



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Cassie Younger, Senior Planner, [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com), 801-535-6211  
**Date:** May 24, 2023  
**Re:** PLNPCM2022-01120

## Zoning Map Amendment

**PROPERTY ADDRESS:** 1018 E 900 South

**PARCEL ID:** 16-08-254-013-0000

**MASTER PLAN:** [Central Community](#) / [East Central Community Small Area Master Plan](#)

**CURRENT ZONING DISTRICT:** RMF-35 Moderate Density Multi-Family Residential

**PROPOSED ZONING DISTRICT:** RMF-30 Low Density Multi-Family Residential

### REQUEST:

Evan and Tina Jenkins, property owners, are requesting a zoning map amendment of their property at 1018 E 900 South. This is currently in the RMF-35, Moderate Density Multi-Family Residential zone. They are requesting to rezone to RMF-30, Low Density Multi-Family. Due to the recent changes in the RMF-30 zone, this zone would allow them more flexibility to re-develop their property.

### RECOMMENDATION:

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

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant's Narrative](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Zoning Map Amendment Standards](#)
- E. [ATTACHMENT E: RMF-30 Zoning Standards](#)
- F. [ATTACHMENT F: Housing Loss Mitigation Report](#)
- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Department Review Comments](#)

## PROJECT DESCRIPTION

This property is a 4,500 square foot area parcel in the RMF-35 zone, which allows multi-family residential up to 35 feet in height. Across the street is the fire station and other small, local businesses zoned Residential Business. A two-story single-family home is currently on the property. A multifamily apartment complex is directly adjacent to the property to the west, while a duplex is on the property to the east. The 9<sup>th</sup> and 9<sup>th</sup> commercial hub exist two blocks west, and the commercial activity, along with multifamily residential, continues up the street until approximately 1100 East where it transitions to single family residential. A two-lane cycle track was recently installed along this corridor in front of the subject property.

While the property is currently zoned for “medium density residential”, due to development standards in the RMF-35 zone, only a single-family home could be developed on this lot. At 45 feet wide and 4,500 square feet in area, it does not meet the “minimum lot width” or “minimum lot area” for all other housing types other than single family detached, as shown in the table below. Most housing types beyond single family detached require a minimum lot size of a minimum 3,000 square feet per unit.



The requested zone of RMF-30 was recently amended in 2022 to allow for greater flexibility of housing types in this zone. Therefore, while RMF30 is “Low Density Multifamily residential” in name, in practice this zone change would allow for medium density residential, as minimum lot sizes and width were reduced in this zone to accommodate a variety of types of housing development.

The applicant would like to redevelop their property in the future, but no plans were submitted with this application.

### **DEVELOPMENT STANDARDS FOR RMF-35 (current zone):**

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings (3 through 11 units)	9,000 square feet	80 feet
Multi-family dwellings (12 or more units)	26,000 square feet	80 feet
Single-family attached dwellings (3 or more)	3,000 square feet per unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet per unit	25 feet

Two-family dwellings	8,000 square feet	50 feet
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The RMF-30 text amendments were adopted in October of 2022 and went into effect on April 18, 2023. The purpose and intent of the RMF-30 Low Density Multi-Family Residential District is “to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small scale multi-family building types.”

Instead of a lot width minimum, there is a lot width maximum in this zone, which shall not exceed 110 feet. There are also a variety of minimum lot sizes, depending on the housing type. These changes eliminate many of the restrictions this property encounters with its current zone. Due to the lack of a minimum lot width and a smaller minimum lot areas per unit, there are more options for redevelopment on this lot under the proposed RMF-30 zoning. This could potentially create much needed infill development or new types of housing options for this neighborhood.

**DEVELOPMENT STANDARDS FOR RMF-30 (proposed zone):**

Building regulation	Lot Type							
	Single Family	Two Family Dwelling	Multi Family Residential	Row House	Sideways Row House	Cottage Development	Tiny House	Non Residential Building
<b>Height</b>	30'					Pitched roof 23' Flat roof 16'	16'	30'
<b>Font yard setback</b>	20' or average of the block face							
<b>Corner yard setback</b>	10'							
<b>Interior Side yard</b>	4' on one side 10' on the other							
<b>Rear yard</b>	Minimum of 20% of lot depth, need not exceed 25'					10'		Min of 20%, need not exceed 25'
<b>Min Lot Size</b>	2,000 sq ft per dwelling unit					1,500 sq ft per dwelling unit		5,000 sq ft per building

This zone also requires Design Standards for **all** new development. Therefore, any re-development would not only receive potential additional housing, but it may result in a more attractive product than what is allowed by right in the current zone. Design Standards were enacted for the RMF 30 zone include entryways, materials, ground floor glass, and screening of service areas and mechanical equipment. These standards are not currently required in the RMF 35 Zone.

As stated in the RMF-30 zone’s purpose statement, these design standards “*are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.*” The 9<sup>th</sup> and 9<sup>th</sup> neighborhood is one of Salt Lake City’s most beloved walkable and bikeable neighborhoods. The intent of the RMF 30 zone to create infill housing in order to reduce vehicle trips and create sustainable communities aligns perfectly within this corridor.

### **Housing Loss Mitigation**

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

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

## **APPROVAL PROCESS AND COMMISSION AUTHORITY**

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

## **KEY CONSIDERATIONS**

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

1. Compatibility with Master Plans
2. Development Potential
3. Compatibility with Surrounding Properties
4. The Issue of Spot Zoning

### **Consideration 1: How the proposal helps implement city goals and policies identified in adopted plans.**

#### **Plan Salt Lake**

Plan Salt Lake is Salt Lake City’s guiding plan for the next 20 years of development. It outlines goals and initiatives to guide sustainable growth for our future.

The goals and initiatives outlined in this plan include:

#### ***Growth:***

- ❖ *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors*
- ❖ *Promote infill and redevelopment of underutilized land*
- ❖ *Accommodate and promote an increase in the City's population*

### **Housing**

- ❖ *Increase the number of medium density housing types and options*
- ❖ *Enable moderate density increases within existing neighborhoods where appropriate.*

This zoning map amendment would provide re-development potential for additional housing where infrastructure and amenities exist and add to the number of medium density housing types in medium density areas. The design standards would also ensure that any redevelopment would be harmonious with current development. Therefore, this zone map amendment fulfills the goals of Plan Salt Lake.

### **Central Community Master Plan**

This property is located in the East Central South neighborhood of the Central Community plan. The future land use map shows this area as medium density residential (*shown in orange*), which it currently is and will remain with the zone change. While the requested new zone is “low density multi-family residential” in name, in practice it would allow or more flexibility in land uses and greater density than the current zone.



Goals of this plan include:

- *Protect and improve the quality of life for everyone living in the community, regardless of age or ability.*
- *Encourage specific types of growth in designated parts of the community.*
- *Provide opportunities for smarter and more creative development practices to better serve the community.*

This rezone meets the goals of this plan to continue to provide a variety of housing in this community. This new zoning would provide creative opportunities for redevelopment without negative impacts to the neighborhood at large. It also would be a way to provide a variety of housing types near commercial and recreational land uses, providing a livable, walkable neighborhood with sustainable growth.

