



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Diana Martinez, Senior Planner, diana.martinez@slcgov.com, 801-535-7215
Date: July 26, 2023
Re: PLNPCM2023-00106 - Zoning Map Amendment
PLNPCM2023-00380- Master Plan Amendment

Master Plan & Zoning Map Amendment

PROPERTY ADDRESSES: 1720 S. & 1734 S. West Temple St.
PARCEL SIZE: 0.25 & 0.24 -Combined 0.49 or 21,344 Square Feet
PARCEL ID: 15-13-427-006-0000 & 15-13-427-007-0000
MASTER PLAN: [Central Community Master Plan](#)
Low-Density Residential
CURRENT ZONING DISTRICT: [R-1-5,000 \(Single Family Residential\)](#)
PROPOSED ZONING DISTRICT: [R-MU-45 \(Residential Mixed Use\)](#)

REQUEST:

Larsen Sequist requests to amend the zoning map for the properties at approximately 1720 S. and 1734 S. West Temple St. (15-13-427-006-0000 and 15-13-427-007-0000). The proposal would rezone the subject properties from R-1-5,000 (Residential) to R-MU-45 (Residential Mixed Use), as well as to amend the Future Land Use Map in the Central Community Master Plan from “Low-Density Residential” to “Medium-Density Residential”. The subject properties are both 0.24 acres (10,454 square feet each), a total of approximately 0.48 acres. No development plans were submitted with this application.

The following two petitions are associated with this request:

- A. Master Plan Amendment – The associated future land use map in the Central Community Master Plan currently designates the subject properties as “Low-Density Residential”. The request is to amend the designation to “Medium-Density Residential”. Case Number PLNPCM2023-00380
- B. Zoning Map Amendment- The subject properties are currently zoned R-1-5,000 (Single Family Residential). The request is to amend the zone to R-MU-45 (Residential Mixed Use). Case Number PLNPCM2023-00106

RECOMMENDATION:

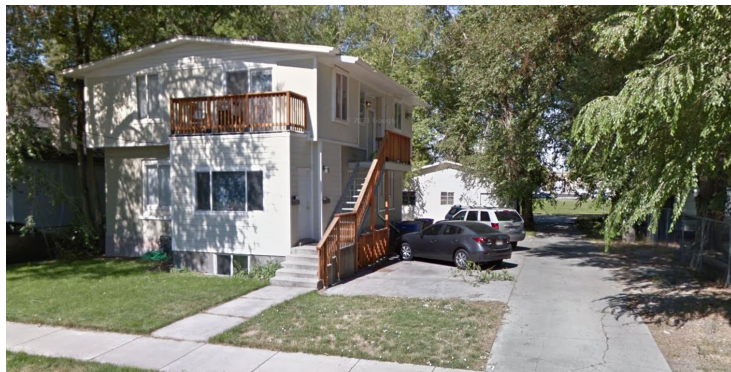
Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance, Planning Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for both applications with the following condition:

- The applicant should enter a development agreement for the replacement of at least one dwelling unit on 1720 South and at least two dwelling units on 1734 South to comply in a satisfactory manner with the Housing Loss Mitigation standards outlined in Title 18.97.

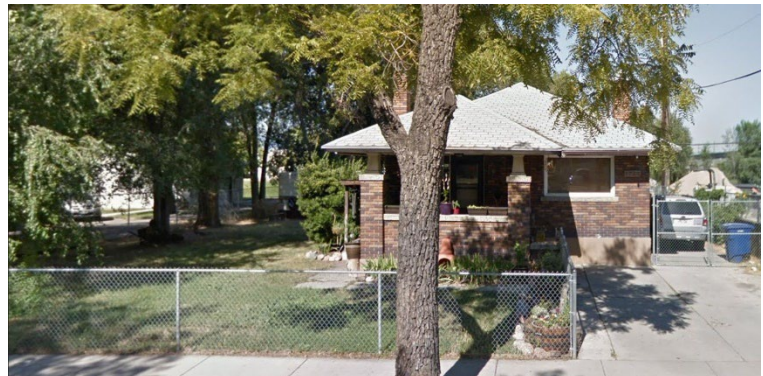
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HISTORY OF PROPERTY & PROJECT DESCRIPTION:



1734 S.

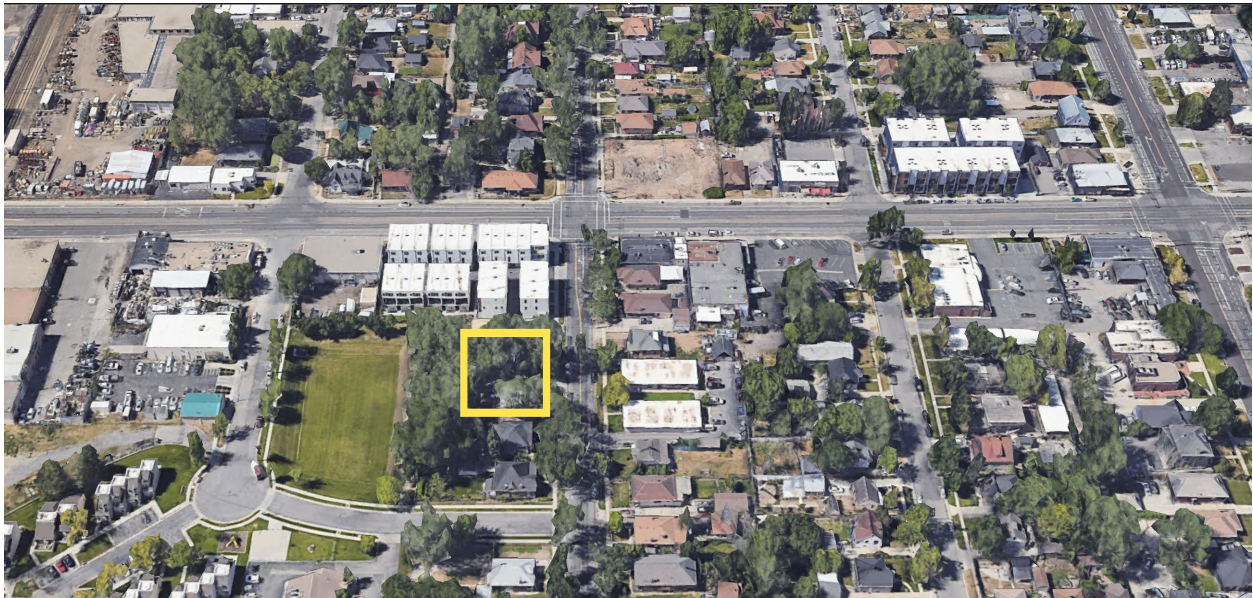


1720 S.

The applicant, who is the current owner of the subject properties, is requesting that the zoning be changed to R-MU-45, a medium-density residential zone. For this zone change to be considered, a Master Plan Amendment application must also be considered to change the future land use designation from low- to medium-density residential.

The subject properties front along West Temple Street just south of 1700 South. Both 1700 South and West Temple are collector roads. This area is a mixed-use area, with many townhomes, duplexes, multi-family structures in the immediate vicinity, and also nearby commercial and residential/office buildings.

A single-family dwelling on the property addressed 1720 South was built in 1931, and there is an existing duplex -on the subject property addressed 1734 South- that was built in 1906 and remodeled in the early 2000s. Both of these dwellings are used as housing rentals. The applicant has stated that all the units' rent costs are fair market rent rates.



Bird's eye view of the subject property -looking north (Courtesy of Google Earth, 6/15/22)

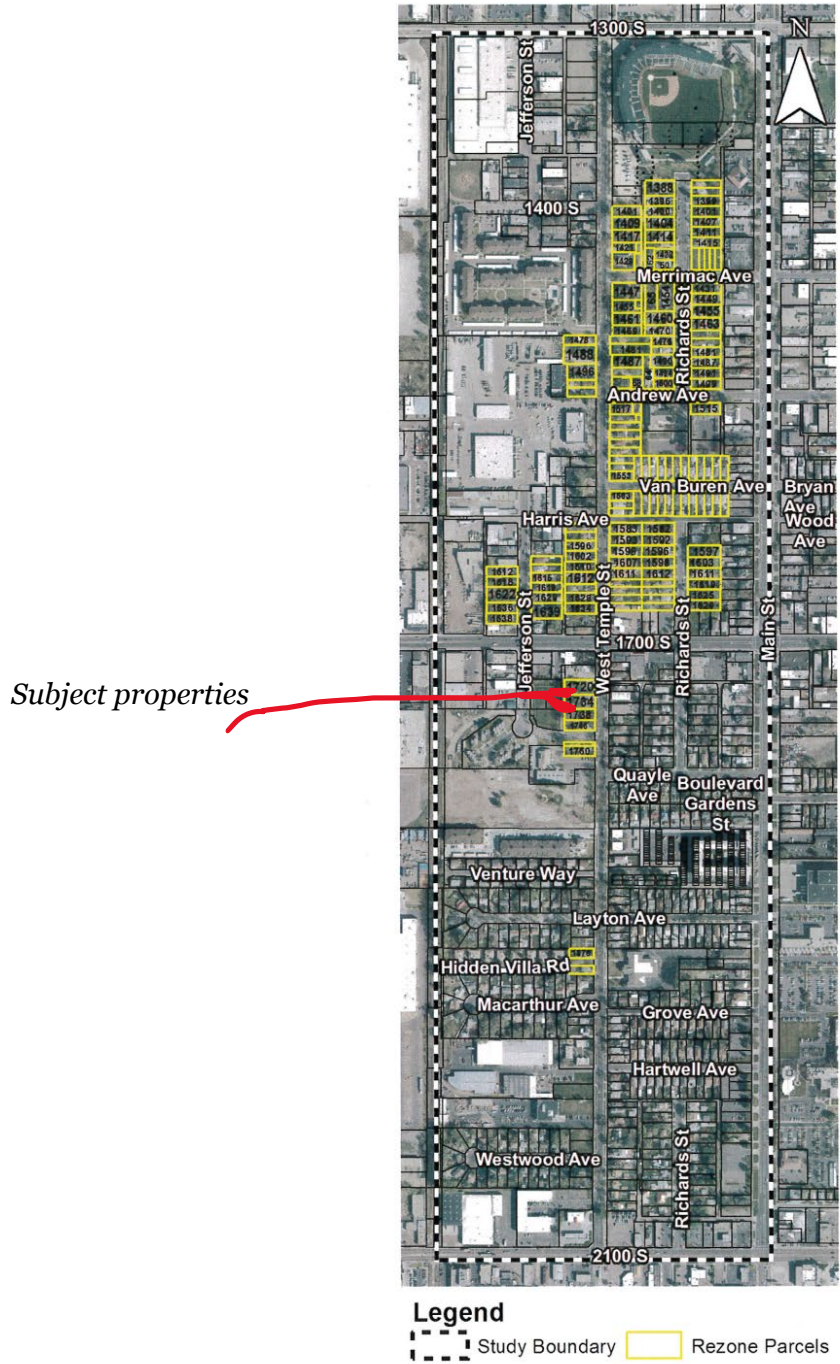
Within proximity of the subject property, there is a mix of single-family and multi-family dwellings. Directly across the street to the east, there are two nonconforming four-plexes that were built in 1962. To the direct west is Jefferson Circle Park, and to the north is a relatively new development of townhomes built by C.W. Urban.

