



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 801-535-6182
Date: May 10, 2023
Re: 1435 State Zoning Map and Master Plan Amendments: PLNPCM2022-01183 & PLNPCM2022-01184

Zoning & Master Plan Map Amendments

PROPERTY LOCATIONS AND PARCEL IDs:

1435 South State Street – 16-18-103-011-0000

1433 South State Street – 16-18-103-014-0000

1420 South Edison Street – 16-18-103-006-0000

121 East Cleveland Avenue – 16-18-103-015-0000

PROJECT SIZE: ~1.52 acres (66,211 square feet)

MASTER PLAN: Central Community

CURRENT MASTER PLAN DESIGNATION: *Medium Mixed Use & Low Density Residential*

PROPOSED MASTER PLAN DESIGNATION: *High Mixed Use*

CURRENT ZONING DISTRICT: CC Commercial Corridor and R-1/5,000 Single-family Residential

PROPOSED ZONING DISTRICT: FB-UN2

OVERLAY DISTRICT: South State Street Corridor

COUNCIL DISTRICT: District 5, Darin Mano

REQUEST:

Matthew Ratelle, with the Colmena Group representing the property owner, has submitted the following amendment requests:

- Zoning Map Amendment (Rezoning):** The applicant is requesting to rezone the subject properties from CC Commercial Corridor and R-1/5,000 Single-family Residential to the FB-UN2 Form Based Urban Neighborhood zoning district and to add the northeast corner of State Street and Cleveland Avenue to other sites/corners in the FB-UN2 district that allow buildings up to 65 feet in height.
- Master Plan Amendment:** in order to keep the proposed rezoning consistent with the Central Community Master Plan, the applicant is also requesting to amend the master plan designation for the properties in the Central Community Master Plan from *Medium Mixed Use* and *Low Density Residential* to *High Mixed Use*.

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

RECOMMENDATION:

Based on the findings in this report, Planning staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning and Master Plan Map Amendments.

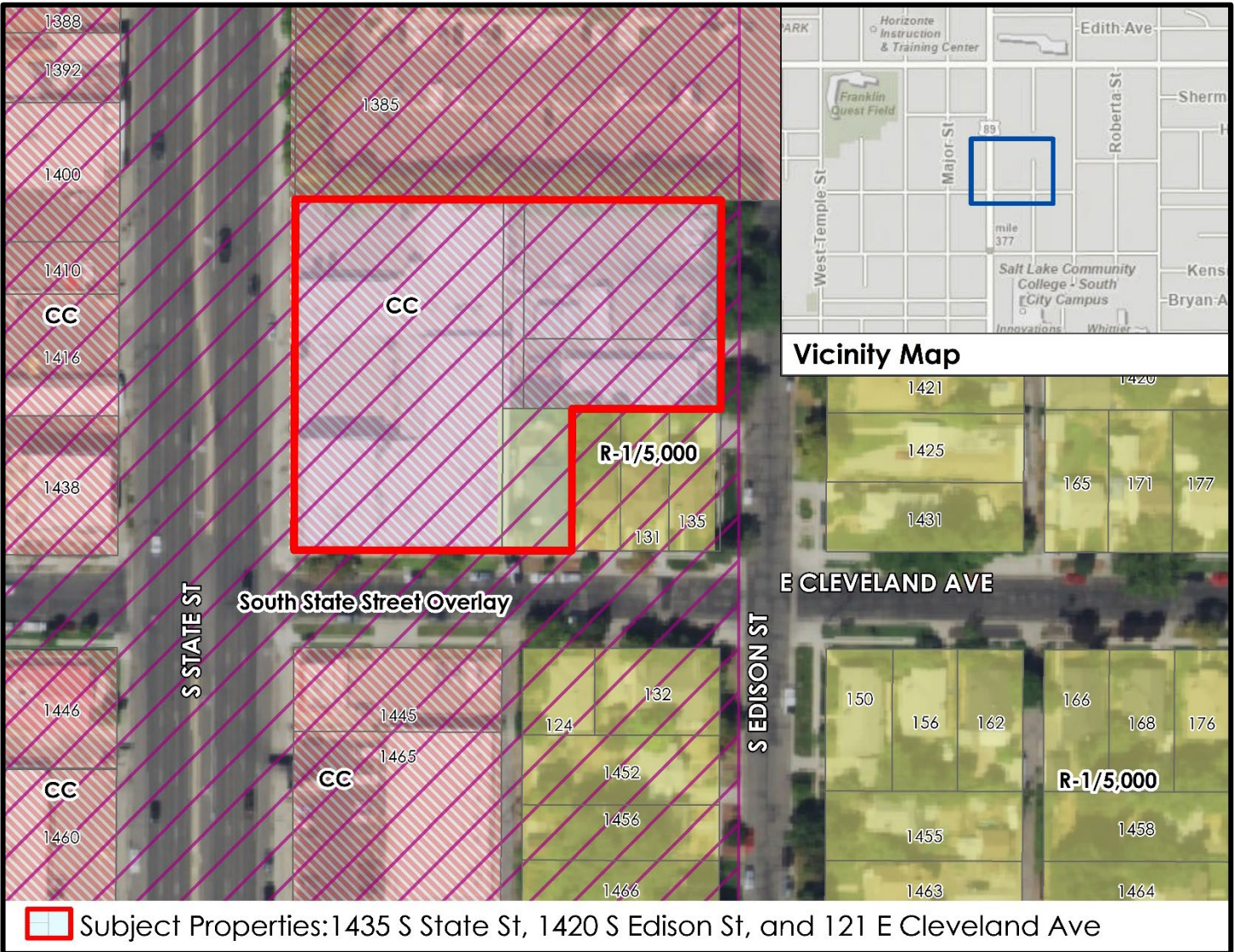
ATTACHMENTS:

- [Applicant Submittal](#)
- [Photos](#)
- [Zoning District Comparison](#)
- [City Master Plan Policies](#)
- [Analysis of Relevant Standards](#)
- [Housing Loss Mitigation Report](#)
- [Stepback Condition](#)
- [Public Process & Comments](#)
- [Department Review Comments](#)

BACKGROUND AND PROJECT DESCRIPTION



This is a zoning map and master plan amendment request that includes four properties at or around approximately 1435 South State Street. Three of the subject properties face a public street (1435 S State St, 1420 S Edison St, and 121 E Cleveland Ave); the fourth (1433 S State St) was a section of alley vacated in or around 2000 that was not incorporated into adjacent properties. The intent of this petition is to rezone and consolidate the subject properties to facilitate a new mixed-use development currently known as *1435 State*. A development application has yet to be submitted for the proposed development, but preliminary drawings submitted by the applicant (included in [Attachment A](#)) show that they would replace the existing commercial and single-family residential structures currently situated on the project site.



While the proposed plans will not be reviewed under this petition, the purpose of this proposal is to amend the zoning map and master plan to allow for this type of development. If the request is approved, the owner or any subsequent owner could develop the site to the maximum development potential allowed by the FB-UN2 Form Based Urban Neighborhood 2 zoning district regulations. The City Council may impose additional development restrictions with a development agreement. A comparison of the current and proposed zoning districts can be found in [Attachment C](#).

EXISTING CONDITIONS

The subject properties total 1.52 acres and are situated on State Street between Cleveland Avenue and the Utah Division of Child and Family Services Building (1385 South State Street). Several commercial buildings that share party walls line the stretch of the project site facing State Street. The project site is located within the [Liberty Wells National Historic District](#). In fact, the vacant building on the corner of State Street and Downington Ave originally housed an [O.P. Skaggs Grocery](#), built in 1926. Properties within National Historic Districts can qualify for income tax credits on rehabilitation projects but are not subject to the City’s Historic Preservation regulations unless they are also located within the H Historic Preservation Overlay, which is not the case for the subject site. Only 121 East Cleveland Avenue is situated within the R-1/5,000 zoning district. The other three properties are located within the CC district. Information regarding the proposed change to each subject property can be found in the table below.

The subject area is also within the Redevelopment Agency’s (RDA’s) [State Street Community Reinvestment Project Area \(CRA\)](#). Qualifying new developments within the CRA are eligible for tax increment financing (TIF) as a funding source for some improvements. The applicant has indicated that they do not intend to participate in any incentives provided by the RDA.

	Site Conditions	Lot Area	Current Zoning	Proposed Zoning	Current Master Plan Designation	Proposed Master Plan Designation	Demo House?
1435 S State St	Multiple connected commercial buildings and commercial vehicle parking	1.19 Acres	CC	FB-UN2	Community Commercial	High Mixed Use	No
1433 S State St	A vacated alley that functions as part of 1435 S State St	0.05 Acres	CC	FB-UN2	Community Commercial	High Mixed Use	No
1420 S Edison St	A cinderblock commercial building	0.16 Acres	CC	FB-UN2	Community Commercial	High Mixed Use	No
121 E Cleveland Ave	A single-family house	0.12 Acres	R-1/5,000	FB-UN2	Low Density Residential	High Mixed Use	Yes
Total	-	1.52 Acres	-	-	-	-	-



Transportation

The subject site fronts State Street, a State-owned arterial road served by UTA bus route 200, a [frequent transit network \(FTN\)](#) route. These FTN routes provide 7-day-a-week, 15-minute service from 7 AM to 7 PM Monday-Saturday, and 30-minute service from 4 AM to 7 AM and from 7 PM until midnight Monday-Saturday. Ballpark Station (served by the Red, Blue, and Green TRAX lines) is just over a half-mile from the project site. While there are no bike facilities on State Street, there are nearby bike lanes on Main Street and 300 East.



Subject property, facing south

Services & Amenities

Sonjhae Asian Market (a specialty import grocery store) is across the street to the south. The nearest park, People’s Freeway Park, is approximately a half-mile away. Liberty Park, the nearest regional park, is about 0.82 miles away (roughly a 20-minute walk). Whittier Elementary and Salt Lake Community College’s South City Campus are located on the same block about a half-mile away from the subject site. UTA bus route 200 connects the subject site to many more services and amenities, including Downtown, a WinCo grocery store, and the Salt Lake County Government Center.

Adjacent Uses

- **North** – The State of Utah’s Division of Child and Family Services building (that also houses other State offices).
- **South** – Across Cleveland Avenue, a commercial strip that includes Sonjhae Asian Market and other businesses takes up the State Street-facing half of the block, while the other half is occupied by single-family houses within the R-1/5,000 zoning district.
- **East** – Single-family houses within the R-1/5,000 zoning district next to the site and across Edison Street.
- **West** – There is an Ombu Korean BBQ and the Wasatch Inn Motel across State Street.

MASTER PLAN AMENDMENT

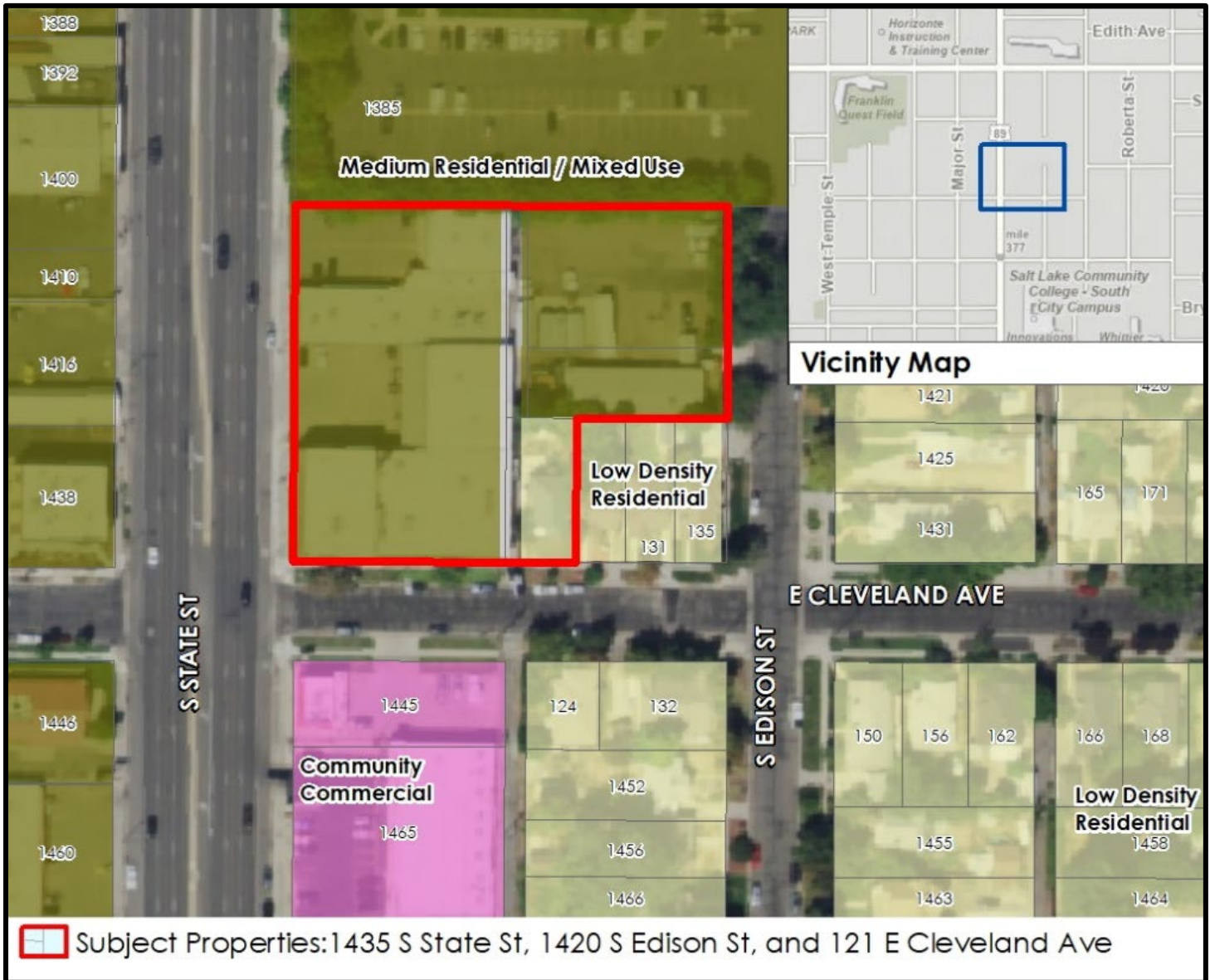
While a Master Plan Amendment petition is not required as part of a Zoning Amendment Application, this petition has been submitted to maintain consistency “with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents” as stated by provision [21A.02.040](#) of the City’s zoning ordinance.

The applicant’s proposal to rezone these properties to accommodate a mixed-use development does not align with the Central Community Future Land Use map or several policies within the plan. The subject properties are identified as *Medium Density Residential Mixed Use* and *Low Density Residential* in the Central Community future land use map. The applicant has requested to change these designations to *High Density Mixed Use*. The definitions for these future land use designations can be found in [Attachment E](#).

The future land use map and land use designations from this plan are very prescriptive and read more like an outdated zoning map rather than a visioning document that facilitates growth to meet the City’s goals and objectives established in Plan Salt Lake (the City’s general plan) and Housing SLC (the City’s housing plan). Future land use maps from more recent plans are intentionally more flexible to allow for a variety of types of development.

While the proposal is not entirely consistent with the Central Community Master Plan, Planning staff is confident that other citywide goals and objectives from more recently adopted plans, along with changed market conditions, justify the amendment. While this is the most recent community master plan for this area, the language and tone of the plan reflect a perspective that no longer aligns with the city’s established goals and policies. The plan is a product of a time in Salt Lake City’s history that fostered a short-sighted sentiment on growth, limited new neighbors, and considered density outside of downtown detrimental to the City’s well-being. Multiple goals, policies, and objectives in more

contemporary plans support additional density to increase the overall housing supply throughout the City. Some of these plans specifically call for additional density and mixed-use near major transportation corridors, including State Street. Planning staff's analysis of these policies can be found in [Attachment D](#).



ZONING MAP AMENDMENT

Existing Zoning Summary

The following provides a brief overview of the current zoning designations. A detailed comparison of zoning standards is found in [Attachment C](#).

[R-1/5,000 Single-Family Residential](#)

The property with a single-family house facing Cleveland Avenue is located within the R-1/5,000 Single Family Residential zoning district. Development in this zone is typically limited to detached single-family homes with a height of up to 28 feet and setbacks that promote ample separation between each detached single-family house.

[CC Corridor Commercial](#)

The remaining properties are located within the CC Corridor Commercial district, which is intended for a wide variety of commercial uses, including offices, retail sales and services, entertainment, and restaurants. Apartments are also allowed in this zone. This zoning district is typically found along arterial streets like State Street and Redwood Road. Buildings in this zone are limited to 30 feet in height, but an additional 15 feet of building height may be authorized through the Design Review process with the Planning Commission. The CC zone requires a 15' front yard setback to accommodate front yard

landscaping; however, these properties are within the South State Street Corridor Overlay district, which exempts this setback requirement. Additional information regarding the SSSC can be found below.

[South State Street Corridor Overlay District](#)

The subject site is also within the South State Street Corridor Overlay District, which imposes additional development standards for new construction. This overlay includes a minimum setback requirement and an exemption to front yard setback requirements intended to orient new buildings closer to the street. The overlay also has several design requirements similar to those in the FB-UN2 district. These requirements can be found in [21A.34.090.E](#) and [Attachment C](#). Any new development at this site must include these specific design enhancements regardless of the property's zoning designation.

Proposed Zoning Summary

[FB-UN2 Form Based Urban Neighborhood 2](#)

The intended purpose of the proposed FB-UN2 Form Based Urban Neighborhood 2 zoning district (as well as the City's other form-based zoning districts) is to provide zoning regulations that focus on the form of development, the way buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the City. The district's regulations are meant to "place emphasis on the built environment over land use."