### **East Central Community Small Area Plan (Adopted 1992)**

In the East Central Community Small Area Plan, this neighborhood characterizes itself by low and medium density residential development. The Plan reiterates that this density should be maintained and upheld, stating that the “Loss of residential dwelling units is a serious concern of the neighborhood. ... No additional dwelling units should be lost”. The community’s biggest has no issue with those low to medium densities like duplexes and lower density multi-family housing.

While this zone change would allow for uses such as daycares and urban farms, it does not allow for any new commercial uses. Since the applicant has agreed to replace existing housing if the

property were to re-develop, as stated in the Housing Loss Mitigation Plan, there is no threat to loss of housing with this property.

### Consideration 2: Development Potential

With the new RMF-30 development standards, a property of 4,500 square feet could potentially develop two units a variety of configurations including, duplex, twin-home, or single-family home with an ADU. The square footage would also indicate that 3 cottage homes or tiny homes could be developed. The current RMF-35 zone would allow for one single-family detached home.

Again, no development plans or intentions have been submitted at this point.

### Consideration 3: Compatibility with surrounding properties



*This photo shows the subject property and a multi-family apartment complex directly next door.*

Given that the subject property is located within a multi-family zone, there are several multi-family developments, duplexes, and commercial buildings in this area, which creates an eclectic mix of land uses and variability along this corridor.

Directly next door to the subject property is a multi-family residential building. Duplexes, fourplexes and other housing configurations with various building types and densities line this street. Redevelopment of the lot with the design standards of the RMF-30 zone would be compatible with existing structures.

### Consideration 4: The Issue of Spot Zoning

The purpose of zoning amendments is to make adjustments due to changes in public policy or conditions in the City. As stated in 21A.50.010, the specific purpose statement for Zoning Amendments outlines standards and procedures for making amendments to the zoning map, but is “not intended to relieve particular hardships nor to confer special privileges upon any person”. To determine if a proposed amendment is consistent with this purpose statement, the Zoning Ordinance provides a definition for “Spot Zoning”:

*The process of singling out a small parcel of land for a use classification materially different and inconsistent with the surrounding area and the adopted city master plan, for the sole benefit of the owner of that property and to the detriment of the rights of other property owners.*

Staff is of the opinion that the proposal meets the purpose of a zoning amendment and is *not* considered spot zoning because the proposed zoning is consistent with current Master Plan policies and the future land use map outlined the Central City Master Plan and other master plans as discussed above. In addition, the proposed zoning is not materially different from the current zoning. Both the existing and proposed zoning are considered multi-family residential. Any future development on this property will be consistent with the development in the surrounding area under the development standards for the RMF-30 zone.

### STAFF RECOMMENDATION

Because the proposed rezone to the RMF-30 Low Density Multi-Family Residential District supports the objectives of adopted City-wide and neighborhood plans and is compatible and

complementary to the existing residential neighborhood, Planning Staff recommends the Planning Commission forward a positive recommendation to the City Council.

## **NEXT STEPS**

### **Approval of the Request**

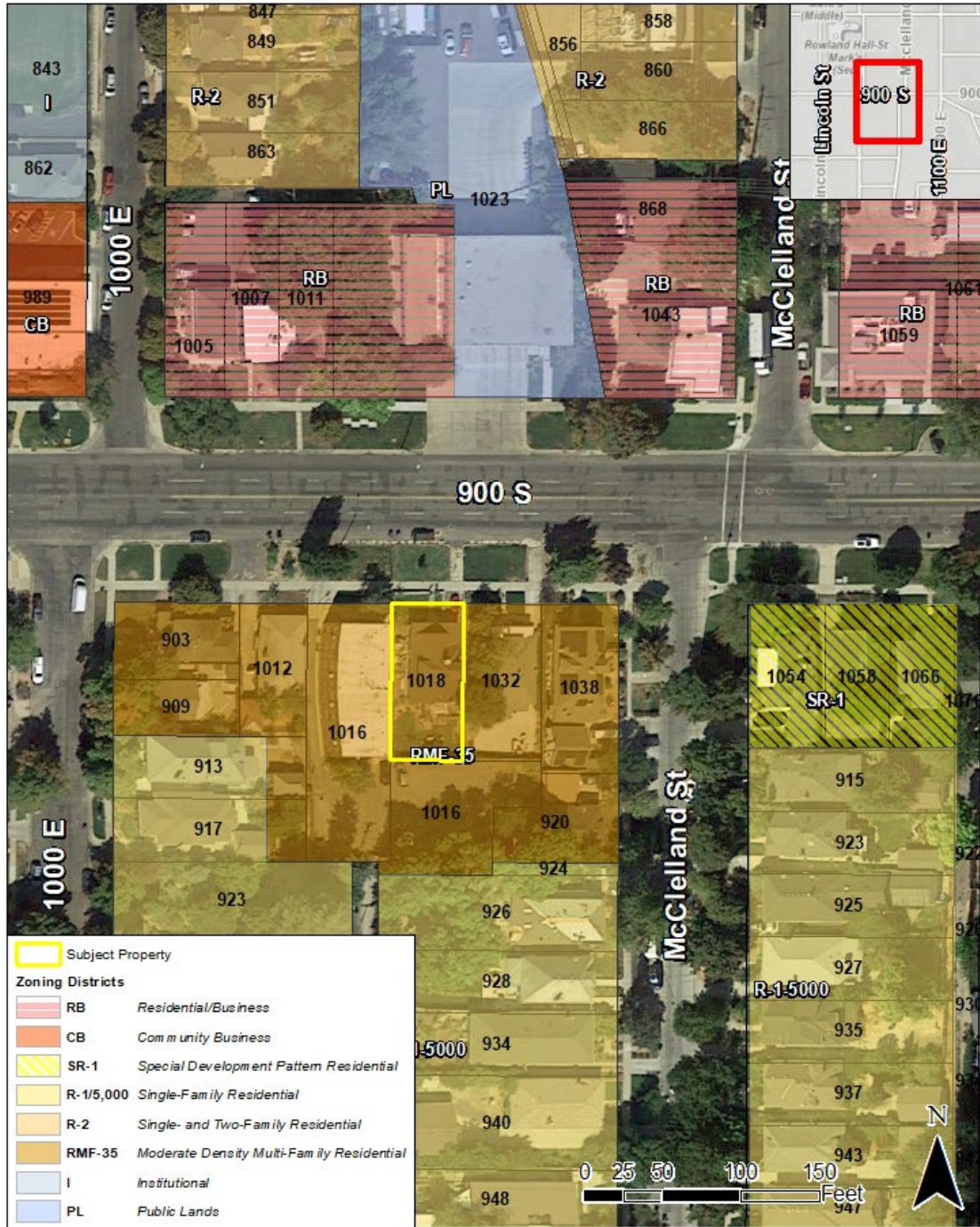
If the proposed zoning map amendment is approved, the applicant will be permitted to develop the property in accordance with regulations for the RMF-30 zone. The applicant will need to obtain all necessary approvals and permits for any new development on the subject property.

### **Denial of the Design Review Request**

If the proposed zoning map amendments is denied, the property will remain zoned RMF-35, Medium Density Residential. The property could still be redeveloped but would be subject to the RMF-35 zoning regulations.

