



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 801-535-6182

Date: August 23, 2023

Re: PLNPCM2023-00172 – Zoning Amendment from R-1/7,000 to RMF-30 at 1380 South 900 West, and 1361 & 1376 South 1000 West

Zoning Map Amendment

PROPERTY ADDRESSES & PARCEL IDS:

1380 South 900 West	15-14-202-014-0000
1361 South 1000 West	15-14-202-026-0000
1367 South 1000 West	15-14-202-028-0000

MASTER PLAN: [Westside](#)

CURRENT ZONING DISTRICT: [R-1/7,000 Single-Family Residential District](#)

PROPOSED ZONING DISTRICT: [RMF-30 Low Density Multi-Family Residential District](#)

COUNCIL DISTRICT: District 2, [Alejandro Puy](#)

REQUEST:

Salt Lake City has received a request from Drake Powell of TAG SLC, LLC, representing the property owners, for a zoning map amendment for the property located at the above-stated address. Specifically, the applicant has requested a rezone from R-1/7,000 (Single-Family Residential) to RMF-30 (Low-Density Multi-Family Residential). The requested rezone is in anticipation of a town-home style development at the site. Although the applicant has requested that the property be rezoned to the RMF-30 zoning district, consideration may be given to a district with similar characteristics.

RECOMMENDATION:

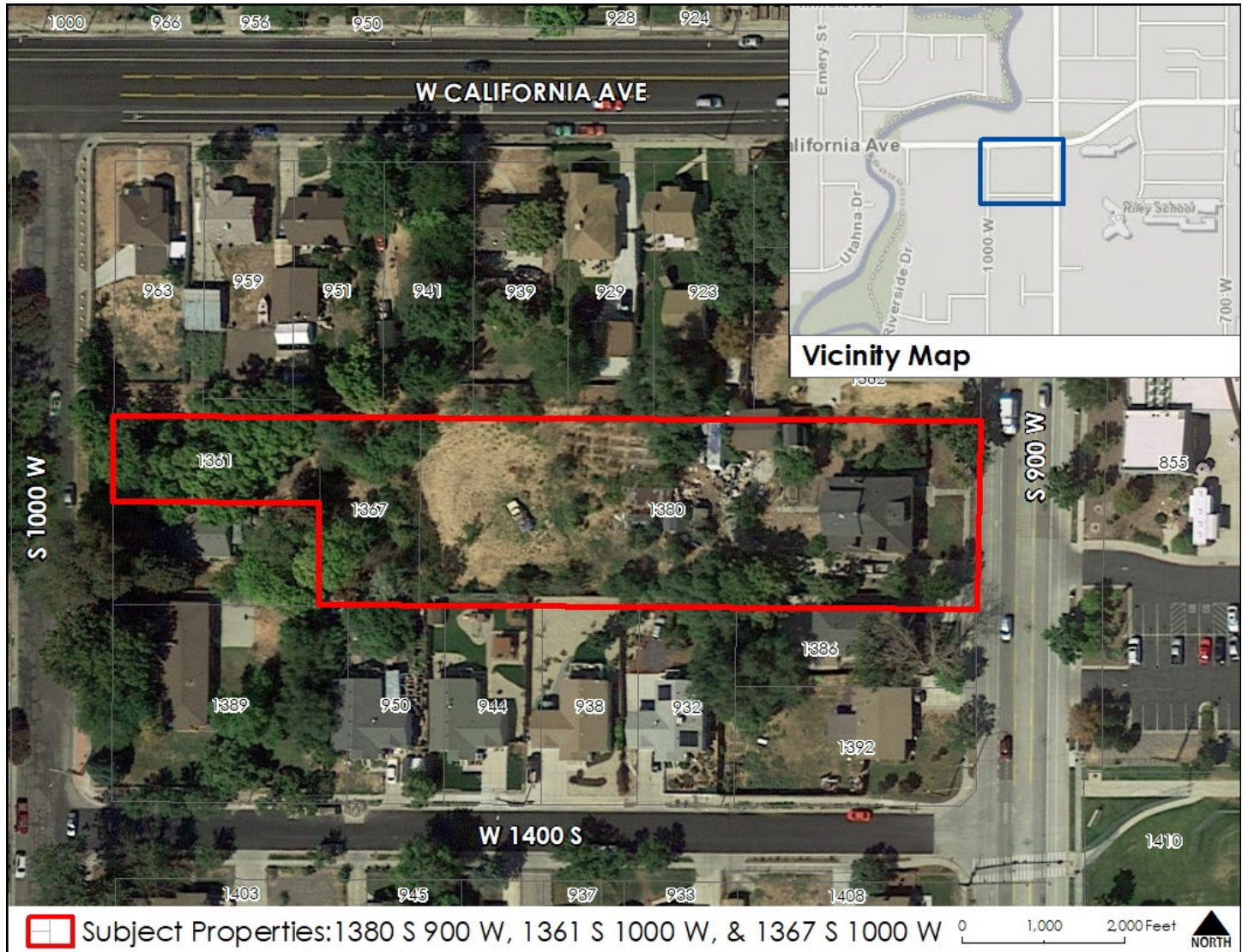
Based on the findings in this report, Planning staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment.