There are many different zones near the subject property. The primary zones are the CC and CG (corridor commercial and general commercial) zoning districts along the east-west running main corridor streets. In addition, between 1700 South and 2100 South along West Temple, there is a mix of commercial and residential zones: R-MU-45, CB, R-1,5000, R-2, RMF-35, Ro, RMF-45, CG, and CC. Within these zones are many different uses: restaurants, single-family dwellings, multi-family dwellings (Townhomes, four-plexes, duplexes, high-density), a place of worship, an automobile dealership, a gas station/convenience store, an office, and senior apartments.

On August 26th, 2016, an ordinance was adopted (Ordinance 14 of 2016, see [Attachment I](#)) that changed the zoning for 155 individual properties located in an area bounded by 1300 South and 2100 South Streets and Main and 200 West Streets. These properties were not all adjacent properties. The zoning for these properties was changed from RMF-35 (Moderate Density Multi-Family Residential District) to R-1-5,000 (Single-Family Residential). The ordinance also

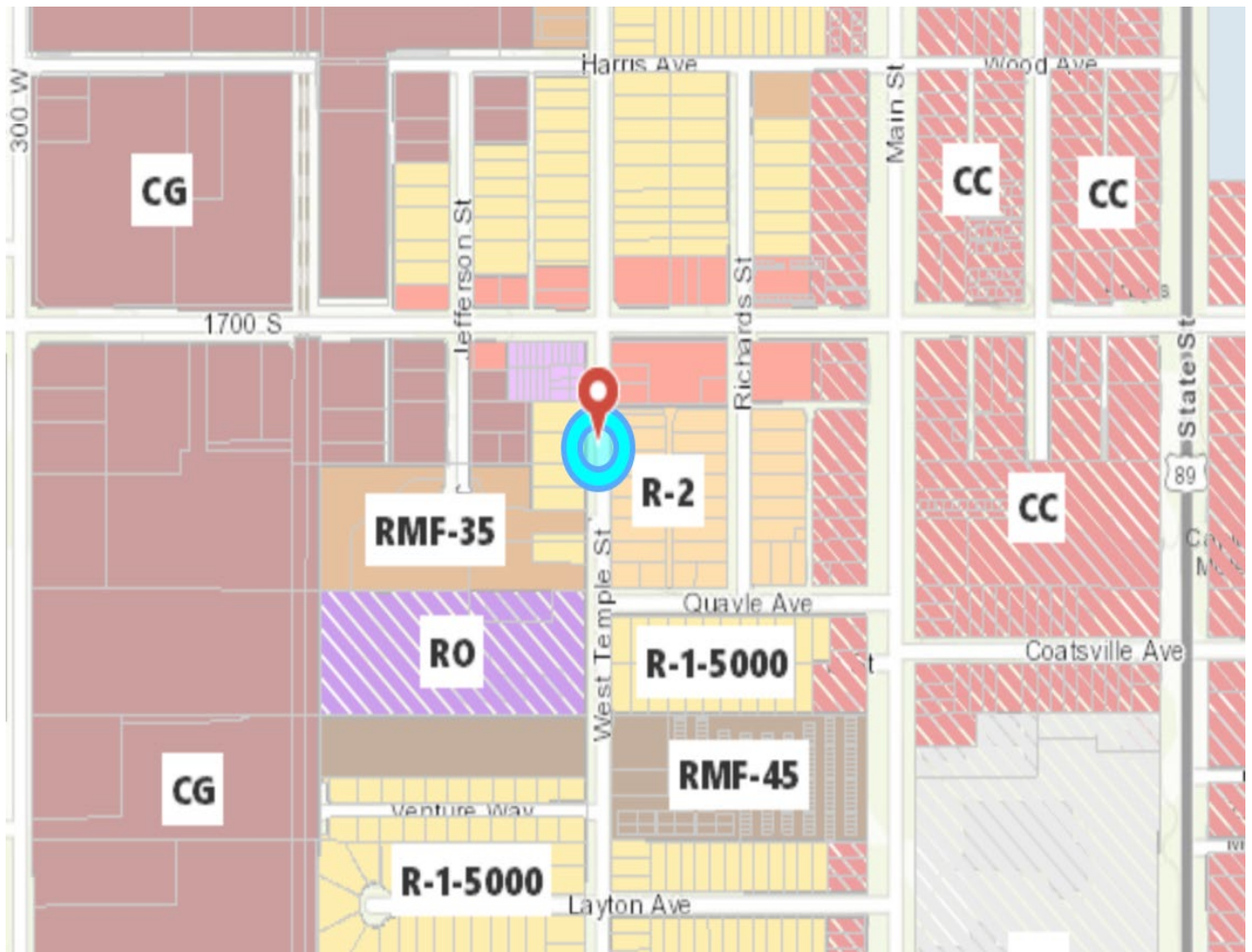
amended the Central Community Master Plan Future Land Use Map by identifying these 155 properties from “Medium Density Residential” to “Low-Density Residential”.

Although the published Central Community Master Plan’s Future Land Use Map doesn’t show these changes, this ordinance adoption is in effect, and those are the future land use designations for these noted properties, including the subject properties. This plan was adopted in 2005 prior to this amendment.



Properties marked in yellow were rezoned in 2016 from RMF-35 to R-1-5,000

Ordinance No. 14 of 2016



Current Zoning Map

The applicant does not have an intended use proposal for the property. However, in discussions with the applicant, he may consider a medium-density residential development like the existing development to the north.

Since the subject property is less than 1/2 acre, there will be limitations on the buildable area put on any development proposed for it, which would keep the scale of the building compatible to the adjacent developments. For a residential proposal, parking and height will be restricted due to fire codes and zoning ordinance requirements. For commercial uses, any alcohol-involved use (tavern, bar, etc.) will be prohibited since there is an abutting park directly to the west.

Any development under the R-MU-45 zoning will require **at least** twenty percent (20%) of the lot area to be maintained as an open space area.

Zoning Map Amendment Considerations

The ordinance requires planning staff to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations. Planning staff must also consider whether zoning text amendments implement the best planning practices. However, ultimately, the decision to amend the zoning map is entirely up to the discretion of the City Council. ([Attachment E](#) contains the complete list of factors to consider for a zoning map amendment.)

KEY CONSIDERATIONS:

The key considerations and concerns below have been identified through the project analysis, neighbor and community input, and department reviews.

- 1. Adopted City plan considerations.**
- 2. Compatibility with adjacent properties.**
- 3. R-MU-45 zoning vs R-1-5,000 zoning development potential.**

Consideration 1: Adopted city plan considerations

For zoning map amendments, Planning Staff is directed by ordinance to consider the associated City master plans and adopted policies that apply to a proposal. Staff reviews general City policies, including adopted policies in Citywide master plans such as [Plan Salt Lake](#) and [Housing SLC 2023-2027](#), and considers plans specific to an area. The subject property falls within the boundaries of the Central Community Master Plan.

As mentioned above in the property's history, the subject property is shown on the published Central Community Master Plan Future Land Use Map as Medium Density Residential (15-30 dwelling units/acre). However, this is incorrect since Ordinance 14 of 2016 (Attachment I), which is the governing decision, designates the subject properties as "Low-Density Residential" (1-15 dwelling units/acre). The master plan was adopted in 2005 prior to this amendment.

The property is located in the People's Freeway Neighborhood area (more recently known as "Ballpark Area"), a mix of low-density residential, significant commercial, and manufacturing uses that characterize the area. There are no public elementary schools located in this ballpark neighborhood. Residential land uses are dispersed with major roadways making pedestrian circulation very difficult. The north / south light rail line runs along the existing railroad line at approximately 200 West. Current zoning encourages transitioning from older single-family housing to transit-oriented development, including existing higher-density residential. Major transportation modes are convenient for businesses throughout the area; however, they act as barriers to the homes and reduce the intimate feel and character of the residential neighborhood (Central City Master Plan pg. 7).

The Central Community Master plan notes that retaining the current lower density zoning south of 1700 South to preserve the character of this area is an issue with this neighborhood. The downzoning of the 155 specific properties in 2016, from higher-density residential to low-density residential, was done to protect existing low-density development with the majority of it being in the area between West Temple and Main Street. However, only eight of the 155 properties that were rezoned and reclassified as "low-density residential" were located to the south of 1700 South, and the subject properties were two of those eight.

Other recent zoning map amendments in the area have rezoned adjacent properties to higher-density zones and have therefore replaced most of the single-family and two-family dwellings with multifamily high-density townhomes and/or office uses, specifically those on the west side of West Temple Street.

Most of the properties south of 1700 South around this area have been labeled on the future land use map as "medium residential/mixed-use" or "medium density residential". The subject properties are no longer compatible with the surrounding uses by remaining labeled "low-density residential" among "medium-residential/mixed-use" and "residential/office mixed-use" on the future land use map. Most of the development and the zoning has been designated for higher densities. Therefore, the master plan should be amended to show these two properties as "medium-density residential" to allow for future multi-family and/or mixed-use development potential and to make the subject properties more compatible with the uses around them.

The [Housing SLC Plan's](#) number one goal is to “make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability”. By allowing multifamily on these properties and by amending the master plan to designate these properties as medium-density residential, the City’s housing stock replacement increases and becomes more compatible with the current land uses in this immediate area.

[Plan Salt Lake](#) also addresses the city’s need for housing as needing “access to a wide variety of housing types for all income levels, providing the basic human need for safety and responding to changing demographics”. This initiative is outlined with eight key components, with the main two being relating to the proposal at hand:

- Ensure access to affordable housing citywide (including rental and very low income).
- Increase the number of medium density housing types and options.

Consideration 2: Compatibility with adjacent properties

The purpose of the R-MU-45 (Residential/Mixed Use 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. 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.

As mentioned above (in the Project Description), the character of the area around the subject property is very mixed-use because of the many different zones and land uses in the area. The People’s Freeway neighborhood (now referred to as the “Ballpark Area”) has changed considerably over the last decade, altering older single-family dwellings into multi-family townhomes, office, and commercial uses. The West Temple corridor has long been a mixture of diverse uses and varying zones.



People's Freeway Neighborhood

Although this area where the subject property is located was once part of a low-density housing neighborhood built between 1910-1940, larger apartments, commercial and industrial uses and other multi-family dwellings have radically altered the composition of this area. Recently in the last decade, the properties to the north have been rezoned R-MU-45 and developed as multi-family townhomes.

1700 South is a main corridor collector road that carries vehicular traffic from Foothill Boulevard on the East Bench, west along Westminster College campus and Salt Lake Community College, westward to Interstate I-15, and dead ends in the industrial area of the Glendale community. All along 1700 South are residential and commercial land uses.