# ATTACHMENT A: Vicinity Map

## Vicinity Map



Salt Lake City Planning Division 4/5/2023



# **ATTACHMENT B: Applicant Submittal**

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# Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance     Amend the Zoning Map

### OFFICE USE ONLY

Received By:	Date Received:	Project #:
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Name or Section/s of Zoning Amendment:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):  
1018 E 900 So. Salt Lake City, Utah 84105

Name of Applicant: Evan & Tina Jenkins	Phone: 801-674-8979 Evan
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Address of Applicant:  
1018 E 900 S. Salt Lake City, Utah 84105

E-mail of Applicant: lonewolf.tina@gmail.com	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner: lonewolf.tina@gmail.com	Phone: 801-865-7367 Tina
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**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at [zoning@slcgo.com](mailto:zoning@slcgo.com) prior to submitting the application.

### REQUIRED FEE

Map Amendment: \$1,142 filing fee, plus \$121 per acre (excess of one acre), plus additional public notice fee.  
Text Amendment: \$1,142 filing fee, plus additional public notice fee.  
Public noticing fees will be assessed after the application is submitted.

### SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: <i>Evan Jenkins</i>	Date: 01/24/2023
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*Tina Jenkins*  
TJ 1/24/2023  
EJ 01/24/2023

01/24/2023

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

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

**APPLICANT SIGNATURE**

Name of Applicant: <i>Evan &amp; Tina Jenkins</i>	Application Type: <i>Zoning Amendment</i>
Mailing Address: <i>1018 Ea 900 So. Salt Lake City, Utah 84105</i>	
Email:	Phone:
Signature: <i>[Signature]</i>	Date: <i>01/24/2023</i>
	<i>01/24/2023</i>

**AFFIRMATION OF SUFFICIENT INTEREST**

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

**FEE TITLE OWNER SIGNATURE**

Legal Description of Subject Property: <i>See Attachment #1</i>	
Name of Owner: <i>Evan &amp; Tina Jenkins</i>	
Mailing Address: <i>1018 Ea. 900 So. S.L.C., UT</i>	Street Address: <i>1018 Ea. 900 So. S.L.C., UT. 84105</i>
Signature:	Date:

The following shall be provided if the name of the applicant is different than the name of the property owner:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Be advised that knowingly making a false, written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5. Salt Lake City will refer for prosecution any knowingly false representations made pertaining to the applicant's interest in the property that is the subject of this application.

*EL 01/24/2023*  
*TS 01/24/2023*

**SUBMITTAL REQUIREMENTS**

Staff Review

Please See Attachment #2

1. **Project Description** (please electronically attach additional sheets. See Section 21A.50 for the Amendments ordinance.)

A statement declaring the purpose for the amendment.

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

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

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

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.

**WHERE TO FILE THE COMPLETE APPLICATION**

Apply online through the Citizen Access Portal. There is a step-by-step guide to learn how to submit online.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

ELJ  
01/24/2023  
TS

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

1/24/2023

ELJ 01/24/2023  
TS 01/24/2023

# Attachment #1

FDI #: 1300770-1

REF #: 68274

## LEGAL DESCRIPTION :

The following described tract of land in Salt Lake County, State of Utah, to-wit:

Beginning at a point 16 feet West 65 feet North of the southwest corner of Lot 13, Gilmer place Subdivision and running thence East 46 feet thence North 100 feet to the North line of said Lot 13; thence West 46 feet; thence South 100 feet to the point of beginning.

Property Address: 1018 E. 900 S., Salt Lake City UT 84105

Parcel No.: 16-08-254-013-0000

THE INFORMATION CONTAINED WITHIN THIS REPORT IS NOT TO BE CONSIDERED AN EXAMINATION, CERTIFICATION OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. MOREOVER, THIS REPORT DOES NOT EXPLAIN THE LEGAL STATUS OF TITLE TO REAL ESTATE, THE LEGAL EFFECT OF ANYTHING FOUND WITHIN THE CHAIN OF TITLE OR THE LEGAL EFFECTS OF OTHER MATTERS FOUND OF RECORD THAT COULD AFFECT THE MARKETABILITY OF TITLE.

THE SOLE LIABILITY OF FINANCIAL DIMENSIONS, INC. TO ANY PARTY FOR LOSS(ES) SUSTAINED BY RELIANCE UPON THE INFORMATION PROVIDED WITHIN THIS REPORT SHALL BE LIMITED TO THOSE AMOUNTS PAID FOR SAID REPORT.

**Thank you for selecting Financial Dimensions, Inc.!**

Financial Dimensions, Inc.  
7025 Clairton Rd  
West Millin, PA 15122  
1-800-858-9808

**BK 11048 PG 1003**

Print Date: 09/30/2020 12:58:16 pm

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TJ 11/18/2022  
ECV 11/18/2022

## Attachment #2

### Submittal Requirements

#### Project Description

1. A statement declaring the purpose for the amendment.
  - a. To change the zoning to an RMF-30 zone.
2. A description of the proposed use of the property being zoned.
  - a. To allow a buyer the ability to purchase this property and create more housing.
3. List the reasons why the present zoning may not be appropriate for the area.
  - a. The area of this property is undergoing a change for more and newer housing.
  - b. There is a Fire Station directly across the street.
  - c. The current lot size will not meet the minimum size requirements to allow new construction for the current zoning of RMF-35, The requested zone change of RMF-30 will allow for building new construction and create more housing.
  - d. The existing house is well over 100 years old and in need of repairs.
  - e. There is an existing apartment complex directly neighboring to the west of this lot and this apartment complex has attached to it a parking lot that is directly to the south of this lot. The house directly to the east of this lot is currently a duplex.
4. Is the request amending the zone map?
  - a. Yes we are requesting a change to RMF-30 zone.
5. If so, please list the parcel number to be changed.
  - a. Parcel number is: 16-08-254-013-0000
6. Is the request amending the text of the zoning ordinance?
  - a. This submittal will not amend the text of the zoning ordinance.
7. If so, please include language and the reference to the zoning ordinance to be changed.
  - a. This submittal will not amend the text of the zoning ordinance.

ECW 01/24/2023

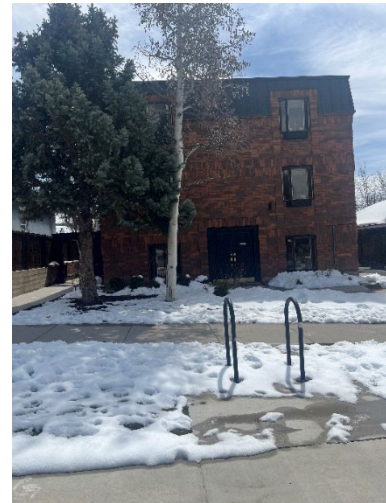
TJ 01/24/2023

# ATTACHMENT C: Property and Vicinity Photos

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*Subject Property*



*Adjacent property to the west,  
Multi-family complex*



*Adjacent property to the east,  
duplex*



*Fire Station directly across 900 S  
to the north*



*Off road bike path along 900 S*

# ATTACHMENT D: Zoning Map Amendment Standards

## Zoning Map Amendments

FACTOR	FINDING	RATIONALE
<p>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	<p>The proposed amendment is generally consistent with the goals and policies of the applicable master plans.</p>	<p>The current Master Plans for this neighborhood, as discussed above in Key Consideration 1, call for a medium density residential and a strong desire to maintain residential units this neighborhood.</p> <p>The RMF-30 does not allow for any commercial uses that the current zone does not, so there would be no potential change in use with this zone map amendment, and therefore would maintain its residential character.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>The proposal generally furthers the specific purpose statements of the zoning ordinance.</p>	<p>“The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, <b>while allowing for incremental growth through the integration of small scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures</b> in these areas along with a variety of housing options. <b>This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.</b>”</p> <p>The intent of the RMF -30 zone is intended to create compatible infill development, while providing a variety of housing types within a walkable community. The location of the subject property is ideal for this type of re-development, where a variety of housing types and infill is in high demand, as the 9&amp;9<sup>th</sup> district is a multi-use neighborhood with commercial and recreational</p>