ATTACHMENTS:

- A. [Location Map](#)
- B. [Applicant Submittal](#)
- C. [Photos](#)
- D. [Zoning District Comparison](#)
- E. [City Master Plan Policies](#)
- F. [Analysis of Relevant Standards](#)
- G. [Housing Loss Mitigation Report](#)
- H. [Public Process & Comments](#)
- I. [Department Review Comments](#)

BACKGROUND AND PROJECT DESCRIPTION

This request is for a Zoning Map Amendment (or change to the zoning of) a group of properties at and adjacent to approximately 1380 South 900 West. The two other properties included with this request are located at 1361 & 1367 South 1000 West. Specifically, the applicant has requested to rezone the property from R-1/7,000 Single-Family Residential to RMF-30 Low Density Multi-Family Residential. The properties in question bisect the block framed by California Avenue, 1400 South, 900 West, and 1000 West (see the map below or in [Attachment A](#)).



The applicants, Drake Powell and TAG SLC, LLC, have submitted this request in anticipation of a townhouse-style development. While an official development application has yet to be submitted, a preliminary development plan was included with the submission for reference. That preliminary plan, as well as all other materials submitted by the applicant, can be found in [Attachment B](#). Development within the R-1/7,000 zoning district is limited to primarily single-family dwellings (and a handful of supporting uses such as schools, churches, or parks) and does not permit the type of development proposed by the applicant.

The proposed zoning district, RMF-30, allows several lower-density residential uses, including the townhouse-style development proposed by the applicant. It is intended to maintain the existing character of established residential neighborhoods while allowing new small-scale multi-family development on underutilized lots.

PROPERTY & NEIGHBORHOOD CONTEXT

As mentioned above, the subject site consists of three contiguous parcels running down the block's center. The two properties on 1000 West (1361 & 1367 South) are two newer lots that are part of a Planned Development that the Planning Commission approved in October of 2022. Both of these lots currently have active building permit applications for new single-family dwellings. The remaining property (1380 South 900 West) contains a vacant single-family dwelling. The property is quite

large and is the intended site of the proposed development. To accommodate this development, the applicant plans to demolish the house. They have submitted a Housing Loss Mitigation Plan, and Staff's analysis can be found in [Attachment E](#).

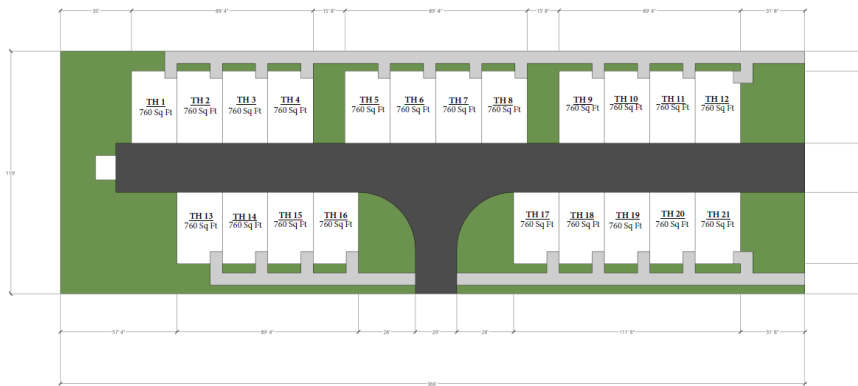
The subject site's block sits entirely within the R-1/7,000 district and contains only single-family dwellings. This pattern continues to the south and west of the subject area. To the East, across 900 West, are the Sorenson Multi-Cultural Center and Riley Elementary School. Properties further east are primarily commercial in character. With the exception of the Utah Community Action building and a few commercial uses, neighborhoods to the north tend to continue the pattern of primarily single-family residential character.

