home priced around \$175K. No one in SLC is making more money however, the medium home price in SLC for 2022 is \$630K!

Reading between the lines of TAG SLC's document- no one will buy a luxury home in our neighborhood. However, less than 15 people will buy a rowhouse or town home for \$500K ish. This is not for the betterment of our community. That these 15 new homes will help make the 397 new apartment neighbors feel at home and welcomed. The 52 homes on our block, we have 100 + neighbors. They should all have a say and the vote for up-zoning should be unanimous.

Stating they will fix crime! Talk to anyone who lives at Greenpoint or the Fairpark apartments. We have. They say it is great inside but once you step outside, whole other story. All the mess of North Temple has been pushed into our block. We are daily asking people experiencing homelessness to stop defecating in the drive that runs behind our house. We break up sexworkers and drug users, D-A-I-L-Y!

We have been working to fix issues on our inner block for over five years. Two lawyers, two title companies and one survey later, we were able to resolve a portion between two neighbors. We were told by our lawyer this last fall that best and fair practice for the other portions is to have all 52 households agree. Get 29 neighbors property surveyed on top of legal documents drafted for a fix. We do not have that kind of money nor do our neighbors. My take away and reason for sharing. One thing that will make our block safer, more enjoyable and actually better our block we need 52 homes to all agree. I will say it again louder WHO IS ONE HUMAN TO COME IN AND SAY WHAT OUR BLOCK WILL LOOK LIKE FOREVER. Y'all see this everyday. It is a developer who acts as the homeowners fiduciary. They won't buy it unless they get their zoning and the land is worth more. Then they pass it around to the highest bidder. This tears blocks & family apart. There have been studies up-zoning speeds up gentrification by 5 years. It affects Black, Latin and Asian families the most. This is an [article](#) of reparations and a program in Portland from 2018. Let's learn from other Cities mistakes.

Thank You,  
Michelle  
250 N Chicago Street  
[REDACTED]

**From:** [REDACTED]  
**To:** [Hall, Rylee](#)  
**Subject:** (EXTERNAL) Rezone  
**Date:** Saturday, December 31, 2022 11:37:29 AM

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Developers are replacing families on our City's West Side! We are against a Rezone at 924 West 200 North, and similarly a Rezone on Chicago Street which we brought to your attention a few weeks ago, we thank you for your response! Thank you for your help when this matter is brought before you so that we can preserve our City's West Side neighborhoods! Sincerely, Concerned West Side Residents



**From:** [Kris Woodbury](#)  
**To:** [Hall, Rylee](#)  
**Subject:** (EXTERNAL) 233 Chicago Street and 924 W 200 N  
**Date:** Sunday, January 8, 2023 3:38:52 PM

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I am entering a strong "NO" vote for the proposed rezone on 233 N Chicago Street in Salt Lake City. Same strong "NO" for the rezone on 924 W 200 N, SLC.

Thank you,  
Kris Woodbury

**From:** [Elizabeth Hawke](#)  
**To:** [REDACTED]; [Hall, Rylee](#)  
**Subject:** (EXTERNAL) Re Zoning  
**Date:** Tuesday, January 10, 2023 4:22:14 PM

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Good afternoon,

My name is Elizabeth E Hawke I own the property on 221 N 900 W SLC UT 84116.

I do not want this area re-zoned. They are building way too much and it is not affordable, not to mention all of the traffic that will be around here. There are many kids in this area who like to play outside.

The alley that I have to drive through to get to my house does not need any more activity. The developers do not care about our community, our culture or have the best interest in mind.

Please keep me in the loop to anything that goes on with this.

Thank you so much for your time,

Elizabeth E Hawke

[REDACTED]

**From:** [Chris Chrysostom](#)  
**To:** [Hall, Rylee](#); [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Record PLNPCM2022-01142, PLNPCM2022-00470 Zoning Amendments  
**Date:** Wednesday, January 11, 2023 4:29:16 PM

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930 W 200 N  
Salt Lake City, Utah 84116

January 11, 2023

Salt Lake City Planning Division  
451 S State Street Room 406  
PO Box 145480  
Salt Lake City UT 84114-5480

Dear Planning Commission,

This letter addresses the Zoning Amendment applications, record ID's PLNPCM2022-01142 and PLNPCM2022-00470.

As the property owners of the parcel immediately adjacent to the property requesting the zoning change to RMF-30, record PLNPCM2022-01142, we oppose both zoning amendment applications.