West Temple is also a collector road. Although it is a minor roadway, the traffic flow is usually quite heavy as it is used by residents, business employees, patrons, and vehicular traffic trying to avoid 300 West, Main, and State Streets. West Temple Street is also the dividing line between the lower and higher density zoning.

Although there are many single-family dwellings along this stretch of road, between 1700 South and 2100 South, the land uses have changed over the years, bringing in more multi-family and office-use buildings. The tallest buildings in this immediate area are three stories tall or approximately 35 feet to 45 feet (to the top of the building); these are Taylor Gardens (a senior residence apartment building) and The Edith (a C.W. Urban Townhome development).

Consideration 3: R-MU-45 Zoning vs R-1-5,000 zoning development potential

The residential land use goals of the Central Community include encouraging a variety of housing types for higher-density multi-family housing in appropriate areas.

A comparison of zoning regulations and allowed permitted and conditional uses for the existing R-1-5,000 and proposed R-MU-45 zoning regulations are located in [Attachment C](#).

The R-MU-45 zoning standards for development would be much different than that of the R-1-5,000 zone. Building setbacks for R-MU-45 would be much less than those in the single-family zone (as shown on page 15). The number of dwelling units allowed in the R-MU-45 would obviously be much higher than in a single-family zone and of course, due to the potential of additional units, there will be additional parking. The parking requirement will depend on the type of development.

Although the R-MU-45 would allow a building height of 45 feet, any development on this site must meet Fire Code requirements. These requirements may deter a development from getting as tall as the allowed 45-foot height limit. Therefore, a possible residential development at this location would more likely be equivalent in height to the townhome development to the direct north since the lot size is just below 0.5 acres, and the setbacks would have to account for on-site parking and a 20% landscaping requirement.

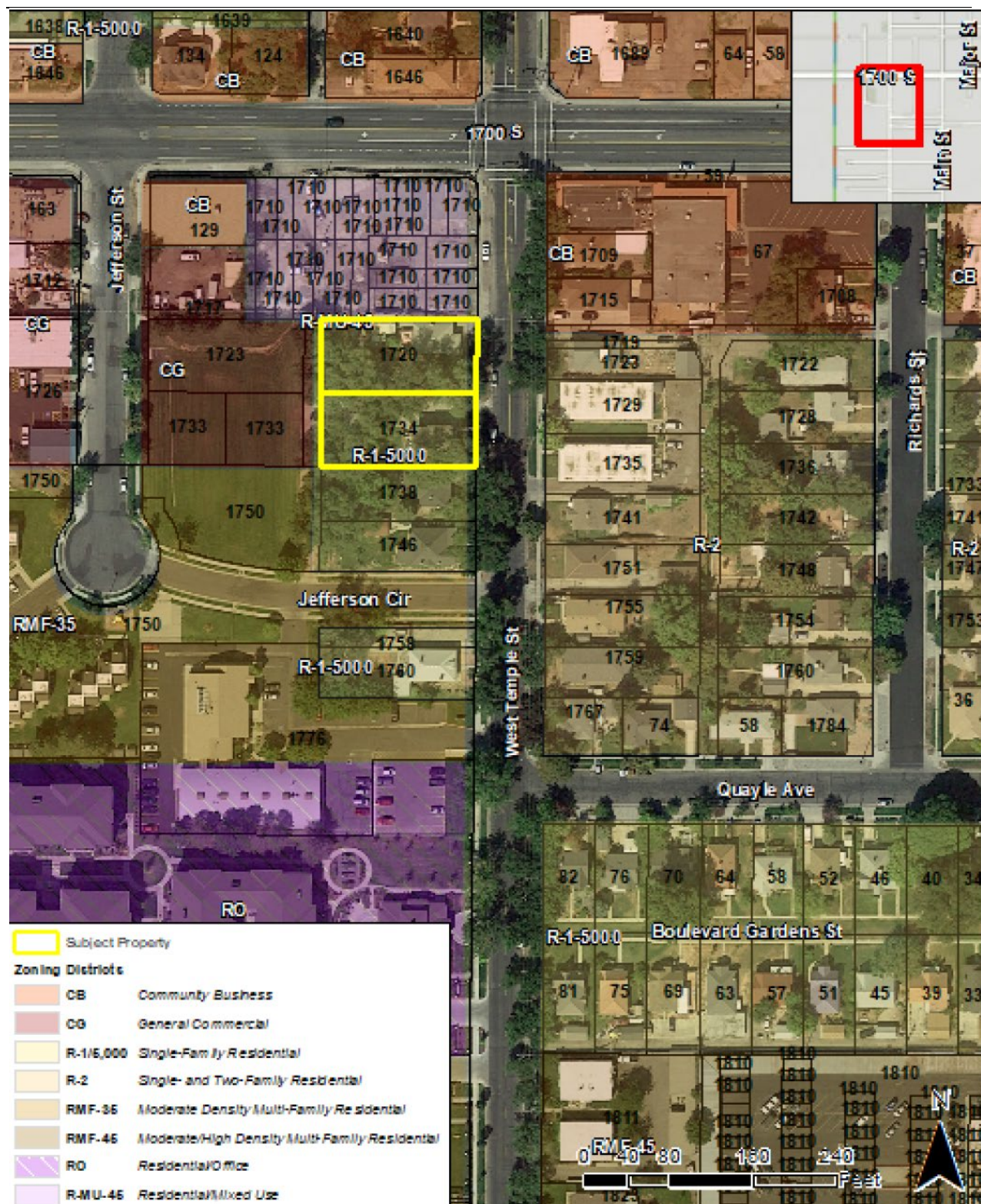
In addition, although the R-MU-45 zone would allow alcohol-related land uses (such as taverns and bar establishments) as conditional uses, the Utah State Department of Alcohol Beverage Services would not allow such type of business to be adjacent to Jefferson Circle Park, which is direct to the west.

NEXT STEPS:

The Planning Commission can provide a positive or negative recommendation for the proposal and, as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, which will hold a briefing and additional public hearing on the proposed zoning changes. Then, the City Council may modify the proposal and approve or decline to approve the proposed zoning map amendment.

If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map. However, if the City Council does not approve the proposed zoning amendment, the property could still be developed under its current zoning but would be limited to two single-family dwellings.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: APPLICANT'S NARRATIVE

February 10, 2023

RE: 1) Zoning map amendment application for parcels: 15-13-427-006-0000 and 15-13-427-007-0000

Summary

- Larsen Sequist is the owner of two adjacent parcels located at 1734 S West Temple St and 1720 S. West Temple St. Both lots are approximately .24 acres each and combined are .48 + acres together. The lots have West Temple to the east and commercially zoned open space to the west.
- Larsen Sequist is requesting to re-zone these parcels from R-1-5000 to RMU-45.
- I believe the RMU-45 zone, that is listed in Table 21A.24.168, is the appropriate zone for the following reasons:
 - The RMU-45 zone aligns with The Central City Master Plan for these two parcels which calls for medium density housing. Notably, The Central City Master Plan vision also calls for medium density zoning for the adjacent properties to the south.
 - The properties are adjacent to an RMU-45 zone to the north and CG zoning to the west, and a vision for medium density zoning to the south, therefore I believe it will fit in well with the surrounding environment.
 - The properties are surrounded by some type of multi-family or commercial zoning and the area is being developed into a commuter-dense and very walkable area.
 - Close to transit: It's location central in the city and in a neighborhood close to transportation - great for commuters to downtown, easy freeway access, walking to bus stops and near the train makes it great for multi-family housing.
 - I read there is the possibility of adding a train terminal at 1700 S. I realize this is not a final decision, however, with the other multi-family properties in this area, it appears that my parcels could add to a quality, consolidated commuter zone. My parcels are .2 miles or a 5 min walk from the proposed terminal location.
 - The parcels are currently a reasonable 15-minute walk from the existing train terminals at the Ball Park and Central Pointe locations and less than that to Costco.
 - Bus stops are a 1-minute walk on the corner of West Temple and 1700 S. Other locations are .25 miles or less to Main Street and State Street.

Statement of Purpose

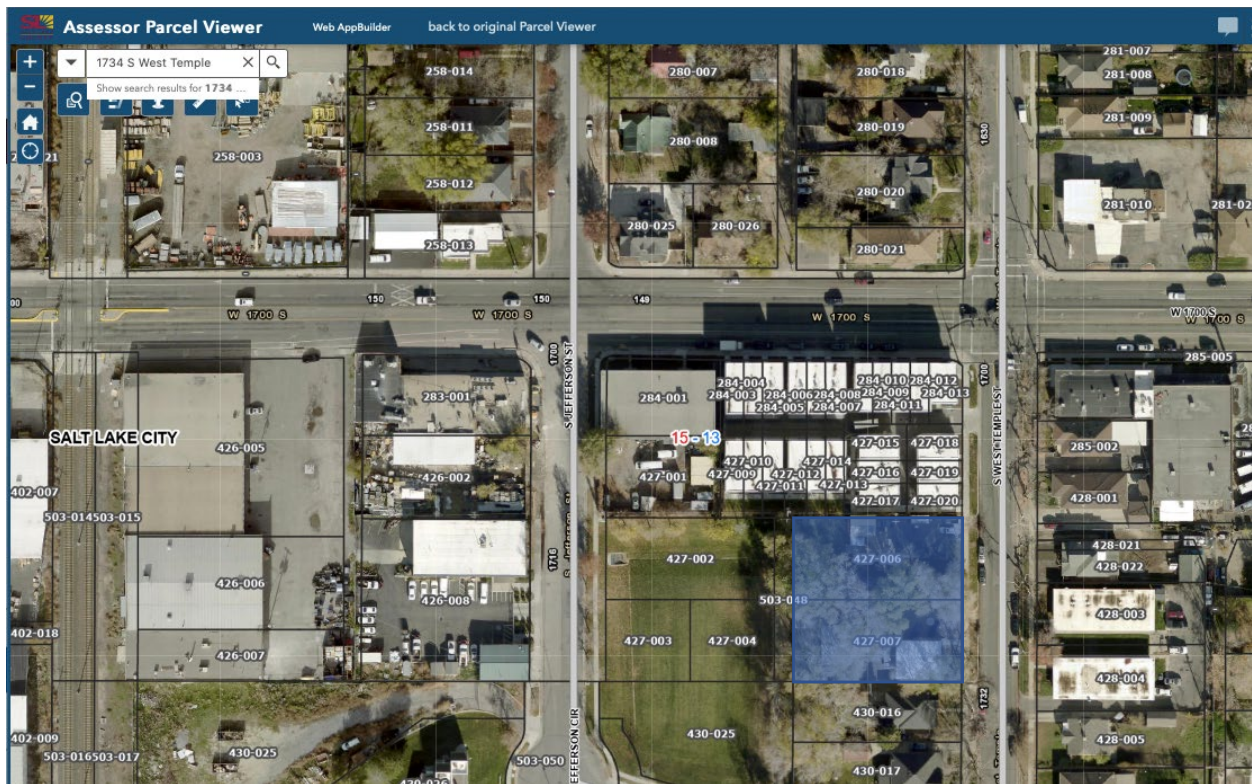
The purpose for this map zoning amendment is to change the current zoning from R-1-5000 to RMU-45 to better utilize these two underutilized parcels for multi-family housing and in a way that meets the goals of the city, the stated vision of the master plan and other city plans, in an area where it would be fitting for a multi-family property, as well as the goals of the owner to ideally reach the missing middle sectors.