TRANSPORTATION

The intersection of 900 West and California Avenue is to the north. California Avenue/1300 South is an important connector between the Westside's neighborhoods and the eastern parts of the city. This intersection has been identified by the Westside Master Plan as a "Regional Node," or an area to focus future housing and economic development opportunities. California Avenue and 900 West are classified as arterial streets, and both host UTA bus routes (9, 509, and 514). One of the bus routes (route 9) is a [frequent transit network](#) (FTN) route that offers 7-day-a-week service, 15-minute service from 7 AM to 7 PM Monday-Saturday, and service until midnight Monday-Saturday.

PROPOSED DEVELOPMENT

While the applicant still needs to submit a formal development application, they have provided preliminary drawings to illustrate the scale of their proposal. These plans are preliminary, subject to change, and should be used for reference only. They can be found in [Attachment B](#). The proposal (as seen below) would include multiple buildings containing no more than multiple single-family attached dwellings (also known as townhomes). Within the RMF-30 district, up to six units are permitted within a single building.



If the Salt Lake City Council adopts the rezone request, the applicant would then need to submit the necessary development applications, and the development proposal would need to comply with all applicable regulations within the Salt Lake City Zoning Ordinance. Review by the Planning Commission would be required if the applicant requests modifications to zoning regulations through the Planned Development or Design Review processes.

ZONING AMENDMENT SUMMARY

Existing Zoning District – [R-1/7,000 Single-Family Residential](#)

The subject site currently sits with the R-1/7,000 Single-Family Residential zoning district. The intended purpose of this district is to maintain conventional single-family neighborhoods, limiting lots to not less than 7,000 square feet. Uses in this district are limited to single-family dwellings and land uses meant to serve those dwellings, including schools, churches, and parks. Some government facilities and utility uses are also permitted as needed. This district is intended to be located in areas that adopted plans have established as low-density or neighborhood scale and should be removed from areas designated for additional density.

Proposed Zoning – [RMF-30 Low Density Multi-Family Residential](#)

The city council adopted revisions to the RMF-30 zoning district in October of 2022. These revisions were designed to help the district fulfill its intended purpose. The district is meant for the transitional areas of the city that sit between neighborhoods made up of detached single-family houses and denser multi-family and mixed-use development. It is specifically intended to take advantage of underutilized land and expand options for housing in neighborhoods that have historically excluded moderate density. The RMF-30 district's provisions for new development are designed to minimize the negative impacts moderate density may have on single-family districts. A detailed comparison of the R-1/7,000 and RMF-30 districts can be found in [Attachment D](#).

KEY CONSIDERATIONS

Planning staff reviewed this proposal and identified the following key considerations:

1. Master Plan Compatibility
2. Housing Loss Mitigation Plan
3. Neighborhood Concerns

Consideration 1 – Master Plan Compatibility

The standards for zoning map amendments ([21A.50.050.B](#)) suggest that rezone requests should be consistent with “the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.” In other words, the request should ideally align with stated policies in the City’s adopted master plans. Staff’s analysis of the proposal’s compatibility with applicable plans can be found below. However, the City Council is not held to any one standard when making their decision.

Plan Salt Lake (2015)

The proposed rezone fulfills many of the guiding principles established within Plan Salt Lake, the city-wide master plan for Salt Lake City. Rezoning the subject site to RMF-30 supports initiatives focused on neighborhood development, growth, housing, and maintaining a beautiful city. Initiatives that are supported by this proposal are listed below according to their corresponding guiding principle. Planning staff’s analysis of the proposed amendment’s compliance with the applicable initiatives can be found in [Attachment E](#).

Neighborhood

- Support policies that allow people to stay in their homes and neighborhood as they grow older and household demographics change.
- Support Westside business nodes.

Growth

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City’s population.
- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).

Housing

- Increase the number of medium-density housing types and options.
- Encourage housing options that accommodate aging in place.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.

Beautiful City

- Support and encourage architecture, development, and infrastructure that is people-focused, responds to its surrounding context and enhances the public realm, reflects our diverse cultural, ethnic, and religious heritage and is sustainable, using high quality materials and building standards.