While we recognize the City's need for higher density residential development, there are many nearby properties more suitable to multi-family development. The properties at 924 W, 930 W, and 936 W 200 N represent an important legacy of Salt Lake City history. They are among the remaining, few pioneer lots. The long narrow lots were planned by Brigham Young in order to help families be self-sufficient. Precious few remain in Salt Lake City.

The three houses were constructed with double-wall technique that includes an inner layer with hand-made adobe bricks and an outer wall of high quality fired brick. They were laid on a hand-dug stone foundation. The planks in the roof structure were cut and planed by hand. The attention to detail is a tribute to the craftsmen of the pioneer era.

Sadly, Salt Lake City considered the West side to have little value. The oil refineries, cargo rail, freeway, and natural gas plant were all pushed to the West side. As a result, much of the pioneer history has been lost. The block between 900 W and 1000 W, 200 N and 300 N, has preserved an unusual number of historic Salt Lake City homes. The co-mingling of styles from late Victorian to 1920's bungalows mirrors the early development of the city. Giant Box Elder and Sycamore trees still line the sidewalks. 200 N provides a charming remnant of Salt Lake City history for the tens of

thousands that visit the Utah State Fairpark every year.

As much as the City wants more housing, it is important to recognize that the Guadalupe neighborhood has done more than its share of heavy lifting. We want to leave this beautiful neighborhood intact.

We **oppose** both PLNPCM2022-01142 and PLNPCM2022-00470.

Sincerely,

Chris Chrysostom  
Karen Chrysostom

**From:** [michelle watts](#)  
**To:** [Hall, Rylee](#): [REDACTED]  
**Subject:** (EXTERNAL) Re: 924 W 200 N | Zoning Amendment  
**Date:** Friday, January 13, 2023 12:42:41 PM  
**Attachments:** Screen Shot 2022-12-29 at 3.16.30 PM.png

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Hi Rylee,

We received the notice in the snail mail for this. To be on top of the feedback. We are a no for the rezone of 924 W 200 N. Reading into their statements, Grow SLC is an intuitive with suggestions along with hopes. I don't see anything this is an overlay or official decree. We on the other hand are in the master plans as a buffer block and stable zone. We would like to stay this way.

Unless the developers are going to build within the current zoning we are a no. They are not working with the community or re-building the La France garden courtyard. Any reference to Building Salt Lake should be omitted. TAG is an official sponsor of the web site. This is a conflict of interest.

The second entrance advertised should not be used in any plans that we as a public aren't privy to. This home does not have access to the private drive. It has been confirmed via Salt Lake City and Salt Lake County as private. We have worked with a title company and spoken with all the homeowners who do have access. This build will not solve or help our crime + drug issues.

We want to keep our neighborhood for families-- where we can let our kids bike the block and enjoy their friends. We are already tight and with a busy road for 900 W & 200 N. We do not need this infill creating more driveways with traffic.

Thank You,  
Michelle

[REDACTED]

**From:** [Elizabeth Hawke](#)  
**To:** [REDACTED] [Hall, Rylee](#); [REDACTED]  
**Subject:** (EXTERNAL) Re: 924 W 200 N | Zoning Amendment  
**Date:** Saturday, January 14, 2023 3:37:22 PM  
**Attachments:** Screen Shot 2022-12-29 at 3.16.30 PM.png

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Hello,

I am Elizabeth E Hawke

I am a no to the rezone of 924 W 200 N as well.

Please include me on any correspondence.

Thank you,

Elizabeth

[REDACTED]

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**From:** [Laila Alba](#)  
**To:** [Hall, Rylee](#)  
**Subject:** (EXTERNAL) 924 W 200 N  
**Date:** Friday, January 13, 2023 3:49:42 PM

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Hi again, Rylee. All this gentrification must be keeping you busy! I have received a notice about ANOTHER project at 924 W 200 N.

I live at 232 N 1000 W and am opposed to the development of the multi family units on the parcel mentioned in the notice sent by the city.

The intersection at 900 W & 200 N is already pretty chaotic. I drive past this intersection all the time and walk it, too. There's a stop sign at that intersection and when I drive east on 200 North, I have to pretty much drive my car up into nearly the middle of the road that is 900 W to see if there's any oncoming traffic before I can proceed because there are so many vehicles parked along 900 West.

I mentioned in another email I wrote to you today, it's not just the residents of the homes along 900 West, it's the people of the people too. Their visitors, roommates, roommate's friends, commercial services etc and this produces cars on top of cars.