Description of Proposed Use

If the zoning change to RMU-45 is approved, the owner intends to design and develop a wood-framed multi-family property potentially over partial garage parking on the main level. One primary objective is to design a building that reaches the missing middle sectors. Another objective is to be sure the building is designed to fit in with the surrounding developments in the area and to suit commuter-style living given its proximity to transit options and existing infrastructure and facilities. RMU-45 accounts for appropriate setbacks and design accommodations against any adjacent single-family zone, which only applies to the property line to the south, however, that property is also in the City Master Plan to be medium density zoned.

Report

I am pleased to submit this application to amend the current zoning from R-1-5000 to RMU-45 at the parcels highlighted in BLUE below. Currently, there is a legally licensed duplex on one parcel and a single-family home on the other.



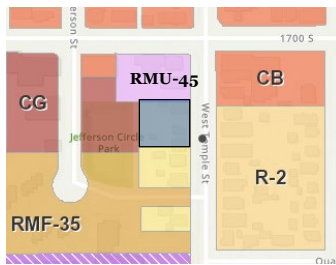
The two parcels in this proposal are located on the map above highlighted in blue. The parcel numbers are: 15-13-427-006-0000 (address is 1720 S West Temple St) and 15-13-427-007-0000 (address is 1734 S West Temple St).

The purpose of this amendment is so the properties, combined, may be developed into multi-family, residential dwelling units. I believe that RMU-45 is the right zone, not only because it aligns with the Central City Master Plan vision, and also is adjacent to RMU-45 zoning to the north (the Edith townhomes) and CG zoning to the west, and a vision for medium density zoning to the south, but because it should enable a development that has an opportunity to target the affordable and/or missing middle sectors and provide enough design options to make sense as well as to fit in with the surrounding properties.

Reasons Current Zoning Is Not Appropriate

The current zone for the two parcels, R-1-5000, is not the best zone for the following reasons:

- They are large, underutilized parcels near many different types of transit options, adjacent to and surrounded by multi-family and commercial zoning
- It doesn't align with the vision of the Central City Master Plan which calls for medium density zoning such as RMU-45.
- These parcels could house many more people, furthering city housing goals, in an area that is suited for walking and transit options and is being developed into a commuter-dense housing center.
- The parcels are a 1-minute walk to bus stops on 1700 S and West Temple, a 5-9 minute walk to other bus stops on Main and also on State St., close to the freeway, a reasonable 15-minute walk to existing train terminals as well as 5 minutes from a new proposed terminal on 1700 S (not yet approved), and in a very walkable and bike-friendly area with restaurants and facilities such as Costco.
- Located on West Temple St, a major street leading directly to the center of downtown, these are large parcels that are currently being underutilized as a R-1-5000 zone. When combined and zoned to RMU-45, they would align with the Central City Master Plan, and could house substantially more people in a comfortable way and in an area where a new multi-family property would fit well among the neighborhood and other new developments.



Map above shows current zoning. The properties referenced in this application are highlighted in blue on West Temple. Adjacent to multi-family and commercial zoning, surrounded by other types of high and medium density zones as well as a Central City Master Plan vision for medium density zoning to the south, new developments throughout the area, close to transit options/walkability, and aligning with the Central City Master Plan, the parcels, combined, in this proposal as RMU-45 would be a fitting place for a residential multi-family development.

Plan Salt Lake (2015)

Plan Salt Lake (December 2015) outlines an overall vision of sustainable growth and development in the city. This includes the development of a diverse mix of uses which is essential to accommodate responsible growth. At the same time, compatibility, that is how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

Plan Salt Lake, emphasizes the need for a variety of housing options. This is expressed in the guiding principles and related initiatives under each guiding principle as listed below:

- ***Growing responsibly while providing people with choices about where they live, how they live, and how they get around.***

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*

- I believe that my request to rezone these two parcels to RMU-45 aligns with this vision given its proximity to train terminals, proposed new terminals, bus stops, the walkability of the neighborhood to existing infrastructure and amenities such as restaurants and Costco, its closeness to the freeway, and location on West Temple – a direct corridor to center of downtown.

- *Promote infill and redevelopment of underutilized land.*

- With the existing structures being on such large parcels, there is substantial underutilized land on the proposed rezone parcels. Therefore, I believe this rezone request also fits into this goal.

- ***Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.***

- *Increase the number of medium density housing types and options.*

- The proposed zone fits into this objective as per the Central City Master Plan and being that the parcels are underutilized.

- *Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.*

- This area is very walkable to restaurants, stores (like Costco) and transit such as the train terminals and bus stops. The area is being developed into a commuter-friendly area and has the existing infrastructure to support new development.

- *Enable moderate density increases within existing neighborhoods where appropriate.*

- Perhaps this is why the Master Plan calls for medium density for these parcels, because they appear to be appropriate for this type of site improvement.

- *Promote high density residential in areas served by transit.*

- Perhaps these parcels are in an area that could be considered for high-density given the proximity to transit and given the growth goals in the area, however, the Central City Master Plan calls for medium density so that is where I directed the proposal request.

I believe the proposed development is supported by the general principles and initiatives found in Plan Salt Lake. It would provide additional housing options within a walkable neighborhood.

Growing SLC: A Five-Year Housing Plan – 2018-2022 (2017)

Additionally, the city's housing plan, Growing SLC, reinforces the growing demand for housing. The plan cites density limitations as a local barrier, which has been exacerbating the city's housing crisis. The following goals are relevant to this proposal:

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

I am not certain that the Growing SLC plan is still relevant given that it was a 5-year window ending in 2022, however, it could be still relevant given the continued need for housing in the city. It appears that my request is in line with the strategy of providing more housing units and housing variety in the city and that the parcels in this proposal are a good candidate for rezoning to RMU-45 for the reasons cited in this zoning map amendment application.

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

No, this is not a zoning text amendment application.

ATTACHMENT C: R-1-5,000 AND R-MU-45

ZONING COMPARISONS

REGULATION	EXISTING ZONING (R-1-5,000)	PROPOSED ZONING (R-MU-45)
Lot Area/Width	5,000 square feet- lot size 50 feet -lot width	5,000 square feet for new lots. No minimum for existing lots. 50 feet -lot width
Setbacks	<p>1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.</p> <p>2. Corner Side Yard: Ten feet (10').</p> <p>3. Interior Side Yard:</p> <p style="padding-left: 20px;">a. Corner lots: Four feet (4').</p> <p style="padding-left: 20px;">b. Interior lots: Four feet (4') on one side and ten feet (10') on the other.</p> <p>4. Rear Yard: Twenty-five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.</p>	<p>3. Nonresidential, Multi-Family Residential and Mixed-Use Developments:</p> <p style="padding-left: 20px;">a. Front Yard: Minimum five feet (5'). Maximum fifteen feet (15').</p> <p style="padding-left: 20px;">b. Corner Side Yard: Minimum five feet (5'). Maximum fifteen feet (15').</p> <p style="padding-left: 20px;">c. Interior Side Yard: No setback is required unless an interior side yard abuts a Single- or Two-Family Residential District. When a setback is required, a minimum ten foot (10') setback must be provided, and the minimum side yard setback shall be increased one foot (1') for every one foot (1') increase in height above thirty feet (30'). Buildings may be stepped so taller portions of a building are farther away from the side property line. The horizontal measurement of the step shall be equal to the vertical measurement of the taller portion of the building.</p> <p style="padding-left: 20px;">d. Rear Yard: Twenty-five percent (25%) of lot depth but need not exceed thirty feet (30').</p>
Parking	Two parking spaces per dwelling unit	Min: Studio and 1+ bedrooms: 1 space per DU Max: All Contexts: Studio & 1 Bedroom: 2 spaces per DU 2+ bedrooms: 3 spaces per DU
Building Height	1. The maximum height of buildings with pitched roofs shall be:	Maximum Building Height: The maximum building height shall not exceed forty five feet (45'), except that nonresidential buildings and uses shall be limited by subsections E1, E2, E3 and E4 of this section. Buildings taller than forty five feet (45'), up to a maximum of fifty five feet

	<p>a. Twenty-eight feet (28') measured to the ridge of the roof; or</p> <p>b. The average height of other principal buildings on the block face.</p> <p>2. The maximum height of a flat roof building shall be twenty feet (20').</p>	<p>(55'), may be authorized through the design review process (chapter 21A.59 of this title) and provided that the proposed height is supported by the applicable master plan.</p> <p>1. Maximum height for nonresidential buildings: Twenty feet (20').</p>
Coverage/Open space	The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.	Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as an open space area. This open space area may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

The following uses are not currently allowed in the R-1 zoning district but are listed as permitted or conditional uses under the proposed SNB zoning district designation:

USE	R-1-5,000	R-MU-45
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C ⁸	P
Alcohol:		
Bar establishment (2,500 square feet or less in floor area)		C ⁹
Brewpub (2,500 square feet or less in floor area)		C ⁹
Tavern (2,500 square feet or less in floor area)		C ⁹
Animal, veterinary office		C
Art gallery		P
Artisan food production (2,500 square feet or less in floor area)		P ³
Bed and Breakfast inn		P
Clinic (medical, dental)		P
Commercial food preparation		P ²¹
Community Garden	C	P
Crematorium		C
Daycare center, adult		P
Daycare center, child	C ¹⁸	P
Daycare, nonregistered home daycare	P ¹⁸	P ¹⁸
Daycare, registered home daycare, or preschool	P ¹⁸	P ¹⁸
Dwelling:		
Accessory Unit	C	P
Assisted living facility (large)		P
Assisted living facility (limited capacity)	C	P
Assisted living facility (small)		P
Congregate care facility (large)		C
Congregate care facility (small)	C	P
Dormitory, Fraternity, Sorority	P ¹²	
Group home (large)		C
Group home (small)	P	P

Manufactured Home	P	P
Multi-family		P
Single-Family (detached)	P	P
Government facility	C	C
Home Occupation	P ²⁰	P ²⁰
Municipal services uses, including City utility uses and police and fire stations	C	C
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, park and ride lot shared with existing use	P	P
Place of worship on lots less than 4 acres in size	C	C
School:		
Seminary and religious institute	C	C
Temporary use of closed schools and churches	C ¹⁹	C ¹⁹
Urban Farm	P	
Utility, building or structure	P ⁵	
Utility, transmission, wire, line, pipe or pole	P ⁵	

Qualifying provisions:

1. A single apartment unit may be located above the first-floor retail/office.
2. Provided that no more than two two-family buildings are located adjacent to one another and no more than three such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Must contain a retail component for on-site food sales.
4. Reserved.
5. See subsection B of this title for utility regulations.
6. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.
7. Subject to conformance to the provisions in section [21A.02.050](#) of this title.
8. Subject to conformance with the provisions of subsection [21A.24.010S](#) of this title.
9. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol-Related Establishments" of this title.
10. In the RB Zoning District, the total square footage, including patio space, shall not exceed 2,200 square feet in total. Total square footage will include a maximum 1,750 square feet of floor space within a business and a maximum of 450 square feet in an outdoor patio area.
11. Accessory guest or servant's quarters must be located within the buildable area on the lot.
12. Subject to conformance with the provisions of section [21A.36.150](#) of this title.
13. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
14. Large group homes established in the RB and RO Districts shall be located above the ground floor.
15. Small group homes established in the RB and RO Districts shall be located above the ground floor.
16. Large residential support established in RO Districts shall be located above the ground floor.
17. Small residential support established in RO Districts shall be located above the ground floor.
18. Subject to section [21A.36.130](#) of this title.
19. Subject to section [21A.36.170](#) of this title.
20. Subject to section [21A.36.030](#) of this title.
21. Consult the water use and/or consumption limitations of Subsection [21A.33.010.D.1](#).

