



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Brooke Olson, Principal Planner
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Date: June, 14 2023
Re: PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNPCM2022-00198, PLNPCM2022-00199, & PLNPCM2022-00207 Zoning Map and Master Plan Amendments

Zoning Map and Master Plan Amendment

PROPERTY ADDRESS: 135 & 159-163 W Goltz Avenue & 1036 S Jefferson Street

PARCEL IDS: 15-12-428-016-0000, 15-12-428-012-0000, 15-12-428-011-000, & 15-12-408-015-0000

MASTER PLAN: [Ballpark Station Area Plan](#)

ZONING DISTRICT: [RMF-35](#) **REQUEST:** [R-MU](#)

TAG SLC, LLC is requesting to amend the zoning map and Ballpark Station Area Plan for the properties located at approximately 135, 159, and 163 W Goltz Avenue and 1036 Jefferson Street. The request includes the following:

1. Rezone the properties from RMF-35, Moderate Density Multifamily Residential to R-MU, Residential Mixed Use
2. Amend the Ballpark Station Area Plan, Future Land Use Designations of the subject properties from Medium Density Residential to High Density Residential Mixed Use.

RECOMMENDATION:

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

ATTACHMENTS:

- A. [Zoning and Future Land Use Maps](#)
- B. [Application Materials](#)
- C. [Property Photos](#)
- D. [RMF-35 & R-MU Zoning Comparison](#)
- E. [Analysis of Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)
- H. [Housing Loss Mitigation Reports](#)

PROJECT DESCRIPTION



Quick Facts

Property Address: 135, 159-163 W Goltz Avenue & 1036 S Jefferson Street

Existing Use:

135 W Goltz: Undeveloped, Vacant land

159 W Goltz: Duplex

163 W Goltz: Duplex

1036 S Jefferson St.: Single Family Dwelling

Existing Zoning: RMF-35 (Moderate Density Multi-Family Residential District)

Existing Designation on Ballpark Station Area Plan Future Land Use Map (FLUM): Medium Density Residential

Proposed Use: Multifamily Residential

Proposed Zoning: R-MU (Residential Mixed Use)

Proposed Designation on FLUM: High Density Residential Mixed Use

Review Process & Standards: Zoning amendment, general zoning standards, master plans, and general City policy.

Applicant Request

TAG SLC, LLC is requesting the following zoning map and master plan amendments for the properties located at 135, 159, and 163 W Goltz Avenue and 1036 S Jefferson Street:

1. Rezone the properties from RMF-35, Moderate Density Multifamily Residential to R-MU, Residential Mixed Use
2. Amend the Ballpark Station Area Plan, Future Land Use Designations of the subject properties from Medium Density Residential to High Density Residential Mixed Use.

Salt Lake City – Ballpark Station Area Rezones

It should be noted that Mayor Erin Mendenhall has initiated a petition to implement the recommendations in the Ballpark Station Area plan and rezone properties identified within three future land use areas specified in the plan including the Heart of the Neighborhood, Main Street Area, and Jefferson Park Mixed Use Area.

135, 159, and 163 W Goltz Avenue and 1036 S Jefferson Street are located within the boundaries of the Jefferson Park Mixed Use Area and included in the City's rezone proposal. The City is proposing to rezone the subject properties from RMF-35, Moderate Density, Multifamily Residential, to FB-UN1, Form Based Urban Neighborhood 1 but may consider other similarly scaled zones. The 45-day public engagement period for the City's rezone proposal began on

June 2, 2023 and will end on July 17th 2023. The City's proposal will tentatively be scheduled for a Planning Commission public hearing within the next couple of months. An informational webpage has been posted to the Planning Division's website. This webpage provides additional information regarding the City's proposal, frequently asked questions, next steps in the Planning process, and the project contact information. The webpage will be regularly updated with new information as necessary:

[SLC Ballpark Station Area - Rezones](#)

Project Details

Existing Conditions

The subject properties are currently zoned RMF-35, Moderate Density Multi-Family Residential District. The purpose of the RMF-35 zoning district, is *"to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35')"*.

135 W Goltz Ave

135 W Goltz Ave is undeveloped vacant land located along the south side of Goltz Avenue, near the intersection of Goltz Avenue and Jefferson Street, measuring approximately .18 acres (8,119 SF). The property previously contained a single-family dwelling which was demolished in 2022 to allow for the redevelopment of the property.

It is important to note the previous dwelling was demolished after the petitions were filed, prior to review and approval of the housing loss mitigation plan provided in Attachment H.

This site is surrounded by a mix of low and moderate, density residential uses and open space. Properties directly north and west of the site are zoned RMF-35 and contain a mix of low to moderate density residential uses. The property directly west contains a single-family dwelling, while the properties to the south and east are zoned open space and occupied by Jefferson Park.

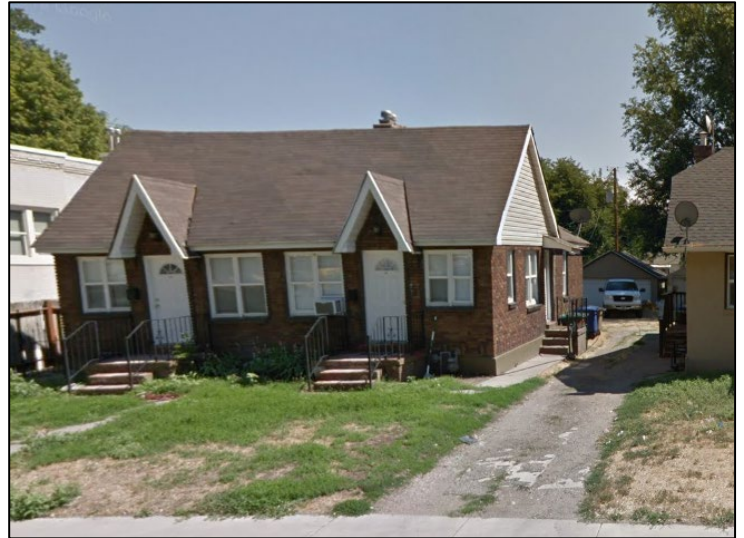


*Previous Single-Family Dwelling
135 W Goltz Avenue*

159 W Goltz Ave

159 W Goltz Ave is located mid-block along the south side of Goltz Avenue. The site constitutes approximately 0.15 acres (6,490 SF) of land and contains a single-story duplex. This site is surrounded by a mix of low, moderate, and high-density residential uses and open space.

Properties east and west of the site are zoned RMF-35 and contain a mix of low-moderate density residential uses. Property directly east of the site contains a fourplex and the property directly west contains a duplex which is owned by the applicant and included in the project request (see property details below).



Existing Duplex – 159 W Goltz Avenue

The property directly north is zoned R-MU, Residential Mixed Used, and occupied by C9 Lofts, a six-story multifamily residential development, and properties to the south are zoned OS and occupied by Jefferson Park.

163 W Goltz Ave

Directly west of 159 W Goltz Ave, 163 W Goltz Ave is located mid-block along the south side of Goltz Ave. The site constitutes approximately 0.15 (6,490 SF) of land and contains a single-story duplex. This site is surrounded by a mix of low, moderate, and high-density residential uses and open space.

Properties east and west of the site are zoned RMF-35 and contain a mix of low-density residential uses. Property directly east, contains a duplex, and the property directly west, contains a single-family residential dwelling.

The property directly north is zoned R-MU, Residential Mixed Used, and occupied by C9 Lofts, a six-story multifamily residential development, and properties to the south are zoned OS and occupied by Jefferson Park.



Existing Duplex – 163 W Goltz Ave

1036 S Jefferson Street

1036 S Jefferson Street is located mid-block along the west side of Jefferson Street. The site constitutes approximately .17 acres (7,405 SF) of land and contains a single-family residential dwelling. This site is surrounded by a mix of low, moderate, and high-density residential uses.

Properties north, south, and east of the site are zoned RMF-35 and contain a mix of low-density residential uses. Properties directly north, south, and east of the site contain single family residential dwellings.

The properties west of the site are zoned R-MU, Residential Mixed Used, and RMF-35 and contain a mix of low, moderate, and high-density residential uses. Property directly west of the site is zoned R-MU and occupied by Ten Fifteen Apartments, a four-story multifamily residential development.



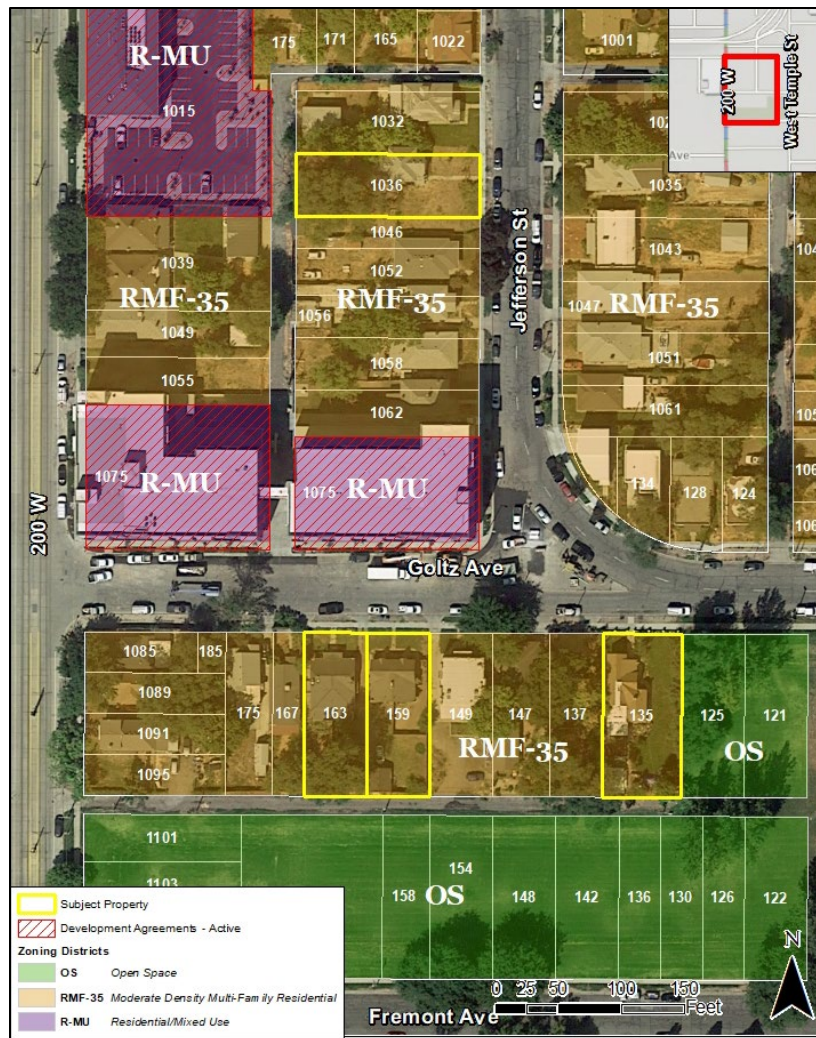
*Existing Single-Family Dwelling
1036 Jefferson Street*

Proposed Zoning Amendment

The applicant, TAG SLC, LLC, is proposing to change the zoning designation of the properties to R-MU, Residential Mixed Use District. It should be noted that the applicant submitted the applications in 2021 with a request to rezone the properties at 135, 159 and 163 W Goltz Avenue and 1061 S Jefferson Street from RMF-35 to FB-UN2 (Form Based Urban Neighborhood 2). Staff received several comments from the community regarding the request to rezone the properties to FB-UN2 (see Attachment F), the majority of which voiced opposition to the proposal. In late 2022 the applicant revised their rezone proposal from FB-UN2 to R-MU, removed 1061 S Jefferson Street and added 1036 S Jefferson Street to the request.

The Salt Lake City Code states the purpose of the R-MU District is *to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses.*

The applicant is seeking the zoning map amendment to allow the construction of multiple, high density multifamily residential dwellings on the subject properties.



Existing Zoning Map of Subject Properties

Proposed Master Plan Amendment

The subject properties are located within the boundaries of the Ballpark Station Area Master Plan. The plan was recently adopted by Salt Lake City Council in October 2022 in response to rapid growth and increasing development pressures in the Ballpark neighborhood. The plan provides vision, policies, and framework developed by the community that guide growth, land use, and development in the neighborhood. The Ballpark Station Area Plan includes a future land use map, (pg. 17) and associated future land use area descriptions (pg.18). The map identifies areas for continuation of current land use, scale, and density and areas for transformation.

The future land use map shows that the subject properties are located within the Jefferson Park Mixed Use area. The future land use area descriptions indicate the future land use designation of the subject properties is medium-density residential:

“Smaller building scales should be focused on areas adjoining Jefferson Street and avenue streets; smaller building scales should generally consist of 2-3 stories and almost entirely comprised of medium-density residential uses.” (pg. 17)

The applicant is proposing to amend the future land use designations of the subject properties from predominately medium-density residential, generally consisting of 2-3 stories to high-density, residential mixed use, generally consisting of 5-7 stories. This designation would support the requested rezone.