		<p>amenities nearby, which reduce the need for daily vehicle trips.</p> <p>This proposal is also consistent with the general purpose and intent of zoning, as described in 21A.02.030, including but not limited to Lessening congestion on streets, providing adequate light and air, and foster the city's residential development. Granting approval of this petition does not give the petitioner any special privileges greater than those in the surrounding area do not have.</p>
<p><b>3.</b> The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>The change in zoning is not anticipated to create any substantial new negative impacts that wouldn't be anticipated with the current zoning.</p>	<p>Although no development plans exist yet, the re-development of the property with an addition 1 to 2 units is unlikely to bear any negative impacts to the surrounding properties. Multi-family buildings already exist within the neighborhood and the development and design standards associated with the proposed zoning would create a harmonious development with additional density within this neighborhood.</p>
<p><b>4.</b> Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.</p>	<p>There is no applicable overlay district that imposes additional development standards on this property.</p>	<p>This property is not located in a historic district and any overlay district that would impose additional standards on this property.</p>
<p><b>5.</b> The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</p>	<p>The redevelopment of the site will require public facility upgrades.</p>	<p>The proposal has been reviewed by relevant City Departments (see <a href="#">Attachment H: Department Review Comments</a>). The subject property is located within a built environment where public facilities and services already exist. Any required infrastructure upgrades will be evaluated with an application for a specific site development plan.</p>

# **ATTACHMENT E: Zoning Standards for RMF-30**

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SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2022

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

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

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

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

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

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

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

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

A. Purpose Statement: The purpose of the RMF-30 Low Density Multi-Family  
Residential District is to provide area in the city for various multi-family housing

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

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

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

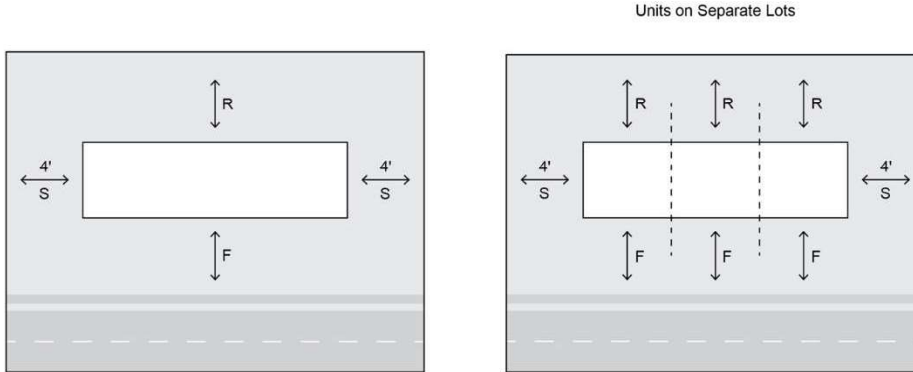
- v. Parking: A minimum of one (1) off street parking space per unit is required.
- b. Cottage Units on Individual Lots without Public Street Frontage: Lots without public street frontage may be created to accommodate cottage developments without planned development approval per the following standards.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

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

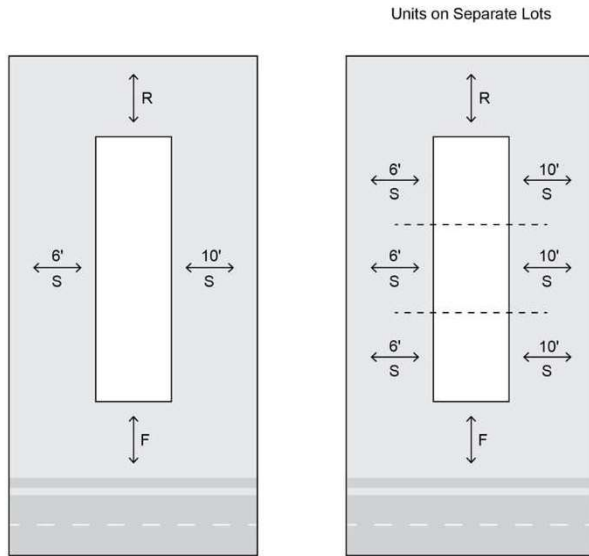
- ii. Front Building Entry: The unit adjacent to a public street shall have its primary entrance on the street facing façade of the building with an entry feature per Chapter 21A.37 of this title.
  - iii. Garage Doors: Garage doors are prohibited on the façade of the building that is parallel to, or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

**REFERENCE ILLUSTRATION 21A.24.120B**

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



**Required Setbacks for Sideways Row House**



F = Front Yard Adjacent to a Public Street

S = Side Yard

R = Rear Yard

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



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

G. RMF-30 Building Type Zoning Standards

Table 21A.24.120.G

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

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

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

Notes:

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

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

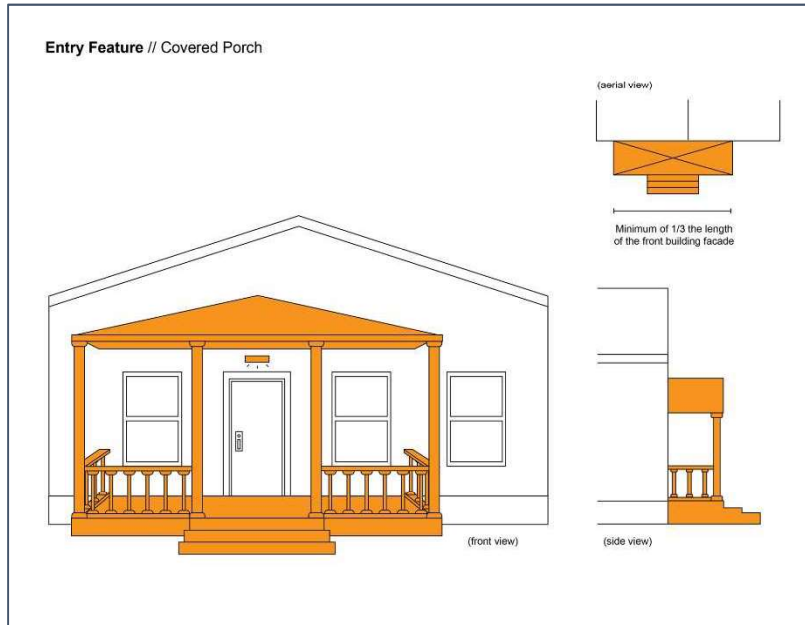
I. Accessory Uses, Buildings, And Structures: All accessory uses, buildings, and structures shall comply with the applicable standards in Chapter 21A.40 and Section 21A.36.020 of this title.