I have a little girl that I used to take bike riding around our block. I don't take her anymore because of that. It's very scary with the amount of vehicles that are in and out of those homes and that intersection. Can you imagine adding even more residents to it?!

Believe me, I completely understand developers's insatiable thirst for a profit. If I were in their shoes, you know, with that constant need, I wouldn't care about some neighborhood kid missing out on bike riding when there's money to be made but I'm not a developer. I'm a resident of this neighborhood.

I used to walk my kids to the nearby elementary school through that intersection as well and drivers just keep blowing through the traffic light that's a few feet down from this area.

I think the way the developers are selling it is "to make the Walgreens project feel more welcomed" and to "lower crime in the area." I'm sure the Walgreens project will do just fine without the warm welcome. As far as local crime, you can build 200 units and it still won't change because that's not where the problem lies. Just look at the new apartment complexes along North Temple...lined with transients, drugs and paraphernalia.

Add the residents of this project to the 233 Chicago Street project...that's a lot of people!!

I still have a dog to walk and urge the city to deny this proposal.

-Laila Alba  


**From:** michelle watts [REDACTED]

**Sent:** Monday, January 23, 2023 4:01 PM

**To:** Hall, Rylee <rylee.hall@slcgov.com>; [REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** 924 W 200 N

HI All,

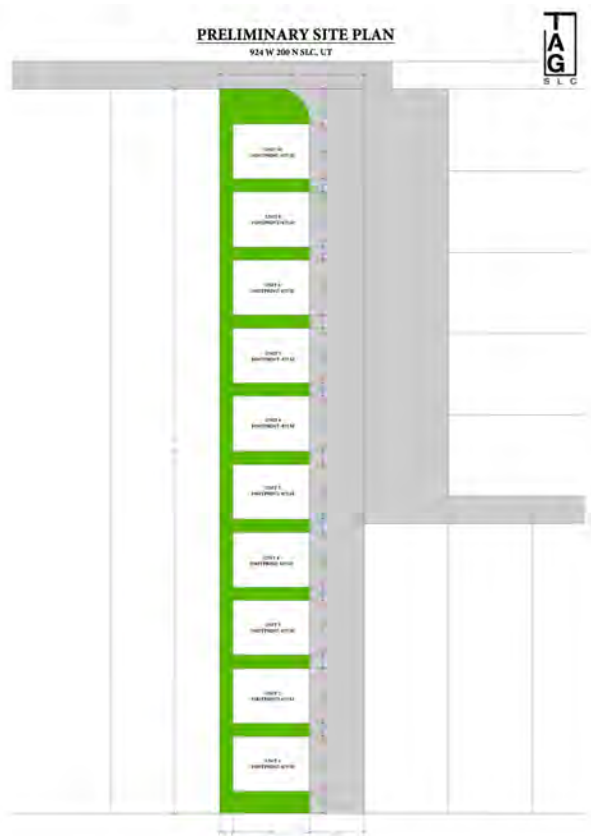
I caught the homeowner of 924 W 200 N outside this weekend. He mentioned to me that he received a 10K payment for this deal. I asked him if it was earnest money held in a trust or if he got money. He told me he was able to have the cash and has spent it on trips. He also told me that he didn't tell his real estate agent that he has two entrances. I told him it was listed on the MLS as two entrances. He said he asked her not to do that as he didn't know. He also said that he wasn't sure what the zoning change was for except he was told to build two residential homes. The plans copied below don't look like 2 homes to me.

Jenn- I have some serious issues with what Jerry told me. One: when it comes to your ethics as an agent. ( This sounds like a bride. ) Two: with Jerry & Verna being older and you taking advantage of a senior couple.

**Remarks:** Looking for land to build your dream home or a garage? This property has a .50 acre lot with massive potential! The south end has the main entrance to the property with an extra wide/extra long driveway (plenty of RV parking), fully fenced yard, and walkway to the front door of the home. The home was originally used as a duplex by the prior owners, however, the current use & zoning is as a single family home with an apartment on the second floor (see agent remarks for more information). The main floor has a large family room, kitchen, den, a bathroom & three bedrooms (den has an outside entrance and could be converted into an additional bedroom/suite if desired). The true gem of this property is in the land, which has the potential to be subdivided with its second entrance near the north end of the property through an alley easement. This is a fantastic gem in downtown Salt Lake City with potential! Square footage figures are provided as a courtesy estimate only and were obtained from county records & appraisal. Buyer is advised to obtain an independent measurement and to verify all.