ATTACHMENT D: CITY PLAN CONSIDERATIONS

Zoning map amendments are reviewed for compliance with City master plans and adopted policies. The below plans were adopted for the area:

Plan Salt Lake

Plan Salt Lake states that almost half of the total housing units in Salt Lake City are single-family detached dwellings. While preserving the existing housing stock will continue to be a priority for Salt Lake City, over the next 25 years, it will be critical for us to encourage and support a diversity of new housing options and types with a range of densities throughout the city to best meet the changing population.

Plan Salt Lake contains various sections and initiatives that speak to broad issues that could be impacted by an increase in the housing density in this zoning district. The following sections focusing on *Growth, Housing, Transportation and Mobility, Beautiful City, and Economy* are particularly pertinent:

- *Growth – Promote infill and redevelopment of underutilized properties.*
- *Housing – High-density residential options for locations where services are conveniently located and potentially within a walkable environment.*
- *Transportation and Mobility – Public transportation within walking distance as an option, in addition to vehicular use.*
- *Beautiful City - Reinforce and preserve neighborhood and district character and a strong sense of place.*
- *Equity- Recognize and advocate for the rights of all residents and visitors.*

Central Community Master Plan

The Central Community Master Plan identifies this subject property as part of the “People’s Freeway Neighborhood” planning area. This area

- The subject property is located just south of the Ballpark Station Area. It sits between 1700 South and 2100 South and between State Street and I-15 freeway.
- The Master Plan includes several goals for increasing the community’s residential density.
- Housing - Current zoning encourages transitioning from older single-family housing to transit-oriented development, including higher-density residential.
- Transportation -Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors. Public Transportation- the Ballpark Trax Station is within four blocks of the subject location, and the 2100 South Station is within three blocks of the subject property. Bus routes are located along 1700 South.
- Growth - Commercial & residential growth is desired in this area. There are many restaurants, retail establishments, and service businesses within walking distance of the subject property.
- Lower density zoning in this area will not preserve the character of this area. This area is changing to allow more business and commercial activity while providing housing opportunities to renters and first-time home buyers.

HOUSING PLAN

The Salt Lake City Housing Plan calls out three main goals for alleviating the current crisis in housing affordability:

Goal 1: Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.

Goal 2: Increase housing stability throughout the city.

Goal 3: Increase opportunities for homeownership and other wealth and equity-building opportunities.

This application request if approved, would give the applicant the potential to increase housing on the subject properties, therefore meeting the intent of the Housing Plan.

HOUSING LOSS MITIGATION PLAN

When a property includes residential dwelling units within its boundaries, an application for a zoning change that would permit nonresidential land uses cannot be approved until a housing loss mitigation plan is approved by the city.

Since the applicant is requesting a zoning map amendment that allows nonresidential land uses, options for mitigating residential loss must be selected. The following options are available by ordinance:

1. Replacement housing.
2. Fee-based on the difference between housing value and replacement cost.
3. Fee, where deteriorated housing exists, not caused by deliberate indifference of landowner.

Please see [Attachment J](#) for the complete Housing Loss Mitigation Plan for this proposal.

ATTACHMENT E: ANALYSIS OF ZONING AMENDMENT 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 Sugar House Master Plan and the proposed zoning 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 notice 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:

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
Finding: <i>Salt Lake City Housing Plan</i> calls out three main goals for alleviating the current crisis in housing affordability. These goals all note the increased need for affordable housing throughout the city. <i>Plan Salt Lake</i> contains various sections and initiatives that speak to broad issues that could be impacted by an increase in the housing density in this zoning district. Growth and Housing focus on high-density residential options. <i>The Central Community Master Plan</i> states that the current zoning encourages transitioning from older single-family housing to transit-oriented development, including higher-density residential.
Discussion: The applicant has not given an intent for the development of the property; however, in discussions with the applicant, it appears that the developer is focused on high-density multi-family residential development, perhaps something similar to the C.W. Urban project directly to the north. This type of development would help to implement those stated goals and policies from the relevant city plans by activating this property with the proposed map amendment.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.
Finding: The proposal generally furthers the purpose statements of the zoning ordinance.
Discussion:

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

The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:

- A. Lessen congestion in the streets or roads;
- B. Secure safety from fire and other dangers;
- C. Provide adequate light and air;
- D. Classify land uses and distribute land development and utilization;
- E. Protect the tax base;
- F. Secure economy in governmental expenditures;
- G. Foster the city's industrial, business, and residential development; and
- H. Protect the environment.

The development generally supports or has no appreciable impact on these purposes. There may be additional traffic caused by this development, but staff does not anticipate “congestion” on streets or roads as a result of the development because of its location along two collector streets (1700 South and West Temple) as identified in the adopted major street plan.

A potential high-density residential development project on this site would foster the city’s residential development plans for this area while increasing the use of public transportation rather than vehicular use since it is located in proximity to public transportation stations. Having retail goods and service establishments in the area allows walkability to and from these services from the subject property, therefore, lessening congestion on the local streets.

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

Finding: The proposed map amendment to the R-MU-45 zone would likely have minor impacts on the adjacent properties. The requested zone would require no less than 20% of the property to be landscaped. In addition, zoning requirements on the property, depending on the development plan and fire and building codes, will limit the height and the setbacks from the single-family dwelling to the south. The property to the north is currently multi-family residential, and therefore the proposed development on the subject property would be compatible rather than over-burdening. The property to the direct west is a park. No negative impacts should affect the park. Although a positive impact for the park could be having residences overlooking the park, which would create a neighborhood outlook source.

Discussion: The impacts to adjacent properties will be minimal because of required zoning standards which require setbacks and open space. This area is changing to allow more business and commercial activity while providing higher-density housing opportunities to renters and first-time home buyers.

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

Finding: The map amendment doesn’t conflict with any overlays that affect the property.

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

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and

fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Finding: Some City’s public facilities and services may need to be upgraded and improved if the density changes or if land use changes to a more intense use permitted in the R-MU-45 zone.

Discussion:

Roadways

There may be additional traffic caused by this development, but staff does not anticipate “congestion” on streets or roads as a result of the development because of its location along two collector streets (1700 South and West Temple Street) as identified in the adopted major street plan.

Parks and Recreation Facilities

The proposal abuts Jefferson Circle Park to the east.

Police and Fire Protection

The development is located within an existing developed area with dedicated police and fire services. The services are adequate to serve additional density.

Schools

The property is in the Salt Lake City School District and is within one mile to the nearest elementary, and 4.5 miles from a middle school, and high school.

Library

The Sprague City Library is located less than three miles from the proposal. Although a new library is being proposed on West Temple Street near the existing ballpark.

Water/Sewer/Storm Drainage

Public Utilities has reviewed the proposal and has no objections to the proposed rezone, however, noted that an increased density on the property may require offsite system improvements.

Refuse Collection

Development may be served by the City’s Recycling and Waste Services.

In general, the site is located within a developed area of the City. The change of zoning is not likely to significantly increase the need for roadways, parks, recreation facilities, police, fire protection, or schools. Any future development would be reviewed by the Public Utilities department and if additional water or sewer capacity is required to serve the property, the owner/developer would need to make the necessary public improvements.

ATTACHMENT F: SITE PHOTOGRAPHS



Subject Property – 1734 S. West Temple (Front view)



Subject Property – 1734 S. West Temple (View from the North looking South)



Subject Property – 1720 S. West Temple St. (Front view)



Subject Property – 1720 S. West Temple St. (View from the North)



Townhomes on the southwest corner of 1700 South and West Temple St.



Restaurant on the southeast corner of 1700 South and West Temple St.



Two 4-plex dwellings across the street to the east from the subject properties.



Jefferson Circle Park (retention basin) – directly to the west of the subject properties



Housing Authority office building – down the street to the south.



Two Pines Condominiums – on the east side of West Temple St. to the south.



Taylor Gardens Senior Apartments down the street to the south on the west side



Church on the east side of West Temple to the south.



Single family dwelling on the east side of West Temple St. to the south of the subject properties



Single family dwellings on the east side of West Temple St. to the north of the subject properties.

ATTACHMENT G: PUBLIC PROCESS & COMMENTS

The following attachment lists the public meetings that have been held, and other public input opportunities, related to the proposed project. All written comments that were received throughout this process are included within this attachment.

EARLY NOTIFICATION

March 17, 2023:

- A notice of application was sent to the chair of the Ballpark Community Council Chair, which the subject property is within.
- The Community Council was given 45 days to respond with any concerns or comments. However, no comments were provided after the April 6th meeting, at which the applicant presented his proposal.

March 20, 2023

- Notice of the application was also sent to property owners and residents within 300 feet of the project. The purpose of this notice is to inform surrounding property owners and residents that an application has been submitted, provide details regarding the request, outline steps in the planning review and decision-making process, and to let them know how to obtain more information and submit comments early in the review process.

April 6, 2023

- The applicant appeared before the Ballpark Community Council at their monthly meeting. Questions were asked of the applicant about the potential development that would go in and what the impact would be to the neighboring properties. No comment letter was received from the Ballpark Community Council Chair.

CITY OPEN HOUSE

In order to obtain feedback from residents and property owners and to provide information about the public process and city regulations a virtual Open House was started on **March 20, 2023**. The ending date for the open house was **May 4, 2023**.

PUBLIC HEARING NOTICE

The Planning Division provided the following notices for the Planning Commission meeting:

- Mailed notice sent June 23, 2023
- Emailed notice to listserv sent June 23, 2023
- Public hearing notice signs posted on the property June 17, 2023

PUBLIC INPUT RECEIVED

The Planning Staff has received one call and two emails in opposition to this application. The Planning Staff has received one email in support of this application.

Dear Ms. Martinez and Planning Commission:

This letter is in opposition to the proposed up-zoning at 1734 and 1720 South West Temple.