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

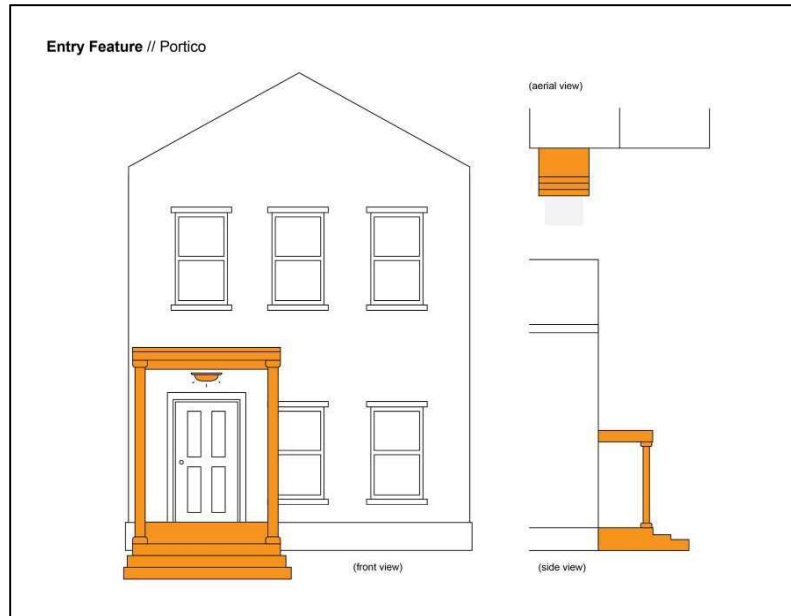
Section 21A.37.050 of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Defined) shall be, and hereby is amended to add a new subsection, which shall be added alphabetically to Section 21A.37.050 and reads as follows:

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

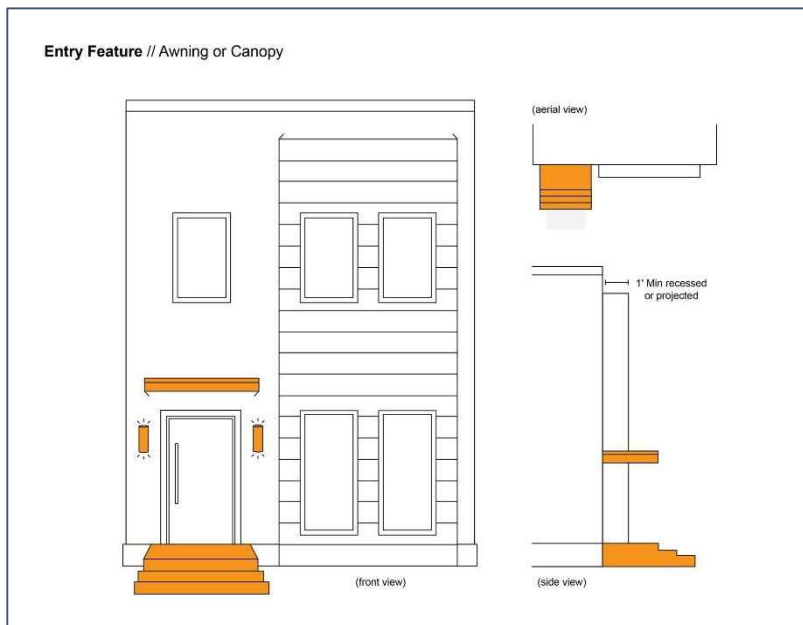
1. Permitted Encroachments: A permitted entry feature may encroach up to five feet (5') into a required front yard; however, in no case shall an encroachment be closer than five feet (5') to a front property line. A covered entry feature encroaching into a front yard may not be enclosed.
2. Permitted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



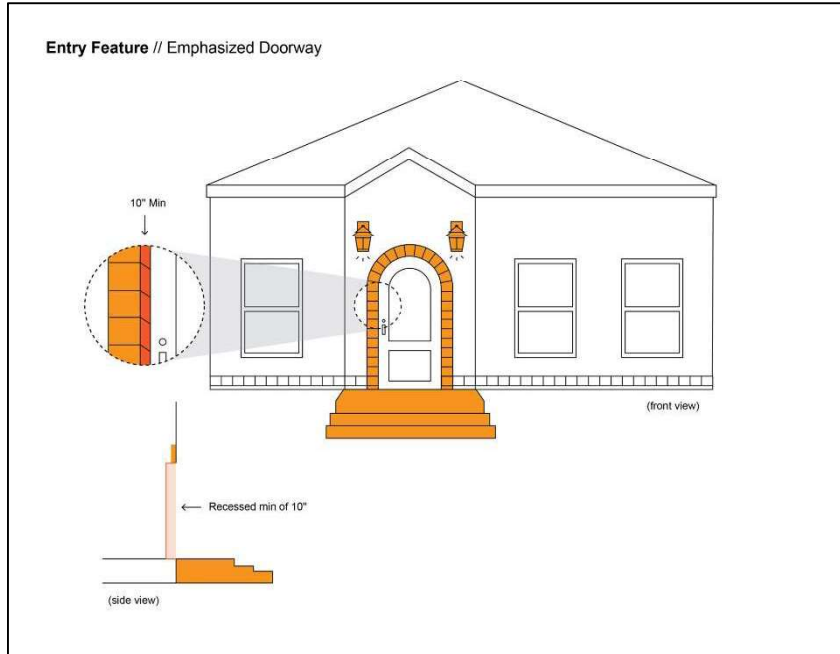
- b. Portico – A structure with a roof protruding over the building entry supported by columns over a landing or walkway.



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



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



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

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

A. Residential districts:

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

Standard (Code Section)	District								
	RMF-30	RMF-35	RMF-45	RMF-75	RB	R-MU-35	R-MU-45	R-MU	RO
(feet) (21A.37.050E)									
Street facing facade: maximum length (feet) (21A.37.050F)									
Upper floor step back (feet) (21A.37.050G)							10		
Lighting: exterior (21A.37.050H)									
Lighting: parking lot (21A.37.050I)					X			X	
Screening of mechanical equipment (21A.37.050J)	X					X	X	X	
Screening of service areas (21A.37.050K)	X					X	X	X	
Ground floor residential entrances (21A.37.050L)									



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

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

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2022.

Published: \_\_\_\_\_.

**APPROVED AS TO FORM**  
Salt Lake City Attorney's Office

By:   
Allison Parks (Apr 6, 2020)

# **ATTACHMENT F: Housing Loss Mitigation Report**

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# Housing Loss Mitigation Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

## 1018 E 900 S – Zoning Map Amendment

PLNPCM2022-01120

### PROJECT DESCRIPTION

#### Background

Evan and Tina Jenkins, the property owners, are requesting a zone map amendment for their property at 1018 E 900 S. The current zone is RMF-35, Moderate Density Multifamily Residential, and they are requesting to amend the map to RMF-30, Low Density Multifamily Residential.

The subject property is currently developed with one detached single-family dwelling. The owners currently have no plans to redevelop the property but would like to provide the opportunity for the next owner to do so with more flexibility, and therefore have decided to petition for a zoning map amendment. Since there are non-residential uses allowed in the proposed zone, a Housing Loss Mitigation Report is necessary.



#### Proposed Zoning Map Amendment

The RMF-30 (Low Density Multifamily Residential Zone) allows some non-residential uses, such as urban farms or community gardens. Since there are no specific development plans at this point, there is no guarantee the next owner would develop this property into a residential project. Therefore, this is a 'petition for a zoning change that would permit a nonresidential use of land,' and a Housing Loss Mitigation Plan is required. Housing Loss Mitigation Plans are reviewed by the City's Planning Director and Director of Community & Neighborhoods. The plan includes a housing impact statement and method for mitigation of residential loss.