The purpose of the form-based districts is to create urban neighborhoods that provide the following:

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

Form-based districts provide places for people to live, work, and play within close proximity. Regulations within form-based districts place emphasis on the built environment over land use. Design standards improve the FB-UN2 zone because they establish an acceptable standard of quality and design, such as:

- Greater Building Height for Higher Density
- Building Frontage
- Ground Floor Transparency
- Active Ground Floors
- Amenity Space
- Pedestrian Friendly
- Ground Floor Residential Treatments
- Parking Standards & Orientation

Because the FB-UN2 district was designed with an "emphasis on the built environment over land use," a mix of uses is encouraged, though not required. Building forms are permitted to be up to 4 stories with a max height of 50 feet with the exception of locations specifically identified in Table 21A.27.050.C where building forms are permitted to be up to 5 stories and a maximum height of 65 feet. The intent is to create a more urban development than what could be achieved in the CC zoning district. While the FB-UN2 district permits more height than the CC district, new development adjacent to low-density residential districts must have a 1:1 step back that begins at the side and rear setbacks. The FB-UN2 zoning district includes several design standards not required in the CC district intended to facilitate an enhanced product. Additional information regarding these standards can be found in [Attachment C](#).

This zoning designation is consistent with the proposed future land use designation of *High Density Mixed Use*, which allows "50 or more dwelling units per acre with multiple level retail sales and service, office space, clinics, and similar related land uses."

KEY CONSIDERATIONS

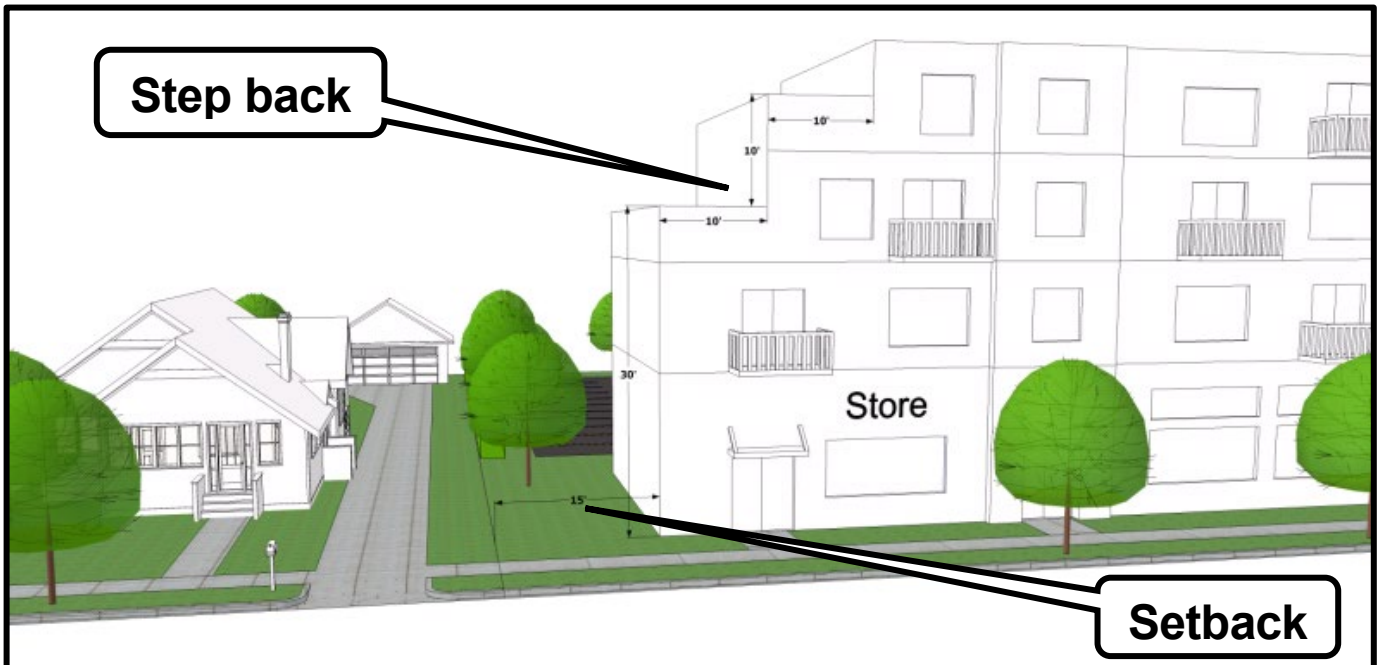
The key considerations listed below were identified through the analysis of the project:

1. Impact on the Adjacent Single-Family District
2. Housing Mitigation Plan
3. Compliance with Master Plan Policies
4. Request for Additional Maximum Height

Consideration 1 – Impact on the Adjacent Single-family Dwellings

The applicant's request to rezone the subject properties to FB-UN2 includes a request for a maximum height of 65 feet. Staff has received several comments from the public asking about the potential impact of the proposed zoning amendment on the adjacent single-family houses. Specifically, commenters have asked how the proposed change would affect the neighboring houses' privacy and access to sunlight. New development within the FB-UN2 district must comply with several development standards designed to mitigate impacts on neighboring properties in lower-intensity districts, including the R-1/5,000 Single-family zoning district. While not an exhaustive list, new development in the FB-UN2 district that is adjacent to zoning districts with a maximum building height of 35 feet or lower (which includes R-1/5,000) must adhere to the following development standards:

- *Building Setback:* The FB-UN2 district requires a 15-foot setback from side property lines and a 20-foot setback from rear property lines adjacent to zoning districts with a maximum building height of 35 feet or less, which would apply in this case.
- *Upper-level Step Back:* Beginning at the required setbacks mentioned above, a new building must be stepped back an additional foot for every additional foot of building height (1:1). The diagram below illustrates one possible design outcome from the required step back if the side property line was adjacent to a lower-intensity district.



- *Landscape Buffer:* In addition to the required setback, the City's Landscape regulations require that new development in the FB-UN2 district must include a seven-foot-wide landscape buffer with the following features:
 - A solid fence between four and six feet in height
 - Shrubs with a mature height of no less than four feet
 - Shade trees planted every 30 linear feet.

At first blush, it may appear that the FB-UN2 would have a more significant impact than the CC Commercial Corridor District on adjacent low-intensity districts (including the R-1/5,000 district). However, there are fewer requirements for new development within the CC district. A new 45-foot-tall mixed-use could be constructed on the site (through design review approval) with only a seven-foot landscape buffer separating the structure from the adjacent single-family houses without the proposed zoning amendment. While the proposed change to FB-UN2 would allow taller buildings on the site, it would also require new development to mitigate the anticipated negative impacts on the adjacent single-family houses.

Consideration 2 – Housing Loss Mitigation Plan

The applicant proposes demolishing the existing house at 121 East Cleveland Avenue. Per Chapter 18.97 of the Zoning Ordinance, any petition for a zoning change that would permit a nonresidential use of land, including residential dwelling units within its boundaries, may only be approved once the city approves a housing mitigation plan. The housing mitigation plan shall be proposed and submitted to the city's Planning Director and the Director of Community and Neighborhoods and shall be accompanied by a housing impact statement.

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

The applicant submitted a housing loss mitigation plan, which can be found in [Attachment F](#). Because the estimated cost to replace the house is greater than the structure's market value, the mitigation fee would be a negative number. Therefore, the fee is not required for demolition approval. The Community and Neighborhoods Director, Blake Thomas, evaluated and approved the final plan prior to the Planning Commission's review of this petition.

Consideration 3 – Compliance with Master Plan Policies

As mentioned earlier, to ensure that the proposed Zoning Amendment to the FB-UN2 district is "consistent with the purposes, goals, objective, and policies of the various City planning documents," the applicant has submitted a Master Plan Amendment petition to designate the subject properties as *High Mixed Use* within the future land use map of the Central Community Master Plan. Planning staff's analysis of the proposed amendments' compliance with applicable City master plan purposes, goals, objectives, and policies can be found in [Attachment D](#).

One issue that arose out of staff's analysis of the proposed Zoning Amendment is that many of the policies within the Central Community Master Plan (adopted in 2005) do not fully align with related policies found in the more recently adopted Plan Salt Lake (2015) and Growing SLC (2018, the City's housing Plan). As mentioned earlier in this report, policies within these citywide plans promote greater density and a broader mix of uses along existing transit corridors, including State Street. The Central Community Master Plan, however, recommends denser development only within Downtown neighborhoods. The discrepancy between these plans illustrates how the City's priorities have changed over the past two decades in response to the shifting needs of the community.

Consideration 4 – Request for Additional Maximum Height

In addition to the request to amend the zoning map and future land use map, this petition includes a request to include the project site in the list of locations in the FB-UN2 Building Form Standards that permits height up to 5 stories with a maximum height of 65 feet. locations that are not listed in the table are limited to 4 stories with a maximum height of 50 feet. to accomplish the request for the additional maximum height, Table 21A.27.050.C will need to be amended as follows:

Building Regulation		Building Form				
Building height and Placement:		Cottage Development ¹	Row House	Multi-Family Residential	Mixed Use	Storefront
H	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, 300 West at 800 or 900 South, the southeast corner of 1300 South and State Street, <u>the southeast corner of Cleveland Avenue and State Street</u> , and in the area identified on Figure 21A.27.050C.1. All heights measured from established grade			

Planning Staff's analysis of the proposed Zoning Map and Master Plan Amendments has accounted for the requested additional maximum height. The above amendment will be processed in tandem with the Zoning Map Amendment.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Processes: Master Plan Amendment and Zoning Map Amendment

The Planning Commission can provide a positive or negative recommendation for the proposed master plan and zoning map amendments. The recommendation will be sent to the City Council, who will hold a briefing and an additional public

hearing on the proposed amendments. The City Council may approve, deny, or modify the proposed amendment requests as they see fit and are not limited by any one standard.

NEXT STEPS

Approval or Denial of the Request

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the council approves the proposed amendments, the applicant may proceed with redeveloping the properties under the applicable zoning standards.

ATTACHMENT A – Applicant Submittal

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Application for Zoning Change – Project Description

Address: 1435 S State Street Salt Lake City, Utah 84115

1420 S Edison St Salt Lake City, Utah 84115

121 E Cleveland Ave Salt Lake City, Utah 84115

Parcel Map:



A statement declaring the purpose for the amendment.

This is a request for a zoning change for the four parcels located at 1435 S State Street, 1420 S Edison St and 121 E Cleveland Ave Salt Lake City, Utah 84115. Currently 1435 S State Street and 1420 S Edison St are zoned as Commercial Corridor (CC). 121 E Cleveland Ave is zoned as Single Family Residential (R-1-5000). Our request is that all parcels be zoned FB-UN2 with a height variance of up to 5 stories with a maximum height of 65'. The consolidation and rezone of said lots would establish a more natural boundary between the commercial and residential areas. The parcels being divided into differing zones - and the fact that the residences have commercial uses both to the side and behind them - creates unfavorable conditions for both properties. Our determination is that the FB-UN2 zone would promote "population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods."¹

The FB-UN2 zone would allow for the consolidation and redevelopment of said lots into a new mixed-use building (referred to hereinafter as 1435 State) while creating a 15' side yard setback and a 20' rear yard setback. This creates an important buffer between the commercial and residential properties. 1435 State will bring an elevation of architectural style, much needed housing units, additional retail and will improve the safety of the area. The building will give the appearance of 4 different buildings with the use of different building finishes, fenestration, and most importantly, the building will split on the second level into two buildings. The first level of the parking garage and retail will be the only level the two buildings share. This will ensure that the appearance of the building is a dynamic and thoughtful sequence of smaller buildings and not one long large structure.

The objective of the rezone is to better align the redevelopment potential of this site with the City's vision as expressed in its planning documents and master plans. This analysis is based upon four main documents which collectively portray the future intent, hope, and concern for the area. These include the Central Community Master Plan (2005), Plan Salt Lake (2015), Life on State Plan (2018) and the Community Reinvestment Area Plan (2022). See applicable excerpts below, which we are using as parameters for this project.

- The Central Community Master Plan recognizes that "the appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community" and promotes balance between the need for growth and protecting the character of residential areas.²
- The vision for Sustainable Growth & Development laid out in Plan Salt Lake emphasizes Placemaking, Density and a Diverse Mix of Uses as essential ..and describes 13 Guiding Principles to model future growth.³
- The Life on State Plan presented in 2018 recognizes that "decades of change and benign neglect have compromised this in many stretches, but a spirit of revitalization and preservation, as well

¹ State Street CRA Plan

² Central Community Master Plan

³ Plan Salt Lake

as a booming economy, are driving a call for elevating State Street’s role in the region.”⁴ It identifies zoning as a major obstacle to this renaissance. “State Street is overzoned for retail and underzoned for other uses. Zoning should make higher density housing and office space the default, not large-format retail.”⁵

- The recently adopted Community Reinvestment Area Plan is the City’s most recent endeavor to rehabilitate State Street, representing the needs and desires of various community stakeholders. The CRA Plan speaks clearly to the hopes of current residents and shows tremendous support for the renovation of derelict structures, increased housing, pedestrian-friendly commercial space, and neighborhood revitalization.⁶

There are two recurrent themes throughout these documents that pertain to this rezone application and 1435 State: Housing and Placemaking.

Housing

1435 State plans to add approximately 179 new apartments with a mix of Studio, Jr. 1 Bedroom, 1 Bedroom, 2 Bedroom and 3 Bedrooms. Currently proposed we have 196 parking stalls which will allow the project to be self-parked and not be a parking burden on the area. This addition of housing will aid in accommodating future growth expected along State Street⁷, while offering more units at an attainable price point. The purpose of this development is not to go after the highest rents and appeal to the top renters, it is to provide much needed attainable housing that will be in at the price point of many renters in the community.

State Street is ideally positioned to help alleviate some of the housing pressure on Salt Lake City but remains under zoned for multi-family use. The scale, prominence, infrastructure and public transit along State all support greater housing density, but only 3% of the area between 500 and 2100 South from Main Street to 200 East is zoned for multi-family residential, with an average density of fewer than 4 housing units per acre⁸. This area of State Street is in great need of elevated and thoughtful design and 1435 State delivers just that, all while integrating with existing public transit and creating a dynamic residential and commercial node. A node where existing residents can enjoy by creating a pedestrian friend multi-use urban neighborhood.

Placemaking

State Street naturally has always been a landmark to Salt Lake City. It is a natural gateway and artery into the CBD that has been begging for a new sense of life. Placemaking is a delicate task - blending history and character with possibility. We see this block as a space for elevated architecture design and community amenities where residents and community members will gather and live. 1435 State will attract tenants that will bring elevated dining and retail options which is exactly what is needed to liven

⁴ Life on State

⁵ Life on State

⁶ State Street CRA Plan

⁷ Master Transit Plan

⁸ State Street CRA Plan

up a stagnant portion of State Street in a way that community members can feel safe and welcome. It will, “Encourage placemaking and a vibrant destination area by identifying and implementing key elements of a desirable, pedestrian-oriented public realm that can contribute to the unique character of the area and enhance connections between activity in buildings and life on the street.”⁹

Conclusion

Our core belief is that through transforming existing spaces we can improve the viability of a neighborhood, honor its history, and create space for the people who make our community vibrant and unique. The FB-UN2 zone strikes an appropriate balance between the needs of existing residents and the future potential of this site. Overlapping commercial and residential zones have prevented the development or repurpose of this site for decades. The FB-UN2 zone would integrate these conflicting interests, to the benefit of all.

1435 State will be a distinguished mixed-use destination. It will help State Street to reclaim its erstwhile place as the signature street of Salt Lake City. It will create new homes, new businesses, and new connections within the neighborhood. It will integrate classic and modern design that will complement the area and be a development that sets the standard for future redevelopment on State Street.

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

The proposed use for the property is an urban infill mixed-use development. The building will replace three older structures that are in need of repair and major updating and aren't being used as the highest and best use for the site. The current buildings do not do a sufficient job in creating a buffer from aggressive State Street and the residential neighborhood to the east. The proposed development was designed to give the appearance of 4 separate buildings that share one level of parking and function as two buildings. The north side will be three-story wood frame over two-story concrete structure and the south side will be four-story wood frame over one-story concrete structure. There is a significant break in the building on the second level that allows a view corridor, sunlight, and provides a softer impact on both views from State Street and the neighborhood to the east. The ground level will be activated with retail space and the apartments central lobby. The intention is to try and attract some of the current retailers to stay and have an updated and improved space for their businesses. The units above will be a mix of Studios, 1 Bedroom, 2 Bedroom and 3 Bedroom units. The intention to include some larger family sized units was to provide housing units for families who desire to enjoy the benefits of living near downtown at an attainable price. The apartments amenities will include a gym, club room, sun deck, and rooftop deck overlooking State Street. The building respects both State Street and the neighborhood by keeping activation and height on the State Street side while properly stepping back the building on the east side to the neighborhood. The apartment building will have approximately 179 new dwelling units, 196 structured parking stalls and 8,229 sq. ft. of commercial retail space along State Street.

Commented [AM1]: Are we including a rooftop deck on this project?