The primary reason for the opposition is that the parcels were part of the downzoning to single family residential, **PLNPCM2013-00899 and Central Community Master Plan Future Land Use Map amendment, PLNPCM2013-00900 that was approved by the Planning Commission and City Council on April 26, 2016.**

The downzoning and land use map amendment was crafted to preserve the main residential core of the neighborhood consisting of single family residences, with the West Temple corridor being the backbone of the residential core. It was also intended to prevent a developer from purchasing multiple single-family homes to redevelop into higher density structures that are incompatible with the size and scale of the existing single family homes. It made the zoning consistent throughout the area with the other single-family homes. The properties that were in Commercial Corridor zoning, such as Main Street and 1700 South, were left off the downzone. Only the single family homes, in the interior of the neighborhood that had RMF 35 zoning, were downzoned back to R-1/5,000. These two parcels were included in the downzone.

This proposed development is contrary to the current zoning and is an encroachment into the residential core of single family homes.

Please do not change this zoning.

Sincerely,

Jeff Sandstrom

Ballpark Community Council Board Member

E. Lloyd Cox and Mary Cox

Diana,

I am sending this regarding upcoming PC items.

Rezone 1720 & 1734 S West Temple

This rezone is a logical extension of the multi-family housing that already exists along the 1700 S corridor. More density in this neighborhood is a great addition and it would be manageable density for that part of the city.

Kyle Deans

SLC Resident

Diana,

Please share my public comments with the planning commission and applicant.

This property is next door to what was previously the Historic Sarah Quayle Cook House. When that property was torn down and the current row houses put up, it was a loss of a great house in a great neighborhood. The smaller of the two homes in this proposal should be saved, and for that reason I believe you should not approve the rezone of these properties. However, I don't live in this neighborhood so I would ask that you all please make whatever input and desire the neighbors to this property, the neighborhood at large, and the community council have to say about this project. They should be the ones driving how their neighborhood is changing as it most affects them. People must come first, not money or monied interests.

Casey O'Brien McDonough

ATTACHMENT H: CITY DEPARTMENT REVIEW COMMENTS

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

No comment received for this application.

Fire - Heather Gilcrease (heather.gilcrease@slcgov.com)

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

Engineering – Scott Weiler (scott.weiler@slcgov.com)

No objections.

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

Urban Forestry has no concerns with this proposal.

Police – Lt. Andrew Cluff (andrew.cluff@slcgov.com)

No public safety concerns at this time. If approved I will have more information once plans are submitted for improvement to the parcels.

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

Public Utilities has no issues with the proposed rezoning. Additional comments have been provided to assist the applicant in obtaining a building permit.

Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water

utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.

- Utilities cannot cross property lines without appropriate easements and agreements between property owners.

- Parcels must be consolidated prior to permitting.

- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.

- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner’s expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.

- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4).

- This property is located in a Stormwater Quality High Profile Area and will require a Storm Water Pollution Prevention Plan (SWPPP). It is recommended to use the State of Utah SWPPP template. Ensure that it includes all relevant contacts, the Utah State Construction General Permit, Salt Lake City Notice of Intent (NOI), any relevant figures, and is signed by the Author, Owner, and Operator.

ATTACHMENT I: ORDINANCE NO. 14 OF 2016

SALT LAKE CITY ORDINANCE
No. 14 of 2016

(Amending the zoning map pertaining to multiple parcels situated in an area bounded by 1300 South and 2100 South Streets and Main and 200 West Streets to rezone certain parcels from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District, and amending the Central Community Master Plan Future Land Use Map)

An ordinance amending the zoning map pertaining to multiple parcels situated in an area bounded by 1300 South and 2100 South Streets and Main and 200 West Streets to rezone certain parcels from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District pursuant to Petition No. PLNPCM2013-00899, and amending the Central Community Master Plan Future Land Use Map pursuant to Petition No. PLNPCM2013-00900.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on July 29, 2015 on an application submitted by the Salt Lake City Council (“Applicant”) to rezone multiple parcels situated in an area bounded by 1300 South and 2100 South Streets and Main and 200 West Streets from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District pursuant to Petition No. PLNPCM2013-00899, and to amend the Central Community Master Plan Future Land Use Map with respect to those parcels from Medium Density Residential to Low Density Residential pursuant to Petition No. PLNPCM2013-00900; and

WHEREAS, at its July 29, 2015 meeting, the planning commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said applications; and

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

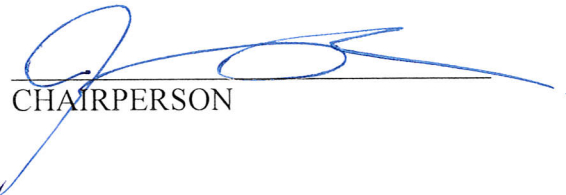
NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the parcels identified on Exhibit "A" attached hereto shall be and hereby are rezoned from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000.

SECTION 2. Amending the Central Community Master Plan. The Future Land Use Map of the Central Community Master Plan shall be and hereby is amended to change the future land use designation of the parcels identified in Exhibit "A" from Medium Density Residential to Low Density Residential as depicted on Exhibit "B" attached hereto.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this 26 day of April, 2016.

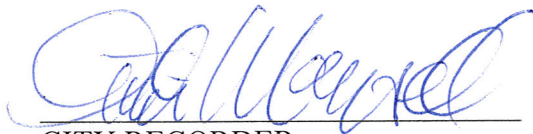

CHAIRPERSON

ATTEST AND COUNTERSIGN:

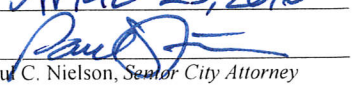
CITY RECORDER

Transmitted to Mayor on April 28, 2016.

Mayor's Action: Approved. Vetoed.


CITY RECORDER
(SEAL)



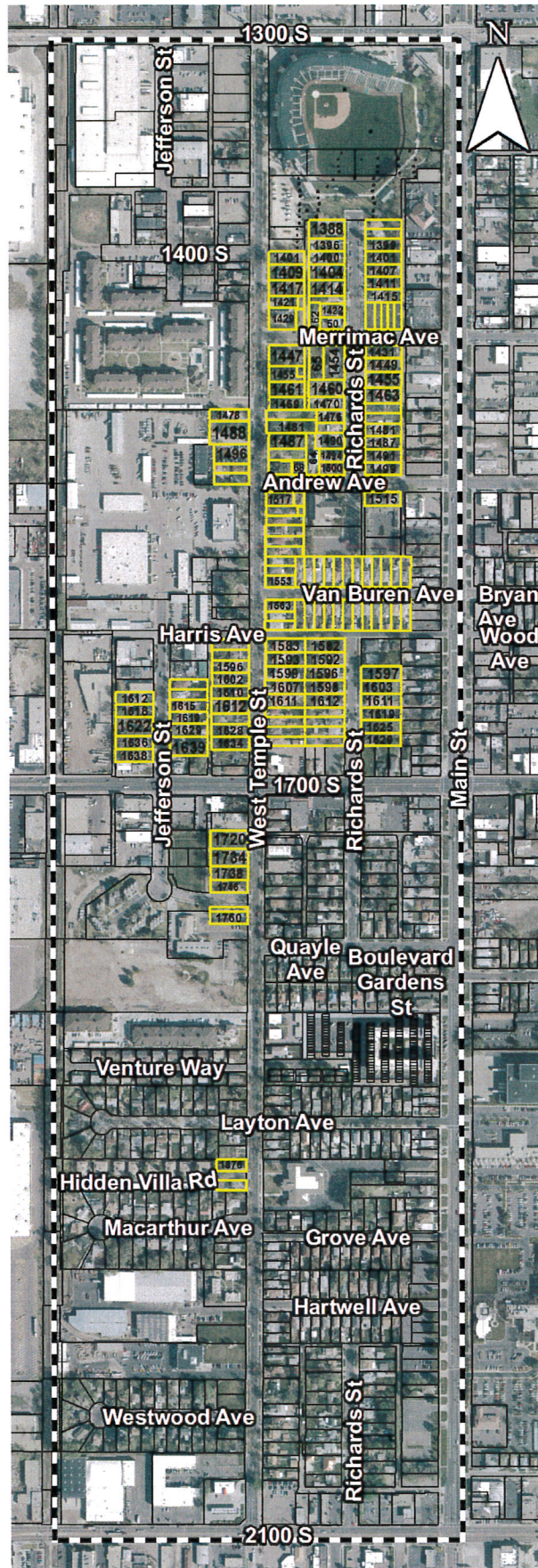
APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>April 25, 2016</u> By:  Paul C. Nielson, Senior City Attorney

Bill No. 14 of 2016.
Published: May 5, 2016.

EXHIBIT "A"

Parcel Map and Table

PARCEL MAP



Legend

- Study Boundary
- Rezone Parcels

PARCEL TABLE

LINE	PROPERTY ADDRESS	PARCEL IDENTIFICATION	CURRENT ZONE	PROPOSED ZONE
1	1401 S West Temple St	15132300090000	RMF-35	R-1/5,000
2	1409 S West Temple St	15132300100000	RMF-35	R-1/5,000
3	1417 S West Temple St	15132300110000	RMF-35	R-1/5,000
4	1421 S West Temple St	15132300120000	RMF-35	R-1/5,000
5	1429 S West Temple St	15132300130000	RMF-35	R-1/5,000
6	1447 S West Temple St	15132330010000	RMF-35	R-1/5,000
7	1451 S West Temple St	15132330120000	RMF-35	R-1/5,000
8	1455 S West Temple St	15132330020000	RMF-35	R-1/5,000
9	1461 S West Temple St	15132330030000	RMF-35	R-1/5,000
10	1469 S West Temple St	15132330040000	RMF-35	R-1/5,000
11	1475 S West Temple St	15132330050000	RMF-35	R-1/5,000
12	1478 S West Temple St	15132320120000	RMF-35	R-1/5,000
13	1481 S West Temple St	15132330060000	RMF-35	R-1/5,000
14	1487 S West Temple St	15132330070000	RMF-35	R-1/5,000
15	1488 S West Temple St	15132320130000	RMF-35	R-1/5,000
16	1493 S West Temple St	15132330080000	RMF-35	R-1/5,000
17	1496 S West Temple St	15132320140000	RMF-35	R-1/5,000
18	1497 S West Temple St	15132330260000	RMF-35	R-1/5,000
19	1500 S West Temple St	15132320150000	RMF-35	R-1/5,000
20	1501 S West Temple St	15132330250000	RMF-35	R-1/5,000
21	1502 S West Temple St	15132320160000	RMF-35	R-1/5,000
22	1517 S West Temple St	15132770010000	RMF-35	R-1/5,000
23	1521 S West Temple St	15132770220000	RMF-35	R-1/5,000
24	1523 S West Temple St	15132770230000	RMF-35	R-1/5,000
25	1525 S West Temple St	15132770030000	RMF-35	R-1/5,000
26	1531 S West Temple St	15132770040000	RMF-35	R-1/5,000
27	1535 S West Temple St	15132770050000	RMF-35	R-1/5,000
28	1541 S West Temple St	15132770060000	RMF-35	R-1/5,000
29	1545 S West Temple St	15132770070000	RMF-35	R-1/5,000
30	1549 S West Temple St	15132770080000	RMF-35	R-1/5,000
31	1553 S West Temple St	15132770090000	RMF-35	R-1/5,000
32	1563 S West Temple St	15132790010000	RMF-35	R-1/5,000
33	1569 S West Temple St	15132790020000	RMF-35	R-1/5,000
34	1573 S West Temple St	15132790030000	RMF-35	R-1/5,000
35	1583 S West Temple St	15132810010000	RMF-35	R-1/5,000
36	1588 S West Temple St	15132800230000	RMF-35	R-1/5,000
37	1592 S West Temple St	15132800240000	RMF-35	R-1/5,000
38	1593 S West Temple St	15132810020000	RMF-35	R-1/5,000
39	1596 S West Temple St	15132800120000	RMF-35	R-1/5,000
40	1599 S West Temple St	15132810030000	RMF-35	R-1/5,000
41	1602 S West Temple St	15132800130000	RMF-35	R-1/5,000
42	1607 S West Temple St	15132810040000	RMF-35	R-1/5,000
43	1610 S West Temple St	15132800140000	RMF-35	R-1/5,000
44	1611 S West Temple St	15132810050000	RMF-35	R-1/5,000
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46	1617 S West Temple St	15132810060000	RMF-35	R-1/5,000
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48	1622 S West Temple St	15132800170000	RMF-35	R-1/5,000
49	1625 S West Temple St	15132810080000	RMF-35	R-1/5,000
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51	1631 S West Temple St	15132810090000	RMF-35	R-1/5,000