Ballpark Station Area Master Plan Future Land Use Map, Jefferson Park Mixed Use Area



Ballpark Station Area Master Plan Future Land Use Map

Housing Loss Mitigation

When a property includes residential dwelling units within its boundaries, a petition for a zoning change that would permit a nonresidential use of land cannot be approved until a housing mitigation plan is approved by the City. As previously mentioned, the subject properties are located within a residential zone, and contain the following residential dwelling units:

- 135 W Goltz – Single Family Residential Dwelling (Demolished in 2022)
- 159 W Goltz - Duplex
- 163 W Goltz - Duplex
- 1036 S Jefferson Street – Single Family Residential Dwelling

Since the applicant is requesting a zoning map amendment, that allows a nonresidential use of land, a housing impact statement will need to be prepared and approved by the City’s Zoning Administrator. An option for mitigating residential loss must be selected. The following options are available by ordinance:

1. Replacement Housing

2. Fee Based On Difference Between Housing Value And Replacement Cost
3. Fee, Where Deteriorated Housing Exists, Not Caused By Deliberate Indifference Of Landowner

Please see Attachment H for the complete Housing Loss Mitigation Report for this proposal.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Processes: Master Plan Amendment and Zoning Map Amendment

The Planning Commission can provide a positive or negative recommendation for the proposed master plan and zoning map amendments. The recommendation will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposed amendments. The City Council may approve, deny or make modifications to the proposed amendment requests as they see fit and are not limited by any one standard.

KEY CONSIDERATIONS

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

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Compatibility with adjacent properties.

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

The city’s adopted plans and policies provide a basis for examining this proposal. This includes the citywide plan, Plan Salt Lake (2015), Growing SLC (2017), and the neighborhood plan for this area, the Ballpark Station Area Plan (2022). These plans were adopted by the City Council after extensive review by the public and city boards and commissions. The proposal would support some initiatives in Plan Salt Lake (2015) and Growing SLC (2017) but would also run counter to several. See below for the specific items and analysis.

Plan Salt Lake

Plan Salt Lake is the City’s overall master plan. It was adopted in 2015 and intends to provide a vision for Salt Lake City for the following 25 years. The guiding principles and initiatives in Plan Salt Lake cover a broad range of topics, some of which support the proposed zoning map and master plan amendment. However, there are also principles and initiatives in the plan that do not support the proposal.

Guiding Principles and Initiatives Consistent with the Proposal:

- The **Growth** Chapter Guiding Principle, “Growing responsibly, while providing people with choices about where they live, how they live and how they get around.”

Initiatives

- *Locate new development in areas with existing infrastructure and amenities such as transit and transportation corridors.*
- *Encourage a mix of land uses*
- *Accommodate and promote an increase in the City’s population*
- The **Housing** Chapter Guiding Principle, “access to a wide variety of housing types for all income levels through the city, providing the basic human need for safety and responding to changing demographics”

Initiatives:

- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- Promote high density residential in areas served by transit.
- The **Transportation & Mobility Chapter** Guiding Principle, “A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.”

Initiatives:

- Reduce automobile dependency and single occupancy vehicle trips.
- Encourage transit-oriented development (TOD)

Staff Discussion:

The zoning map and master plan amendments seek to increase residential density a neighborhood located within proximity to transit and open space. If the subject properties were to be rezoned to R-MU the properties could also be used for retail, service commercial, and small scale office use which increase access to additional amenities within the neighborhood allowing residents to walk, bike, or take transit more easily to an additional business.

Guiding Principles and Initiatives Not Consistent with the Proposal:

- The **Neighborhoods Chapter** Guiding Principle “Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.”

Initiatives:

- *Maintain neighborhood stability and character*
- *Support neighborhoods and districts in carrying out the City’s collective Vision*
- *Support neighborhood identity and diversity*
- The **Housing Chapter** Guiding Principle, “access to a wide variety of housing types for all income levels through the city, providing the basic human need for safety and responding to changing demographics.”

Initiative:

- *Enable moderate density increases within existing neighborhoods where appropriate.*
- *Promote energy efficient housing and rehabilitation of existing housing stock.*
- The **Natural Environment Chapter** Guiding Principle, “Minimize our impact on the natural environment”

Initiative:

- *Reusing and repurposing materials, including promoting the reuse of existing buildings over demolition;*
- The **Preservation Chapter** Guiding Principle, “Maintaining places that provide a foundation for the City to affirm our past”

Initiative:

- *Preserve and enhance neighborhood and district character*

Staff Discussion:

The subject properties are scattered mid-block within the center of an established moderate density residential area predominantly composed of small-scale 1-2 story single family, two family, and small multifamily dwellings. If the subject properties are rezoned to R-MU, the properties could be developed with high density, large building forms, up to 75 feet in height, and minimal yard requirements which would fragment the small-scale single family and middle housing development pattern and character found within the interior of the block.

While Plan Salt Lake promotes increasing density in areas within close proximity to transit and open space, the Plan also emphasizes the need to provide access to a wide variety of housing types. Changing the future land use designation of the four subject properties from medium density residential to high density mixed use significantly reduces the mix of middle housing options in the neighborhood and does not align with the Community's collective vision for the neighborhood.

As previously mentioned, 135 W Goltz Ave contained a single-family dwelling, which was demolished in 2021 to allow for the redevelopment of the property. 159 and 163 W Goltz are abutting parcels which each contain a duplex (4 units total) and 1036 S Jefferson Street contains a single-family dwelling. The applicant has submitted a housing loss mitigation plan with the intent of demolishing all 6 dwelling units and redeveloping the properties with high density multifamily developments. Given the age and size of the homes, it is likely they are "naturally occurring" affordable housing units, or a housing unit that is affordable because of its characteristics rather than being restricted by covenant as affordable to households of a certain income level. Loss of the existing dwellings would also represent a loss in the city's stock of affordable housing, which is already very limited.

Growing SLC

Growing SLC is the City's five-year housing plan. It was adopted in 2017 and intended to provide a framework for the City's housing policy for the years 2018-2022. In general, the goals outlined in Growing SLC support zoning changes which support additional housing opportunities, particularly policies to accommodate additional growth, increase diversity of housing types, and ensure that housing remains affordable for a wide spectrum of income levels.

The plan outlines goals, objectives, and policies some of which support the proposed zoning map and master plan amendment. However, there are also goals and objectives in the plan that do not support the proposal as outlined below:

Goals and Objectives that do not align with the proposal:

- **Goal 1:** Increase Housing options: Reform City practices to promote a responsive, affordable, high-opportunity housing market

This goal focuses on the need to increase the diversity of housing types and opportunities in the City by seeking policy reforms that can enhance the flexibility of the land-use code and create an efficient and predictable development process for community growth.

- **Objective 1:** Review and modify land-use and zoning regulations to reflect the affordability needs of a growing and pioneering city
 - 1.1.2. Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities and allow additional units within existing structures, while minimizing neighborhood impacts.

Such options would also help restore the "missing middle" housing types where new construction has principally been limited to single-family homes and multi-story apartment buildings. Missing middle housing types are those that current zoning practices have either dramatically reduced or eliminated:

accessory dwelling units, duplexes, triplexes, small multi-plexes, courtyard cottages and bungalows, row houses, and small apartment buildings. Finding a place for these housing types throughout the city means more housing options in Salt Lake City, and restoring choices for a wider variety of household sizes, from seniors to young families.

Guiding Policies – Housing Initiatives

- *Increase the number of medium density housing types and options*
- *Enable moderate density increases within existing neighborhoods where appropriate*
- *Promote energy efficient housing and rehabilitation of existing housing stock*

Staff Discussion:

The proposed zoning map and master plan amendment would result in a zoning map that was less aligned with policies that promote diversifying the housing stock, increasing housing options, restoring the “missing middle” housing types, and enabling moderate density increases while minimizing neighborhood impacts. As previously mentioned, the subject properties are located within an established moderate density area predominately composed of single-family, and “missing middle” housing types consisting of two-family, and small multifamily dwellings. While the plan identifies the need to increase residential density, in areas with close proximity to transit, the plan recognizes the community should have a balance of densities that provide a wide range of housing types and choices.

In considering housing types and options in the Ballpark Station area, it is important to note that large portions of the surrounding properties are designated for large scale high density mixed use development. The subject properties are located within the only area designated for medium density residential development, specifically aimed to provide missing middle housing options in the area. The proposed zoning map and master plan amendment, would remove the medium density residential designation of 4 properties within this small-medium density residential area, further reducing housing options in the neighborhood and the opportunity to restore the missing middle housing the City significantly lacks.

Ballpark Station Area Plan - 2022

The subject properties are located within the boundaries of the Ballpark Station Area Master Plan, which was adopted by Salt Lake City Council in 2022 in response to rapid growth and increasing development pressure in the neighborhood. The plan provides vision, policies, and a framework developed by the community to guide growth, land use, and development in the neighborhood.

The Ballpark Station Area Plan includes a future land use map, (pg. 17) and associated future land use area descriptions (pg.18). The map identifies areas for continuation of current land use, scale, and density and areas for transformation. The future land use map shows that the subject properties are located within the Jefferson Park Mixed Use area.

The Plan indicates redevelopment of the Jefferson Park Mixed Use Area should overall “*provide a mix of uses and building scales*” The plan identifies “*Larger building forms are appropriate along corridors where large building forms are already present or where it is abutting the TRAX line on 200 West or along the West Temple corridor. These larger building forms should consist of approximately 5-7 stories and provide some commercial spaces/residential amenities. Smaller building scales should be focused on areas adjoining Jefferson Street and avenue streets; smaller building scales should generally consist of 2-3 stories and almost entirely comprised of medium-density residential uses.*”

The applicant is proposing to amend the future land use designations of the subject properties from predominately medium-density residential, generally consisting of 2-3 stories to high-density, residential mixed use, generally consisting of 5-7 stories.

The Ballpark Station Area Plan establishes several goals, strategies and actions that reiterate the intent of the Jefferson Park Mixed Use Area and do not support the proposal:

Goal: Increase urban design quality (pg 12)

Neighborhood identity refers to the ability of residents and visitors to distinguish a place by unique and distinct characteristics. Supporting the neighborhood as a distinguishable place involves consideration for creating a balanced mix of uses, ensuring architectural and landscape character, embracing historic character and elements, spotlighting neighborhood, and regional amenities, and considering the surrounding land use and transportation context of the area.

The Ballpark Station Area is made up of several distinct areas that have their own character as expressed by building massing, use, streetscape elements and overall design. This plan supports the distinctly different areas within the neighborhood through recommendations to preserve some elements and enhance others.

Goal: Increase affordability and attainability of housing for current and future residents.

- *Strategy 1: Provide a diversity of housing types and options for different incomes, familial status, age, and needs*
- *Action: Promote a diversity in the size of new units in the neighborhood to accommodate residents in different stages of life, including families with children.*

Staff Discussion:

The Plan aims to establish a balance of overall increasing density in the neighborhood and retain small areas for a mix of lower and middle density housing types to provide a mix of housing options in the neighborhood. As previously mentioned, the subject properties are scattered mid-block within the center of an established moderate density residential area predominantly composed of small-scale 1-2 story single family, two family, and small multifamily dwellings.

Changing the future land use designation and zoning of the four subject properties from medium density residential to high density mixed use would significantly reduce the mix of middle housing options in the neighborhood as large portions of the neighborhood are currently designated for high density mixed development. The subject properties are located within the only area designated for medium density residential development, specifically aimed to provide missing middle housing options in the area. Therefore, the proposal does not align with the intent of the area or the goals and strategies of the plan to provide a diversity of housing types and a balanced mix of uses.

Consideration 2: Compatibility with Adjacent Properties

Context

The subject properties are located in the Jefferson Park Mixed use area which encompasses the properties along the east side of 200 W to the West Temple corridor, and the south side of Paxton Avenue to south side of Mead Avenue. The area is predominately zoned RMF-35, moderate density multifamily residential with smaller areas of R-MU, Residential Mixed Use, and CC, Community Commercial along the east side of 200 W and the east side of West Temple Corridor. A small area of Open Space (OS) zoning is sited along the north side of Fremont Avenue where Jefferson Park is located. The existing development pattern is reflective of the existing zoning, predominately composed of a variety of residential building typologies of various densities.



Existing Zoning Map of Subject Properties

Development Characteristics Along Goltz Ave



Google Earth Perspective of Subject Properties Along Goltz Avenue

The development pattern along Goltz Avenue is reflective of the existing RMF-35, R-MU, and Open Space Zoning.

South

The block south of Goltz Avenue is primarily zoned RMF-35 with the exception of Open Space zoning of Jefferson Park which occupies the larger parcels located in the eastern and southern portions of the block. The subject properties located at 135, 159, and 163 W Goltz Ave are located mid-block, in the northern portion of the block which is primarily composed of small parcels ranging from approximately 730-8,200 SF in size. These small parcels are primarily developed with small 1-2 story single-family, two-family, and multifamily dwellings, and setbacks typical of residential development consisting of large front and rear yard setbacks, and minimal side yards.