### HOUSING IMPACT STATEMENT

#### Housing Mitigation Ordinance Requirements

In accordance with the provisions of the Housing Loss Mitigation Ordinance, the Director of Community & Neighborhoods shall prepare a report justifying the recommended method of housing mitigation. The Housing Mitigation Ordinance requires that a housing impact statement includes the following elements:

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

Staff does not anticipate adverse impacts on the residential character of this neighborhood with the approval of the proposed rezone. The existing and proposed zoning allows apartments, duplexes and single-family homes, and there are currently multi-family dwellings and townhomes in the neighborhood. The potential redevelopment of this site into another configuration of dwelling units (like duplex, single family with ADU, etc) would be harmonious with the surrounding developments in the neighborhood with moderate density residential zoning.

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

No dwelling is currently scheduled for demolition. The existing dwelling on the property is a two-story single-family residence located at 1018 E 900 S.

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 Salt Lake County Assessor's Office lists the market value of the single-family dwelling on site at \$473,400.00

4. **State the number of square feet of land zoned for residential use that would be rezoned or conditionally permitted to be used for purposes sought in the petition, other than residential housing and appurtenant uses; and**

The proposed rezone would see approximately 4,500 SF of land converted from RMF-35 to RMF-30.

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

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

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

**Option A** – This option addresses the change in zoning by providing replacement housing. The applicant has chosen this option and is willing to enter into a Development Agreement that states that replacement housing will be built if and when the property were to redevelop.

**Option B** – Under this option, the applicant would pay into the City's Housing Trust Fund an amount calculated as the difference between the market value of the homes, as determined by the Salt Lake County Assessor's Office, and the replacement cost of building a new dwelling unit of similar size and meeting all existing building, fire and other applicable law (excluding land value).

The Salt Lake County Assessor's Office shows the market value of the single-family dwelling as \$473,400.00 which does not include the market value of the land.

The replacement cost is calculated using the Building Valuation Data published by the International Code Council. The most recent data from the ICC was published in February 2023 and indicates the construction cost per square foot for R-3 (One- and Two-family Dwellings) Type VB is \$167.37/SF of finished floor area and \$31.50/SF for unfinished basement area. This rate takes into account only the costs of construction and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the buildings occupant load.

Market value of the dwelling (based on County assessment) = \$473,400.00  
Replacement cost (2,112 SF + 400 unfinished basement) = \$366,085.44  
Difference = **\$107,314.56**

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

## **FINDINGS**

Planning Staff is recommending that the Planning Commission forward a positive recommendation regarding the rezone on to the City Council. Consideration must be given to the following findings if the rezone is approved:

- The proposed rezone could result in a net loss of one dwelling unit.
- Although not specific to this situation, options A & B of the Housing Loss Mitigation ordinance have been considered.
- The applicant is proposing to maintain the dwelling on the property, which could satisfy Option A.
- Option B shows that the replacement cost of the existing housing unit is less than the market value of the structure, and therefore a mitigation fee would be required.
- A development agreement to have at least one dwelling unit on the property is recommended as a condition of approval since no demolition is currently being proposed. The development agreement must be reviewed by the City Attorney and place the applicant under legal obligation to maintain a residential use on the property.

## **DETERMINATION OF MITIGATION**

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



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Blake Thomas, Director  
Department of Community & Neighborhoods

Date: May 9, 2023

## **Attachments**

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

# **ATTACHMENT A: Vicinity Map**

# Vicinity Map



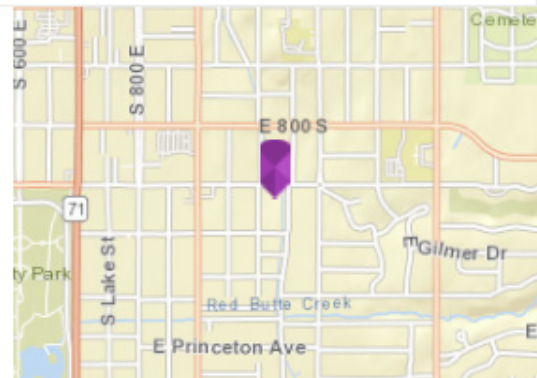


# ATTACHMENT B: Salt Lake County Assessor – Evaluation Summaries

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

Parcel	16-08-254-013-0000
Owner	JENKINS, EVAN C & TINA M; JT
Address	1018 E 900 S
Total Acreage	0.11
Above Ground sqft.	1712
Property Type	111 - SNGL FAM RES
Tax District	13

Value History				
Record	Land Value	Building Value	Market Value	Tax Rate
2022	\$ 184,800	\$ 473,400	\$ 658,200	
2021 1	\$ 143,300	\$ 385,800	\$ 529,100	.0116380
2020 1	\$ 141,800	\$ 340,200	\$ 482,000	.0122270
2019 1	\$ 133,500	\$ 334,900	\$ 468,400	.0129960
2018 1	\$ 133,500	\$ 217,100	\$ 350,600	.0133450
2017 1	\$ 133,500	\$ 215,000	\$ 348,500	.0142450



## Land Record

16-08-254-013-0000

Record ID 1		Influence Effect		Lot Shape	REGULAR	Traffic	MEDIUM
Lot Use	RESIDENTIAL	Assmt. Class	RES-PRIMARY	Lot Location	INTERIOR	Traffic Influence	NEGATIVE
Lot Type	PRIMARY-LOT	Lot Depth	104	Neighborhood	94	Street type	FOUR-LANE
Land Class		Acres	0.11	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	1205	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	N	Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots	1				

## Residence Record

16-08-254-013-0000

Building Style	VT	Full Baths	2	Interior Condition	GOOD	Main Floor Area	1152
Assessment Classification	P	3/4 Baths		Exterior Condition	AVERAGE	Upper Floor Area	560
Exterior Wall Type	BRICK	Half Baths		Overall Condition	AVERAGE	Finished Attic Area	
Roofing	ASPHALT-SHNG	Number of Kitchens	1	Visual Appeal	AVERAGE	Above Ground Area	1712
Central AC	NO	Finished Fire places	1	Maintenance	MINIMUM	Basement Area	800
Heating	PRIMRY-CNTRL	Year Built	1908	Conformity	EQUAL-IMPRVD	Finished Basement Area	400
Owner Occupied		Effective Year Built	1998	Livability	AVERAGE	Finished Basement Grade	F
Number of Stories	2.0	Interior Grade	GOOD	Primary Kitchen Quality	BASIC	Carport Surface Area	
Total Rooms	10	Exterior Grade	AVERAGE	Primary Bath Quality	BASIC	Attached Garage S. Area	
Bedrooms	4	Overall Grade	AVERAGE	Percent Complete	100	Builtin Garage S. Area	
						Basement Garage S. Area	
						Above Grade Area + Basement Area:	2512

## Legal Description

16-08-254-013-0000

BEG 16 FT W & 65 FT N FR SW COR LOT 13, GILMER PLACE SUB; E 46 FT; N 100 FT; W 46 FT; S 100 FT TO BEG 4631-0105 6481-1567 6772-2135 8931-2599 9093-4238

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

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

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



Building Confidence, Building Community

## Building Valuation Data – FEBRUARY 2023

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

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

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

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

### Building Valuation

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

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

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

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

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

### Example

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

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

### Permit Fee

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

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

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

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

## Important Points

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

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

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	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 <sup>d</sup>	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

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

# **ATTACHMENT D: Mitigation of Residential Housing Loss Application**



# PLANNING PROCESS // HOUSING LOSS MITIGATION

## ABOUT THE APPLICATION

Thank you for your interest in submitting a Housing Loss Mitigation application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

**We highly encourage you to work with our Planning staff prior to submitting an application.** For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at [zoning@slc.gov](mailto:zoning@slc.gov) or give us a call at 801.535.7757. Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.