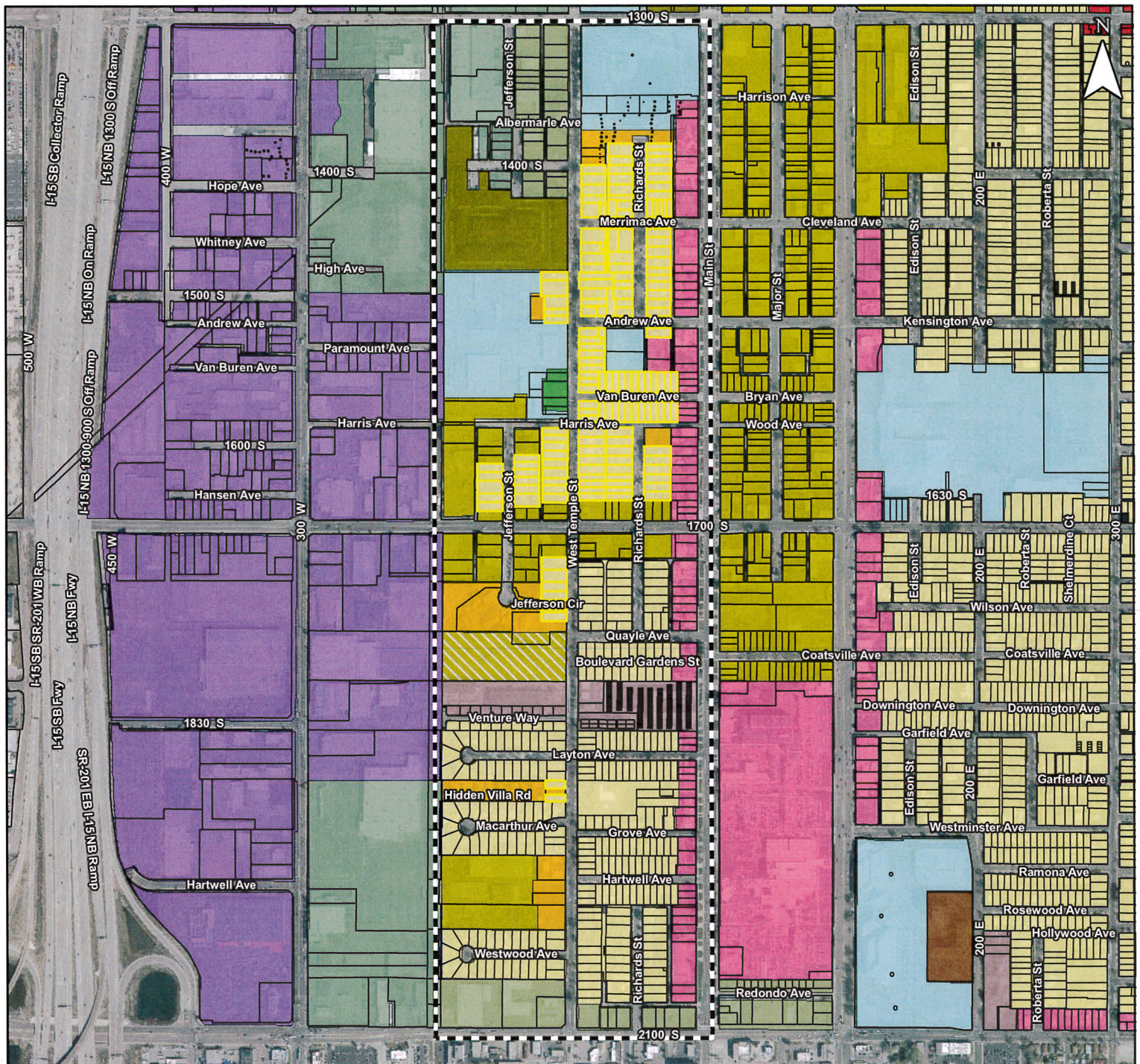
LINE	PROPERTY ADDRESS	PARCEL IDENTIFICATION	CURRENT ZONE	PROPOSED ZONE
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54	1734 S West Temple St	15134270070000	RMF-35	R-1/5,000
55	1738 S West Temple St	15134300160000	RMF-35	R-1/5,000
56	1746 S West Temple St	15134300170000	RMF-35	R-1/5,000
57	1758 S West Temple St	15134300190000	RMF-35	R-1/5,000
58	1760 S West Temple St	15134300200000	RMF-35	R-1/5,000
59	1876 S West Temple St	15134760170000	RMF-35	R-1/5,000
60	1888 S West Temple St	15134760190000	RMF-35	R-1/5,000
61	1381 S Richards St	15132310070000	RMF-35	R-1/5,000
62	1388 S Richards St	15132300220000	RMF-35	R-1/5,000
63	1395 S Richards St	15132310080000	RMF-35	R-1/5,000
64	1396 S Richards St	15132300230000	RMF-35	R-1/5,000
65	1399 S Richards St	15132310090000	RMF-35	R-1/5,000
66	1400 S Richards St	15132300240000	RMF-35	R-1/5,000
67	1401 S Richards St	15132310100000	RMF-35	R-1/5,000
68	1404 S Richards St	15132300250000	RMF-35	R-1/5,000
69	1407 S Richards St	15132310110000	RMF-35	R-1/5,000
70	1411 S Richards St	15132310120000	RMF-35	R-1/5,000
71	1414 S Richards St	15132300260000	RMF-35	R-1/5,000
72	1415 S Richards St	15132310130000	RMF-35	R-1/5,000
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74	1422 S Richards St	15132300280000	RMF-35	R-1/5,000
75	1431 S Richards St	15132340010000	RMF-35	R-1/5,000
76	1449 S Richards St	15132340020000	RMF-35	R-1/5,000
77	1454 S Richards St	15132330140000	RMF-35	R-1/5,000
78	1455 S Richards St	15132340030000	RMF-35	R-1/5,000
79	1460 S Richards St	15132330150000	RMF-35	R-1/5,000
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81	1470 S Richards St	15132330160000	RMF-35	R-1/5,000
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83	1475 S Richards St	15132340060000	RMF-35	R-1/5,000
84	1476 S Richards St	15132330170000	RMF-35	R-1/5,000
85	1481 S Richards St	15132340070000	RMF-35	R-1/5,000
86	1482 S Richards St	15132330180000	RMF-35	R-1/5,000
87	1487 S Richards St	15132340080000	RMF-35	R-1/5,000
88	1490 S Richards St	15132330190000	RMF-35	R-1/5,000
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93	1515 S Richards St	15132780200000	RMF-35	R-1/5,000
94	1582 S Richards St	15132810110000	RMF-35	R-1/5,000
95	1592 S Richards St	15132810120000	RMF-35	R-1/5,000
96	1596 S Richards St	15132810130000	RMF-35	R-1/5,000
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98	1598 S Richards St	15132810140000	RMF-35	R-1/5,000
99	1603 S Richards St	15132820030000	RMF-35	R-1/5,000
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101	1612 S Richards St	15132810150000	RMF-35	R-1/5,000
102	1618 S Richards St	15132810160000	RMF-35	R-1/5,000
103	1619 S Richards St	15132820050000	RMF-35	R-1/5,000
104	1622 S Richards St	15132810170000	RMF-35	R-1/5,000

LINE	PROPERTY ADDRESS	PARCEL IDENTIFICATION	CURRENT ZONE	PROPOSED ZONE
105	1625 S Richards St	15132820060000	RMF-35	R-1/5,000
106	1626 S Richards St	15132810180000	RMF-35	R-1/5,000
107	1629 S Richards St	15132820070000	RMF-35	R-1/5,000
108	1632 S Richards St	15132810190000	RMF-35	R-1/5,000
109	24 W Merrimac Ave	15132310360000	RMF-35	R-1/5,000
110	26 W Merrimac Ave	15132310350000	RMF-35	R-1/5,000
111	28 W Merrimac Ave	15132310340000	RMF-35	R-1/5,000
112	30 W Merrimac Ave	15132310330000	RMF-35	R-1/5,000
113	32 W Merrimac Ave	15132310320000	RMF-35	R-1/5,000
114	50 W Merrimac Ave	15132300290000	RMF-35	R-1/5,000
115	62 W Merrimac Ave	15132300150000	RMF-35	R-1/5,000
116	65 W Merrimac Ave	15132330130000	RMF-35	R-1/5,000
117	68 W Merrimac Ave	15132300140000	RMF-35	R-1/5,000
118	64 W Andrew Ave	15132330280000	RMF-35	R-1/5,000
119	68 W Andrew Ave	15132330270000	RMF-35	R-1/5,000
120	69 W Andrew Ave	15132770100000	RMF-35	R-1/5,000
121	17 W Van Buren Ave	15132790150000	RMF-35	R-1/5,000
122	18 W Van Buren Ave	15132780100000	RMF-35	R-1/5,000
123	22 W Van Buren Ave	15132780090000	RMF-35	R-1/5,000
124	23 W Van Buren Ave	15132790140000	RMF-35	R-1/5,000
125	27 W Van Buren Ave	15132790130000	RMF-35	R-1/5,000
126	28 W Van Buren Ave	15132780080000	RMF-35	R-1/5,000
127	31 W Van Buren Ave	15132790120000	RMF-35	R-1/5,000
128	32 W Van Buren Ave	15132780070000	RMF-35	R-1/5,000
129	35 W Van Buren Ave	15132790110000	RMF-35	R-1/5,000
130	36 W Van Buren Ave	15132780060000	RMF-35	R-1/5,000
131	41 W Van Buren Ave	15132790100000	RMF-35	R-1/5,000
132	42 W Van Buren Ave	15132770190000	RMF-35	R-1/5,000
133	45 W Van Buren Ave	15132790090000	RMF-35	R-1/5,000
134	46 W Van Buren Ave	15132770180000	RMF-35	R-1/5,000
135	49 W Van Buren Ave	15132790080000	RMF-35	R-1/5,000
136	50 W Van Buren Ave	15132770170000	RMF-35	R-1/5,000
137	55 W Van Buren Ave	15132790070000	RMF-35	R-1/5,000
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139	57 W Van Buren Ave	15132790060000	RMF-35	R-1/5,000
140	60 W Van Buren Ave	15132770150000	RMF-35	R-1/5,000
141	64 W Van Buren Ave	15132770140000	RMF-35	R-1/5,000
142	65 W Van Buren Ave	15132790050000	RMF-35	R-1/5,000
143	69 W Van Buren Ave	15132790040000	RMF-35	R-1/5,000
144	70 W Van Buren Ave	15132770130000	RMF-35	R-1/5,000
145	1605 S Jefferson St	15132800030000	RMF-35	R-1/5,000
146	1607 S Jefferson St	15132800040000	RMF-35	R-1/5,000
147	1612 S Jefferson St	15132580070000	RMF-35	R-1/5,000
148	1615 S Jefferson St	15132800050000	RMF-35	R-1/5,000
149	1618 S Jefferson St	15132580080000	RMF-35	R-1/5,000
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151	1622 S Jefferson St	15132580140000	RMF-35	R-1/5,000
152	1629 S Jefferson St	15132800070000	RMF-35	R-1/5,000
153	1636 S Jefferson St	15132580110000	RMF-35	R-1/5,000
154	1638 S Jefferson St	15132580120000	RMF-35	R-1/5,000
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