North

The blocks north of Goltz Avenue are primarily zoned RMF-35 with the exception of a property located along 200 W which is zoned R-MU. Properties along the north side of Goltz Ave, east of Jefferson Street (directly north of 135 W Goltz Ave) range from approximately 1,306 to 6,098 SF in size. These small parcels are primarily developed with small scale single-family, and two-family dwellings, and setbacks typical of residential development consisting of large front, and rear yard setbacks, and minimal side yards.

The property along the north side of Goltz Ave, west of Jefferson Street (directly north of 159-163 W Goltz Ave) is zoned R-MU and contains C-9 Lofts, a high-density residential development. The property measures approximately 29,882 SF (.68 acres) and contains large a six-story multifamily residential building developed with minimal setbacks and landscaping, consist with the R-MU zoning regulations.

Development Characteristics Along Jefferson Street



Google Earth Perspective of Subject Property Along Jefferson Street

The development pattern along Jefferson Street is generally reflective of the existing RMF-35, and R-MU zoning.

West

The block west of Jefferson Street is primarily zoned RMF-35 with the exception of two properties located along 200 W, at the northwest and southwest boundaries of the block and were recently rezoned to R-MU. 1036 Jefferson Street is located on the interior of the block which is predominately composed of small parcels ranging from approximately 3,615 SF to 10,000 SF in size. These smaller parcels are primarily developed with one story single- and two-family residential dwellings and setbacks typical of residential development consisting of large front, and rear yard setbacks, and minimal side yards.

TenFifteen Apartments, a high density multifamily residential development occupies a large parcel at the corner of 200 W and Mead Avenue, directly west of 1036 Jefferson Street. The property is zoned R-MU and measures approximately 34,848 SF (.8 acres) and contains a large four story multifamily residential building, large hard surfaced parking area, minimal front and corner side yard setbacks and minimal landscaping consistent with the R-MU zoning regulations.

C-9 Lofts multifamily development is also zoned R-MU, and is located several properties south of 1036 Jefferson Street. C-9 Lofts occupies a 29,882 SF parcel at the southwest end, of the block fronting 200 W, Goltz Ave., and Jefferson Street. The property contains large a six-story multifamily residential developed with minimal setbacks and landscaping, consistent with the R-MU zoning regulations.

East

The block east of Jefferson Street is zoned RMF-35 and predominantly composed of small parcels ranging from approximately 1,306 SF to 13,068 SF in size. Smaller parcels and building forms are

located on the interior of the block, directly east of 1036 Jefferson Street. These smaller parcels are primarily developed with one story single- and two-family residential dwellings and setbacks typical of low density residential development consisting of large front, and rear yard setbacks, and minimal side yards. A couple of larger parcels and building forms are located in the northern and eastern portion of the block, along Mead Avenue and West Temple Street corridor and contain a mix of 1-2 story single family, two family, and multifamily residential dwelling units, reflective of the RMF-35 zoning regulations.

Zoning Compatibility

RMF-35 and R-MU Purpose Statements

The applicant is proposing to change the zoning of the subject properties from RMF-35, Moderate Density Residential to R-MU, Residential Mixed Use.

The RMF-35 Moderate Density Multi-Family Residential District is intended to “provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35’). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.” (Salt Lake City Code Section 21A.24.130)

The R-MU Residential Mixed Use District is intended to “reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.” (Salt Lake City Code Section 21A.24.170)

In summary, the RMF-35 zone is intended to support moderate density residential development, and the R-MU zone supports high-density mixed-use development. Land uses and development standards have been established to implement the intent of each zoning district. A comparison of the land uses regulations and development standards for the RMF-35 and R-MU zoning districts is summarized below.

Uses

As, shown Attachment D, the R-MU and the RMF-35 zoning districts have several similarities, but overall vary significantly regarding the types of uses and development density they allow. RMF-35 generally permits low and moderate density residential uses such as single-family, two-family, and multifamily, among other types of dwellings, and uses that are generally associated with residential neighborhoods, such as gardens, parks, and places of worship. The RMF-35 zoning regulations include several conditional uses generally consisting of daycare centers, group home, residential support, assisted living facilities and larger institutional uses.

In contrast, the R-MU zoning district permits low, moderate, and high-density residential uses in addition to a wide variety of office, commercial service and retail uses such as restaurants, clinics, reception centers, food production facilities etc. The R-MU zoning district would introduce several new uses that are not allowed in the RMF-35 zone but would be newly conditional uses under the

proposed change to R-MU including alcohol establishments, theaters, off-site parking, crematoriums, and libraries.

Development Standards

The RMF-35 and R-MU Zoning Districts have similar development regulations for single-family, and two-family residential uses, however the development regulations for multifamily dwellings and non-residential uses vary significantly, specifically in regard to lot area, front, corner, and interior side yard setback requirements, parking setbacks, building coverage, and maximum building height, and parking requirements. A summary of the development standards and comparison table is found in Attachment D.

Staff Discussion

Staff is of the opinion the proposal to rezone the subject properties from RMF-35 to R-MU and amend the future land use designation of the subject properties from medium density residential to high density residential mixed use, is not compatible with the adjacent properties, the development pattern of the block or the development intent for the neighborhood.

The R-MU zoning and high-density development pattern is located on corner parcels that have frontage on multiple streets and the 200 W corridor, adjacent to the trax line. The subject properties are interior parcels, scattered along Goltz Avenue and Jefferson Street, within the center of the block which is characterized by a low-medium density residential development pattern composed of small scale single-family, two-family, and multifamily dwellings ranging from 1-2 stories in height with the exception of 1 three story building.

If the subject properties are rezoned to R-MU, the properties could be developed with high density, large building forms, up to 75 feet in height, and minimal yard requirements. The 75 FT height allowance of the R-MU zoning district would significantly overshadow the abutting RMF-35 properties which entirely consist of small dwellings approximately 16-30 FT in height and would also exceed the height allowance of the RMF-35 zoning district by 40 Ft.

The R-MU zoning regulations do not consist of architectural or site design requirements that could mitigate impacts on the adjacent properties and uses within the RMF-35 zoning district such as building scale transitions or buffer yard requirements. If the proposal is approved, new high-density development on the subject properties would fragment the small-scale single family and middle housing development pattern and character found within the interior of the block.

STAFF RECOMMENDATION

Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance, Planning Staff recommends that the Planning Commission forward a negative recommendation to the City Council for the proposed Zoning Map Amendments.

NEXT STEPS

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on these petitions.

Attachment A: Zoning and Future Land Use Maps





FUTURE LAND USE MAP

The Future Land Use Map (Figure 2.9) guides future development and land use decisions. This is a broad conceptual map. The map identifies areas for continuation of current land use, scale, and density and areas for transformation.

LEGEND

- Site Boundary
- Future Land Use Concept**
- Areas with Opportunity to Integrate Additional Green Space
- 300 West Transitional Area
- Heart of the Neighborhood / Ballpark Entertainment Zone
- Main Street Area
- State Street Corridor
- Neighborhood Areas
- Medium Density Transitional Area
- Central Ninth Corridor Area
- Community Recommended Future Public Space Incorporated into the Ballpark
- Jefferson Park Mixed-Use Area
- Connections***
- Proposed Bike Routes
- Festival Street
- Pedestrian Connection Through Future Development
- Proposed Crossings
- Enhanced Crossing
- Crossing Under Construction
- Proposed Future TRAX Line with Adjacent Trail
- 🚊 UTA Station
- 🚊 UTA Light Rail
- 🌟 Gateway Areas
- Places of Interest**
- 🌟 Adopted Project Catalyst Area
- 🌟 Community Recommended Catalyst Area
- 🌟 Community Recommended Gateway Area
- 🌟 Future Community Amenity
- 🌟 1/4 Mile Station Radius
- *DEPENDENT ON OWNER AGREEMENTS

ATTACHMENT B: Application Materials

ATTACHMENT C: Property Photos



View 135 W Goltz Avenue facing South



View 159 W Goltz Ave Facing South



View 163 W Goltz Ave Facing South



View 1036 S Jefferson Street Facing West

ATTACHMENT D: RMF-35 & R-MU Zoning Comparison

REGULATION	EXISTING ZONING (RMF-35)	PROPOSED ZONING (R-MU)
Lot Area/Width	<p><u>Multi-Family Dwellings 3-11 units:</u> 9,000 SF/80 FT</p> <p><u>Multi-Family Dwellings 12 or more units:</u> 26,000 SF/80 FT</p> <p><u>Single-Family attached dwellings (3 or more):</u> 3,000 SF per unit/22 FT for interior lot & 32 FT for corner lot</p> <p><u>Single-Family detached dwellings:</u> 5,000 SF</p> <p><u>Twin home dwellings:</u> 4,000 SF</p> <p><u>Two-Family dwellings:</u> 8,000 SF</p> <p><u>Other permitted or conditional uses in 21A.33.020 :</u> 5,000 SF/50 FT</p>	<p><u>Multi-Family Dwellings:</u> No minimum lot area required/50 FT</p> <p><u>Single-Family Attached (3 or more):</u> 3,000 SF per 1 unit/22 FT for interior lot & 32 FT corner lot</p> <p><u>Single-Family Detached:</u> 5,000 SF/50 FT</p> <p><u>Twin Home Dwelling:</u> 4,000 SF/25 FT</p> <p><u>Two-Family Dwelling:</u> 8,000 SF/50FT</p> <p><u>Non-Residential Uses:</u> No minimum/No Minimum</p> <p><u>Other permitted or conditional uses in 21A.33.020 -</u> 5,000 SF/50 FT</p>
Minimum Front/Corner Sideyard Setback	<p><u>All Uses:</u> <i>Min. 20 FT Front yard/ Min. 10 FT corner side yard</i></p> <p><i>*All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title</i></p>	<p><u>Single-Family Detached, Single-Family Attached, Two-Family, & Twin Home:</u> <i>Min. 15 FT Front yard/ Min. 10 FT corner side yard</i></p> <p><u>Multifamily Dwellings & Other Residential Uses:</u> <i>No front or corner side yard setback required</i></p> <p><u>Nonresidential Development:</u> <i>No front or corner side yard setback required</i></p>
Maximum Front & Corner Side Yard Setback	<p>No specific maximum setback requirements</p>	<p><u>Single-Family Detached, Single-Family Attached, Two-Family, & Twin Home:</u> At least 25% of the building façade must be located with 25 FT of the front lot line.</p> <p><u>All other uses:</u> At least 25% of the building façade must be located within 15 FT of the front lot line.</p> <p>*Exceptions to this requirement may be authorized through the Design Review Process.</p>

<p>Interior Side Yard Setback</p>	<p><u>Single-Family detached & two family dwellings:</u> Corner Lot: Min. 4 FT, Interior Lot: Min 4 FT on one side and Min 10 FT on the other</p> <p><u>Single-Family Attached:</u> No interior side yard required, if a yard is provided it shall not be less than 4 FT</p> <p><u>Two-Family:</u> Corner Lot: Min. 4 FT, Interior Lot: Min 4 FT on one side and 10 FT on the other</p> <p><u>Twin Home:</u> No interior side yard required along one side, a Min. 10 FT is required on the other side.</p> <p><u>Multifamily Dwellings:</u> Minimum 10 FT on each side</p> <p><u>All other permitted and conditional uses:</u> Min. 10 FT on each side</p>	<p><u>Single-Family Detached,:</u> Corner Lot: Min. 4 FT, Interior Lot: Min 4 FT on one side and Min 10 FT on the other</p> <p><u>Single-Family Attached:</u> No interior side yard required, if a yard is provided it shall not be less than 4 FT</p> <p><u>Two-Family:</u> Corner Lot: Min. 4 FT, Interior Lot: Min 4 FT on one side and 10 FT on the other</p> <p><u>Twin Home:</u> No interior side yard required along one side, a Min. 10 FT is required on the other side.</p> <p><u>Multifamily Dwellings & Other Residential Uses:</u> <i>No interior side yard setback required</i></p> <p><u>Nonresidential Development:</u> <i>No interior side yard setback required</i></p>
<p>Rear Yard Setback</p>	<p><u>All Uses:</u> Minimum of 25% of the lot depth, up to 25 FT, but not less than 20 FT</p>	<p><u>Single-Family Detached,:</u> Min. 25% of the lot depth, up to 20 FT</p> <p><u>Single-Family Attached, Two-Family, & Twin Home:</u> Min. 25% of lot depth or 25 FT, whichever is less</p> <p><u>Multifamily Dwellings & Other Residential Uses:</u> <i>Min. 25% of the lot depth, up to 30 FT</i></p> <p><u>Nonresidential Development:</u> <i>Min. 25% of the lot depth, up to 30 FT</i></p>
<p>Parking Setback</p>	<p>Front and corner side lot lines:</p> <p>Parking prohibited between front lot line and corner side lot line.</p> <p>Interior Side Lot Line</p> <p>0 FT or 10 FT when abutting any 1-2 family residential district.</p>	<p>Front and Corner Side Lot Lines:</p> <p><u>Surface Parking Lots:</u> 30 FT minimum landscape setback from the front property or corner side property line.</p> <p><u>Parking Structures</u> – 45 FT minimum landscape setback from a front or corner side yard property line or be located behind the primary structure.</p> <p>Interior Side Lot Line:</p> <p>0 FT or 10 FT when abutting any 1-2 family residential district.</p>