⁹ State Street CRA Plan

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

- The site is in close proximity to 1301 S State Street “Coachman Mixed Use” which was rezoned recently to FB-UN2. Continuing the FB-UN2 zoning to the South will keep a rhythm and cadence with the new development on State Street.
- The State Street CRA Plan anticipates that there will be an increase in new, mixed-use infill development. These developments will have multiple uses and will increase the use and activity of the buildings and bring additional people to the area. The project area is anticipated to support mid-rise development, since much of the area can be considered accessory and supportive of downtown Salt Lake City. Rezoning to FB-UN2 aligns exactly with the State Street CRA expectations.
- Our site currently has a high crime density, zoning of FB-UN2 will make development more economically possible and in turn will bring more eyes and attention to this portion of State Street.¹⁰
- The Life on State plan analyzed the CC zoning on State Street and found that it is ‘too permissive, allowing low-intensity, less urban styles of development.’¹¹
- Suggested amendments to the CC zones along State Street included increased building height limits and removing front and side setbacks.¹²
- The adopted Central Community Master Plan treats the East and West sides of State Street as separate entities, instead of a unified whole.
- CC zone limits building heights to 30’, which is insufficient for project’s proposed density and ample parking. FB-UN2 zoning on the East side of State Street will allow for a more consistent development and design pattern for this area.
- CC zoning does not address the urban design impact of those portions of State which are located between sprawling campus complexes (O.C. Tanner, SLCC, Salt Lake County Building).
- State Street has the utility and transportation infrastructure to support high density residential development.

¹⁰ State Street CRA Plan

¹¹ Life on State Plan

¹² Life on State Plan

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

Yes, the affected parcels are listed below:

Parcel 16-18-103-011-0000	1435 S State Street
Parcel 16-18-103-014-0000	1435 S State Street
Parcel 16-18-103-006-0000	1420 S Edison Street
Parcel 16-18-103-015-0000	121 E Cleveland Ave

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

No, this is not a zoning text amendment application.

Application for Master Plan Amendment – Project Description

Address: 1435 S State Street Salt Lake City, Utah 84115

1420 S Edison St Salt Lake City, Utah 84115

121 E Cleveland Ave Salt Lake City, Utah 84115

Parcel Map:



Proposed Master Plan Amendment

This is a request for a Future Land Use amendment for the four parcels located at 1435 S State, 1420 S Edison St and 121 East Cleveland Avenue. Currently, 1435 S State Street and 1420 S Edison St are designated as Commercial Corridor. 121 E Cleveland Ave designated as Low Density Residential at R-1-5000. We request that these parcels be amended to High Mixed Use to allow for a denser, more urban development pattern.

Master Plan Amendment Purpose

This change will allow the parcels to be rezoned as Form Based Urban Neighborhood 2 (FB-UN2), and better integrate the residential interests and commercial potential of the site. The consolidation and updated land use designation of said lots would establish a more natural boundary between the commercial and residential areas. Our determination is that the High Mixed Use land use would promote “population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods.”¹

High Mixed Use land use would allow for the consolidation and redevelopment of said lots into a new mixed-use complex (referred to hereinafter as 1435 State). 1435 State is planned to be a mixed-use complex combining much needed housing with small commercial retail space and restaurants. 1435 State will bring an elevation of architectural style, much needed housing units, additional retail and will improve the safety of the area. The building will give the appearance of 4 different buildings with the use of different building finishes, fenestration, and most importantly, the building will split on the second level into two buildings. The first level of the parking garage and retail will be the only level the two buildings share. This will ensure that the appearance of the building is a dynamic and thoughtful sequence of smaller buildings and not one long large structure.

The objective of the land use amendment is to better align the redevelopment potential of this site with the City’s vision as expressed in its planning documents and master plans. This analysis is based upon four main documents which collectively portray the future intent for the area. These include the Central Community Master Plan (2005), Plan Salt Lake (2015), Life on State Plan (2018) and the Community Reinvestment Area Plan (2022). The evolution of these documents traces the history of the City and its growing awareness of both the condition and importance of State Street.

- The Central Community Master Plan emphasizes a need for growth, while protecting the character of residential areas². The plan separates State Street, with one side a part of the People’s Freeway neighborhood, while the other is part of the Liberty Neighborhood.
- The vision for Sustainable Growth & Development laid out in Plan Salt Lake recognizes the tremendous growth pressure on the city and highlights emphasizes Placemaking, Density and a Diverse Mix of Uses as essential to a balanced expansion.³

¹ State Street CRA Plan

² Central Community Master Plan

³ Plan Salt Lake

- The Life on State Plan presented in 2018 recognizes that “decades of change and benign neglect have compromised this in many stretches, but a spirit of revitalization and preservation, as well as a booming economy, are driving a call for elevating State Street’s role in the region.”⁴ It recognizes the cultural prominence of State Street, and highlights the importance of viewing it as a region in its own right, rather than just a transitional border between neighborhoods. It also recognizes the tremendous potential and untapped resource of State Street.
- The recently adopted Community Reinvestment Area Plan is the City’s most recent endeavor to rehabilitate State Street, representing the needs and desires of various community stakeholders. The CRA Plan speaks clearly to the hopes of current residents and shows tremendous support for increased housing, pedestrian-friendly commercial space, and neighborhood revitalization.⁵

There are two recurrent themes throughout these documents that pertain to this Master Plan amendment: Housing and Placemaking.

Housing

1435 State plans to add approximately 179 new apartments with a mix of Studio, Jr. 1 Bedroom, 1 Bedroom, 2 Bedroom and 3 Bedrooms. Currently proposed we have 196 parking stalls which will allow the project to be self-parked and not be a parking burden on the area. This addition of housing will aid in accommodating future growth expected along State Street⁶, while offering more units at an attainable price point. The purpose of this development is not to go after the highest rents and appeal to the top renters, it is to provide much needed attainable housing that will be in at the price point of many renters in the community.

State Street is ideally positioned to help alleviate some of the housing pressure on Salt Lake City but remains under zoned for multi-family use. The scale, prominence, infrastructure and public transit along State all support greater housing density, but only 3% of the area between 500 and 2100 South from Main Street to 200 East is zoned for multi-family residential, with an average density of fewer than 4 housing units per acre⁷. This area of State Street is in great need of elevated and thoughtful design and 1435 State delivers just that, all while integrating with existing public transit and creating a dynamic residential and commercial node. A node where existing residents can enjoy by creating a pedestrian friendly multi-use urban neighborhood.

Placemaking

There is a clear desire for State Street to be a signature street, a symbol for Salt Lake City, but existing land use, height restrictions, and neglect have instead made it notorious. Placemaking is a delicate task -

⁴ Life on State

⁵ State Street CRA Plan

⁶ Master Transit Plan

⁷ State Street CRA Plan

blending history and character with possibility. We see this block as a space for elevated architectural design and community amenities where residents and community members will gather and live. 1435 State will attract tenants that will bring elevated dining and retail options which is exactly what is needed to liven up a stagnant portion of State Street in a way that community members can feel safe and welcome. It will, “Encourage placemaking and a vibrant destination area by identifying and implementing key elements of a desirable, pedestrian-oriented public realm that can contribute to the unique character of the area and enhance connections between activity in buildings and life on the street.”⁸

Conclusion

Our core belief is that through transforming existing spaces we can improve the viability of a neighborhood, honor its history, and create space for the people who make our community vibrant and unique. State Street has long remained an underutilized asset of Salt Lake City and is ripe for renewal. A High Mixed Use land use designation at this location could integrate the commercial and residential interests in the area, to the benefit of all. It would help bring fresh spaces for businesses and new housing to an area of State Street brimming with opportunity.

Declare why present Master Plan Requires Amendment

- The adopted Central Community Master Plan treats the East and West sides of State Street as separate entities, instead of a unified whole.
- State Street has the utility and transportation infrastructure to support high density residential development, which is currently limited by the land use.
- Commercial Corridor land use does not address the urban design impact of those portions of State which are located between sprawling campus complexes (O.C. Tanner, SLCC, Salt Lake County Building).
- The Life on State plan analyzed the zoning on State Street and found that it is “too permissive, allowing low-intensity, less urban styles of development.”⁹ 1435 State would support a more dense, urban development pattern.
- Suggested amendments to the zones along State Street include increased building height limits and removing front and side setbacks.⁹
- The existing land use limits building heights to 30’, which is insufficient for the project’s proposed density and ample parking. FB-UN2 zoning on the East side of State Street will allow for a more consistent development and design pattern for this area.

⁸ State Street CRA Plan

⁹ Life on State Plan

Land Use Map

The affected parcels are listed below:

Parcel 16-18-103-011-0000	1435 S State Street
Parcel 16-18-103-014-0000	1435 S State Street
Parcel 16-18-103-006-0000	1420 S Edison Street
Parcel 16-18-103-015-0000	121 E Cleveland Ave

There is no amendment to the Master Plan text



Mitigation of Residential Housing Loss

Address: 1435 S State Street Salt Lake City, Utah 84115

1420 S Edison St Salt Lake City, Utah 84115

121 E Cleveland Ave Salt Lake City, Utah 84115

Project Description

The requested zone change would rezone four parcels located at 1435 S State Street, 1420 S Edison Street, and 121 E Cleveland Avenue. 121 E Cleveland Avenue properties are currently zoned as Single Family Residential (R-1-5000) while 1435 S State and 1420 S Edison Street are Commercial Corridor (CC). These three parcels would be consolidated and rezoned to Form Based Urban Neighborhood 2 (FB-UN2).

The development is planned to be a mixed-use complex combining much needed housing with restaurant and commercial retail space along State Street. The complex will consist of two primary structures that share one level of parking, retail space, and lobby but then separate on the second level. The buildings will consist of 3 levels of apartments on the north end and 4 levels of apartments on the south, 2 levels of parking on the north and 1 level on the south as well as ground floor commercial space. Our determination is that the FB-UN2 zone will promote “population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods,”¹ per the State Street Community Reinvestment Area (CRA) Plan’s goals. The new apartment building will be approximately 179 new dwelling units, structured parking, and ground floor commercial space along State Street.

Housing Impact Statement

1. Adverse Impact -

Possible impacts to the community include:

- Increased traffic and parking demand;
- Greater pedestrian activity; and
- Noise and light pollution

¹ State Street CRA Plan

2. Dwelling Units to be demolished -

121 E Cleveland Ave Salt Lake City, Utah 84115

3. Fair Market Value -

\$400,000

4. Number of square feet of land zoned for residential use that would be rezoned -

The net gain of this rezone would be an additional 1.42 acres of land zoned for residential use. .12 acres would be rezoned from Single Family Residential to FB-UN2 and an additional 1.42 acres would change from Commercial Corridor to FB-UN2.

5. Mitigation Plan -

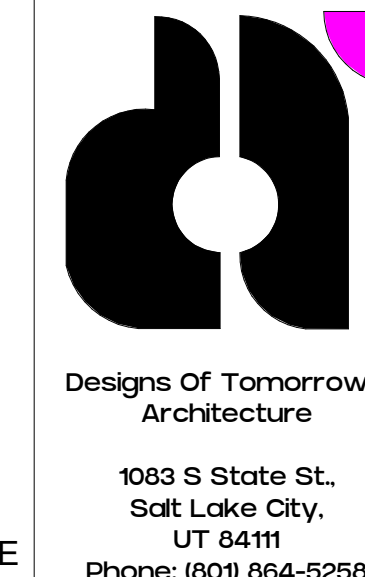
The 1435 State development is committed to protecting the residential character of the existing neighborhood while replacing and adding to both the number of dwelling units, and amount of land designated for residential use. The residence can provide housing for one family, while 1435 State will create 179 dwelling units. Rezoning to FB-UN2 would increase the city housing stock and provide neighborhood amenities to current residents.

1435 State will contribute greatly to the State Street corridor, the neighborhoods that it abuts, and the community as a whole. The development will offer increased retail and dining options to existing residents, while creating additional housing units that are attractive and positive additions to the neighborhood. 1435 State will aim to keep existing tenants as well as attract local businesses that provide community services and benefit the surrounding neighborhood. The site encourages public interaction and a proper buffer between the activity of State Street and the neighborhood to the east. Public safety will be improved with the greater foot traffic, activation on the ground level, and more eyes on street. This development will help further the City's vision of what iconic State Street to help mold it into the proper grand street that is reflective of our beautiful city.

Preliminary Plans - For Illustrative Purposes Only

1435 S STATE REDEVELOPMENT

1435 S State St.,
Salt Lake City, UT 84102



1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258



TEAM DIRECTORY	SITE DATA	DESIGN DATA	CODE DATA
OWNER: Company: Colmena Group Contact: Matthew Katelye Email: matthew@colmenagroup.com Address: 1201 Wilmington Ave #115, Salt Lake City, UT 84106 Phone: (866) 527-5635	PROJECT ADDRESS: 1435 S State St., Salt Lake City, UT 84102 ZONING CODES: 2020 Salt Lake City City Code PROPOSED ZONE: FB-LN2 (Form Based Urban Neighborhood 2) w/ increased height overlay LOT REQUIREMENTS: Min. Lot Size: 4,000 sq. ft. Actual Lot Size: 67,082 sq. ft. (154 acres) Min. Lot Width: 30' - 0" Actual Lot Width: 252' - 0" BUILDING DIMENSION REQUIREMENTS: Max. Height: 5 stories at 65' - 0" Actual Height: 5 stories at 61' - 11" Front + Corner Setbacks: No min. 10' - 0" max. Required Build-to: 50% street facing facade Actual Build-to: (XX.XX) / (252' - 0") = XX.XX% at min. setback Interior Side Yard Setback: 15' - 0" min. when adjacent to FB-UN1 zoning or any residential zone with a max. bldg. height of ≤ 35' - 0" 0' - 0" when adjacent to any other zone Rear Yard Setback: 20' - 0" min. when adjacent to FB-UN1 zoning or any residential zone with a max. bldg. height of ≤ 35' - 0" Upper Level Step-back: 1' - 0" for every foot over 30' - 0" in height along a side or rear property line when adjacent to FB-UN1 zoning or any residential zone with a max. bldg. height of ≤ 35' - 0" Note: Where separated from FB-UN1 zoning by an alley, none required Note: Where separated from FB-UN1 zoning or any residential zone with a max. bldg. height of ≤ 35' - 0" by an alley, the width of the alley shall count towards the setback Actual Upper Level Step-back: (12' - 4") + (16' - 6" Public Alley) = 28' - 10" Open Space: 10% min. of lot area Landscaped yards, patios, dining areas, common balconies, rooftop gardens, and similar outdoor living spaces are allowed Private balconies are not allowed to meet this requirement PARKING REQUIREMENTS: Allowable Driveway(s): 1 driveway allowed Note: Where properties are served by a public or private alley, ingress shall be from the street and egress through the alley Driveway Location: 6' - 0" min. distance from prop. line for a depth of 10' - 0" Drive Width: One-way drive aisle req'd. (see note above) 12' - 0" max. curb cut Additional Drive Standards: 20' - 0" min. setback for garage entry 50% max. of first floor width 14' - 0" max. width for one-way entry Maximum Spaces Allowed: Studio Apartments: 0.625 Spaces x 76 units 1-BD EFF: 0.625 Spaces x 36 1-Bedrooms: 1.25 Spaces x 32 units 2-Bedrooms: 2.5 Spaces x 24 units 3-Bedrooms: 2.5 Spaces x 11 units Retail goods & services: 2.5 Spaces per 1,000 sq. ft. x 6,229 sq. ft. = 219 spaces Minimum Spaces Required: No spaces required in FB-LN2 Zone = 0 spaces required [196 spaces provided] Required ADA Parking: 6 spaces required for 151 to 200 spaces = 8 spaces required Required EV Parking: 1 dedicated space per 25 spaces = 8 spaces required Required Bicycle Parking: 5% of the total number of parking spaces provided or 2 spaces min. = 10 spaces required	DESIGN STANDARDS: Building Entry: Each building shall have a minimum of one (1) entry feature facing a public street or walkway (excluding alleys) Entry Feature: Multi-family projects shall utilize one of the following entry features: • Porch & fence • Terrace or Lightwell • Forecourt • Shop • Shopfront • Gallery Facade Length: 200' - 0" max. Stepback Requirement: Floors rising above 30' - 0" shall be stepped back 15' - 0" from building foundation at grade for elevations that are adjacent to a public street Exception: This does not apply to buildings with balconies on floors above 30' - 0" Glass (upper floors): 15% min. Ground Floor Use: 75% of first floor width dedicated to a use other than parking for a minimum depth of 25' - 0" Ground Floor Transparency: 60% transparent glass between 2' - 0" and 8' - 0" above sidewalk grade, providing visibility into the building for a depth of at least 6' - 0" Building Materials: 70% of street facing facade shall be durable material(s) EIFS is permitted as a trim material only Building Fenestration: No building that faces onto a street shall exceed more than 30' - 0" in length without being interrupted by windows, doors, or changes of building plane that results in an offset of at least 12" Permitted Encroachments & Height Exceptions: Obstructions and height exceptions are permitted as listed in this section or in section 21A.36.020, or as indicated in this subsection: a. Canopies: Canopies covering the primary entrance or entrances to a structure may extend into the right of way provided all city processes and requirements for right of way encroachments are complied with. No commercial signs are allowed on entrance canopies if the canopy encroaches into the public right of way. b. Building Height: In order to promote a varied skyline and other roof shapes in the area, structures with a sloped roof may exceed the maximum building height in form based districts by 5' provided: • The additional height does not include living space. • Vaulted ceilings, storage spaces, and utility spaces are permitted. • The slope of the roof is a minimum of 4:12 pitch or a quarter barrel shape. Height Exceptions (21A.36.020): 1. Elevator & Stair Towers: 16' - 0" over max. 2. Mech. Equip. Parapet Walls: 5' - 0" over max.	BUILDING CODES: 2018 International Building Code with Local Amendments 2018 International Fire Code with Local Amendments 2018 International Mechanical Code with Local Amendments 2018 International Plumbing Code with Local Amendments 2020 National Electrical Code 2018 International Energy Conservation Code with Local Amendments 2009 ANSI 117.1 Accessibility Standards Occupancy Classifications: • Main Occupancies: • R-2 - Residential (Level 01 - Level 05) • S-2 - Parking (Level 01 - Level 05) Separated Occupancies: • Lobby (A-3) 1-hour rating required between A-3 & R-2 occupancies • Retail Space (B & M) 1-hour rating required between B or M & R-2 occupancies • Restaurant Space (A-2) 1-hour rating required between A-2 & R-2 occupancies Construction Type: Level 01 - Level 05 (S-2): Type IA Level 01 - Level 05 (R-2): Type IIB Allowable Heights: Type IA: Unlimited Type IIB: 75'-0" (Sprinklers required per Section 903.2.8) Designed Heights: Overall: XX' - XX' Allowable Number of Stories: Type IA (S-2): Unlimited Type IIB (R-2): 5 Stories Designed Number of Stories: Type IA (S-2): 5 Stories Type IIB (R-2): 5 Stories Allowable Areas: Type IA (S-2): Unlimited Type IIB (R-2): 48,000 sq. ft. Designed Areas: Type IA (S-2): XXXX sq. ft. Type IIB (R-2): XXXX sq. ft. Total Bldg. Area (R-2): XXXXX sq. ft. Total Bldg. Area (S-2): XXXXX sq. ft. Special Occupancy Requirements (Section 420 as applicable to R-2): Separation walls: 1/2 HR (Section 708) Horizontal separation: 1/2 HR (Section 711) Automatic Sprinklers: Per Section 903.3.1.1 Fire/Smoke Alarm Systems: Per Section 907.2.9 Single/Multiple-Station Smoke Alarms: Per Section 907.2.10.2 Accessibility Requirements (Section 1107.6.2.2): Total Units: XX Units Type A Units: 2% of Total (not less than 1) = XX unit required Type B Units: Remainder of Units [XX unit provided] [XX units provided]