EXHIBIT “B”

Future Land Use Map Amendment

Future Land Use Map Amendment



Legend

-  Study Boundary
-  Subject Parcels
- Central Community Future Land Use**
-  Community Commercial
-  Neighborhood Commercial
-  Regional Commercial
-  High Density Residential (50 or more dwelling units/acre)
-  High Medium Density Residential (30-50 dwelling units/acre)
-  Medium Density Residential (15-30 dwelling units/acre)
-  Low Density Residential (1-15 dwelling units/acre)
-  High Mixed Use (50 or more dwelling units/acre)
-  Medium Residential/Mixed Use (10-50 dwelling units/acre)
-  Residential/Office Mixed Use
-  Institutional/Public
-  Medium Density Transit Oriented Development (10-50 dwelling units/acre)
-  High Density Transit Oriented Development (50 or more dwelling units/acre)
-  Open Space
-  To be determined (currently adjacent zoning)

ATTACHMENT J: HOUSING LOSS MITIGATION PLAN



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

1720 S. & 1734 S. West Temple St. - Zoning Map Amendment

Petition PLNPCM2023-00106

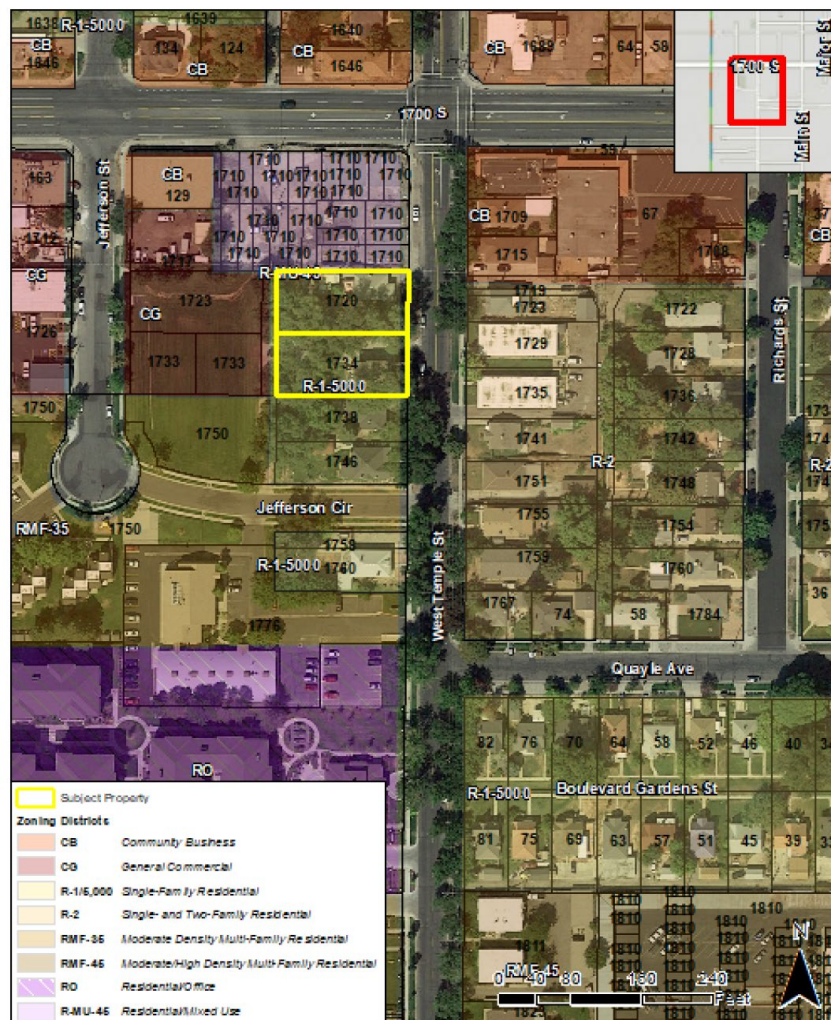
PROJECT DESCRIPTION

Existing Conditions

Larsen Sequist requests to amend the zoning map for the properties at approximately 1720 S. and 1734 S. West Temple St. (15-13-427-006-0000 and 15-13-427-007-0000). The proposal would rezone the subject properties from R-1-5,000 (Residential) to R-MU-45 (Residential Mixed Use), as well as to amend the Future Land Use Map in the Central Community Master Plan from “Low-Density Residential” to “Medium-Density Residential”. The subject properties are 0.25 and 0.24 acres (respectively, 10,890 and 10,454 square feet), a total of 0.49 acres. No development plans were submitted with this application.

The applicant’s zoning amendment requests for the property are as follows:

- Existing zoning - R-1-5,000 (Residential)
- Proposed zoning – R-MU-45 (Residential Mixed Use)



The city recognizes 1720 South as a single-family dwelling and 1734 South as a two-family dwelling. If the zoning map amendment request is approved, the applicant could develop residential or non-residential uses (as listed in Ordinance 21A.33.020) on either property. A development of nonresidential uses would eliminate the housing potential for these properties.

Proposed Zoning Map Amendment

There is no requirement in the R-MU-45 zone to include residential uses in new developments. Therefore, a development with no residential use would be allowed on the property. Because this application is a “petition(s) for a zoning change that would permit a nonresidential use of land,” a Housing Loss Mitigation Plan is required. Housing Loss Mitigation Plans are reviewed by the city’s Planning Director and the Director of Community and Neighborhoods. The plan includes a housing impact statement and a method for mitigating residential loss.

Attachments

A. Site Photos

HOUSING IMPACT STATEMENT

Housing Mitigation Ordinance Compliance

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

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

The neighborhood’s residential character will not change if the property owner continues to use this building as a single-family or multi-family dwelling. However, if the rezone is approved, the property owner could change the property to nonresidential uses, including commercial, and could include the demolition of the existing building. Uses such as retail goods and service establishments could impact the area with increased traffic and parking.

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

Dwelling units on both properties (1720 South and 1734 South) may be targeted for demolition with the proposed rezone. The rezone would allow the property owner to redevelop the property with residential, nonresidential, and/ or commercial uses.

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;

- a. *1720 South -one single-family dwelling
1734 South- two-family dwelling*
- b. *1720 South West Temple St. – According to Salt Lake County Assessor Records, the building is worth \$289,500 and it is classified as a Single-Family Residence.
1734 South West Temple St. - According to Salt Lake County Assessor Records, the building is worth \$306.600 and it is classified as a Two-Family Residence (“duplex”).*
- c. *It is not known at this time if the existing dwelling units meet the current building, fire, and health codes.*

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 total lot area, 20,909 SF, would be rezoned to R-MU-45, which allows for residential and nonresidential uses.

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 the 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:

The options outlined do address the specific situation with this rezone, since it would allow for the elimination of existing housing units.

Option A – The applicant does not have a development plan in place at this time. Staff could recommend that the rezone be conditioned on maintaining a residential use on the properties or on the applicant entering a development agreement with the city to replace the housing units in case of demolition.

Option B - Under this option, the applicant would not be expected to pay into the City's Housing Trust Fund an amount calculated since the market value of the dwellings, as determined by the Salt Lake County Assessor's Office, is less than the replacement cost of building new dwelling units of similar size.

The Salt Lake County Assessor's Office shows the market value of the single-family dwelling as \$289,500 and the two-family dwelling as \$306,600, which does not include the market value of the land.

The replacement cost is calculated using the Building Valuation Data published by the International Code Council. The most recent data from the ICC was published in February 2023 and indicates the construction cost per square foot for R-1-5,000 (Single-Family Residential) Type VB is \$192.64/SF of finished floor area and \$31.50/SF of unfinished floor area. This rate considers only the costs of construction and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the building's occupant load.

*Market value of the property (based on County assessment) = \$289,500 for **1720 S.***

*Replacement cost (1530 SF finished + 170 SF unfinished) = **\$300,094.20***

*Difference = **\$10,594.20***

*Market value of the property (based on County assessment) = \$306,600 for **1734 S.***

*Replacement cost (1,985 SF finished + 0 SF unfinished) = **\$ 382,390.40***

*Difference = **\$75,790.40***

The market value does not exceed the replacement cost of the existing single-family home, therefore, a mitigation fee equal to the difference would not be required.

FINDINGS

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

- The proposed rezone could result in a net loss of three dwelling units.
- Although not specific to this situation, options A & B of the Housing Loss Mitigation ordinance have been considered.
- Option B shows that the replacement cost of the existing housing unit is more than the structure's market value, and therefore a mitigation fee would not be required.

DETERMINATION OF MITIGATION

Based on the findings outlined in this report, the Director of Community and Neighborhoods has determined the applicant could enter a development agreement for the replacement of at least one dwelling unit on 1720 South and at least two dwelling units on 1734 South to comply with a satisfactory manner with the Housing Loss Mitigation standards outlined by Title 18.97.

Deputy Director of Community and
Neighborhoods

Date:



1720 South -Subject Property



1734 South- Subject Property



1734 South- Subject Property



1734 South- Garage in rear yard setback