*Erin [Signature]* 4/18/2023

*Tom [Signature]* 4/18/2023

PLANNING DIVISION  
451 SOUTH STATE STREET ROOM 406  
PO BOX 145480  
SALT LAKE CITY, UT 84114-5480

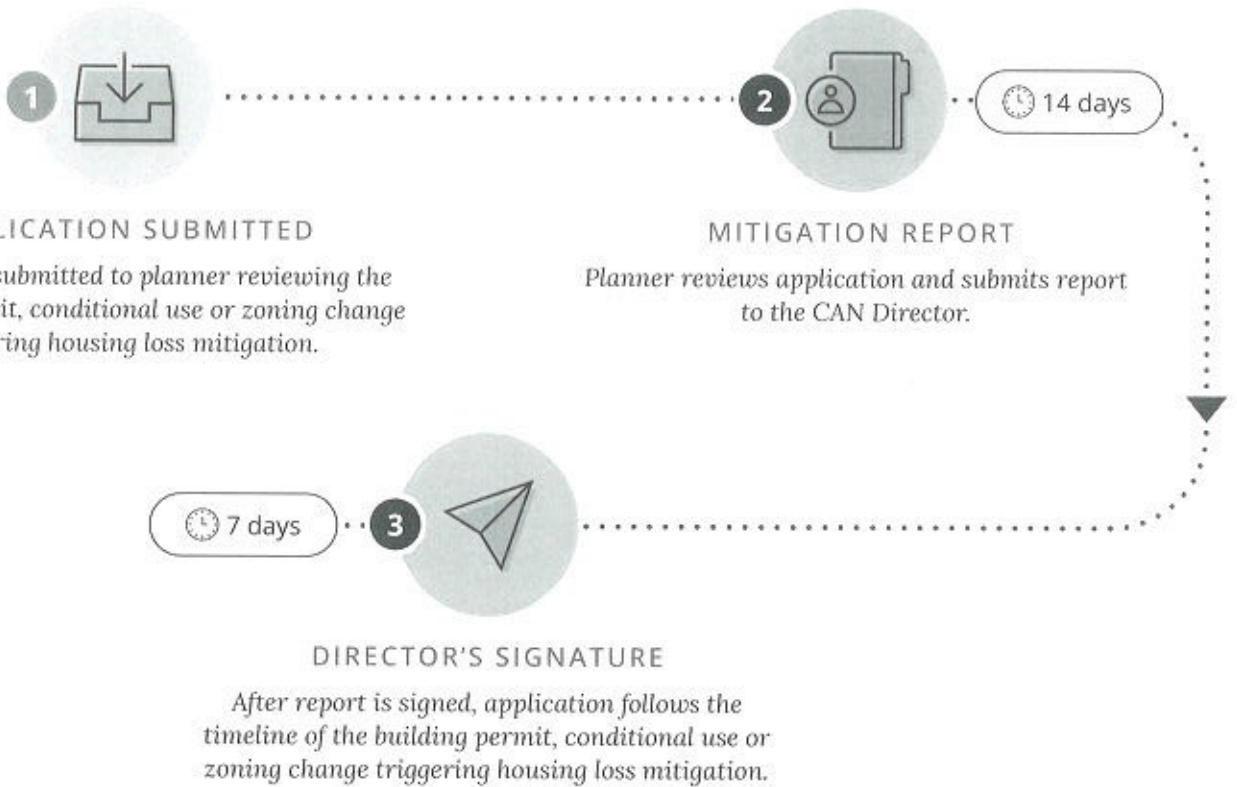
[SLC.GOV/PLANNING](http://SLC.GOV/PLANNING)  
[ZONING@SLCGOV.COM](mailto:ZONING@SLCGOV.COM)  
TEL 801-535-7757

# PROCESS TIMELINE

TIME FRAME

🕒 3 - 4 WEEKS

- APPLICANT
- STAFF



*Emm... 4/18/2023*

*[Signature] 4/18/2023*

**DISCLAIMER:** APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

### REQUIRED HOUSING MITIGATION PLAN

#### A Housing Mitigation Plan is required when filling:

- Any application for a demolition permit which, if issued, will result in a loss of one or more residential units located in a residential zone;
- Any petition for a conditional use permit to authorize or expand vehicle parking in a residential or mixed use zone; and
- Any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units.

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.

### EXCEPTIONS

#### A Housing Mitigation Plan is NOT required for any housing that:

- Is a nonconforming use;
- Is located on a property for which an applicable master plan or the current zoning envisions exclusive nonresidential use; or
- Is proposed to be demolished for health or safety reasons as provided in section [18.64.040](#) or chapter [18.48](#), when not the result of neglect pursuant to section [18.64.045](#).

### OPTIONS FOR MITIGATING RESIDENTIAL LOSS ([18.97.030](#))

Petitioners subject to the requirements of this chapter may satisfy the need for mitigation of any residential housing unit losses by any one of the following methods:

- A. Replacement Housing:** The petitioner may agree, in a legal form satisfactory to the city attorney, to construct within the same city council district, or in an adjoining council district when within a one mile radius of the demolition site, the same number of residential dwelling units. Such agreement shall include adequate security to guarantee completion within 2 years of approval.
- B. Fee Based on Difference Between Housing Value and Replacement Cost:** The petitioner may pay to the city housing trust fund the difference between the fair market value of the housing units planned to be eliminated or demolished and the replacement cost of building new units of similar square footage and meeting all existing building, fire and other applicable law, excluding land values.
- C. Fee, Where Deteriorated Housing Exists, Not Caused by Deliberate Indifference of Landowner:** The petitioner may request a Flat Fee Consideration In the event that a residential dwelling unit is targeted or proposed for demolition and is in a deteriorated state from natural causes, such as fire, earthquake or aged obsolescence. (see [18.97.030](#) in City Code for more information).