	<p>Rear Lot Line</p> <p>0 FT</p>	<p><u>Surface Parking Lots in the interior side yard:</u> 0 FT or 15 FT when abutting any 1-2 family residential district, Hospitals: 10 FT</p> <p>Rear Lot Line:</p> <p>0 FT or 10 FT when abutting any 1-2 Family Residential District</p>
Building Height	Building Height – Max. 35 FT	<p>Residential Building Height – <i>Max. 75 FT</i></p> <p>Non-Residential Buildings/Uses – 45 FT (Maximum floor area coverage of nonresidential uses in mixed use buildings is limited to the first 3 floors)</p>
Maximum Building Coverage of all principal and accessory buildings	<p><u>Single-Family Detached:</u> Max. 45%</p> <p><u>Single-Family Attached:</u> Max. 60%</p> <p><u>Two-Family & Twin Home Dwellings:</u> Max. 50%</p> <p><u>Multifamily Dwellings:</u> Max 60%</p> <p><u>None Residential Land Uses:</u> Max 60%</p>	<i>No specific building coverage regulations.</i>
Open Space	<i>No specific open space regulations</i>	Residential uses and mixed uses containing residential use a min. of 20% of the lot area shall be maintained as an open space area.
Landscape Buffers	When a lot abuts a lot in a Single Family or Two Family residential district, a landscape buffer shall be provided in accordance	

Zoning Comparison Summary

Lot Area

The RMF-35 zone requires a min lot area of 9,000 SF for 3-11 dwelling units and 26,000 SF for 12 or more units, while the R-MU zoning district does not require a minimum lot area for multifamily residential dwellings.

Setbacks

The RMF-35 zoning district requires larger front, corner side, rear yard setbacks, and smaller interior side yard setbacks typical of the City’s low and moderate density residential zoning districts. Multi-family dwellings in the RMF-35 zoning district require a minimum front yard setback of 20 FT, corner side yard of 10 FT, and interior side yards of 10 FT on each side of the dwelling.

In contrast, the R-MU zone does not require any front, corner side or interior side yard setbacks for multifamily residential and nonresidential uses, similar to setback requirements of the City’s higher density commercial, mixed use, downtown, and transit-oriented zones.

Both zoning districts require similar rear yard setbacks for multifamily dwellings. The RMF-35 district requires a rear yard, 25% of the lot depth up to 25 FT, but not less than 20 FT. The R-MU zoning district requires a rear yard of 25% of the lot depth up to 30 FT for multifamily dwellings and non-residential uses.

Building Coverage and Building Height

The RMF-35 zoning district lot coverage requirements for each use, ranges from 45% for single family detached dwelling, 50% for two-family, and 60% for SF attached, multifamily dwellings, and non-residential uses. The RMF-35 zoning district also allows a maximum building height of 35 FT.

In comparison the R-MU zoning district has no specific building coverage requirements and allows a maximum building height of 75 FT for residential buildings, 45 FT for non-residential buildings.

Parking

The number of off street parking stalls for each use and zoning district is located in Title 21A.44.040 of the City's Zoning Ordinance. Each zoning district is categorized into 4 context areas, general context, neighborhood center, urban center, and transit context, to ensure that the minimum and maximum parking requirements reflect the built context and future built context of the area.

The RMF-35 zoning district is located within the General Context which includes zoning districts that tend to be more auto-dependent and or suburban in scale and parking needs. The R-MU zoning district is located within the Transit Context which includes zoning districts that immediately surround mass-transit facilities and/or are in the downtown core. These areas have the lowest parking demand and may be exempt from minimum parking requirements or required to provide minimal off-street parking.

The RMF-35 zoning district requires a minimum of 2 spaces for single- and two-family dwellings, and 1 space for studio and 1 bedroom units in a multifamily dwelling, and 1.25 spaces per unit for 2+ bedroom units in a multi-family residential dwelling. The RMF-35 zoning district also has maximum parking requirements for residential and non-residential uses.

The R-MU zoning district is exempt from minimum parking requirements for all residential and the majority of nonresidential uses. The R-MU zoning district also has maximum parking requirements for residential uses in addition to specific nonresidential uses.

Design Standards

Design standards for specific zoning districts are listed in title 21A.37 of the City's Zoning Ordinance. The design standards generally are intended to utilize planning and architecture principle to shape and promote a walkable environment in specific zoning districts. The low-density residential zoning districts and the RMF, multifamily residential zoning districts, do not have design standard regulations.

The R-MU zoning district includes several design standards including requirements for 40% ground floor glass, maximum length of blank wall requirements, building entrance requirements, parking lot lighting and screening of mechanical equipment and service area requirements.

The following uses are not currently allowed in the RMF-35 zoning district but are listed as permitted or conditional uses under the proposed R-MU-45 zoning district designation:

New Permitted Uses <i>Uses that are not permitted in the RMF-35 but would be newly permitted under the proposed change to R-MU</i>	New Conditional <i>Uses that are not permitted in the RMF-35 but would be newly Conditional under the proposed change to R-MU</i>
Art Gallery	Alcohol, bar establishment (2,500 SF or less in floor area)
Adaptive Reuse of a Landmark Site	Alcohol, brewpub (2,500 SF or less in floor area)
Animal, veterinary office	Alcohol, tavern (2,500 SF or less in floor area)
Artisan food production (2,500 SF or less in floor area)	Crematorium
Bed and breakfast, inn	Dwelling, residential support (large)
Bed and breakfast manor	Library
Clinic (medical, dental)	Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)
Commercial Food Preparation	Theater, live performance
Daycare, adult	Theater, movie
Daycare, child	
Dwelling, assisted living facility (large)	
Dwelling, residential support (small)	
Dwelling, rooming (boarding) house	
Financial institution	
Funeral Home	
Laboratory, medical related	
Mixed use development	
Mobile food business (operation on private property)	
Museum	
Nursing care facility	
Office, excluding medical and dental clinic and office	
Reception center	
Recreation (indoor)	

Research and development facility	
Restaurant	
Retail goods establishment	
Retail goods establishment, plant and garden shop with outdoor retail sales area	
Retail service establishment	
School, music conservatory	
Seasonal farm stand	
Shared housing	
Studio, art	
Technology facility	

The uses in the table below are currently listed as permitted or conditional uses in the land use table for the M-1 zoning district. These uses below would no longer be allowed under the proposed R-MU-45 zoning district:

Permitted Uses in RMF-35 No Longer Allowed in R-MU <i>Uses that are not permitted in the RMF-35 but would be newly permitted under the proposed change to R-MU</i>	Conditional Uses in RMF-35 No Longer Allowed in R-MU <i>Uses that are not permitted in the RMF-35 but would be newly Conditional under the proposed change to R-MU</i>
None	Community recreation center

Permitted Uses In Both RMF-35 and R-MU <i>Uses that are not permitted in the RMF-35 but would be newly permitted under the proposed change to R-MU</i>	Conditional Uses in RMF-35 Also Allowed in R-MU <i>Uses that are not permitted in the RMF-35 but would be newly Conditional under the proposed change to R-MU</i>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	Adaptive reuse of a landmark site
Community garden	Daycare center, child
Dwelling, accessory unit	Dwelling, assisted living facility (large)
Dwelling, assisted living facility (limited capacity)	Dwelling, group home (large)
Dwelling, assisted living facility (small)	Dwelling, residential support (small)
Dwelling, congregate care facility (large)	Governmental facility
Dwelling, congregate care facility (small)	Municipal service use, including City utility use and police and fire station
Dwelling, group home (small)	Place of worship on lots less than 4 acres in size
Dwelling, manufactured home	
Dwelling, multi- family	
Dwelling, single- family (attached)	
Dwelling, single- family (detached)	
Dwelling, twin home and two- family	
Home occupation	
Open space on lots less than 4 acres in size	
Park	
Parking, park and ride lot shared with existing use	
School, seminary and religious institute	
Temporary use of closed schools and churches	
Urban farm	
Utility, building or structure	
Utility, transmission wire, line, pipe or pole	

ATTACHMENT E: Analysis of Standards

MASTER PLAN AMENDMENTS

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

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

In this case, the master plan is being amended in order to provide consistency between the Ballpark Station Area Master Plan and the proposed zonings designation of the subject property. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission in relation to a master plan amendment. The required process and noticing requirements have been met.

ZONING MAP AMENDMENTS

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

Factor	Finding	Rationale
<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>Does Not Comply</p>	<p>Based on the adopted master plans and City policies, amending the zoning map for the subject parcels from RMF-35 (Moderate Density Multi-Family Residential District) to R-MU (High Density Residential Mixed Use) is not consistent with objectives and policies of the City. In particular, the proposed master plan amendment is at odds with 1.1.2 from Growing SLC, the City’s 5 year housing plan:</p> <p><i>1.1.2. Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities and allow additional units within existing structures, while minimizing neighborhood impacts.</i></p> <p>The proposed zoning map and master plan amendment would result in a zoning map that was less aligned with policies that promote diversifying the housing stock, increasing housing options, restoring the “missing middle” housing types, and enabling moderate density increases while minimizing neighborhood impacts.</p> <p>In addition, the proposed amendments are not consistent with several goals outlined in Plan Salt Lake, and the Ballpark Station Area Plan, as which was recently adopted in October 2022, in response to rapid growth and development pressure in the Ballpark neighborhood as discussed in Key Consideration 1.</p> <p>The Ballpark Station Area Plan, establishes a collective vision for the neighborhood and emphasizes that the neighborhood should consist of a mix of uses, building scales, and densities. The plan identifies large portions of the neighborhood where higher density development and a mix of uses is appropriate. The plan also identifies small areas where smaller building scales and moderate density residential development should remain.</p>

		<p>The Plan aims to establish a balance of overall increasing density in the neighborhood and retain small areas for a mix of lower and middle density housing types to provide a mix of housing options in the neighborhood. The plan indicates the subject properties are located within a small area where smaller building scales and moderate density residential development should remain. Changing the future land use designation of the four subject properties from medium density residential to high density mixed use significantly reduces the mix of middle housing options in the neighborhood and does not align with the Community’s collective vision for the neighborhood.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>Does Not Comply</p>	<p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures; G. Foster the city’s industrial, business and residential development; and H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995) <p>The proposed zone change from RMF-35 to R-MU would support some of the purposes of the zoning ordinance found in Chapter 21A.02.030 but also run counter to several.</p> <p>The change would help to distribute land and utilizations (D.), while helping to support the city’s residential and business development (G.)</p> <p>However, the proposed zone change would not lessen congestion in the street or roads (A.), as adding 4 high density developments on the subject properties will bring increased traffic to the area.</p> <p>If the subject properties are rezoned to R-MU, the properties could be developed with high density, large building forms, up to 75 feet in height, and minimal yard requirements. The 75 FT height allowance of the R-MU zoning district would significantly overshadow the abutting RMF-35 properties which entirely consist of small dwellings approximately 16-30 FT in height and would also exceed the height allowance of the RMF-35 zoning district by 40 Ft.</p> <p>The R-MU zoning regulations do not consist of architectural or site design requirements that could mitigate height and shadow impacts on the adjacent properties and uses within the RMF-35 zoning district such as building scale transitions or buffer yard requirements, therefore the proposed zone change would not provide adequate light and air (C) to small scale development on the adjacent properties.</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>Does not comply</p>	<p>Staff is of the opinion the proposal to rezone the subject properties from RMF-35 to R-MU and amend the future land use designation of the subject properties from medium density residential to high density residential mixed use, is not compatible with the adjacent properties, the development pattern of the block or the development intent for the neighborhood.</p> <p>The subject properties are interior parcels, scattered along Goltz Avenue and Jefferson Street, within the center of the block which is characterized by a low-medium density residential development pattern composed of</p>

		<p>small scale single-family, two-family, and multifamily dwellings ranging from 1-2 stories in height with the exception of 1 three story building.</p> <p>If the subject properties are rezoned to R-MU, the properties could be developed with high density, large building forms, up to 75 feet in height, and minimal yard requirements. The 75 FT height allowance of the R-MU zoning district would significantly overshadow the abutting RMF-35 properties which entirely consist of small dwellings approximately 16-30 FT in height and would also exceed the height allowance of the RMF-35 zoning district by 40 Ft.</p> <p>The R-MU zoning regulations do not consist of architectural or site design requirements that could mitigate impacts on the adjacent properties and uses within the RMF-35 zoning district such as building scale transitions or buffer yard requirements.</p> <p>If the proposal is approved, new high density development on the subject properties would fragment the small-scale single family and middle housing development pattern and character found within the interior of the block.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>Not Applicable</p>	<p>The subject properties are not located in an overlay zoning district.</p>
<p>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</p>	<p>Complies</p>	<p>The proposal was reviewed by the various city departments tasked with administering public facilities and services (see comments – Attachment G). The city has the ability to provide services to the subject property. The infrastructure may need to be upgraded at the owner’s expense in order to meet specific City requirements.</p> <p>If the rezone is approved, the proposal will need to comply with these requirements for future development or redevelopment of the site. Public Utilities, Engineering, Transportation, Fire, and Police and other departments will also be asked to review any specific development proposals submitted at that time.</p>

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

Previous rezone request – FB-UN2

- March 3, 2022 – The Ballpark and Central 9th Community Councils were sent the 45 day required notice for recognized community organizations.
- March 3, 2022 - Property owners and residents within 300 ft of the development were provided early notification of the proposal.
- May 5, 2022 – The Ballpark and Central 9th Community Council discussed the petitions at a joint Community Council meeting. Several community members voiced concerns regarding the density, height and parking regulations of the FB-UN2 zoning district. In general, the community voiced opposition to the proposal.
- March 2022 – March 2023 – The project was posted to the Online Open House webpage.