Westside Master Plan (2014)

To accommodate anticipated changes to the community while preserving its character, the Westside master plan (adopted in 2014) has identified six future land use map categories, listed below:

- Within single-family neighborhoods
- At significant intersections or nodes
- Along the Jordan River
- Along the surplus canal
- In the community’s industrial districts
- Public spaces and parks

The plan has established separate strategies for each land use category based on their individual goals and long-term needs. For example, the goals for land within “industrial districts” primarily focus on economic development and mitigating negative impacts on the community, while those for land established as single-family neighborhoods in the plan are focused on maintaining existing character and building cohesion between disconnected neighborhoods

The plan has placed a portion of the subject site within the “Community Node” at 900 West and California Avenue (see map). However, the subject site is also adjacent to areas intended to remain single-family neighborhoods. The subject site's proximity to both a busy community node and single-family neighborhoods presents some challenges to developing the site according to the plan. Fortunately, the RMF-30 district is specifically designed to be located within those transitional areas. Its intended purpose is to “provide a transition between single-family housing and larger multi-family development,” which makes it the ideal candidate for this location.

The proposal also fulfills several goals and initiatives established by the plan. The proposal compliance with relevant initiatives can be found in [Attachment E](#).

Housing SLC (2023)

The City Council adopted the new housing plan on June 13, 2023. This plan builds on the vision and goals established by the previous plan, Growing SLC (2017). The plan sets three primary goals for Salt Lake City’s housing future. These goals were developed to address contemporary housing-related issues that the community is facing.

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.*
2. *Increase housing stability throughout the city.*
3. *Increase opportunities for homeownership and other wealth and equity building opportunities.*

While only a few initiatives in the plan specifically apply to the proposed rezone, the request still supports the spirit and intent of the above-stated goals. Additional discussion regarding the proposal compatibility with Housing SLC can be found in [Attachment E](#).

Consideration 2 – Housing Loss Mitigation

The applicant proposes demolishing the existing house at 1380 South 900 West. Per Chapter 18.97 of the Zoning Ordinance, any petition for a zoning change that would permit a nonresidential use of land, including residential dwelling units within its boundaries, may only be approved once the city approves a housing mitigation plan. The housing mitigation plan shall be proposed and submitted to the city’s Planning Director and the Director of Community and Neighborhoods and shall be accompanied by a housing impact statement.

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

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

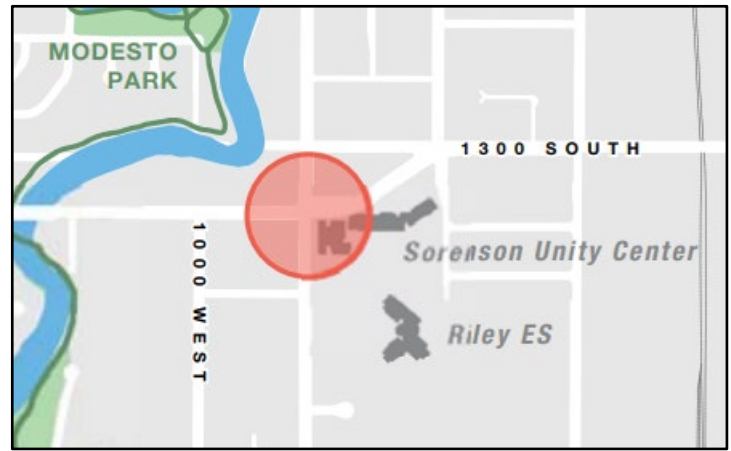
Consideration 3 – Neighborhood Concerns

Planning staff received several comments from surrounding property owners (which are included in Attachment H) expressing concern over the proposed rezone. Planning staff reviewed these comments and found that most concerns from community members were related to privacy, parking, and neighborhood character. Staff made sure to consider these concerns while reviewing the proposal’s compliance with the required standards (which are listed and reviewed in Attachment F). a summary of the proposal’s impact on the above-listed issues can be found below.

Privacy

Several adjacent property owners, and some nearby neighbors, expressed to staff their concern about how a potential development on the site would affect their private enjoyment of their yards. Specific issues that staff heard included concern about future lots have views into adjacent yards, excessive noise, and trash from future tenants.