ROOM SCHEDULE		
ROOM	QUANTITY	AREA
00 STUDIO	76	3,3759 SF
00.5 BEDROOM	36	18574 SF
01 BEDROOM	32	18027 SF
02 BEDROOM	24	24568 SF
03 BEDROOM	11	12897 SF
HALLWAY	8	15047 SF
LOBBY	1	1631 SF
PARKING	2	68960 SF
RESTROOM	2	552 SF
RETAIL	3	8229 SF
STAIRWELL	30	7743 SF
TOTAL		209796 SF

SHEET INDEX	
SHEET NUMBER	SHEET NAME
GENERAL	
G000	COVER
ARCHITECTURAL	
A010	PLAN - OVERALL - SITE
A111	PLAN - LEVEL 01
A112	PLAN - LEVEL 02
A113	PLAN - LEVEL 03
A114	PLAN - LEVEL 04
A115	PLAN - LEVEL 05
A201	ELEVATION - WEST
A202	ELEVATION - EAST
A203	ELEVATION - NORTH
A204	ELEVATION - SOUTH
A301	SECTION - BUILDINGS
A801	RENDERINGS
A802	RENDERINGS
A803	RENDERINGS
A804	RENDERINGS
SHEET COUNT: 16	

PARKING:

STALLS - 196

ENTRYS - 2

FLOORS - 2

UNIT MATRIX:

TOTAL - 179

STUDIO - 76

1 BD EFF. - 36

1 BEDROOM - 32

2 BEDROOM - 24

3 BEDROOM - 11

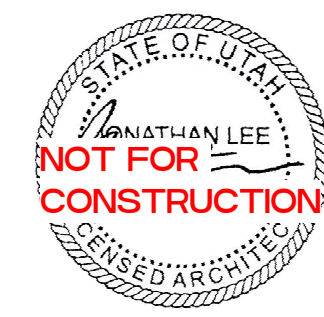


REVISIONS:

1435 S STATE REDEVELOPMENT
1435 S State St.,
Salt Lake City, UT 84102

PRE-SUBMITTAL
DATE: 11/08/2022
NUMBER: 22021

COVER
G000



REVISIONS:

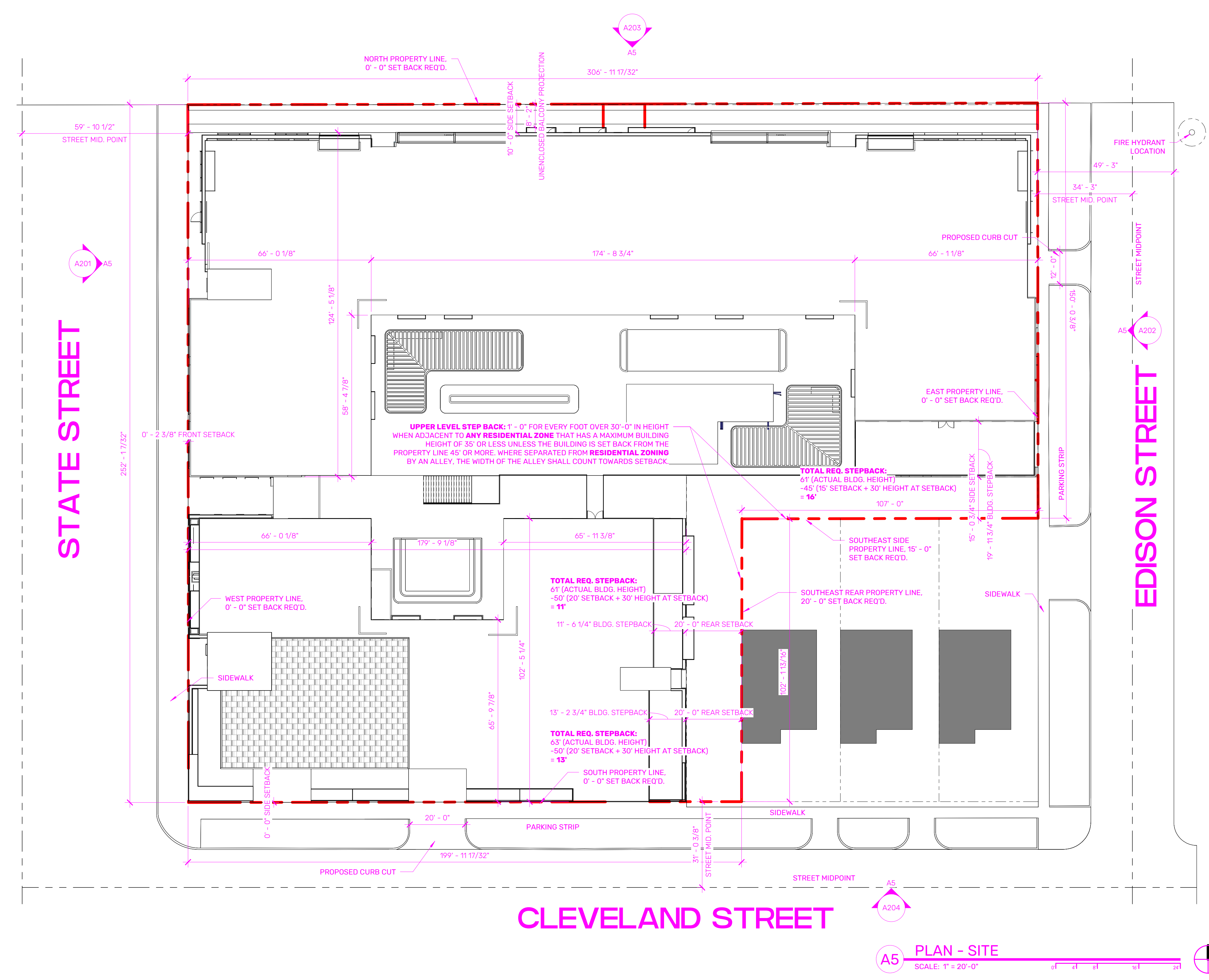
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 Salt Lake City, UT 84102

PRE-SUBMITTAL

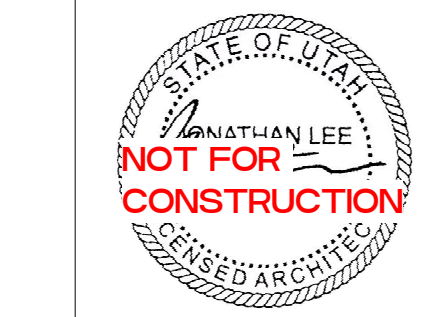
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 NUMBER: 22021

PLAN - OVERALL - SITE

A010



A5 PLAN - SITE
 SCALE: 1" = 20'-0"



REVISIONS:

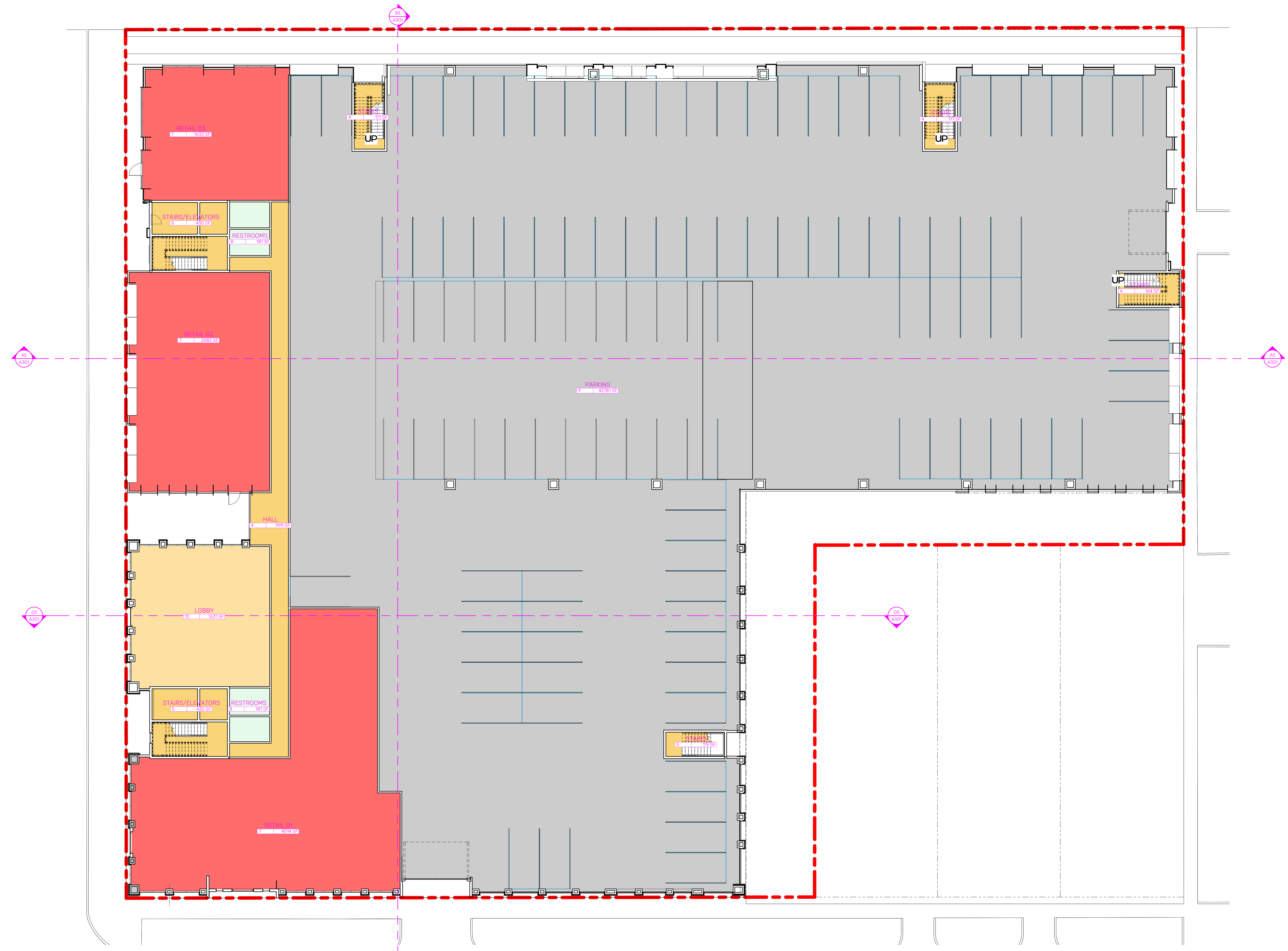
1435 S STATE REDEVELOPMENT
 1435 S State St.
 Salt Lake City, UT 84102

PRE-SUBMITTAL

DATE: 11/09/2022
 NUMBER: 22021

PLAN - LEVEL 01

A111



A5 PLAN - LEVEL 01
 SCALE: 1" = 10'-0"



REVISIONS:

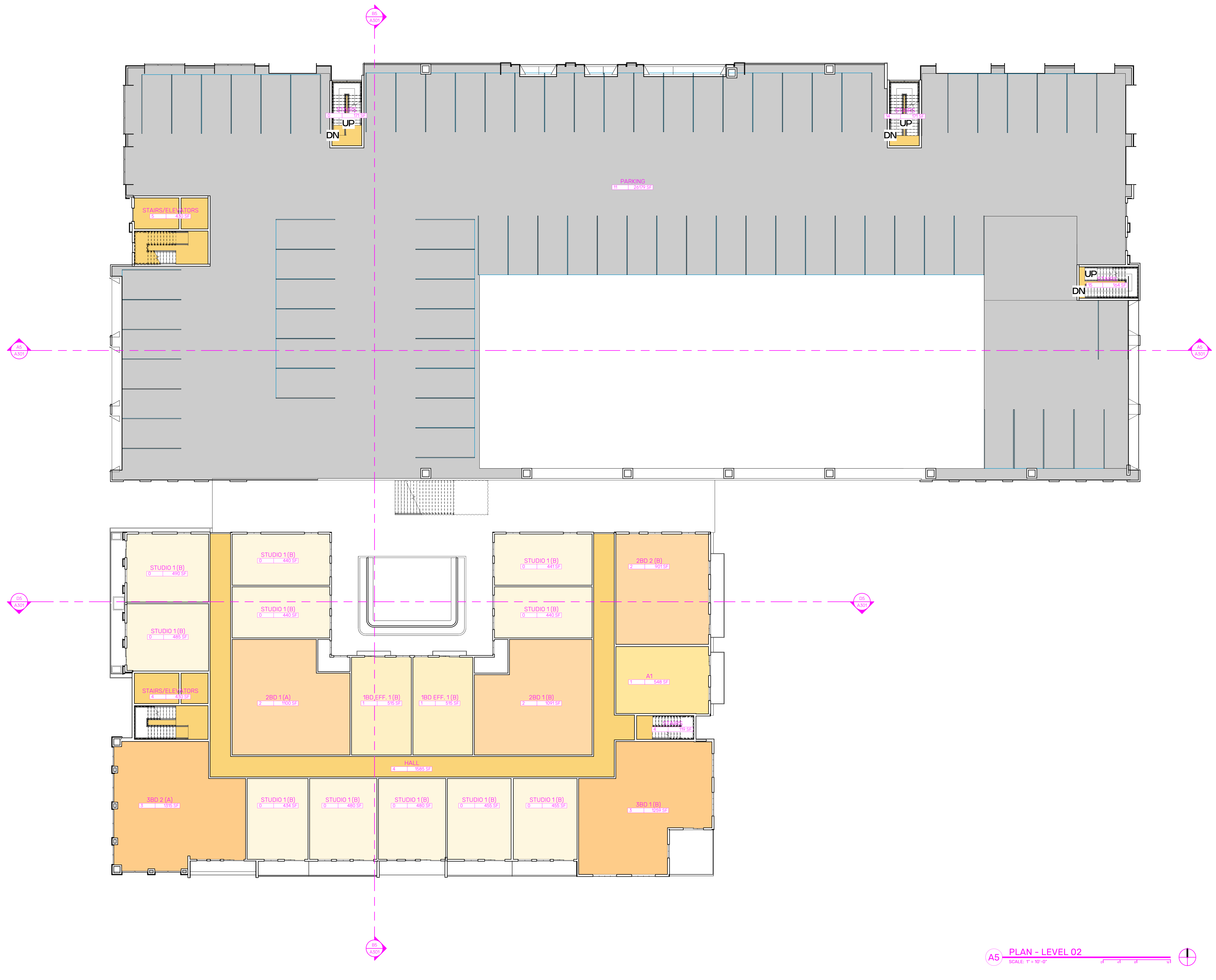
1435 S STATE REDEVELOPMENT
 1435 S State St.,
 Salt Lake City, UT 84102

PRE-SUBMITTAL

DATE: 11/09/2022
 NUMBER: 22021

PLAN - LEVEL 02

A112



A5 PLAN - LEVEL 02
 SCALE: 1" = 10'-0"