Current rezone request – R-MU

- March 6, 2023 – The Ballpark and Central 9th Community Councils were sent the 45 day required notice for recognized community organizations.
- March 6, 2023 - Property owners and residents within 300 ft of the development were provided early notification of the proposal.
- April 20, 2023 – The Ballpark and Central 9th Community Council discussed the petitions at a joint Community Council meeting. Several community members voiced concerns regarding the density, height and parking regulations of the R-MU zoning district in addition to the lack of design standards the R-MU district has. In general, the community voiced opposition to the proposal.
- March 2023 – May 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- May 11, 2023
 - Public hearing notice sign posted on the property
- May 11, 2023
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Staff received 6 email comments regarding the previous request to rezone the property to FB-UN2 and 15 emailed comments regarding the current request to rezone the properties to R-MU. The emails are attached below for review.

COMMENTS REGARDING PREVIOUS FB-UN₂ REZONE REQUEST

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Against FB U zones since lack of onsite parking crowds streets and makes them more dangerous
Date: Thursday, May 19, 2022 3:33:32 PM

Specifically **Petition Number:** PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNCPM2022-00198, PLNPCM2022-00199 & PLNPCM2022-00207

The proposed rezones on Jefferson.

That community has been destroyed by lack of parking.

George Chapman 1186S 1100E SLC

From: [REDACTED]
To: [Olson, Brooke](#); [Daems, Eric](#); [Ballpark](#)
Subject: (EXTERNAL) Concerns re Goetz Ave / 1135 Collaborative project
Date: Thursday, May 5, 2022 9:50:18 PM

Dear Brooke and Eric,

I am a resident of the Ballpark Neighborhood (1126 S West Temple). I attended the Ballpark meeting this evening and heard about two possible developments that concern me.

1. There are plans for a tall building right on Jefferson Park. The last thing Jefferson Park needs is an ugly C3 style apartment building with no parking. This is a residential street, not a highway. The developer showed no understanding of the value of affordable single family housing in our neighborhood and made it sound as though they were all places where drug dealers lurked. These are our neighbors! The FBUN-2 zoning would open up our residential neighborhood to an overflow of people and cars in a part of the city with limited greenspace and amenities and no street parking. I am opposed to FBUN-2 zoning in my neighborhood and a 5+ story apartment building on the park itself. And I am tired of developers telling us that our neighborhood isn't really a neighborhood, but a future urban area that needs to be torn down..

2. I live in the Rowhaus townhomes on West Temple and if the proposed studio-only apartment building proposed across the street will **remove my view, my light and seriously change the nature of my living space**. I don't see why they need to go to four floors. **Please do not grant them this variance.**

3. . As you know this neighborhood has few homeowners and limited greenspace and amenities. This project is 100 percent small studios, meaning that people will live in them for a very short time period. This project exacerbates this situation and in no way reduces crime, as studies show..

4. The master plan still doesn't include more greenspace, a grocery store, or other amenities (library, etc.). Adding 88 units to the others already coming on 13th south just adds more people to our one very small park. Before you allow all these additional apartments, how about setting aside the greenspace and other things you agree we need? We are getting all of one and none of the other.

I enjoyed the meeting but I really felt that the 1135 Collaborative Project did not answer questions posed in the chat or orally. It had far more of a "this is a done deal. and you should be grateful we are only doing 4 stories, if we wait we can do 8".

Please count this resident opposed to the height variance and opposed to a tall development on Goetz and very concerned about the lack of specifics about how to address our lack of greenspace and other things people will need as these buildings keep getting added.

Thank you

Fraser Nelson

--



Please note my new address, if you track such things
1126 S West Temple
Salt Lake City UT 84101

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Goltz Ave Rezone
Date: Thursday, April 14, 2022 5:09:58 PM

Hi Brooke,

My name is Larissa Hunt, I own 167 Goltz Ave. I've received the notice regarding the rezone and public comment period on the rezoning of 163, 159, and 135 Goltz ave. I am reaching out to you as the chair of the Ballpark Community council to try and learn more about what this means for me, and what I might want to do as a homeowner. I have not been given a good reason to support the zoning change, but also have not been given good reason to fight it. More than anything I am confused.

I do not necessarily want to get into a large fight with a developer who could buy me out, but up to now they've given me no indication they have the capital to buy me out. Part of me wants to publicly decry the rezone but the other part of me does not want to make waves.

I simply do not know what to do at this point and am hoping for some guidance. The fact that TAG has released no details on what they'd like to build is frustrating for me because I have no way of knowing what I would be supporting or opposing.

I also am only through the first year owning my house so I could not sell without incurring capital gains tax so in a way I am kind of stuck. I also don't want to leave this neighborhood I love so much and have called home for 6 years. I fought extremely hard to buy my home from my landlord and don't want to have to give it up.

I simply don't know how to feel or what to do and no one has been able to help me with that. I'm hoping maybe you know something more than I do.

In kind,
Larissa

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) In support of 135, 159, 163 W Goltz Avenue, & 1061 S Jefferson Street Rezones and Central City Master Plan Amendments
Date: Thursday, April 21, 2022 5:46:18 PM

Hello Brooke,

I am writing to support the changes listed in petitions PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNPCM2022-00198, PLNPCM2022-00199 & PLNPCM2022-00207. I am a resident of Salt Lake City and reside near South Temple and O Street. My support is based on my belief that this will improve the city overall. The ability to build denser housing is desperately needed for this city. The city is chronically short of housing stock due to the chronic lack of development over the past few decades.

Furthermore, I wish to extol the city to take more unilateral action in regards to zoning. I wish instead of engaging with tiny requests like the petitions mentioned above detail that the city make sweeping changes to the zoning map of the city. I wish the city would use FB-UN2 much more widely. I do not think a process of community outreach for a zoning change of four plots is an effective use of city resources.

Also, I do not think the city should be engaging in such an extreme degree of micromanagement when it comes to zoning. As the SLC planning document introducing form based zoning codes says, "The intent is less micromanaging of the uses and more management of what it looks like because that's what people care about most. There are obvious exceptions major nuisance uses like a factory manufacturing smelly compounds. A form based code also has many more graphics and diagrams explaining the intent of each form based regulation. Regular zoning has very few visuals." - <https://www.slc.gov/planning/2018/07/02/whats-all-the-buzz-about-form-based-code-invitation/> This mentality should be extended to wide swaths of the city.

Thank you for taking the time for reading my comment and I hope you have a good weekend!

Justin W Beach

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Rezoning of 159 & 163 W Goltz Ave Public Comments
Date: Wednesday, April 20, 2022 3:51:53 PM

Hi Brooke,

The website isn't entirely clear on where to submit public comments on projects. Do I send them to you? If so, my comments on the project can be found below.

Thank you,
Larissa Hunt

Dear Salt Lake City Planning Commission,

I am writing in regards to the petitions to rezone 159 and 163 W Goltz Ave as well as 135 Goltz and 1061 S Jefferson St. I am writing to you as a community member, and as the owner of 167 W Goltz Ave. I have been connected to the property through family since 2017 and bought the property myself in June of 2021. In the time I have spent at my home on Goltz I have gotten to know many of my neighbors, enjoyed the local businesses nearby, and loved the proximity to transit. The neighborhood is lively and overall a fantastic place to live. I love my home and I love my neighborhood.

Things have changed a lot since my sister originally bought the house at 167 Goltz. We watched the C9 flats being built, I have seen many neighbors come and go, and more development has come to the neighborhood. I often wondered when that increased development would come to Goltz again and now that time is here. TAG SLC and Somewhere OTR have made it clear to my neighbors and I for over a year that they have intentions to develop some kind of project on our street.

Which brings me to my thoughts on their current rezoning petition. As a community member and homeowner on a directly adjacent parcel I am hesitant to support their petition. They have not presented to me or to the public (as far as I have seen) concrete information on what they actually intend to build if given the FB-UN-2 zoning. It is impossible for me to decide whether or not I can support something I have no information about. They have shared intentions to build multifamily units but I have been given no information on building height, unit density, unit size, parking, etc. How can I know how a rezoning will truly impact me without any of the listed information? Given the current available information I cannot support this rezoning petition. If they intend to build something like their projects TAG 100 or TAG 200 as shown on their website I would be open to supporting their petition. Especially something like TAG 200 which I feel would interface well with the existing properties.

Beyond the concerns about lack of project information, I would like to address their petition's mentions of aging in place. Throughout their petition they address the concern that current Ballpark and Central Ninth residents are losing the ability to age in place. Residents are being priced out and pushed out just like many other historically underserved neighborhoods in our city that have suddenly become trendy. Their petition makes the case that a new multifamily rental project will allow more current Ballpark residents to remain and age in place; however, their petition only makes mention of rental units. Aging in place in a rental unit in a growing

city is a fantasy. We have spent the last few years in Salt Lake watching rents hike even for poorly maintained properties. I simply do not see how an older person in or nearing retirement can keep up with rising rents in new construction the way young people in growing careers can.


If we want to address aging in place in Ballpark we have to address its low ownership rates. I have seen many people bring up the concern about low ownership rates in Ballpark and Central Ninth. Tenants simply do not have the same power as owners and cannot lock in their cost of living. If we want to address aging in place in the neighborhood we have to make affordable for sale units more available. We can increase density and ownership rates at the same time.

I have also heard a great deal from folks coming into the neighborhood about crime and things not being taken care of. Tenants do not have an ownership stake in the neighborhood so they do not have the same motivation to maintain a property or fight for public policies and politicians who will reduce crime. I have heard so much from outsiders about crime and fear and awful things, but my experience of Ballpark is a caring community where neighbors look out for each other.

For me to support a rezoning of these properties, I would ask a couple of things from TAG and Somewhere OTR. First, please give the neighborhood some insight into what your intentions are for these lots. Second, please create a property that has some kind of street level interfacing. I know all of the neighbors on my side of the street by name or by face. I could not point out a single person who lives at C9. They are not my neighbors, they are people who live near me. The entire frontage of the building is parking. There is no one spending time in a front yard or on a patio to interact with the neighborhood and create community. Finally, please consider creating more ownership opportunities. If you truly care about Ballpark and want to invest in us, give people the opportunity to invest in the neighborhood.

For these reasons I cannot support the rezoning as it currently stands, but am open to supporting it in the future given more information on a future project.

Thank you for your time,
Larissa Hunt
167 W Goltz Ave

From: 
To: [Olson, Brooke](#)
Subject: (EXTERNAL) TAG SLC Goltz Ave. and Jefferson St. Rezone
Date: Monday, May 16, 2022 9:59:15 PM

Dear Brooke,

Thank you for taking the time to read my comments. I am writing in opposition to the rezoning of 135, 159, and 163 W Goltz Ave and 1061 Jefferson Ave. I don't believe that the FB-UN-2 should be a patchwork zone in any city area, including my neighborhood. It does not fit with adjoining zoning and should not be changed unless we are looking at a block-wide zoning change.

With the forthcoming 'Ballpark Area Sation Plan,' I would hate to change zoning that might compete with the vision that the city is implementing for the area. I favor the proposed mid-density zoning that is currently proposed in the 'Ballpark Area Sation Plan' and believe it would help work towards solving the missing middle housing shortage.

I am also disappointed that the developer has not offered any plans for the lots but has chosen, so it is hard for anyone to imagine what could be there except the maximum building heights, density, and parking requirements that FB-UN-2 offers developers. And with parking already at capacity on Golts and Jefferson street, it would be a significant strain on low-income residents that already live in the area and rely on on-street parking for their work commuting vehicles.

I greatly appreciate your time and thank you and the rest of the planning division for their hard work in making sure residents have a voice in shaping the future of our city.