As discussed elsewhere in this report, the RMF-30 district was specifically designed to accommodate additional density in the vicinity of and adjacent to single-family zoning districts. The permitted height is comparable to the R-1/7,000 district (30 ft in RMF-30, 28 ft in R-1/7,000). New development must provide a buffer along any property line shared



Excerpt from the Westside Master Plan’s map designating node locations. A community node is located at the intersection of California Avenue and 900 West.

with a single-family district. Finally, the size of new buildings forms is limited by keeping the number of townhomes per building to six. Planning Staff is confident that the proposed RMF-30 zone will effectively mitigate potential privacy issues that could arise from new development.

Parking & Traffic

Neighbors have also expressed concern about the additional vehicle traffic that would be created by increasing density on the site. They expressed worry about cars backing up traffic when pulling into the property. Planning staff's analysis shows that the intersection of 900 West and California Avenue is anticipated to increase in density and traffic. Additionally, California Avenue and 900 West are both arterial streets. Most traffic on these roads is from outside the immediate vicinity of the site.

Neighbors also expressed concerns about the amount of parking that would be provided on the site. Any new development on the site would need to meet all relevant parking regulations. Single-family attached dwellings in the RMF-30 district must have two spaces per dwelling unit—the same standard as the adjacent single-family dwellings.

Neighborhood Character

Finally, neighbors have expressed concern about the rezone's impact on the neighborhood's character. They are worried new development would disrupt the neighborhood's identity. While neighborhood character should be considered when designing new development, planning staff is confident that the RMF-30 district's design standards will maintain the neighborhood's character (as it is intended to do) while allowing new housing on an underutilized and neglected lot.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Processes: Zoning Map Amendment

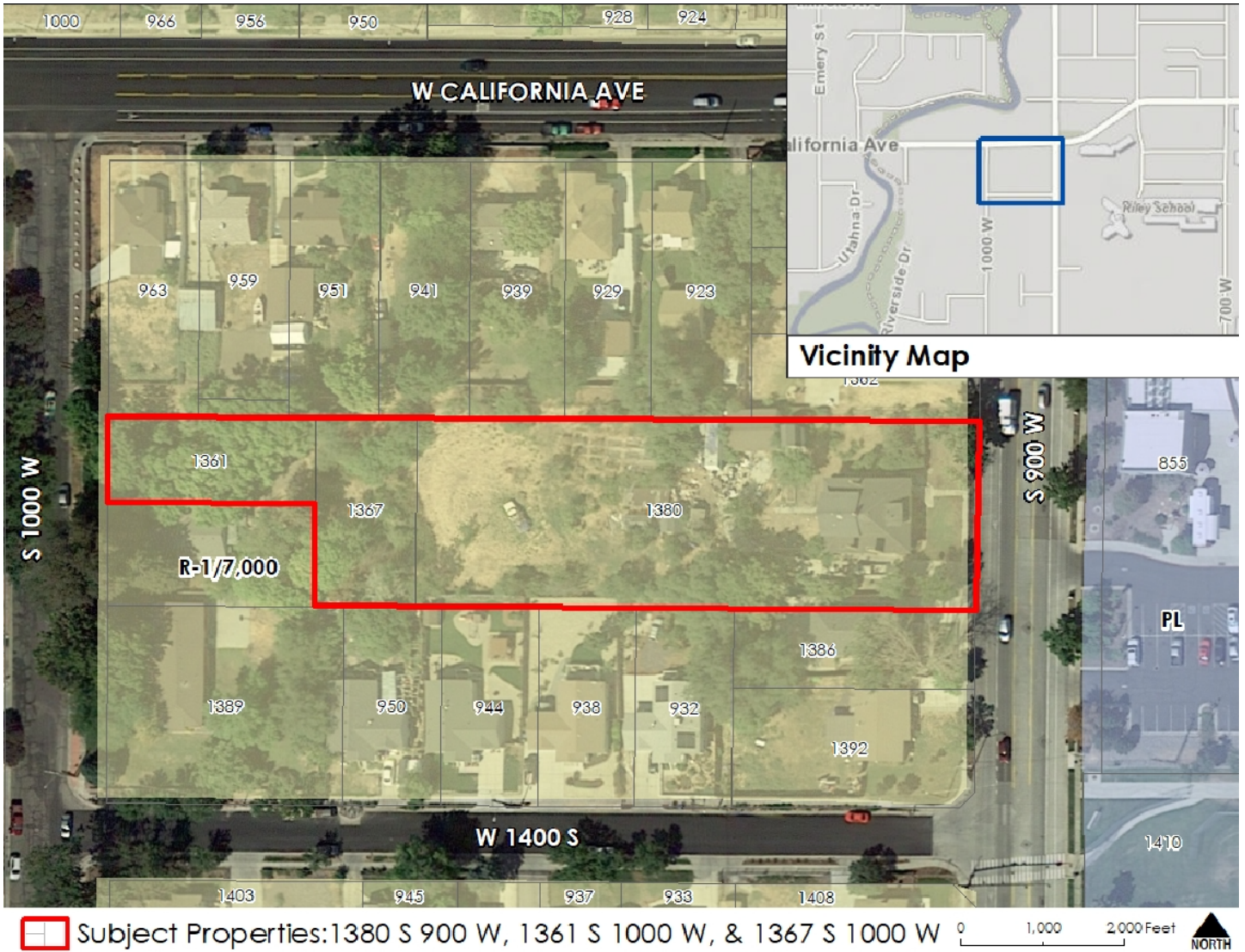
Zoning map amendment proposals are reviewed against a set of considerations from the Zoning Code. The considerations are listed in [Attachment F](#). Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations, as well as consider how a zoning map amendment will affect adjacent properties. However, ultimately, a decision to amend the zoning map is up to the discretion of the City Council, who are not held to any one standard.