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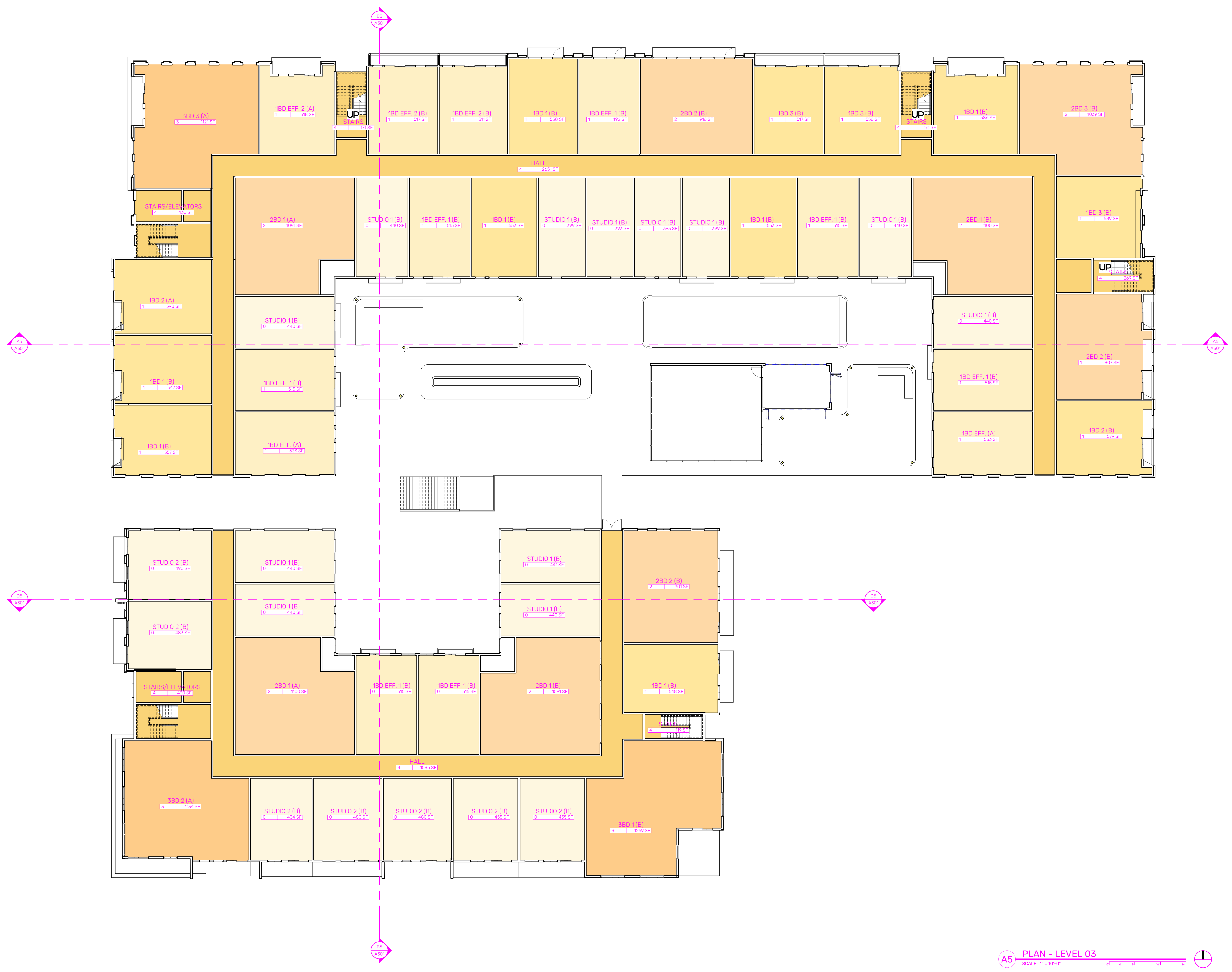
1435 S STATE REDEVELOPMENT
 1435 S State St.,
 Salt Lake City, UT 84102

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DATE: 11/09/2022
 NUMBER: 22021

PLAN - LEVEL 03

A113



A5 PLAN - LEVEL 03
 SCALE: 1" = 10'-0"



REVISIONS:

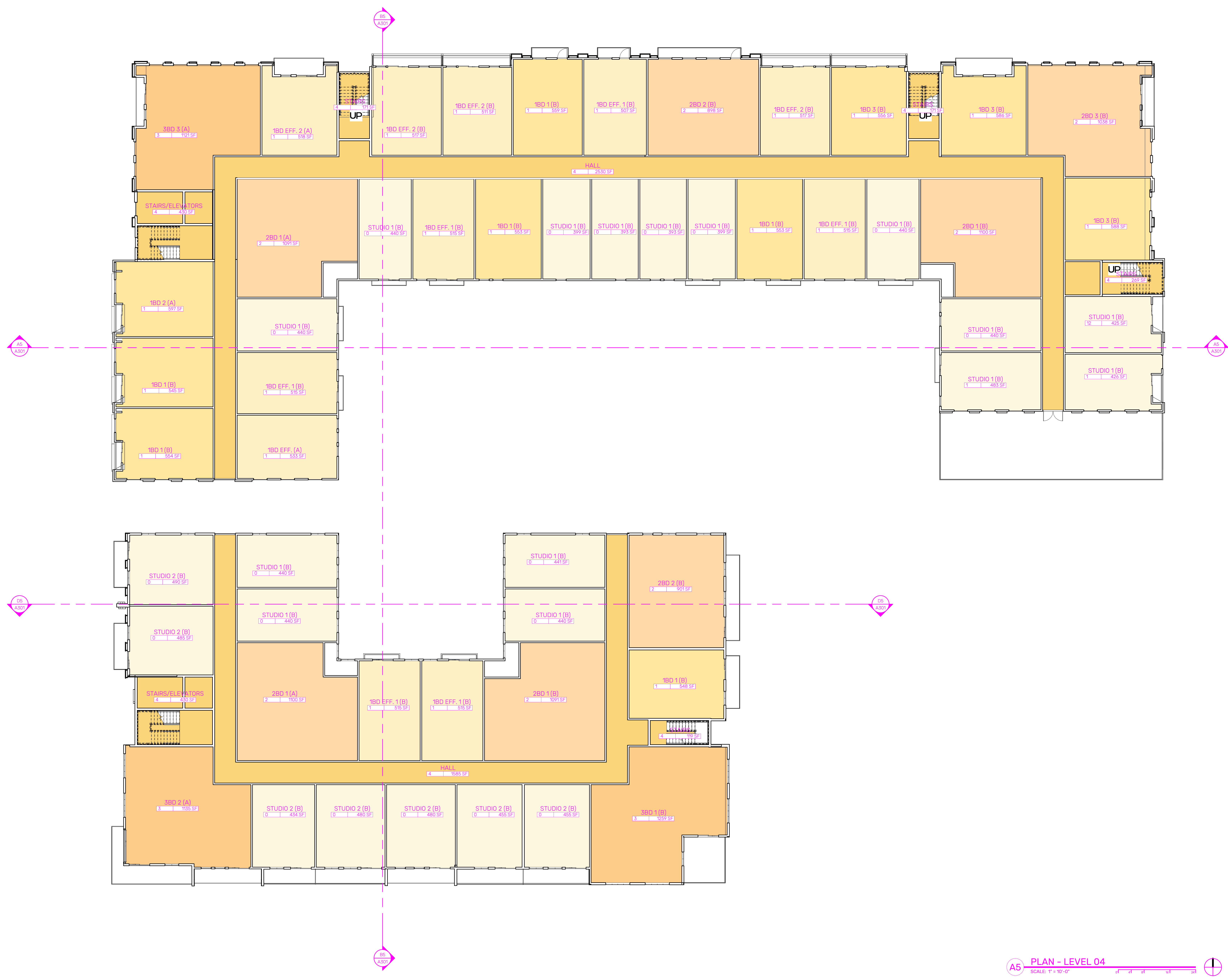
1435 S STATE REDEVELOPMENT
 1435 S State St.,
 Salt Lake City, UT 84102

PRE-SUBMITTAL

DATE: 11/09/2022
 NUMBER: 22021

PLAN - LEVEL 04

A114



A5 PLAN - LEVEL 04
 SCALE: 1" = 10'-0"



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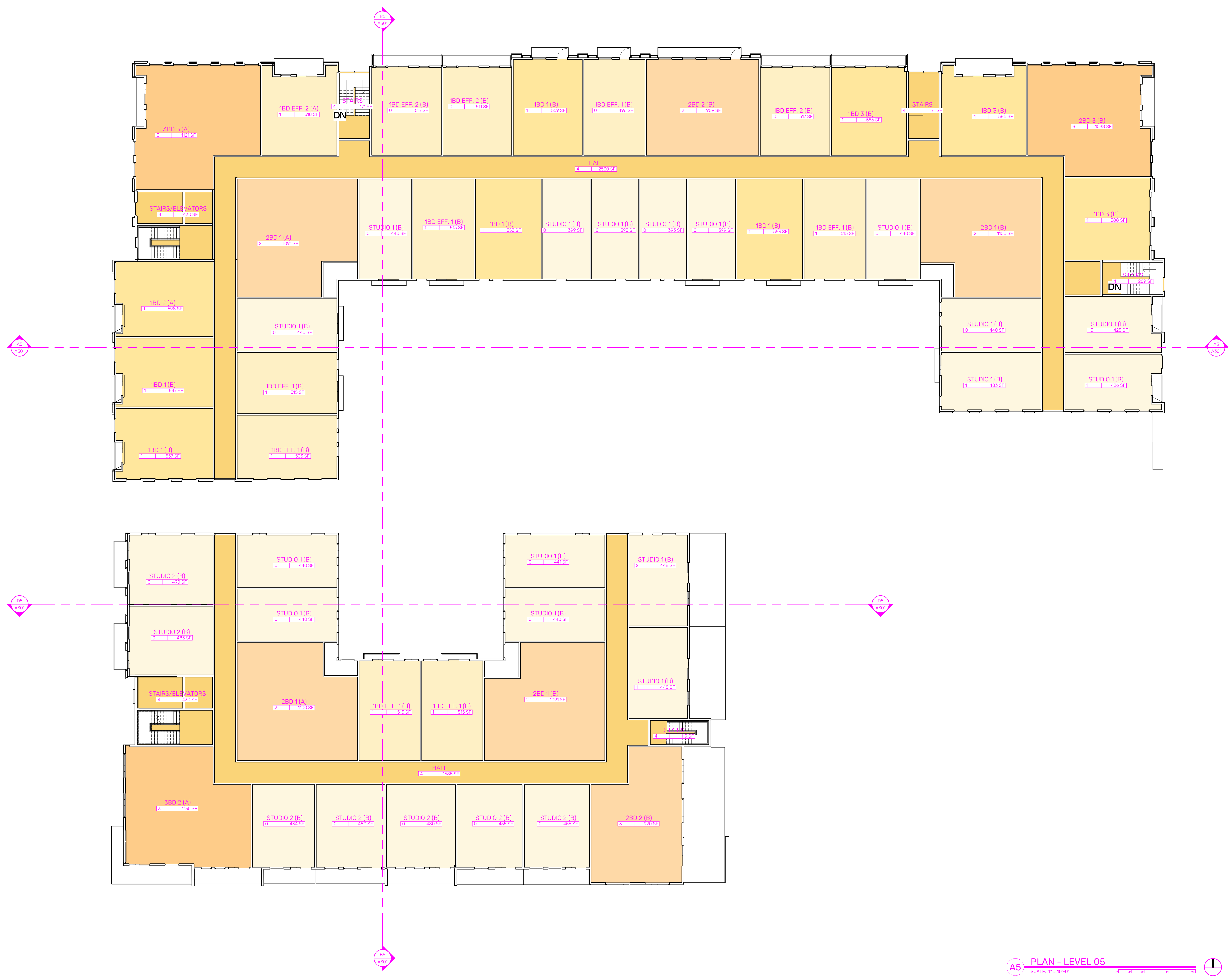
1435 S STATE REDEVELOPMENT
 1435 S State St.,
 Salt Lake City, UT 84102

PRE-SUBMITTAL

DATE: 11/09/2022
 NUMBER: 22021

PLAN - LEVEL 05

A115



A5 PLAN - LEVEL 05
 SCALE: 1" = 10'-0"



-  BRICK - DARK GREY
-  METAL SIDING - GREY GREEN
-  METAL SIDING - BLACK
-  METAL SCREENING - STEEL (LIGHT)
-  BRICK - WHITE
-  BRICK - YELLOW/RED LIGHT
-  CMU - LIGHT



A5 ELEVATION - WEST
SCALE: 3/32" = 1'-0"



REVISIONS:

1435 S STATE REDEVELOPMENT
1435 S State St.
Salt Lake City, UT 84102

PRE-SUBMITTAL
DATE: 11/08/2022
NUMBER: 22021

ELEVATION - WEST
A201



-  BRICK - DARK GREY
-  METAL SIDING - GREY GREEN
-  METAL SIDING - BLACK
-  METAL SCREENING - STEEL (LIGHT)
-  BRICK - WHITE
-  BRICK - YELLOW/RED LIGHT
-  CMU - LIGHT



REVISIONS:



A5 ELEVATION - EAST
 SCALE: 3/32" = 1'-0"

1435 S STATE REDEVELOPMENT
 1435 S State St.
 Salt Lake City, UT 84102

PRE-SUBMITTAL
 DATE: 11/09/2022
 NUMBER: 22021

ELEVATION - EAST
A202



- 

A BRICK - DARK GREY



E BRICK - WHITE
- 

B METAL SIDING - BLACK



F METAL -BLACK POWDER-COATED RAILING
- 

C METAL SCREENING - STEEL (DARK)



G METAL - POWDER-COATED AWNING STEEL (LIGHT)
- 

D METAL SCREENING



A5 ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

REVISIONS:

1435 S STATE REDEVELOPMENT
1435 S State St.
Salt Lake City, UT 84102

PRE-SUBMITTAL
DATE: 11/08/2022
NUMBER: 22021

ELEVATION - NORTH
A203



-  BRICK - DARK GREY
-  METAL SIDING - GREY GREEN
-  METAL PANELING - MATTE STEEL
-  METAL RAILING - MATTE STEEL (BLACK)



REVISIONS:

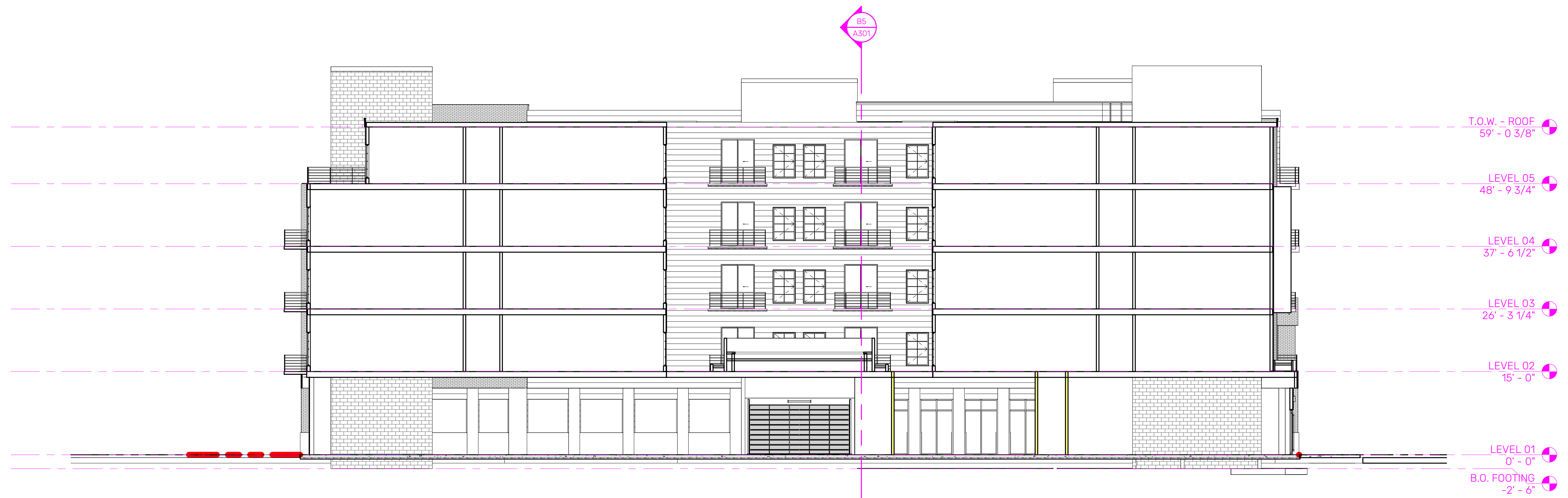


A5 ELEVATION - SOUTH
 SCALE: 3/32" = 1'-0"

1435 S STATE REDEVELOPMENT
 1435 S State St.
 Salt Lake City, UT 84102

PRE-SUBMITTAL
 DATE: 11/09/2022
 NUMBER: 22021

ELEVATION - SOUTH
A204



D5 SECTION SOUTH BUILDING
 SCALE: 3/32" = 1'-0"



B5 SECTION NORTH TO SOUTH
 SCALE: 3/32" = 1'-0"



A5 SECTION NORTH BUILDING
 SCALE: 3/32" = 1'-0"



REVISIONS:

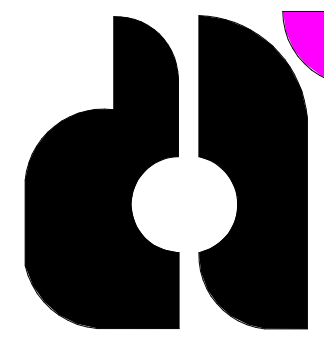
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 Salt Lake City, UT 84102

PRE-SUBMITTAL

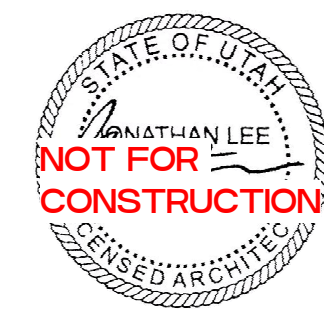
DATE: 11/09/2022
 NUMBER: 22021

SECTION - BUILDINGS

A301



Designs of Tomorrow -
Architecture
1063 S State St.
Salt Lake City,
UT 84111
Phone: (801) 864-5258



REVISIONS:

1435 S STATE REDEVELOPMENT
1435 S State St.
Salt Lake City, UT 84102

PRE-SUBMITTAL

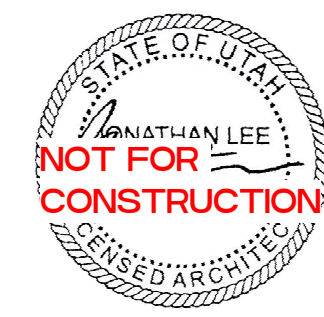
DATE: 11/09/2022
NUMBER: 22021

RENDERINGS

A801



Client: [unreadable] 1435 S State, 10/28/2022 10:40:00 AM



REVISIONS:

1435 S STATE REDEVELOPMENT
 1435 S State St.
 Salt Lake City, UT 84102

PRE-SUBMITTAL
 DATE: 11/09/2022
 NUMBER: 22021

RENDERINGS
A802



C:\Users\jlee\OneDrive\Desktop\1435 S State\1435 S State.dwg
 11/09/2022 10:00:00 AM

1 T 2 T 3 T 4 T 5 T 6



REVISIONS:



1435 S STATE REDEVELOPMENT
 1435 S State St.
 Salt Lake City, UT 84102

PRE-SUBMITTAL
 DATE: 11/09/2022
 NUMBER: 22021

RENDERINGS
A803

1 2 3 4 5 6



REVISIONS:

1435 S STATE REDEVELOPMENT
1435 S State St.
Salt Lake City, UT 84102

PRE-SUBMITTAL
DATE: 11/09/2022
NUMBER: 22021

RENDERINGS
A804

Client: 1435 S State St. 11/9/2022

ATTACHMENT B – Photos



1435 South State Street at the corner of State Street and Cleveland Avenue

North Side of two-story brick commercial building on subject property



South Side of 1435 South State Street from Cleveland Avenue



Cleveland Avenue and south wall of 1435 South State Street

Loading dock on west side of 1435 South State Street



Business entrance at north side of 1435 South State Street



Single-family house at 121 East Cleveland Avenue



*Fenced-in parking area
located on east side of 1435
South State Street*

*Brick building at 1420
South Edison Street*



*Utah Division of Child and
Family Services Building at
1385 South State Street*

ATTACHMENT C – Zoning District Comparison

The proposed FB-UN2 district will impose different development regulations than the current CC and R-1/5000 zoning. A comparison of the three zoning designations can be found in the table below:

Parameter	CC (existing)	R-1/5,000 (existing)	FB-UN2 (proposed)
Building Height	30 ft An additional 15' ft of building height can be approved through the Design Review process.	28 ft or the average height of the other buildings on the block face	65 ft (5 stories) in locations listed in table 21A.27.050.C (<i>applicant request</i>) 50 ft (4 stories) in all other locations
Front & Corner Side Setback	15 ft	Average of block face or 20 ft Corner side yard: 10 ft	No minimum 10-foot maximum
Interior Side Setback	None required	4 ft on one side, 10 ft on the other	15 ft when adjacent to districts with a 35-ft maximum height No minimum in all other cases
Rear Setback	10 ft	25% of lot depth or 20 ft , whichever is less	20 ft when adjacent to districts with a 35-ft max height No minimum in all other cases
Upper-Level Step Back	None	None	One foot of step back per additional foot of height beyond 30 feet, beginning at the rear or side setback adjacent to districts with max height of 35 feet or less.
Permitted Uses	Commercial uses including retail sales and services, entertainment, office, and residential.	Single-family detached dwellings, parks, home occupations, dormitories.	Commercial uses including retail sales and services, entertainment, office, and residential.
Minimum Lot Width	75 ft	50 ft	30 ft
Minimum Lot Size	10,000 sq ft	Single-family detached: 5,000 sq ft	4,000 sq ft (not to be used for density)
Open Space	None other than required yard areas.	60% (40% maximum building coverage)	10% Landscape yards, plazas, and courtyards may count towards this requirement.

Some key differences between the current and proposed zoning districts are summarized below:

Density

Density in R-1/5000 is limited to one principal dwelling unit and one accessory dwelling unit per parcel. The FB-UN2 and CC zones do not have density limitations for multi-family uses based on lot size per dwelling unit. The number of dwelling units that can be developed is determined by what can be built according to building height, setbacks, and parking regulations.

Parking

The parking standards for new development in the FB-UN2 district **do not require a minimum** number of off-street parking spaces for multi-family developments. The applicant has indicated they intend to include at least one off-street parking space per dwelling unit in their project.

Uses

Several permitted and conditional uses within the CC district would likely create significant negative impacts on the adjacent single-family properties, including (but not limited to):

- Automobile repair
- Carwash
- Outdoor retail sales
- Outdoor auction
- Outdoor equipment rental
- Gas station

The FB-UN2 district allows a wide variety of uses that would be compatible with its intended mixed-use character, and many of the above-listed uses are not permitted within the district. There are approximately [65 permitted or conditionally permitted uses in FB-UN2](#), compared to approximately [116 allowed uses in CC](#). A complete comparison of permitted and conditional uses in the R-1/5,000, CC, and FB-UN2 districts can be found on the next page.

Permitted and Conditional Uses by District			
Use	R-1/5,000	CC	FB-UN2
Accessory use, except those that are otherwise specifically regulated elsewhere	P	P	P
Adaptive reuse of a landmark site	C ¹	P	
Alcohol:			
Bar establishment (2,500 square feet or less in floor area)		P ²	
Bar establishment (more than 2,500 square feet in floor area)		C ²	
Brewpub (2,500 square feet or less in floor area)		P ²	P ²
Brewpub (more than 2,500 square feet in floor area)		C ²	P ²
Tavern (2,500 square feet or less in floor area)		P ²	P ²
Tavern (more than 2,500 square feet in floor area)		C ²	
Ambulance Service (indoor)		P	
Ambulance Service (outdoor)		P ³	
Animal:			
Cremation Service		P	
Veterinary Office		P	P
Antenna, Communication tower		P	P
Antenna, communication tower, exceeding maximum building height in the zone		C	
Art Gallery		P	P
Artisan food production (2,500 square feet or less in floor area)		P	P
Artisan food production (more than 2,500 square feet in floor area)		P ⁴	P ^{4,10}
Auction (outdoor)		P	
Auditorium		P	
Bed and breakfast		P	P
Bed and breakfast inn		P	P
Bed and breakfast manor		P	P
Bio-medical facility		P ^{4,5}	P ^{4,5}
Blood donation center		C	
Bus line station/terminal		P	
Car wash		P	
Car wash as accessory use to gas station or convenience store that sells gas		P	
Check cashing/payday loan business		P	
Clinic (medical, dental)		P	P
Commercial food preparation		P ⁴	P
Community Garden	C	P	P
Community recreation center			P
Contractor's yard/office		C	
Crematorium		C	
Daycare center, adult		P	P
Daycare center, child	C ⁶	P	P
Daycare, nonregistered home daycare	P ⁶	P ⁶	P ⁶
Daycare, registered home daycare or preschool	P ⁶	P ⁶	P ⁶
Dwelling:			
Accessory unit	P	P	P
Assisted living facility (large)		P	
Assisted living facility (limited capacity)	C		P
Assisted living facility (small)		P	P
congregate care facility (small)	C		
congregate care facility (large)		C	C
Dormitory, fraternity, sorority	P ⁷		
Group home (large)		C	P
Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage		P	P
group home (small)	P		
Living quarter for caretaker or security guard		P	
Manufactured home	P		
Multi-family		P	P
Residential support (large)		C	P
Residential support (small)		C	P
Rooming (boarding) house		P	P

Shared housing		P	P
Single-family attached			P
Single-family detached	P		
Single-family detached (cottage development building form only)			P
Twin home			
Two-family			
Equipment rental (indoor and/or outdoor)		P	
Eleemosynary facility			
Farmers' market		P	P
Financial institution		P	P
Financial institution with drive-through facility		P ⁸	
Flea market (indoor)		P	
Funeral home		P	P
Gas station		P	
Governmental facility	C	C	P
Government facility requiring special design features for security purposes		P	
Home occupation	P ⁹	P ⁹	P ⁹
Homeless resource center			
Homeless shelter			
Hotel/motel		P	
House museum in landmark sites			P
Laboratory, medical related		P ⁴	P ⁴
Large wind energy system		P	
Library		P	
Limousine service (small)		C	
Mixed use development		P	P
Mobile food business (operation on private property) / Vending cart, private property		P	P
Municipal service use, including City utility use and police and fire station	C	C	P
Museum		P	P
Nursing care facility		P	P
Office		P	P
Office and/or reception center in landmark site			P
Open Space		P	P
Open space on lots less than 4 acres in size	P		
Park	P	P	P
Parking:			
Commercial		C	
Off site		P	P
Park and ride lot		P	
Park and ride lot shared with existing use	P	P	
Place of worship			P
Place of worship on lots less than 4 acres in size	C	P	
Plazas			P
Radio, television station		P	
Reception center		P	
Recreation (indoor)		P	P
Recreation (outdoor)		C	
Recreational vehicle park (minimum 1 acre)		C	
Recycling collection station		P	
Research and development facility		P ⁴	P ⁴
Restaurant		P	P
Restaurant with drive-through facility		P ⁸	
Retail goods establishment:		P	P
Plant and garden shop with outdoor retail sales area		P	P
With drive-through facility		P ⁸	
Retail service establishment:		P	P
Furniture repair shop		P	
With drive-through facility		P ⁸	
Reverse vending machine		P	
Sales and display (outdoor)		P	P
School:			

College or university		P	P
Music conservatory		P	P
Professional and vocational		P	P
Seminary and religious institute	C	P	P
Seasonal farm stand		P	P
Small Brewery		C ⁴	
Solar array			P
Storage (outdoor)		C	
Storage, public (outdoor)		C	
Storage, self		P	
Store:			
Specialty		P	P
Studio, art		P	P
Technology facility		P ⁴	P ⁴
Temporary use of closed schools and churches	C ¹³		
Theater, live performance		P ¹²	
Theater, movie		P	P
Urban farm	P	P	P
Utility, building or structure	P ¹²	P ¹²	P
Utility, transmission wire, line, pipe, or pole	P ¹²	P ¹²	P
Vehicle:			
Automobile repair (major)		P	
Automobile repair (minor)		P	
Automobile sales/rental and service		P	
Boat/recreational vehicle sales and service		P	
Truck sales and rental		P	
Wireless telecommunications facility ¹¹		P ¹¹	P ¹¹

1. Subject to conformance with the provisions of subsection [21A.24.010S](#) of this title.
2. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.
3. Greater than 3 ambulances at location require a conditional use.
4. Consult the water use and/or consumption limitations of Subsection [21A.33.010.D.1](#)
5. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
6. Subject to section [21A.36.130](#) of this title.
7. Subject to conformance with the provisions of section [21A.36.150](#) of this title.
8. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.
9. Subject to section [21A.36.030](#) of this title.
10. Must contain retail component for on-site food sales.
11. see section [21A.40.090](#), table 21A.40.090E of this title.
12. See subsection [21A.02.050B](#) of this title for utility regulations.
13. Subject to section [21A.36.170](#) of this title.

PURPOSE STATEMENTS

CC - Corridor Commercial

Purpose Statement: The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

R-1/5,000 - Single-Family Residential

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

Form Based Districts

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

1. People oriented places;
 2. Options for housing types;
 3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
 4. Transportation options;
 5. Access to employment opportunities within walking distance or close to mass transit;
 6. Appropriately scaled buildings that respect the existing character of the neighborhood;
 7. Safe, accessible, and interconnected networks for people to move around in; and
 8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.
- B. Context Description: The form based districts are intended to be utilized in areas with the following characteristics:
1. Street, Block, And Access Patterns: A regular pattern of blocks surrounded by a traditional grid of streets that provide mobility options and connections for pedestrians, bicyclists, and automobiles. Blocks include sidewalks separated from vehicle travel lanes by a landscaped park strip. Front yards are landscaped or include active, outdoor uses.
 2. Building Placement And Location: Residential buildings are generally located close to the sidewalk with a small, transitional, semipublic space, such as a landscaped front yard, that is consistent along the block face. Buildings along arterials are located close to the sidewalk with parking to the side or rear of building.
 3. Building Height: Building heights on local streets are relatively low and consistent with existing building heights with little variation. Buildings located on arterial streets are generally taller.
 4. Mobility: A balance between pedestrians, bicyclists, transit riders, and motorists exist in the area, and residents are well connected to other parts of the city.
- C. Intent Of Form Based Districts:
1. Statement Of Intent: Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within a close proximity. Regulations within form based districts place emphasis on the built environment over land use.
 2. How To Use This Chapter: Form based districts emphasize the form, scale, placement, and orientation of buildings. Each subdistrict includes a table of permitted building forms and specific development regulations for each building form. The first step is to identify which subdistrict the property is located in, and then identify what building forms are permitted, and finally what standards apply to the specific building form. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter.

South State Street Corridor (SSSC) Overlay District

The purpose of the SSSC South State Street Corridor Overlay District is to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South.

The SSSC overlay imposes additional development standards for new construction. This overlay includes a minimum setback requirement and an exemption to front yard setback requirements which is intended to orient new buildings closer to the street. The overlay also includes several design requirements that are very similar to those required in FB-UN2. These requirements can be found in [21A.34.090.E](#). Any new development at this site will be required to include these specific design enhancements regardless of the property's zoning designation.

1. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director may approve a modification to this requirement if the Planning Director finds:
 - a. The requirement would negatively impact the historic character of the building,
 - b. The requirement would negatively impact the structural stability of the building, or
 - c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).

Appeal of administrative decision is to the Planning Commission.

2. *Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection E1 of this section.*
3. *Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').*
4. *Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right-of-way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.*

DESIGN STANDARDS

The design standards for new development in all Form Based Districts are listed in section [21A.27.030](#) and are only permitted to be modified through the Planned Development process. They are much more extensive than the design standards for new development in the CC district (found in section [21A.37](#)), which would only require a building entrance at each façade and lighting for surface parking lots. There are no design standards required in R-1/5,000.

ATTACHMENT D – City Master Plan Policies

The tables below contain language from several adopted plans that could apply to this proposal. Language from the Life on State plan has also been included, although the City Council has not adopted this plan. The table also briefly discusses how the language may apply to the proposal and whether the proposed zoning amendment is consistent with the language.

In general, several citywide policies support zoning changes that accommodate additional housing opportunities, particularly those to accommodate further growth and meet the housing needs of residents of all income levels. However, there are several policies in the Central Community Master plan that the proposal does not align with.

Housing market Conditions have changed significantly since the Central Community Master Plan was adopted in 2005. Many of the goals, policies, and objectives discussed in this plan are no longer consistent with those in current citywide plans. While this proposal does not align the Central Community Master Plan’s Future Land Use Map and several policies within the plan, there are general policies in Plan Salt Lake and other City plans that do support the zoning amendment.

Central Community Master Plan (2005)

Livable communities and Neighborhoods criteria (Page 3)	Status	Discussion
<i>The appropriate transition of multi-family housing with mixed land uses in designated areas supports sustainable development within the community</i>	Neutral/ Not Consistent	While this language encourages the “transition of multi-family housing with mixed land uses,” the subject site is not within an area designated for this type of development. If the future land use map is amended according to this proposal, then the requested zoning district will be consistent with this policy.
Residential Land Use Policies (Page 9)		
<i>Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.</i> RLU-1.1	Not Consistent	This proposal would rezone a single-family lot (approximately 0.12 acres) to FB-UN2 to facilitate the construction of a higher-density, mixed-use development.
<i>Restrict high-density residential growth to Downtown, East Downtown, Transit Oriented Districts, and Gateway.</i> RLU-1.3	Not Consistent	This project is within the “Liberty Neighborhood Planning Area” not listed in this Land Use Policy.
<i>Use residential mixed-use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.</i> RLU-1.5	Consistent	This proposal will add approximately 1.52 Acres of a form-based district (that promotes a mix of uses) to the master plan area, facilitating the type of development described in this policy.
<i>Encourage coordination between the Future Land Use map, zoning ordinances, and the Salt Lake City Community Housing Plan.</i> RLU-1.6	Neutral/ Consistent	The future land use map for this area does not support the type of zoning requested by this request, but language in Growing SLC (the current iteration of Salt Lake City’s housing Plan) does support the request.
<i>Preserve housing stock through incentives and code enforcement by implementing the Salt Lake City Community Housing Plan.</i> RLU-2.1	Consistent	The petition to rezone these properties to FB-UN2 is not anticipated to have a negative impact on the City’s existing housing stock. The new zoning designation will allow for significantly more dwelling units than what could be permitted by the current zoning.
Central Community Master Plan Committee Goals and Recommendations (Page 22)		
2. <i>Prevent demolition of low-density structures in higher density zoning classifications through renovation or conversion of existing of multi-dwelling housing structures.</i>	Not Consistent	If this proposal is approved, the applicant intends to demolish the single-family dwelling on Cleveland Avenue.

Growing SLC (2018)

Goals/Objectives	Status	Discussion
Issue: Current Zoning: <i>A third impediment to the creation of more affordable housing is City zoning ordinances. Zoning affects land values, and if unit density is not available then land costs are too high to make affordable housing cost effective.</i>	Consistent	This section of the plan identifies barriers to affordable and middle-income housing, and density limitations that impact the availability of such housing.
Housing Crisis Section Summary: <i>The city is in an affordable housing crisis and if growth projections are correct, it will not improve unless bold and strategic measures are developed and enacted. Solutions must include using zoning ordinance to provide a mix of housing types in an effort to relieve the pressure put upon existing housing, creating sustainable and significant funding sources, preventing and diverting low income families from entering homelessness, and creating innovative housing for all income types.</i>	Consistent	The proposed zoning amendment would allow for additional housing types that would help to relieve price increase pressures on existing housing.
Goal 1: <i>Reform City practices to promote a responsive, affordable, high-opportunity housing market.</i>	Consistent	This is a broad goal to encourage the development of additional housing. Specific objectives and policies of this goal are discussed below.
Objective 1: <i>Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city</i>	Consistent	The proposed zoning amendment would allow for the development of significantly more units than what could be built at the site currently.
1.1.1 <i>Develop flexible zoning tools and regulations, with a focus along significant transportation routes</i>	Consistent	The subject site fronts on State Street, which is served by the UTA bus route 200, a frequent transit network (FTN) route that offers 7-day-a-week service, 15-minute service from 7 AM to 7 PM Monday-Saturday, and service until midnight Monday-Saturday. East/west bus service is also available on 1700 South.
1.1.2 <i>Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.</i>	Consistent	Rezoning the subject properties to FB-UN2 would allow for infill development at the site that is not possible under its current designation.
3.3.1 <i>Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.</i> Plan Narrative: <i>In order to truly encourage new types of housing that considers cost, energy efficiency, and accessibility, a strong land use and zoning foundation must be laid that supports new types of building</i>	Consistent	The additional residential density that could be created by the zoning amendment could accommodate a diverse population of people with varying housing needs and at different stages of life.