COMMENTS REGARDING CURRENT R-MU REZONE REQUEST

From: [REDACTED]
To: [Ballpark; Olson, Brooke](#)
Subject: (EXTERNAL) 135, 159, 163 W Goltz Avenue, & 1036 S Jefferson Street
Date: Friday, March 17, 2023 7:32:49 AM

Hi Brooke,

I am glad to see you are focused on keeping SLC a nice place to live. I am the owner of 149 Goltz Ave.

At this time, my only concern about the switch from RMF-35 to R-MU is the height of new buildings removing most direct sunlight (especially evening/morning sun) from patios, yards and solar panels.

I propose approval of the zoning change but limit the height to 45ft or maybe 55 ft. An incident solar study could be done for neighboring properties to estimate future damages.

The problems can be seen at 1062 Jefferson. The 4-5 story tall building blocks a lot of direct sunlight especially in the winter when the sun is low. This completely changed their gardening plan, access to PV array power, and snow melt by sunlight. I feel like that person simply lost access to 95% of the daylight. Even if the property was purchased and then resold after the damages were included in the new property.....it makes the home a little more ghetto.

Chad Taylor

[REDACTED]
IsoFocus Properties

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) 135, 159, 163 W Goltz Avenue, & 1036 S Jefferson Street Rezones and Ballpark Station Area Master Plan Amendments
Date: Wednesday, March 29, 2023 12:41:08 PM

Hi Brooke,

I am NOT in favor of the Rezone and Master Plan Amendments TAG SLC is proposing for the lots on Goltz Ave and Jefferson St. I believe the developer is only trying to maximize their profits over quality of life for the residents of the area and the future tenants of the properties. The Ballpark Area Master Plan has not even been put into place and the Developer is asking for changes? We need to implement the plan first and given a chance to work before we start letting lots be cheery picked into different zones. I am in favors of increased density but with a lot of thought and intention placed with it. Our city is missing middle density housing and the blocks around Jefferson Park are a prime place for those developments.

These properties are on the outskirts of the transit corridor and should not be placed into the same category as those several blocks away. We are a very car centric area and tho I would like to see that change, we must build hosing that allows for some cars while encouraging public transit use.

I am also disappointed that the developer has not offered any plans for the lots. So it is hard for anyone to imagine what could be there except the maximum building heights, density, and parking requirements they are seeking. And with parking already at capacity on Golts and Jefferson street, it would be a significant strain on low-income residents that already live in the area and rely on on-street parking to get to and from their jobs.

I greatly appreciate your time and thank you and the rest of the planning division for their hard work in making sure residents have a voice in shaping the future of our city

Sent from my iPad

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) 135, 159, 163 W Goltz Avenue, & 1036 S Jefferson Street Rezones and Ballpark Station Area Master Plan Amendments
Date: Sunday, April 2, 2023 7:38:07 PM

Hello Brooke,

I am not in favor of the Rezone and Master Plan Amendments that TAG SLC is requesting on their lots on Goltz Ave and Jefferson Street. The Ballpark Station Area Master Plan is a brand new document and I think we should follow the vision laid out in it and not start making changes on cherry picked lots at the request of a developer. The current zoning and the Ballpark Master Plan balances the needs for growth, adding missing middle housing and ensuring that development is compatible with the already built environment. Examples of what the developer has mentioned he would build are allowed under the current zoning. These lots are on quiet residential streets and are not part of the transit corridor. They are prime locations to add in missing middle housing that is laid out in the Master Plan and allowed under current zoning.

I think the developer is requesting these changes to maximize the value of these lots. There are no plans of what could be built or promises from this developer that he will be performing it. The neighborhood has to assume that the lots will be developed at the maximum of the requested zone. I don't think this request will result in better development for the neighborhood or future residents. I think this request should be denied and we should follow the vision laid out in the Ballpark Station Area Master Plan. The current zoning already allows for these lots to be developed more densely than what is currently there and would mesh better with the environment. Please consider my comments against this rezone and many others from neighbors and hopefully recommend against this rezone to the Planning Commission.

Thank you for your time and hard work on this matter. I appreciate the opportunity as a neighbor of these properties to comment on these requests and hopefully help shape the future of my neighborhood. Please don't hesitate to reach out with any questions, thank you,

Marcus Wright

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) 1036 s Jefferson
Date: Wednesday, March 8, 2023 5:34:44 PM

Hello Brooke,

I'm disappointed to hear about the proposed multi unit development at 1036 S Jefferson. I'm also very disappointed I couldn't attend the open house online. The open house was on the 6th and the letter from planning department was postmarked the 6th and arrived today...?

This multi unit will stick out like a sore thumb and bring more struggles to parking on Jefferson street. The last large apart complex on Goltz Ave has plenty of empty parking in the garage but they charge their tenants so they all park on Jefferson street.

I will start to talk with all my neighbors and ask them to email you as well.

Thank you!

Chuck

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Fwd: Comments Case Numbers: PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNPCM2022-00199, PLNPCM2022-00207, PLNPCM2022-00198
Date: Saturday, May 20, 2023 11:05:39 AM

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

Hi Brooke,

I got an updated postcard that these proposals have been postponed. Can you tell when why it was postponed and when it might be rescheduled?

----- Forwarded message -----

From: Carolyn Crawley [REDACTED]
Date: Mon, May 15, 2023, 7:51 PM
Subject: Comments Case Numbers: PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNPCM2022-00199, PLNPCM2022-00207, PLNPCM2022-00198
To: <planning.comments@slcgov.com>

Dear Members of the Salt Lake City Planning Commission,

I am writing as a deeply concerned resident living within 300 feet of the proposed zoning map and master plan amendments for the properties at 135, 159, & 163 W Goltz Avenue & 1036 S Jefferson Street (Case Numbers: PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNPCM2022-00199, PLNPCM2022-00207, PLNPCM2022-00198). These proposed changes will directly impact me, my home, and my quality of life.

Let me be clear, I am not opposed to change or to the improvement of our neighborhood. In fact, I welcome it. What I am opposed to is a change that is not properly thought through or planned, which I fear is what we are facing here.

The proposed amendments appear to represent spot zoning, which undermines the consistency of our urban landscape and threatens the harmony of our community. Furthermore, the conspicuous absence of concrete development plans raises alarms. As residents, how can we be expected to accept such significant changes without a clear understanding of the potential implications?

The transition from medium-density residential to high-density residential mixed-use is no small matter. This change risks overburdening our existing infrastructure and local services, which are already stretched thin. We must not overlook this.

I am also deeply troubled about the potential disruption to our neighborhood's character. We risk losing our community's unique identity with the introduction of incompatible developments. This threat is further exacerbated by the risk of commercial intrusion, which could dramatically increase noise, traffic, and light pollution in our predominantly residential haven.

And what of our property values? Without specific details of future developments, we are left in the dark about whether these changes could potentially devalue our properties. This lack of

transparency is simply unacceptable.

I urgently request that the Planning Commission consider these concerns with the gravity they deserve. We must ensure that any changes to our zoning laws not only maintain the integrity of our neighborhoods but also serve the best interests of Salt Lake City residents. We deserve to know all the facts before such a significant decision is made.

Thank you for your attention to this matter. I trust in your commitment to our city and its residents.

Sincerely,
Carolyn Matesen

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Live next to 7 story building
Date: Thursday, April 20, 2023 10:32:20 AM

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

Hello,

No I do not. We need to keep a neighborhood feel not giant monstrosities with no parking. Calling this a transit neighborhood is not true. Trax is not heavily utilized and lack of parking will be a nightmare. Smaller, shorter buildings that will keep the neighborhood vibe are better than the garbage companies who don't live here will readily impose on us.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Public comment on 135, 159 and 163 Goltz Ave
Date: Friday, March 10, 2023 9:38:53 AM

Planning Committee,

I am writing in regards to the TAG SLC proposal to rezone and amend the Ballpark area plan for properties at 135, 159, and 163 Goltz Ave in Salt Lake City. I am the property owner of 167 Goltz Ave, next door to 163 Goltz Ave. I am writing to request the Planning Commission decline to recommend this proposal to the City Council. TAG has given the neighborhood no indication of their intentions for these parcels and until such time I cannot support their proposal. As a neighboring resident I will not sign a zoning blank check for them to do essentially anything they want with the property until they provide the neighborhood more information on the intended use of the property. TAG SLC's request opens the door to a building height that is inappropriate for the street and would overshadow the surrounding properties including the only park in the neighborhood. They have offered no indication on how they plan to handle parking, light pollution, noise, or all of the other consequences of mid to high density residential. Until TAG SLC can present the neighborhood a fully formed plan for these parcels I cannot support a zoning change. They owe their neighbors an honest, good faith discussion of their intentions before they come in and make these sweeping changes. Our city desperately needs more housing, but those of us already living here deserve open discussions on how that mutual goal can be achieved in a win-win for all parties involved. I feel by not submitting a proposal for these lots and only submitting for a rezone TAG has put the cart before the horse.

Thanks,
Larissa Hunt
167 Goltz Ave S

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Public Concern/Comment: Jefferson Street and Goltz Avenue Rezones
Date: Tuesday, March 21, 2023 4:01:00 PM
Attachments: [3.21.23. Public Concern-Comment of Jefferson Street and Goltz Avenue Rezones.pdf](#)

Ms. Olson,

Attached please find our public concern/comment regarding the proposed R-MU development rezones.

Thank you,
Abby Gonzalez

March 21, 2023
Jefferson Residents

Brooke Olson
Principal Planner

Re: Rezones and Ballpark Station Area Master Plan Amendments for Goltz Avenue and Jefferson Street

-Public Concerns/Comments

Ms. Olson,

We recently received the Rezones and Ballpark Station Area Master Plan Amendments for Goltz Avenue and Jefferson Street.

Per our understanding of the Notice, TAG, SLC, LLC wants to build apartment complexes on these streets.

We are homeowners on Jefferson Street and for this reason, we are writing you.

My family and I are *concerned* with these new developments that will be happening on these streets, simply for the reason of **on-street parking space**.

Every year, homeowners/residents on both streets already must deal with a shortage of available on-street parking spaces during certain seasons. The reason is that we have the Smith Baseball field close to the area. And those who attend such events but don't want to pay for parking, look for space on these streets. And now, ever since the C9 Flats were built on Goltz Avenue, parking on these streets has been more difficult. Yes, the C9 Flats has a parking garage, but either its renters have more than one car or don't want to pay more money to park in the C9 Flats garage. As a result, they end up parking on these streets. Again, causing residents to look for on-street parking farther from their property. Consequently, on-street parking space is our main concern.

Therefore, adding more apartment complexes will continue to *limit* homeowners/residents of the area's on-street parking space. Not to mention that it will add to these streets even more hazardous traffic conditions and congestion to the streets. So, our question would be, how was/is the City planning on handling or go-on about on-street parking when the developments were requested? Does the City already have a plan for this, so it protects the residents of the area from unreasonable burdens in obtaining parking near their residences?

Thus, as residents/homeowbers of Jefferson Street, our recommendation would be to have the **City** do the **Residential Permit Parking Program** for Jefferson Street and Goltz Avenue for the sole purpose to protect the residents of the area from adding more

unreasonable burdens in obtaining parking near their residences and in gaining access to their residences and/or property.

We look forward to the public meeting and hearing how these new developments will be handle without much burden for the residents of the area if the City Council decides to approve the proposed R-MU.

Thank you,
Abby and Gonzalez Family
Residents of Jefferson Street

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) TAGSLC Goltz/Jefferson rezone
Date: Wednesday, April 19, 2023 10:21:58 PM

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

Hello,

My name is Lee Anderson. I live at 137 W Goltz Ave and I have concerns for TAGSLC's rezoning proposal for 135, 159, 163 W Goltz & 1036 Jefferson. The current RMF-35 zoning already allows for multi-units up to 35-foot tall but R-MU would eliminate building setbacks between the neighboring properties and would allow buildings up to 75-foot tall structures that would be stuck between the existing 1-2 story homes on tiny .1-.15 acre lots. That is ludicrous! We already have one 7-story monstrosity (C9 Flats), we don't need 4 more. Also their proposal's emphasis on being "transit-oriented" leads me to assume they don't intend to create any parking for these hundreds of new tenants and we're already desperately short on street parking because of C9.

Our neighborhood is already incredibly restricted in size, only spanning from 200 W to Main St, where there are actual houses that people can own....everything east and west of there is commercial areas or 100+ units apartments. Our neighborhood needs to be for homes, not more towers.

Thank you for your time.

Regards,

Lee Anderson

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Zoning Map & Ballpark Station Area Plan Amendments
Date: Thursday, March 9, 2023 8:05:46 AM

Good morning.

I am writing in regards to the "Zoning Map & Ballpark Station Area Plan Amendments" requested by TAG SLC, LLC. The notice is very general and I would like to more specific details clarifying what the requests are and what the rezoning entails, including but not limited to:

1. Why are Zoning Map Amendments and Ballpark Station Area Plan Amendments stated differently but regarding the same properties?
2. What impacts have been considered with such a huge amendment? (Safety, parking, street cleaning, snow removal, waste/recycle removal, water drainage, private back alley, etc.)
3. Have there been discussions to resolve the issues that will arise?
4. Besides profiting off the property, what are any beneficial intentions for this neighborhood, especially to the residents who specifically live on South Jefferson Street vs. Goltz Ave., that already has larger buildings?
5. As it will be an eyesore, how will this effect property value?
6. What does all of this mean for this neighborhood longterm?