*Emilia Cepeda* 4/18/2023

*R. J.* 4-18-2023

ACKNOWLEDGMENT OF RESPONSIBILITY

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

NAME OF APPLICANT: Evan & Tina Jenkins; EMAIL: lonewolf.tina@gmail.com; MAILING ADDRESS: 1018 E 900 S. S.L.C., UT. 84105; PHONE: 801-674-8979; APPLICATION TYPE: B. Fee Based on Difference Between Housing Value; SIGNATURE: [Signatures]; DATE: 4/18/2023

LEGAL PROPERTY OWNER CONSENT

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

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

LEGAL DESCRIPTION OF SUBJECT PROPERTY: Parcel Number is: 16-08-254-013-0000; NAME OF OWNER: Evan Jenkins Tina Jenkins; EMAIL: lonewolf.tina@gmail.com; MAILING ADDRESS: 1018 E. 900 S. S.L.C., UT. 84105; SIGNATURE: [Signatures]; DATE: 4/18/2023

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

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



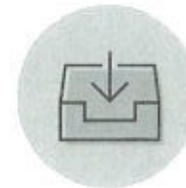
# HOUSING LOSS MITIGATION

## IMPORTANT INFORMATION



### CONSULTATION

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



### SUBMISSION

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

## APPLICANT INFORMATION

ADDRESS OF SUBJECT PROPERTY

1018 E. 900 So. Salt Lake City, Ut. 84105

EXISTING PROPERTY USE

Single house

PROPOSED PROPERTY USE

RMF-30

NAME OF APPLICANT

Evan & Tina Jenkins

PHONE

801-674-8979 or 801-865-7367

MAILING ADDRESS

1018 E 900 So. S.L.C., Ut. 84105

EMAIL

lonewolf.tina@gmail.com

APPLICANT'S INTEREST IN PROPERTY (\*owner's consent required)

Owner  Architect\*  Contractor\*  Other\*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (if different from applicant)

Evan & Tina Jenkins

PHONE

801-674-8979 EVAN

MAILING ADDRESS

1018 E 900 S. S.L.C., Ut. 84105

EMAIL

evan.jenkins60@gmail.com

## OFFICE USE

CASE NUMBER

PRE-DEMOLITION #

RECEIVED BY

DATE RECEIVED

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

*Grant J. Jones* 4/18/2023

*Tom Jones* 4-18-2023

# SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

REQUIREMENTS (18.97.020.C)



## Housing Impact Statement:

- A. Identify the potential negative impacts on the residential character of the area associated with the proposal.
- B. Identify by address any dwelling units targeted for demolition.
- C. For each dwelling unit, state its current fair market value, if that unit is in a reasonable state of repair and meets all applicable building, fire and health codes.
- D. State the number of square feet of land currently zoned for residential use included in this proposal
- E. Specify a mitigation plan to address the residential loss (see page 2).

## RECOMMENDED



## Project Description:

- F. Written description of the project triggering the Housing Loss Mitigation.

A. No Negatives

B. 1018 E 900 S. Salt Lake City, Utah 84105

C. Price from the County Assessor \$658,200.00  
for this home in good repair.

D. .11 acres

E. No Residential loss.

F. House was built in 1901. It is a 2 level structure with an unfinished basement.

This house has 3 bedrooms and 2 full baths.

It is 1712 sqft. Above Ground

There has been no recent remodeling.

## INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

EWJ

T.M.J.

**DISCLAIMER:** I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.

**ACKNOWLEDGMENT OF RESPONSIBILITY**

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

NAME OF APPLICANT

Evan & Tina Jenkins

EMAIL

lonewolf.tina@gmail.com

MAILING ADDRESS

1018 E 900 S. S.L.C., UT. 84105

PHONE

801-674-8979

APPLICATION TYPE

A. Replacement Housing

SIGNATURE

*Evan Jenkins*  
*Tina M. Jenkins*

DATE

5/3/23

5/3/23

**LEGAL PROPERTY OWNER CONSENT**

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

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

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Parcel Number is: 16-08-254-013-0000

NAME OF OWNER

Evan Jenkins Tina Jenkins

EMAIL

lonewolf.tina@gmail.com

MAILING ADDRESS

1018 E. 900 S. S.L.C., UT. 84105

SIGNATURE

*Evan Jenkins*  
*Tina Jenkins*

DATE

4/18/2023

4/18/2023

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

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# ATTACHMENT G: Public Process & Comments

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## 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:

January 26, 2023- Early Notification Letter mailed to all property owners and residents within 300 ft

January 26, 2023 – Recognized Community Organizations were emailed notice of the 45 day notification period.

February 23, 2023 – This item was presented at East Liberty Park Community Council.

Notice of the public hearing for the proposal included:

May 12, 2023 Public hearing notice sign posted on the property

May 12, 2023 Public hearing notice mailed

May 12, 2023 Public notice posted on City and State websites and Planning Division list serve

## Public Input:

Public Comments are included in this packet.

**From:** [Kyle Deans](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Planning Commission  
**Date:** Tuesday, May 16, 2023 12:15:06 PM

---

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

1018 E 900 S PLNPCM2022-01120

If the requested zone allows more flexibility in housing types I am in full support the zone change.

Mews Townhome PLNPCM2023-00200 & PLNSUB2023-00254

I support the zoning modifications the application is requesting.

Main St Apartments PLNPCM2023-00245

While I like the overall concept of having much more density in this neighborhood and the Main St Apartments will be a great addition. I do not support the zoning modifications. Over 200' of facade frontage is unacceptable, the PC and CC has approved these in the past, over objections, and the result has been a wall that is way to long and pedestrian unfriendly.

They need to follow design guidelines that have been set in place by the city. Again there are projects that meant well in the city that look horrible.

I DO NOT SUPPORT EITHER OF THE ZONING MODIFICATIONS.

Kyle Deans  
SLC Resident

# ATTACHMENT H: Department Review Comments

---

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

## **Engineering:**

no objections

## **Transportation:**

Transportation has no issues with rezone. Parking, access, and other transportation items will be reviewed with future application(s).

## **Building / Fire:**

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

## **Urban Forestry:**

Urban Forestry has no concerns with this amendment.

## **Police: Lt Andrew Cluff**

I have no public safety concerns only a recommendation to the city that as we develop more and more we consider the impacts on the community and city as a whole and continue to discussions surrounding increasing officer numbers to accommodate population growth.

## **Public Utilities:**

Either zone will require that the development of the property meet all Public Utilities requirements. Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- 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, SLCGPU 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.

- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the water demand is not adequately delivered by the existing main, then a water main upsizing will be required at the property owner's expense. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more sewer lines reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the subject property. A plan and profile of the new main(s) and engineer's cost estimate must be submitted for review. Design drawings and cost estimate must be stamped and signed by a professional engineer. The property owner is required to bond for the amount of the approved cost estimate.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. Each service must have a separate tap to the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. 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>.

### **Housing Stability: Tony Milner**

The Housing Stability Division's comments on the zoning map amendment application for the parcel located at 1018 E 900 S, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022*, is as follows (Housing Plan link, [http://www.slcdocs.com/hand/Growing\\_SLC\\_Final\\_No\\_Attachments.pdf](http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf)):

Salt Lake City is committed to increasing mixed-income and mixed-use developments, increasing the number of affordable/income-restricted units, and increasing equity in all housing. The applicant's stated intention to rezone the parcel for the purpose of constructing new rental units is compatible with the *Growing SLC* housing plan's Goal 1: Increasing Housing Options.

Recommendations:

- We encourage the property owner to review the City's available fee waivers and low-interest loan products that support the development and operations of affordable units. <https://slcrda.com/wp-content/uploads/2021/03/SLC-Affordable-Residential-Developers-Guide-2019-v1.pdf>
  - For example: Code 18.98.060: *EXEMPTIONS: "E. The following housing may be exempt from the payment of impact fees, to the following extent: 1. A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty*

*percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;*"

- We encourage the property owner to include units with 3 or 4 bedrooms to provide a wider range of rental options for the City and support families with children looking to live in the City.
- We encourage the property owner 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 renters with temporary or long-term mobility difficulties.