Plan Salt Lake (2015)

Goals/Initiatives	Status	Discussion
<p>Diverse Mix of Uses <i>By creating places with a diverse mix of uses, building types, connections, and transportation options, people have the choice of where they live, how they live, and how they get around. As our City grows and evolves overtime, having a diverse mix of uses in our neighborhoods citywide will become increasingly important to accommodate responsible growth and provide people with real choices.</i></p> <p>Initiative 2.2 <i>Encourage a mix of land uses.</i></p>	<p>Consistent</p>	<p>The proposed zoning designation will allow for a mix of many commercial and residential uses.</p>
<p>Density <i>Density and compact development are important principles of sustainable growth, allowing for more affordable transportation options and creating vibrant and diverse places. Density in the appropriate locations, including near existing infrastructure, compatible development, and major transportation corridors, can help to accommodate future growth more efficiently. This type of compact development allows people to live closer to where they work, recreate, shop, and carry out their daily lives, resulting in less automobile dependency and greater mobility.</i></p> <p>Initiative 2.1 <i>Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.</i></p> <p>Initiative 3.7 <i>Promote high density residential in areas served by transit.</i></p>	<p>Consistent</p>	<p>This language supports additional density near existing infrastructure and transportation corridors.</p> <ul style="list-style-type: none"> • There are existing public utilities available through State Street, Cleveland Avenue, and Edison Street. • There are nearby bike lanes on Main Street and 300 East. • The site is located on State Street, a major transportation corridor with high vehicle capacity and frequent bus service. East/west bus service is also available on 1700 South and 2100 South.
<p>Redevelopment Initiative 2.3 Promote infill and redevelopment of underutilized land</p>	<p>Consistent</p>	<p>The subject site is currently home to several vacant buildings and a large surface parking lot. Rezoning the properties to FB-UN2 would promote infill development of several underutilized parcels.</p>

State Street Community Reinvestment Area Plan (2018)

Standards/Tactics	Status	Discussion
<i>Work with Salt Lake City Planning Division to review existing zoning codes in the project area and potentially make changes to zoning and allowable land use to promote walkable places and to allow development to evolve with the changing market</i>	Consistent	This language supports the proposed zoning amendment to FB-UN2, which would allow for a cohesive, mixed-use development that encourages walkability in the area.
Neighborhood Revitalization <i>Encourage more neighborhood shopping nodes and local business presence, and support...development of small neighborhood service nodes...</i>	Consistent	The new zoning designation will allow for the types of shopping nodes described by this language.

Transit Master Plan (2017)

Recommendations	Status	Discussion
6.1 <i>Concentrate and intensify uses along the Frequent Transit Network</i>	Consistent	The proposed amendment will intensify land use at the subject site which is along an FTN route.
6.3 <i>Continue to monitor zoning along the FTN to ensure transit is supported by a mix of uses, adequate densities, parking requirements, and other transit supportive elements.</i>	Consistent	The new zoning designation will encourage a mix of uses, increase density, and allow for minimal off-street parking.
6.4 <i>Provide a mix of housing options along the FTN to support housing affordability and diversity</i>	Consistent	The new zoning designation will allow for additional housing options at this site. The applicant has indicated that a portion of the new units will be affordable.
6.6 <i>Direct economic development activities to locate transit-supportive uses, such as cafes, restaurants, shops, etc. along the FTN</i>	Consistent	The proposed development, as described by the applicant, will contain the types of uses described in this recommendation.

Life on State (2018, not adopted)

Goals/Measures of Success	Status	
New Housing <i>Expand and attract new housing options along State Street for all life stages and incomes, and enable sustainable, urban living with improved access to local businesses and community services</i>	Consistent	This language broadly supports additional housing along State Street.
Density <i>Increase density and achieve a minimum transit supportive density of 100 people per acre living or working on State Street</i>	Consistent	The proposed zoning designation would allow for this specified density.
Zone for Mixed Use <i>Current zoning prioritizes retail over other uses. Establishing more mixed-use zones on State Street will allow for higher density developments of housing and office space combined with retail in the ground level.</i>	Consistent	This language supports amending zoning amendments along State Street that allow for high density and mixed use.

ATTACHMENT E – Analysis of Relevant Standards

Zoning Map Amendment

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:

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: While some aspects of this request do not align with the Central Community Plan's policies, there are many purposes, goals, objectives, and policies in Plan Salt Lake and other citywide plans that support the proposed amendments.

Discussion: In addition to their Zoning Map amendment application, the applicant has submitted a Master Plan Amendment application to change the future land use designation of this site to "High Mixed Use". If the master plan amendment is approved, the zoning change will be consistent with the future land use map. Please see [Attachment D](#) for applicable City master plan purposes, goals, objectives, and policies.

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:

General Purpose

21A.02.030 General Purpose and Intent of the Salt Lake City Zoning Ordinance

The purpose of the zoning ordinance 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, in addition:

- 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.*

The proposal generally supports and should not significantly impact the purposes listed in this provision. The additional density that would be allowed by the new zoning designation fosters the City's residential development and broadens the tax base by creating new housing opportunities for current and future residents. The area is well served by public transportation which can serve as an alternative to personal vehicle use and help to *lessen congestion in the streets or roads.*

Zoning District Purpose

21A.27.010 Form Based Districts:

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

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

B. Context Description: *The form based districts are intended to be utilized in areas with the following characteristics:*

1. *Street, Block, And Access Patterns: A regular pattern of blocks surrounded by a traditional grid of streets that provide mobility options and connections for pedestrians, bicyclists, and automobiles. Blocks include sidewalks separated from vehicle travel lanes by a landscaped park strip. Front yards are landscaped or include active, outdoor uses.*
2. *Building Placement And Location: Residential buildings are generally located close to the sidewalk with a small, transitional, semipublic space, such as a landscaped front yard, that is consistent along the block face. Buildings along arterials are located close to the sidewalk with parking to the side or rear of building.*
3. *Building Height: Building heights on local streets are relatively low and consistent with existing building heights with little variation. Buildings located on arterial streets are generally taller.*
4. *Mobility: A balance between pedestrians, bicyclists, transit riders, and motorists exist in the area, and residents are well connected to other parts of the city.*

C. Intent Of Form Based Districts:

1. *Statement Of Intent: Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within a close proximity. Regulations within form based districts place emphasis on the built environment over land use.*
2. *How To Use This Chapter: Form based districts emphasize the form, scale, placement, and orientation of buildings. Each subdistrict includes a table of permitted building forms and specific development regulations for each building form. The first step is to identify which subdistrict the property is located in, and then identify what building forms are permitted, and finally what standards apply to the specific building form. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter.*

The proposed zoning amendment will facilitate the development of a high-density, mixed-use development as described in this provision. While this is not supported by the Central Community master plan, it is supported by other adopted City master plans.

Zoning Amendments Purpose

21A.50.010 Purpose Statement of Zoning Amendments:

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 applicant is requesting additional development rights with this zoning amendment; however, staff believes that the adjustments are warranted considering current housing market conditions and changes in adopted City policies. The subject properties were given their current zoning designations in 1995. There is significantly higher demand for housing now than there was at that time, and current citywide master plans call for and support changes to the zoning ordinance to allow for additional density.

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

Finding: Staff anticipates that the proposed amendment to the zoning map would reduce the number of potential high-impact commercial uses and mitigate impacts from multi-family development on the adjacent single-family properties.

Discussion: As discussed in [Key Consideration 1](#), Planning staff is confident that the standards for new development within the FB-UN-2 district will significantly reduce impacts that are typically associated with additional building height. As noted in their purpose statement, the City's Form Based Districts were designed to focus on the form of development and the interaction of uses within the City. The existing CC zoning district does not have many development standards that are intended to reduce impacts on adjacent, low-density districts. Additionally, the CC district permits several uses that would likely have significant negative impacts on the adjacent, and many of those uses are prohibited within the FB-UN2 district.

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 map amendment doesn't conflict with any overlays that affect the property.

Discussion: 21A.34.090: SSSC South State Street Corridor Overlay District: *The purpose of the SSSC South State Street Corridor Overlay District is to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South.*

The SSSC overlay imposes additional setback, height, and design requirements for new construction, many of which are similar to development standards in the FB-UN2 district. The proposed zoning amendment does not conflict with the purpose of this overlay. Additional information regarding the SSSC overlay can be found in [Attachment C](#).

The property is not located within an overlay that would impose additional standards on the residential uses allowed on the property.

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 City's public facilities and services have adequate capacity to serve the additional density that would be allowed with this rezone.

Discussion:

Roadways

The City's Transportation division reviewed the applicant's zoning amendment proposal and did not note any issues or concerns.

Parks and Recreation Facilities

The park nearest to the subject site is People's Freeway Park, approximately .3 miles away. Liberty Park, the nearest regional park, is about 0.82 miles away (roughly a 20-minute walk).

Police and Fire Protection

The Police Department did not note any issues or concerns directly related to this proposal. Fire code reviewers indicated that additional review would be required when a development design has been submitted.

Schools

Hawthorne Elementary School is approximately one mile from the subject site. Highland High School is approximately 3.3 miles away and is accessible by the nearby 21 bus.

Stormwater, Water Supply, Wastewater & other public facilities, and services

The City's Department of Public Utilities did not note any issues or concerns with the proposed zoning map and master plan amendment. System upgrades may be required to support the development and will be determined during building permit review.

Refuse Collection

The applicant will need to provide adequate waste-removal facilities with any development application

Master Plan Amendment

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City also does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)

While a Master Plan Amendment petition is not required as part of a Zoning Amendment Application. This petition has been submitted to maintain consistency “with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.” The applicant’s proposal to rezone these properties to accommodate a high-density, mixed-use development does not align with the Central Community Future Land Use map or several polices within the plan. The subject properties are identified as *Medium Density Residential Mixed Use* and *Low Density Residential*. The applicant has requested to change these designations to *High Density Mixed Use*. The definitions for these future land use designations can be found below:

- **Low-Density Residential 1-15 Dwelling Units/Acre** (light yellow on map) This land use designation allows moderate sized lots (i.e., 3,000-10,000 square feet) where single-family detached homes are the dominant land use. Low-density includes single-family attached and detached dwellings as permissible on a single residential lot subject to zoning.
- **Medium Density Residential Mixed Use: 10-50 Dwelling Units/Acre** (olive green on map) This land use designation allows integration of medium density residential and small business uses at ground floor levels. The intent is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit.
- **High Density Mixed Use:** The High Density Mixed use designated areas (brown on map) are targeted for higher intensity commercial use and medium- to high-density housing, especially adjacent to light rail stations in the downtown area. The High Density Mixed Use designation allows 50 or more dwelling units per acre with multiple level retail sales and service, office space, clinics and similar related land uses.

Summary

Considering those policies overall, Staff is of the opinion that the proposed zoning amendment to allow for an increase in density is warranted, as the proposed zoning change would allow for additional housing while still generally being compatible with the surrounding properties by including appropriate setbacks and landscape buffers, setbacks, and stepbacks. While many factors can be attributed to the record-high housing prices Salt Lake City residents are currently experiencing, supply is a significant one. Limiting the construction of new housing units throughout the City will likely lead to additional price increases and create an additional burden on residents. This zoning amendment will help achieve City housing supply goals while still generally maintaining compatibility with surrounding development.

ATTACHMENT F – Housing Loss Mitigation Report

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Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

1435 State – Zoning Map Amendment

Petition PLNPCM2022-01183

PROJECT DESCRIPTION

Existing Conditions

Salt Lake City has received a request for a zoning map amendment (Rezone) from Matthew Rattele, of the Colmena Group, representing the property owners, for the following properties:

- 1435 South State Street – currently zoned CC Commercial Corridor
- 1420 South Edison Street – currently zoned CC Commercial Corridor
- 121 East Cleveland Avenue – currently zoned R-1/5,000 Single Family Residential

Specifically, this request is to rezone the properties from CC Commercial Corridor and R-1/5,000 Single-family Residential to the FB-UN2 Form Based Urban Neighborhood zoning district. The applicant has submitted this request in anticipation of developing a new mixed-use complex on the site that would include housing, retail, and restaurants. While preliminary plans have been submitted, no official development petition has been submitted at this time.



View from the street of 121 East Cleveland Avenue

Proposed Zoning Map Amendment

The FB-UN2 zoning district allows for many nonresidential uses, and there is no requirement to include residential uses in new development in this zone. Because this application is a “petition for a zoning change that would permit a nonresidential use of land,” a Housing Loss Mitigation Plan is required. Housing Loss Mitigation Plans are reviewed by the City’s Planning Director and the Director of Community and Neighborhoods. The proposed plan includes a housing impact statement and a method for mitigating residential loss.



HOUSING IMPACT STATEMENT

Housing Mitigation Ordinance Compliance

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

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

The applicant has acknowledged that their proposal could potentially cause the following impacts:

- *Increased traffic and parking demand*
- *Greater pedestrian activity; and*
- *Noise and light pollution*

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

Only one of the three properties contains a dwelling. There is a single-family dwelling located on the property addressed at approximately **121 East Cleveland Street**.

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

The applicant has indicated that the fair market value of the single-family dwelling at 121 East Cleveland Street is **\$400,000**.

According to the Salt Lake County Assessor Records, the building value of the property is **\$139,100**.

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

According to the applicant, *the net gain of this rezone would be an additional 1.42 acres of land zoned for residential use. There would be 0.12 acres rezoned from R-1/5,000 Single Family Residential and 1.42 acres from CC Commercial Corridor to FB-UN2 Form Based Urban Neighborhood.*

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

Section [18.97.030](#) 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 a mix-use development with 179 new residential 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 home, as determined by the Salt Lake County Assessor’s Office, and the replacement cost of building a new dwelling unit of similar size and meeting all existing building, fire, and other applicable law (excluding land value).

The Salt Lake County Assessor’s Office shows the market value of the single-family dwelling as **\$139,100.00**, which does not include the market value of the land.

The replacement cost is calculated using the Building Valuation Data published by the International Code Council. The most recent data from the ICC was published in August 2022 and indicates that the construction cost per square foot for R-3 (One- and Two-family Dwellings) Type VB is **\$187.37/SF** of finished floor area and \$31.50/SF of unfinished floor area. This rate considers only the costs of construction and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the occupant load.

Market value of the property (based on County assessment) = \$139,100.00

Replacement cost (1,673 sf finished + no unfinished) = \$313,971.91

Difference = **(\$174,871.91)**

Because the replacement cost exceeds the market value of the existing single-family house, no mitigation fee is required.

FINDINGS

The petition to rezone these three properties to FB-UN2 is not anticipated to have a negative impact on the City’s existing housing stock. While the applicant is proposing to demolish the house at 121 East Cleveland Avenue, 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 and Neighborhoods has determined the applicant will have complied in a satisfactory manner with the Housing Loss Mitigation standards outlined by Title [18.97](#).