The above questions are what come to mind initially after reading the notice. I would really appreciate a more in-depth description of plans, intentions for the community, neighborhood, building details, etc. Thank you for your time.

Kind regards.
Kai Yee

Stewart, Casey

From: Darren [REDACTED] >
Sent: Thursday, May 11, 2023 6:03 PM
To: Planning Public Comments
Subject: (EXTERNAL) Re: Hearing regarding the zoning changes impacting our park

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

Regarding this plan. As a resident living in this neighborhood, and in rowhaus (mentioned in the plan) we need businesses, restaurants, grocery, shopping etc. Not more tall single use residential structures. The closest food option is Lucky 13 and a 7 11. Nearest grocery is the most dangerous walmart in salt lake city. The homelessness and crime is outrageous in this area. Just this week a resident had their car stolen from their garage. I want to see more public traffic that drives out the crime. If you grant a height restriction, there should be food and shops on the ground floor. This is downtown SLC, there is no excuse to make a building that tall that contributes nothing to the neighborhood other than more cars and residents that feel unsafe in their homes. The EMT School LEFT because of the crime. What makes you think residents want to live in that same spot? The building design itself is crowded and cheap. Go drive by the C9 flats and Colony B apartment buildings, These unfriendly looking structures sit right up against the sidewalk and the C9 flats have a dark and cold concrete parking structure that makes the neighborhood feel tight and cramped. We're dying for more places to walk to eat and shop. Sure, 900 south has 2 restaurants and a bar, but walking to it involves crossing a busy 6 lane west temple i-15 onramp or wading through the mass of shopping cart tent towns under the bridge. Build residential here, sure. Make it 10 stories, who cares, as long as there is food and shopping below. Why can't we have mixed use like sugar house?

On Thu, May 11, 2023 at 4:44 PM Fraser Nelson <[REDACTED]> wrote:

Dear all,

The May 24 Planning Commission meeting includes an opportunity to speak to the requested zoning changes that have the potential to add a high rise apartment building on Gotz Avenue, adjacent to the park. I know some of you have written in opposition, but this is a chance to voice your opinion.

Hope to see you there!

Fraser

Here are the details:

May 24, 2023 at 5:30 pm

MEETING PARTICIPATION

If you are interested in participating during the Public Hearing portion of the meetings, please join us in-person or email us at planning.comments@slcgov.com. Public comments received after 5 pm on the day of the meeting will be read into the record if received prior to the closing of the Public Hearing. They must be 2 minutes or less in length.

6. Zoning Map and Master Plan Amendments at approximately 135, 159, & 163 W Goltz Avenue & 1036 S Jefferson Street - TAG SLC, LLC is requesting a Zoning Map and Master Plan Amendment within the Ballpark Station Area:

a. Zoning Map Amendments: To rezone the following properties from RMF-35 (Moderate Density Multi-Family Residential Zoning District) to R-MU (Residential Mixed Use)

- i. 135 W Goltz Avenue **Case Number: PLNPCM2021-01308**
- ii. 159 & 163 W Goltz Avenue **Case Number: PLNPCM2021-01307**
- iii. 1036 S Jefferson Street **Case Number: PLNPCM2021-01309**

b. Master Plan Amendments: To amend the Ballpark Station Area Plan, Future Land Use Designations of the subject properties from Medium Density Residential to High Density Residential Mixed Use:

- i. 135 W Goltz Avenue **Case Number: PLNPCM2022-00199**
- ii. 159 & 163 W Goltz Avenue **Case Number: PLNPCM2022-00207**
- iii. 1036 S Jefferson Street **Case Number: PLNPCM2022-00198**

The proposed amendments are intended to allow the property owners to accommodate several multi-family developments. Future development plans were not submitted with this application. The properties are located within Council District 5, represented by Darin Mano. (Staff Contact: Brooke Olson at 801-535-6184 or brooke.olson@slcgov.com)

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You received this message because you are subscribed to the Google Groups "Rowhaus Residents" group. To unsubscribe from this group and stop receiving emails from it, send an email to

[REDACTED]

To view this discussion on the web visit

[REDACTED]

Stewart, Casey

From: Fraser Nelson <[REDACTED]>
Sent: Thursday, May 11, 2023 4:39 PM
To: Planning Public Comments
Subject: (EXTERNAL) Speaking against the zoning amendments to Gotz ave

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

Dear members of the planning commission and staff,

I plan to attend the meeting on May 24 and speak against changes that would allow multi-family apartment buildings along Jefferson park.

Thanks!

Fraser Nelson

--
[REDACTED]

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) 1036 s Jefferson
Date: Wednesday, March 8, 2023 5:34:44 PM

Hello Brooke,

I'm disappointed to hear about the proposed multi unit development at 1036 S Jefferson. I'm also very disappointed I couldn't attend the open house online. The open house was on the 6th and the letter from planning department was postmarked the 6th and arrived today...?

This multi unit will stick out like a sore thumb and bring more struggles to parking on Jefferson street. The last large apart complex on Goltz Ave has plenty of empty parking in the garage but they charge their tenants so they all park on Jefferson street.

I will start to talk with all my neighbors and ask them to email you as well.

Thank you!

Chuck
[REDACTED]

Sent from my iPhone



The original view for the development project.
The lot is
[redacted]
[redacted]

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: Re: (EXTERNAL) Upcoming meeting
Date: Monday, June 5, 2023 11:34:57 AM

Thank you for the quick reply! I appreciate your help communicating through this process because I haven't had to deal with this in the past. When purchasing my home two years ago, I knew the house beside me could be torn down and a duplex or fourplex could be built but never imagined a tall apartment complex.

My additional comments are as follows;

Firstly, moderate zoning is typically in place to ensure that the area remains stable and consistent in terms of land use. Re-zoning to residential mixed use could disrupt this stability and lead to a lack of predictability for residents and businesses in the area.

Secondly, residential mixed use zoning can lead to increased traffic and congestion in the area. This can be particularly problematic if the area is not equipped to handle the increased volume of traffic. This development company calls out C9 flats a lot in their proposal and that apartment cause more problems than it solves. C9 Flats has plenty of parking for amount of tenants but they charge for parking so a lot just park on Jefferson/Goltz for free. There is more police at C9 than any other home/apt in area and C9 runs broken sprinklers into street wasting a lot of water. The pictures I included show how the current property management company takes care of properties with 0-2 people on it, I can not imagine how bad it will be with 20-100. Many streets around us have parking stickers due to near Bees Ballpark but we are just outside that zone-even though people still park on Jefferson for game days.

Thirdly, re-zoning to residential mixed use could lead to a loss of green space and other amenities in the area. This could have a negative impact on the quality of life for residents in the area. The proposal calls for pushing the property line forward and this will hurt local residents that enjoy sitting on front porches

Finally, re-zoning to residential mixed use could lead to a loss of affordable housing in the area. This is because developers may be more inclined to build high-end housing units in a mixed-use development, which could price out lower-income residents.

Overall, while there may be some benefits to re-zoning from moderate zoning to residential mixed use, there are also several potential drawbacks that should be carefully considered before making any changes.

Thank you!
Chuck Button
Sent from my iPhone

On Jun 5, 2023, at 11:16 AM, Olson, Brooke <Brooke.Olson@slcgov.com> wrote:

Hi Charles,

Thank you, I hope you had a great weekend as well! Thank you so much for reaching out and for providing your comments. Your comments will be provided to the Planning Commission prior to the public hearing. Please let me know if you have any additional comments or questions prior to the Planning Commission meeting.

Thank you,

<image001.png>

BROOKE OLSON | *(She/Her/Hers)*
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7118
Email: Brooke.olson@slcgov.com

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

From: Charles Button [REDACTED]
Sent: Monday, June 5, 2023 9:12 AM
To: Olson, Brooke <brooke.olson@slcgov.com>
Subject: (EXTERNAL) Upcoming meeting

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

Good morning Brooke!

I hope you had a nice weekend and happy monday!

For the upcoming meeting about 132 Jefferson st-I would like to add some photos if there is a slide presentation. I think this shows a representation of how the property management team (TAG) currently takes care of the property with 0-2 tenants on them-can not imagine with 20-100.

<image002.jpg>

<image003.jpg>

<image004.jpg>

I have prepared remarks for the upcoming meeting as well.

Thank you!

Chuck Button
[REDACTED]

Sent from my iPho





ATTACHMENT G: Department Review Comments

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

Engineering:

No objections.

Fire:

No comments at this stage; however, any change in use or application of a building permit may result in comments or corrective action items

Building Services:

There are no comments related to the Zoning amendments; however, additional comments or requirements may arise with development or building permit application. These items may include, but not limited to fire access and minimum road widths, water supplies for fire suppression, overhead obstructions such as powerlines, etc

Police:

No comments

Public Utilities:

Public Utilities has no issues with the proposed Zoning Map AND Ballpark Station Area Plan Amendments.

Transportation:

No comments from Transportation

Housing Stability:

Housing Stability Division's comments on the proposed 3 rezone amendment requests by Somewhere OTR, LLC and TAG SLC, TAG, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022*. Housing Plan link, http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf:

Recommendations:

- Salt Lake City is committed to increasing mixed-income developments, increasing the number of affordable/income-restricted units, and increasing equity in all housing.
 - We encourage the developer to review the City's available fee waivers and low-interest loan products that support the development and operations of affordable units. <https://www.slcdocs.com/hand/affordable-residential-development-resources/>
 - For example: Code 18.98.060: *EXEMPTIONS: "E. The following housing may be exempt from the payment of impact fees, to the following extent: 1. A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty*

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

- We encourage the developer to include units with 3 or 4 bedrooms to provide a wider range of rental options for the City and support families with children looking to live in the City.
- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as: elevators, door openers, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.

Economic Development:

Economic Development supports both amendments, as increased housing density in this neighborhood will encourage small business growth and encourage further economic development in the area.

Public Services:

No comments

Sustainability:

No comments

Urban Forestry:

Urban Forestry has no concerns with this proposal.

ATTACHMENT H: Housing Loss Mitigation Reports



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

159 & 163 W Goltz Avenue - Zoning Map Amendment

Petition PLNPCM2021-01307

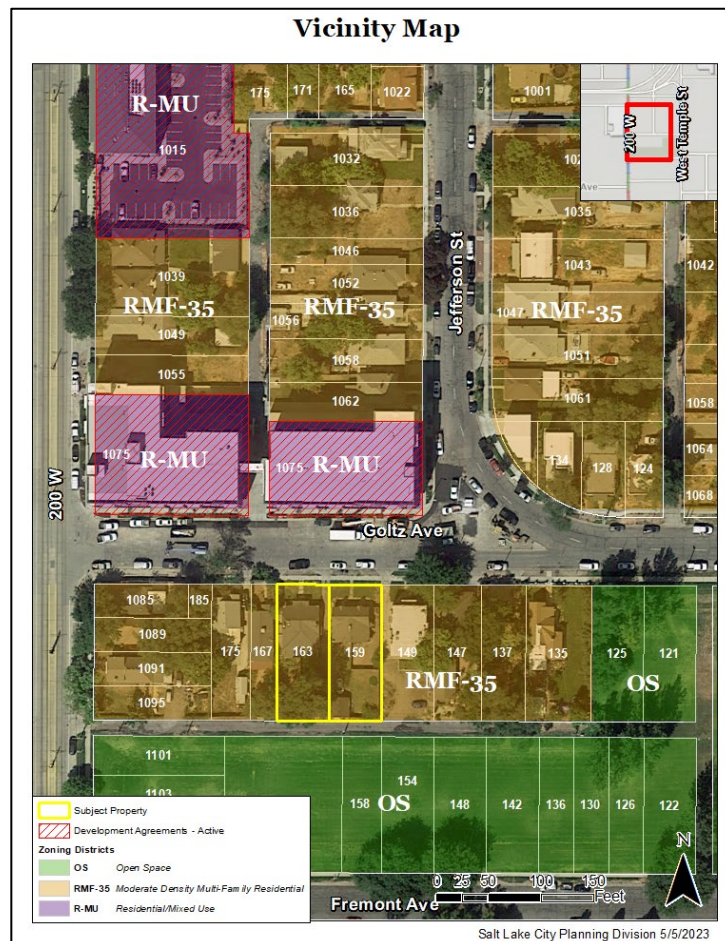
PROJECT DESCRIPTION

Existing Conditions

Salt Lake City has received a request for a zoning map amendment (rezone) from TAG SLC LLC, the property owner representative, to rezone the properties located at approximately 159 and 163 W Goltz Avenue as follows:

- Existing zoning – RMF-35 (Moderate Density Multi-Family Residential District)
- Proposed zoning – R-MU (Residential Mixed Use District)

The subject properties are currently developed with a two-family dwelling on each lot (a total of four dwelling units combined) that would be demolished. The applicant intends to construct a multifamily dwelling on the properties if the proposed map amendment is approved. The site design of the new dwelling units is to be determined and submitted to the City at a later date.