^ MLS remarks





Rylee -This is the updated plan from TAG. Not sure what the gray area plans are. However, part of it is mine and Bill's property and can not be used. The other gray portion is owned by 8 neighbors and the owners of 924 W 200 N are NOT one of the eight. From my communication with all the owners they are a no for this to be used in any development.

Thank You,  
Michelle



**From:** [Elizabeth Hawke](#)  
**To:** [Hall, Rylee](#)  
**Cc:**  
**Subject:** (EXTERNAL) Re: 924 W 200 N  
**Date:** Monday, January 23, 2023 4:24:02 PM  
**Attachments:** [Screen Shot 2023-01-23 at 3.40.58 PM.png](#)  
[Screen Shot 2023-01-23 at 3.39.40 PM.png](#)

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Good evening,  
I am one of those 8 house owners, and I am a solid NO.  
Thank you and have a great night,  
Elizabeth E Hawke

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**From:** michelle watts  
**To:** [Hall, Rylee](#)  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) 924 W 200 N | further comments to add  
**Date:** Monday, January 23, 2023 7:23:43 PM

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-This block is not part of any TOD  
-Build us a luxury home we deserve it  
-Build a triplex or fourplex or a garden courtyard  
-Preliminary site plan 875 SF? These are not built for families- call these what they are tall micro units  
-Again for the record- the gray area is a private drive. I will share with you both and have shared information before. I will not provide information to the agent or the developer. We paid for a lawyer and title company. Everything is public record and they need to do the work. If they want to meet to talk about how to work with the community, build for families, build actual affordable homes or how to build at under 15' - count me in!

-I have my phone on record when I am in our drive cleaning up trash. It is not hearsay or *a he said she* said. I was outside with Jerry for 45 minute and the first half is recorded. He actually doesn't want to move but is worried about the 10K they received. ( and his health ) He doesn't want to be involved in the zoning stuff and stated he hates it. He expressed how mad he was with the plans for Villa Nieva ( which is on pause ) across the street from his home. He did say he thought they were only going to building two homes.

Thank You,  
Michelle  
[REDACTED]

**From:** [REDACTED]  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) 924 West 200 North PLNPCM2022-01142  
**Date:** Monday, March 20, 2023 2:26:06 PM

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We live in this particular neighborhood and are very much against the development of the property at 924 West 200 North. We are a neighborhood with single family homes and we question the need to rezone in order for multiple units to be built on this property in this small neighborhood. Why are the City leaders choosing to ignore the wishes of small neighborhood residents to keep neighborhoods as they are and to build in areas that are already zoned for multiple dwellings? As a case in point, this neighborhood has had its entire view of the mountain range obstructed because of the 588 Apartments built on the corner of 9th West and 200 North. We wonder why a smaller unit was not considered to be built there because of the multiple impact it now has on the surrounding neighborhoods. Parking, Crowding, etc., are always factors to consider. We are in desperate need of City leaders who can make decisions in the best interests of everyone concerned. Thank you. Sincerely, Wright Family

**From:** [Keiko Jones](#)  
**To:** [Hall, Rylee](#); [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Zoning Map Amendment at 924 W 200 N (Case Number PLNPCM2022-01142)  
**Date:** Monday, March 20, 2023 3:18:23 PM

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Hi Rylee,

I'd like to email my comment since I won't be able to attend the meeting in person on March 29.

**I am opposed to the spot rezoning of 924 W 200 N.**

First, it is in the middle of R-1 zone. If we allowed RMF in the middle of R-1, RMF will spread like moldy berries. The zoning map was created for a reason. Unfortunately it has little meaning anymore it seems. We cannot change zoning one property by one property. We need a bigger picture. I will always speak against spot rezoning.

Second, a large apartment complex (397 units) is being built to the northeast of this property. This will increase the traffic in the neighborhood, and the neighborhood simply does not have infrastructure to support this type of congestion.

Third, unless the new building provides a two car garage per unit, it will create a HUGE parking issue in the neighborhood. According to the sketch they provided, they are trying to pack too many units in a small space.

What about the mayor's plan to plant more trees on the Westside? Where is the plan for the better air quality? Why does the city even consider cramming buildings in every inch of the city? We the residents want quality more than quantity.

NO SPOT REZONING It's just wrong!

Thanks for reading.

Keiko Jones

Sent from my iPhone