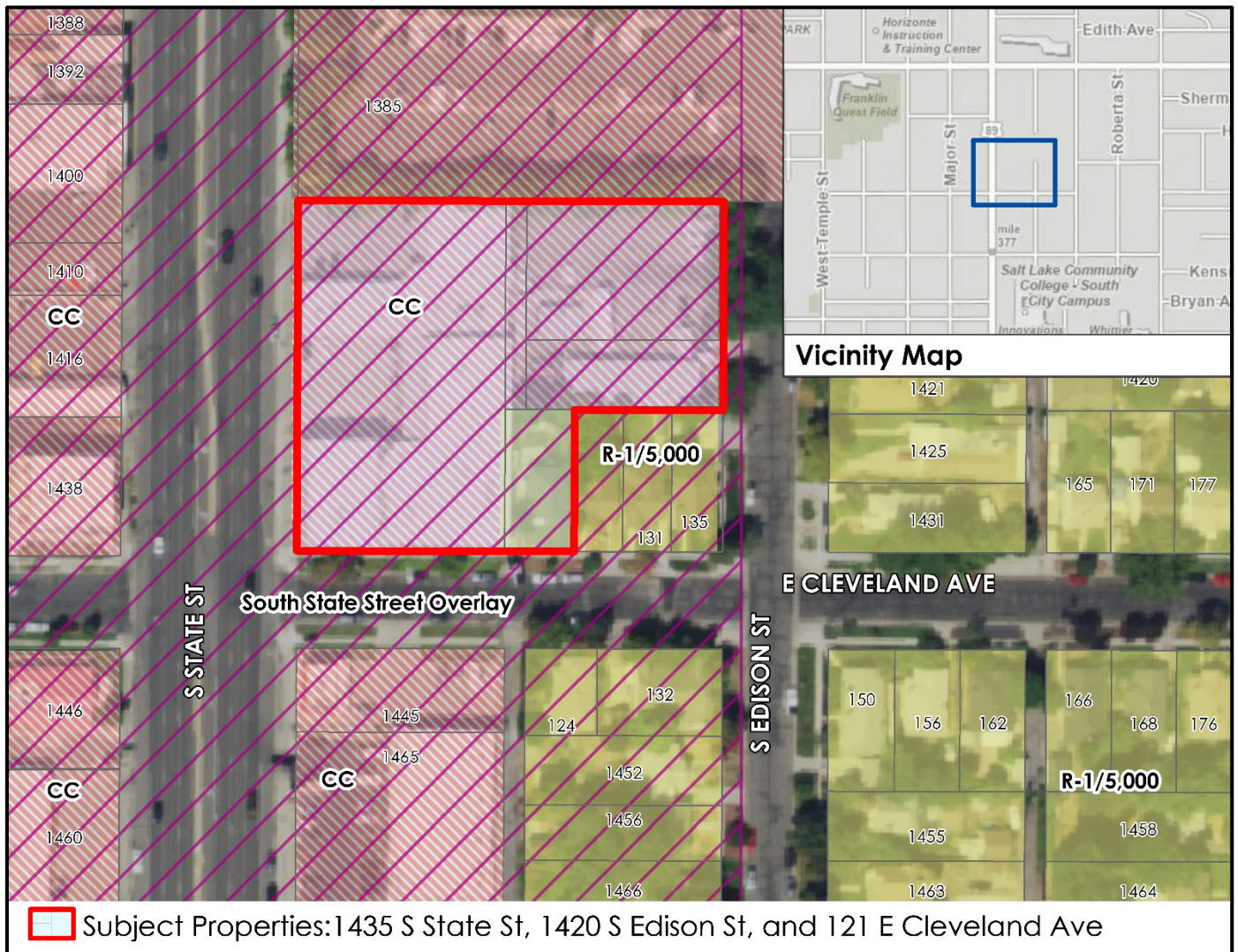
Blake Thomas
Director of Community and Neighborhoods

Date:

ATTACHMENTS

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

Attachment A: Vicinity Map



Attachment B: Valuation Summary

Salt Lake County Assessor

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

Parcel	16-18-103-015-0000	Value History				
Owner	1435 STATE STREET LLC CANYON RIM SHOPPIN	Record	Land Value	Building Value	Market Value	Tax Rate
Address	121 E CLEVELAND AVE	2022	\$ 158,400	\$ 139,100	\$ 297,500	
Total Acreage	0.12	2021	\$ 88,700	\$ 151,800	\$ 240,500	.0116380
Above Ground sqft.	973	2020	\$ 80,800	\$ 133,900	\$ 214,700	.0122270
Property Type	111 - SNGL FAM RES	2019	\$ 76,300	\$ 132,000	\$ 208,300	.0129960
Tax District	01V					

Land Record 16-18-103-015-0000

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	112	Street type	TWO-WAY
Land Class		Acres	0.12	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	1105	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	N	Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots	1				

Residence Record 16-18-103-015-0000

Building Style	CB	Full Baths	1	Interior Condition	AVERAGE	Main Floor Area	973
Assessment Classification	P	3/4 Baths		Exterior Condition	FAIR	Upper Floor Area	
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	973
Central AC	YES-FA DUCT	Finished Fire places	1	Maintenance	AVERAGE	Basement Area	973
Heating	PRIMRY-CNTRL	Year Built	1925	Conformity	EQUAL-IMPRVD	Finished Basement Area	700
Owner Occupied		Effective Year Built	1991	Livability	AVERAGE	Finished Basement Grade	F
Number of Stories	1.0	Interior Grade	AVERAGE	Primary Kitchen Quality	BASIC	Carport Surface Area	
Total Rooms	9	Exterior Grade	FAIR	Primary Bath Quality	BASIC	Attached Garage S. Area	
Bedrooms	3	Overall Grade	AVERAGE	Percent Complete	100	Bultin Garage S. Area	
						Basement Garage S. Area	
						Above Grade Area + Basement Area:	1946

Detached Structure 16-18-103-015-0000

Structure	STORAGE-SHED	Effective Year Built	2007	Replacement Cost New	\$ 3,906
Description		Actual Year Built	2000	Replacement Cost New, Less	\$ 820
Assessment Class	RES-PRIMARY	Quality	AVERAGE	Depreciation	
Units	SQUARE-FEET	Condition	FAIR	Sound Value	\$ 0
Measure 1	14	Income Flag		Building Number	
Measure 2	20				

Legal Description 16-18-103-015-0000

BEG W 107 FT OF SE COR OF LOT 1, BLK 6, CAPITOL AVENUE ADD; W 35 FT; N 102.1 FT; E 35 FT; S 102.1 FT TO BEG. TOGETHER WITH ALL THE VACATED ALLEY ABUTTING ON W. 10668-8987

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: Building Valuation Data ICC 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^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	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 ^d	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

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

Attachment D: Residential Housing Loss Mitigation Application



Mitigation of Residential Housing Loss

Address: 1435 S State Street Salt Lake City, Utah 84115

1420 S Edison St Salt Lake City, Utah 84115

121 E Cleveland Ave Salt Lake City, Utah 84115

Project Description

The requested zone change would rezone four parcels located at 1435 S State Street, 1420 S Edison Street, and 121 E Cleveland Avenue. 121 E Cleveland Avenue properties are currently zoned as Single Family Residential (R-1-5000) while 1435 S State and 1420 S Edison Street are Commercial Corridor (CC). These three parcels would be consolidated and rezoned to Form Based Urban Neighborhood 2 (FB-UN2).

The development is planned to be a mixed-use complex combining much needed housing with restaurant and commercial retail space along State Street. The complex will consist of two primary structures that share one level of parking, retail space, and lobby but then separate on the second level. The buildings will consist of 3 levels of apartments on the north end and 4 levels of apartments on the south, 2 levels of parking on the north and 1 level on the south as well as ground floor commercial space. Our determination is that the FB-UN2 zone will promote “population growth and stability by providing opportunities for housing, mixed-use development and appropriately scaled commercial developments while stabilizing existing neighborhoods,”¹ per the State Street Community Reinvestment Area (CRA) Plan’s goals. The new apartment building will be approximately 179 new dwelling units, structured parking, and ground floor commercial space along State Street.

¹ State Street CRA Plan

Housing Impact Statement

1. Adverse Impact -

Possible impacts to the community include:

- Increased traffic and parking demand;
- Greater pedestrian activity; and
- Noise and light pollution

2. Dwelling Units to be demolished -

121 E Cleveland Ave Salt Lake City, Utah 84115

3. Fair Market Value -

\$400,000

4. Number of square feet of land zoned for residential use that would be rezoned -

The net gain of this rezone would be an additional 1.42 acres of land zoned for residential use. .12 acres would be rezoned from Single Family Residential to FB-UN2 and an additional 1.42 acres would change from Commercial Corridor to FB-UN2.

5. Mitigation Plan -

The 1435 State development is committed to protecting the residential character of the existing neighborhood while replacing and adding to both the number of dwelling units, and amount of land designated for residential use. The residence can provide housing for one family, while 1435 State will create 179 dwelling units. Rezoning to FB-UN2 would increase the city housing stock and provide neighborhood amenities to current residents.

1435 State will contribute greatly to the State Street corridor, the neighborhoods that it abuts, and the community as a whole. The development will offer increased retail and dining options to existing residents, while creating additional housing units that are attractive and positive additions to the neighborhood. 1435 State will aim to keep existing tenants as well as attract local businesses that provide community services and benefit the surrounding neighborhood. The site encourages public interaction and a proper buffer between the activity of State Street and the neighborhood to the east. Public safety will be improved with the greater foot traffic, activation on the ground level, and more eyes on street. This development will help further the City's vision of what iconic State Street to help mold it into the proper grand street that is reflective of our beautiful city.

ATTACHMENT G – Public Process & Comments

Public Notice, Meetings, Comments

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

- March 6, 2023 – Staff sent the 45-day required notice for recognized community organizations to the Liberty Wells and Ballpark Community Councils. No comments were received.
- March 6, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- March 6, 2023– The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- May 19, 2023
 - Public hearing notice sign posted on the property.
- May 18, 2023
 - Public hearing notice mailed.
 - Public notice posted on City and State websites and Planning Division list serve.

Project Chronology

- January 17, 2023 -Applications submitted.
- February 3, 2023 -Petition assigned to staff.
- March 13, 2023 - Petition routed for Department Review Comments.
- March 6, 2023 -Information about the proposal was sent to the Chair of the Liberty Wells and Ballpark Community Council to solicit public comments and start the 45-day Recognized Organization input and comment period.
- March 6, 2023 -Early notification sent to residents and property owners within 300 feet of the project site.
- April 28, 2023 - 45-day public comment period for recognized organizations ended. The online open house period ended.

Public Input:

Planning Staff received three email comments regarding these petitions. They are included with this attachment.

Barlow, Aaron

From: Emily-lone Kinney [REDACTED]
Sent: Saturday, March 11, 2023 4:49 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 1435 South State Street Project

I received the notification of the proposed project to build a 4 story 179 apartment mixed use building on the corner of Cleveland Ave and State Street.

As a homeowner on Cleveland Ave I have some concerns for the amount of traffic this would bring to both Cleveland Ave and Edison Street. These are small residential streets that are not able to accommodate an increase in automobile traffic. Not to mention accommodate on street parking for the businesses located in the building. There are already problems with speeding down the 2 blocks of Cleveland between State Street and 200 East and increased traffic will no doubt exacerbate that problem and well as increase street noise from said increased traffic. For the most part this short stretch of Cleveland Ave is quiet, and an increase of residences would alter the flavor and feeling of the street much to its detriment. I understand there is a need for housing in Salt Lake City, however the construction of a large mixed use building in an area that is already struggling to maintain a residential feeling is not necessarily progress. There is also a homeless problem on that section of State Street and the addition of underground parking will likely only add to that providing inappropriate shelter.

I encourage the city to modify the proposal to accommodate a smaller building or a strictly commercial building with appropriate parking.

Thank you for your time.

Sincerely,

Emily-lone Kinney

Barlow, Aaron

From: Joe Gallegos [REDACTED]
Sent: Friday, April 28, 2023 4:22 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 1435 zoning

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I am at 127 E. Cleveland and my question is why are they developing the entire block instead of leaving 3 houses.

Sent from my iPhone

Barlow, Aaron

From: Chris Cassun [REDACTED]
Sent: Tuesday, May 2, 2023 8:18 PM
To: Barlow, Aaron
Subject: Re: (EXTERNAL) 1435 State Zoning Map and Master Plan Amendments

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Aaron. Probably easier if I just go with a list. All of this is also in consideration of the large, similar work planned for the other end of this corner at State and 13th south.

Traffic - The planned buildings have nearly 200 parking stalls underground, with accesses from Edison and Cleveland, both side streets in exceptionally bad condition per the county engineering maps. Additionally, with this being next to State, there is already excessive speeding on Cleveland daily, and Edison on evenings and weekends due to the popular motoring hangout of the government building to the north and it's parking lot. The intersection of Cleveland/State does not have a traffic signal, which causes frequent traffic delays turning southbound onto State from Cleveland at any time of the day because of a combination of the north/south traffic, vehicles blocking line of sight from the south, and of course jaywalking pedestrians at that intersection. The inverse is also true, turning onto Cleveland from State street (southbound) is also affected, which will push more traffic onto the one lane roads of 13th south and 2nd east, both residential roads. This will only severely increase the traffic congestion on these streets.

Recommend highly that some sort of traffic signal be put into place at Cleveland/State, although this is complicated by the proximity of the signal at Kensington/State, stop signs be placed at Cleveland/2nd East to reduce the speeding on that street which will most certainly increase with the massive influx of people/vehicles, and finally install other traffic flow calming measures on Cleveland and Edison such as islands, speedbumps, or chokers. The addition of some islands would also go a long way towards improving the look and feel of the area and support some limited walkability improvements. It also goes without saying that the actual roads need to be repaired if there is going to be this increase.

Utilities - The utility poles on this street are in terrible condition. I assume that they'll be addressed as part of any construction, but if not they should be reviewed. The pole at the corner of the house at 166 Cleveland Avenue, for example, has already split in a spiral fashion and won't survive if we get hit with another large windstorm such as 2020's.

Noise - A series of large three and four story buildings with 179 apartments overlooking a residential neighborhood, with a courtyard in the middle of it, is going to massively increase the noise and light pollution in an area that already deeply affected by noise and light pollution on State street. Articles in local news papers and recent attempts in the legislature to address the noise haven't aided at all. The Housing Loss Mitigation document calls out that this is going to be a problem.

Skyline - You only need to look at the last page of the Preliminary Plan Set to see how out of place this looks in the neighborhood. The housing on Edison and Cleveland to the east will be impacted severely by the change in skyline. It will effectively make "nightfall" come an hourish earlier because of the forced shading from the gigantic structures.

Privacy - Four story buildings next to one and two story houses, overlooking their yards, windows. It's a concerning impact.

Walkability - The new building plans or mockups do nothing to suggest support improvements in walkability in the area.

On Mon, May 1, 2023 at 8:04 PM Barlow, Aaron <Aaron.Barlow@slcgov.com> wrote:

Chris,

Please send me your thoughts! I would love to hear them. Even though the official documents say the comment period ended on Friday (April 28), I am still taking comments and will add them to my report. The request is scheduled to go before the Planning Commission on May 24, 2023, and my report needs to be published at least a week before the meeting.

Sincerely,



AARON BARLOW, AICP | *(He/Him/His)*

Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-6182

Cell: 801-872-8389
Email: aaron.barlow@slcgov.com
SLC.GOV/PLANNING WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Chris Cassun [REDACTED]
Sent: Monday, May 1, 2023 7:59 PM
To: Barlow, Aaron <aaron.barlow@slcgov.com>
Subject: (EXTERNAL) 1435 State Zoning Map and Master Plan Amendments

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello Aaron,

I was wondering if the comment period is still open for this? I live on Cleveland right near this, and would like to raise some points if I still can.

Thank you.

ATTACHMENT H – Department Review Comments

This proposal was reviewed by the following departments:

Engineering (Scott Weiler/scott.weiler@slcgov.com):

No comments

Fire (Douglas Bateman/douglas.bateman@slcgov.com):

- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. May need AMM to meet this requirement.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.
 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (80,000 pounds) and shall be surfaced to provide all-weather driving capabilities.
- The required turning radius of a fire apparatus access road shall be the following: Inside radius is 20 feet, outside is 45-feet
- Buildings or portions of buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C
- Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.
- Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
- Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office.
- Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

Building (Steven Collett/steven.collett@slcgov.com):

All new construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Existing structures on adjacent parcels shall not be made less complying to the construction codes than it was before the proposed amendment or construction.

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

No objections.

Urban Forestry (Rick Nelson/rick.nelson@slcgov.com):

If the public ROW park strips are provided and enhanced to provide quality growing space for future trees as depicted, then Urban Forestry has no concerns with these proposals.

Housing Stability (Tony Milner/tony.milner@slcgov.com):

The Housing Stability Division’s comments on the zoning map and master plan amendments application for the 1435 South State Street proposed project, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022* (extended by Council through FY 2022-2023), is as follows:

(Housing Plan link, 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 applicant’s stated intention to rezone the parcel for the purpose of constructing a new mixed-use development with 179 residential rental units is compatible with the *Growing SLC* housing plan, as outlined in their project description that is attached to their application.

Recommendations:

- We encourage the developer to review the City’s available fee waivers and low-interest loan products that support the development and operations of affordable/income-restricted units. <https://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf>
 - For example: Code 18.98.060: EXEMPTIONS:
 - “E. The following housing may be exempt from the payment of impact fees, to the following extent:
 - A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;”

We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as: ramps, door openers, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Sustainability (Debbie Lyons/Debbie.lyons@slcgov.com):

No Comments

Police (Andrew Cluff/Andrew.cluff@slcgov.com):

I am not opposed to the re-zoning of the property so long as it fits within the Mayor’s direction for future development.

From a Public safety concern, I couldn’t say definitively without seeing the actual plans, but some things to consider:

- Fire access-red zoning on State Street or Cleveland Avenue
- Parking lot security and lighting
- Exterior lighting on the street level for all sides of the building
- Signage on the exterior concerning trespass or proper business use
- A good landscape plan could alleviate some trespass/loitering concerns as well.

This area has had issues with loiterers on properties, and the better the signage is, the easier it is for enforcement.

Civil Enforcement (Russell Robison/Russell.robison@slcgov.com):

There have been no recent issues to my knowledge at this property. Last fall a complaint triggered a boarding building case to be opened mistakenly, which I closed due to the property being occupied. There was loitering occurring around the buildings with alleged illegal activity which I advised the complainant to contact the police about their concerns. No other issues have been brought to my attention since.

Public Lands (Kristin Riker/kristin.riker@slcgov.com):

No comments.

Public Utilities (Ali Farshid/ali.farshid@slcgov.com):

Public Utilities has no issues with the proposed Zoning Map AND Master Plan Amendment. Additional comments have been provided to assist the applicant in obtaining a building permit.

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.

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.

- Parcels must be consolidated prior to permitting.
- 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. SLCDPU Standard Practice No. 5 specifically addresses required standard materials and appurtenances. 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.
- The water main in State Street is a 12” CIP built in 1953. The water main in Coatsville is a 6” CIP built in 1923. The water main in Downington Ave is a 6” MJ main built in 1957.
- The sewer main in State Street is a 12” CIPP built in 2007. The sewer main in Coatsville is an 8” VCP built in 1925. The sewer main in Downington Street is an 8” VCP built in 1921.
- Applicant must provide fire flow & culinary water and sewer demands to SLCDPU for review. The public water and sewer system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner’s expense.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- An exterior, below-grade grease interceptor is required for all food service and food preparation applications. Plumbing fixtures in the kitchen must be treated to remove solids and grease prior to discharge to the sanitary sewer. The interceptor must be sized by a licensed design professional. A 4ft diameter sampling manhole must be located downstream of the interceptor and upstream of any other connections.
- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- 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. The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. 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>.

- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.