Proposed Zoning Map Amendment

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

HOUSING IMPACT STATEMENT

Housing Mitigation Ordinance Compliance

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

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

The sites of the proposed zoning map amendment are located mid-block, in an area that currently consists primarily of small-scale single-family, two-family, and multifamily residential developments. A high density, mixed use multifamily residential development, as proposed by the applicant, would be inconsistent with the adjacent existing development and the Master Plan for the area, the Ballpark Station Area Plan. Further, the R-MU zone would allow other more intensive commercial land uses such as restaurants, clinics, reception centers, and food production facilities that may be inconsistent with the surrounding small scale single-family, two-family and multifamily residential development.

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

159 W Goltz Avenue, which contains a two-family dwelling, and 163 W Goltz Avenue, which contains a two-family dwelling.

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

159 W Goltz Avenue

The applicant indicates that the property worth of 159 W Goltz Avenue is roughly \$350,000-\$375,000. According to Salt Lake County Assessor Records, the building value of the two-family dwelling was \$397,000 in 2022.

163 W Goltz Avenue

The applicant indicates that the property worth of 163 W Goltz Ave is roughly \$350,000-\$375,000. According to Salt Lake County Assessor Records, the building value of the two-family dwelling was \$322,500 in 2022.

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

The proposed rezone would see approximately 12,980 square feet of land converted from RMF-35 to R-MU.

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

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

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

Discussion:

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

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

According to Salt Lake County Assessor Records, the building value of 159 W Goltz Avenue is \$397,000, and the building value of 163 W Goltz Avenue is \$322,500. This 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 that 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 of unfinished floor area. This rate takes into account only the costs of construction and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the occupant load.

159 W Goltz Ave

Market value of the property (based on County assessment) = \$397,000

Replacement cost (1,088 finished, 578 unfinished) = \$200,305.56

Difference = \$196,694.44

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

163 W Goltz Ave

Market value of the property (based on County assessment) = \$322,500

Replacement cost (1,427 finished, 1,427 unfinished) = \$292,736.64

Difference = \$29,763.36

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

FINDINGS

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

- The proposed rezone could result in a net loss of four dwelling units.
- Options A & B of the Housing Loss Mitigation ordinance have been considered.
- The applicant is proposing to replace the four existing dwelling units with a multifamily development containing more than 4 dwelling units which could satisfy Option A.
- Option B shows that the replacement cost of the existing housing unit is less than the market value of the structure, and therefore a mitigation fee would be required.
- A development agreement for the replacement of at least four dwelling units is recommended as a condition of approval since the applicant already intends to redevelop the property with multiple dwelling units. The development agreement must be reviewed by the City Attorney and place the applicant under legal obligation to replace the unit within two years of demolition of the existing single-family dwelling.

DETERMINATION OF MITIGATION

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



Blake Thomas
Director of Community & Neighborhoods

Date: May 9, 2023



Existing Duplex – 159 W Goltz Avenue



Existing Duplex – 163 W Goltz Ave



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

135 W Goltz Avenue - Zoning Map Amendment

Petition PLNPCM2021-01308

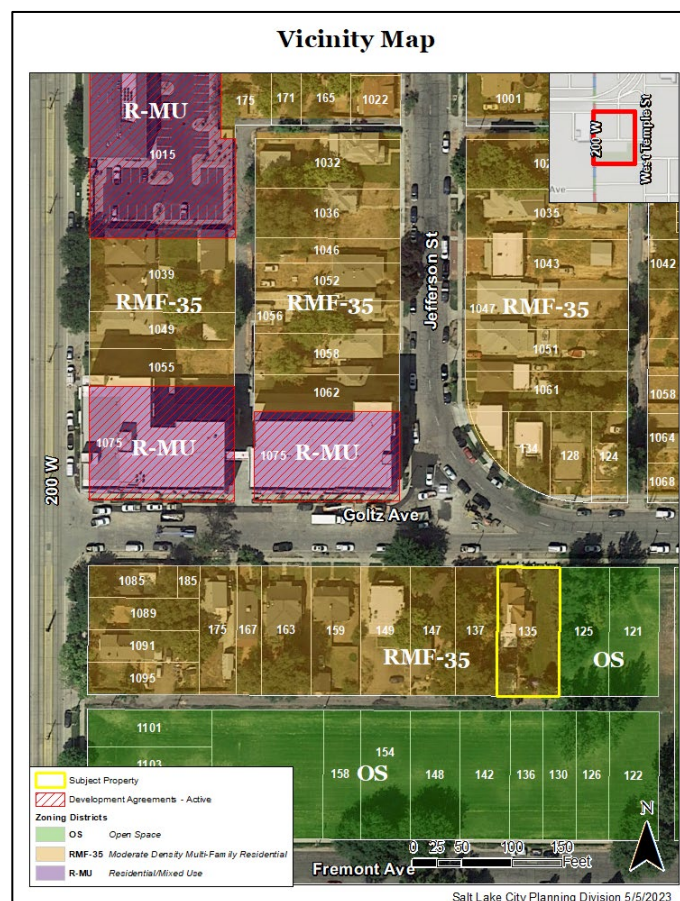
PROJECT DESCRIPTION

Existing Conditions

Salt Lake City has received a request for a zoning map amendment from TAG SLC LLC, the property owner representative, to rezone the property located at approximately 135 W Goltz Ave as follows:

- Existing zoning – RMF-35 (Moderate Density Multi-Family Residential District)
- Proposed zoning – R-MU (Residential Mixed Use District)

The subject property contained one detached single-family dwelling. Although the applicant received a demolition permit in March 2022 with a letter of intent to replace the residential unit, the dwelling on the property was demolished after the petition to rezone was filed. The rezone would have required a Housing Loss Mitigation Plan. The applicant intends to construct a multifamily dwelling on the property. The site design of the new dwelling units is to be determined and submitted to the City at a later date.



Proposed Zoning Map Amendment

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

HOUSING IMPACT STATEMENT

Housing Mitigation Ordinance Compliance

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

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

The site of the proposed zoning map amendment is located mid-block, in an area that currently consists primarily of small-scale single family, two family and multifamily residential developments. A high density, mixed use multifamily residential development, as proposed by the applicant, would be inconsistent with the adjacent existing development and the Master Plan for the area, the Ballpark Station Area Plan. Further, the R-MU zone would allow other more intensive commercial land uses such as restaurants, clinics, reception centers and food production facilities that may be inconsistent with the surrounding small scale single family, two family and multifamily residential development.

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

135 W Goltz, which previously contained a single-family dwelling. The dwelling was demolished in 2022 prior to approval of the Housing Loss Mitigation Plan. The applicant received a demolition permit in March 2022 with a letter of intent to replace the dwelling unit with a multifamily development.

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

The applicant indicates that the property is worth roughly \$350,000. According to Salt Lake County Assessor Records, the building value of the single-family dwelling was \$283,200 in 2022.

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 8,119 square feet of land converted from RMF-35 to R-MU.

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

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

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

Discussion:

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

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

The Salt Lake County Assessor's Office shows the market value of the single-family dwelling as \$283,200, 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 (ICC). The most recent data from the ICC was published in February 2023 and indicates that 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 of unfinished floor area. This rate takes into account only the costs of construction and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the occupant load.

Market value of the property (based on County assessment) = \$283,200

Replacement cost (1,387 finished) = \$232,142.19

Difference = \$51,057.81

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

FINDINGS

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

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

DETERMINATION OF MITIGATION

Based on the findings outlined in this report, the Director of Community & Neighborhoods has determined 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

A handwritten signature in black ink, appearing to read "B+T", followed by a horizontal line extending to the right.

Blake Thomas
Director of Community & Neighborhoods

Date: May 9, 2023



Previous single-family dwelling located at 135 W Goltz Ave



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

1036 South Jefferson Street - Zoning Map Amendment

Petition PLNPCM2021-01309

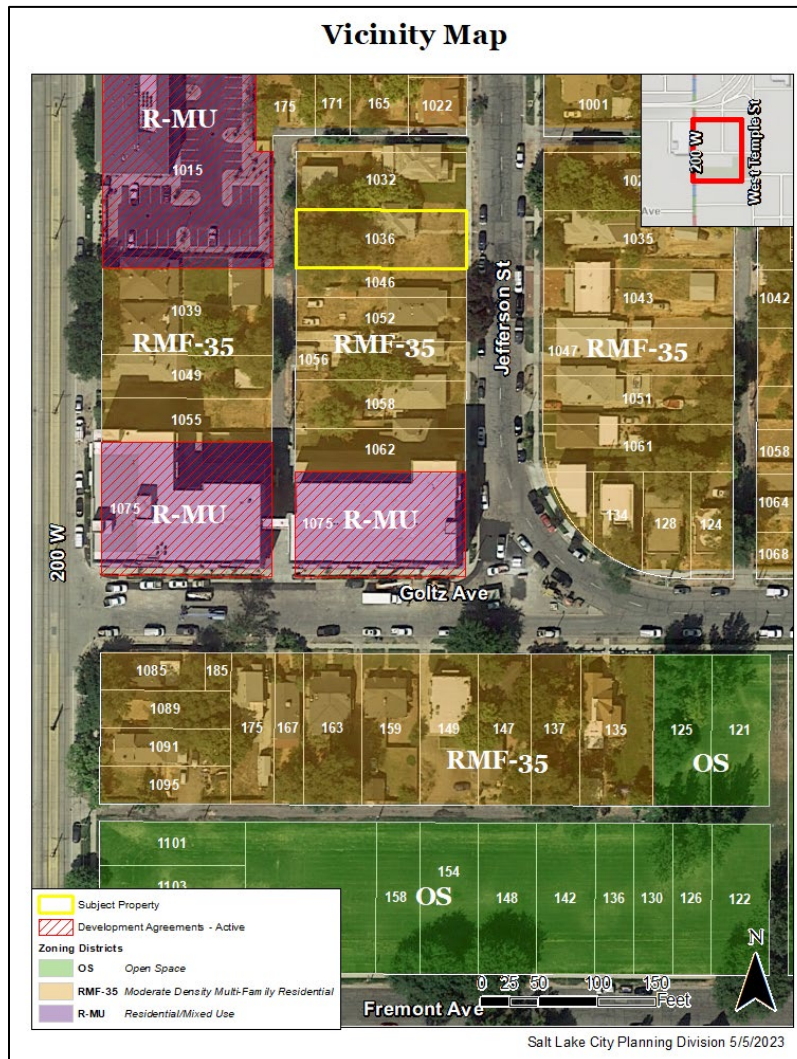
PROJECT DESCRIPTION

Existing Conditions

Salt Lake City has received a request for a zoning map amendment from TAG SLC LLC, the property owner representative, to rezone the property located at approximately 1036 S Jefferson Street as follows:

- Existing zoning – RMF-35 (Moderate Density Multi-Family Residential District)
- Proposed zoning – R-MU (Residential Mixed Use District)

The subject property is currently developed with one detached single-family dwelling that would be demolished. The applicant intends to construct a multifamily dwelling on the property. The site design of the new dwelling units is to be determined and submitted to the City at a later date.



Proposed Zoning Map Amendment

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

HOUSING IMPACT STATEMENT

Housing Mitigation Ordinance Compliance

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

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

The site of the proposed zoning map amendment is located mid-block, in an area that currently consists primarily of small-scale single family, two family and multifamily residential developments. A high density, mixed use multifamily residential development, as proposed by the applicant, would be inconsistent with the adjacent existing development and the Master Plan for the area, the Ballpark Station Area Plan. Further, the R-MU zone would allow other more intensive commercial land uses such as restaurants, clinics, reception centers and food production facilities that may be inconsistent with the surrounding small scale single-family, two-family, and multifamily residential development.

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

1036 S Jefferson Street, which contains a single-family dwelling.

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

The applicant indicates that the property is worth roughly \$350,000. According to Salt Lake County Assessor Records, the building value of the single-family dwelling was \$281,200 in 2022.

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 7,405 square feet of land converted from RMF-35 to R-MU.

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

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

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

mitigation).

Discussion:

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

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

The Salt Lake County Assessor's Office shows the market value of the single-family dwelling as \$281,200, 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 that 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 of unfinished floor area. This rate takes into account only the costs of construction and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the occupant load.

Market value of the property (based on County assessment) = \$281,200

Replacement cost (1,154 finished) = \$193,144.98

Difference = **\$88,055.02**

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

FINDINGS

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

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

DETERMINATION OF MITIGATION

Based on the findings outlined in this report, the Director of Community & Neighborhoods has determined 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

A handwritten signature in black ink, appearing to read "BHT", followed by a horizontal line extending to the right.

Blake Thomas
Director of Community & Neighborhoods

Date: May 9, 2023



Single-family dwelling located at 1036 S Jefferson Street