NEXT STEPS

Approval or Denial of the Request

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the council approves the proposed Zoning Amendment, the applicant may proceed with their stated proposal or any other development proposal that complies with the RMF-30 district standards and other relevant regulations.

ATTACHMENT A – Location Map



ATTACHMENT B – Applicant Submittal

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TAG 1380 REZONE NARRATIVE

Project Description:

R-1-7000 to RMF-30

Parcel for Zone Map Amendment:

15-14-202-014

Project Description:

Sitting on an underutilized parcel with a home that has sustained significant fire damage, the TAG 1380 townhome project will bring a low density multi-family development to a “Community Node” in the Westside Master Plan.¹ Currently, the node and surrounding areas house several large vacant parcels that are underutilized. The project being contemplated is anticipated to be a tract of townhomes that provides the desperately needed middle housing into the existing single-family neighborhood.

The proposed site is in close proximity to several neighborhood amenities that will both enhance and be enhanced by the project. These include the Jordan River Trail (recreation node at 1700 S), the Jordan River Peace Labyrinth, the Sorenson Unity Center, and a soon to be Regional Park with its first phase (costing 3.2 Million²) to be complete by fall of 2024. The project will provide much needed living space for the Glendale neighborhood. The Westside has limited opportunities to add density within existing neighborhoods, but locations like the proposed TAG 1380 site on the periphery of the neighborhood offer chances to improve how land is utilized. The current R-1-7000 zoning codes directly contradict the density recommendations for the node by limiting density to roughly 6 du/acre, substantially less than the 20-30 du/acre desired in the Westside Master Plan. Allowing the rezone will bring the City’s actions into better alignment with its plans.

Background:

The Westside Master Plan composed in 2014 provides extensive background on the state of the neighborhood, which like the rest of the Salt Lake Valley has seen dramatic growth over the last 50 years. The Westside has traditionally grown faster than most parts of the city as the neighborhood has provided affordable single-family housing options. Overall, the population of Westside neighborhoods grew 42% between 1970 and 2014. The low-density single-family development patterns seen in the majority (89%) of residential areas in Westside neighborhoods is a barrier to sustainable growth. Young families are finding themselves consistently priced out of the area with limited options in terms of both for-sale and for-rent housing inventory.

¹ Salt Lake City, Documents, Accessed June 8, 2023
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

² The Salt Lake Tribune, Accessed June 8, 2023
<https://www.sltrib.com/news/2022/03/27/salt-lake-city-has-big/>

The proposed sites for rezone is located at the corner of two major arterials; one of which provides north-south access to the Westside and the other which forms an east-west gateway into the area. 900 W serves as an important transit corridor, offering frequent service that carries passengers to Salt Lake Central Station. Moreover, there are only a handful of east-west access roads (1300 S being one of them) connecting the Westside to Downtown.

Since the composition of the Westside Master Plan, the Salt Lake region has continued to grow at a breakneck pace (15.1% increase in 2010-2020 population in Salt Lake County), but the same dynamics have not played out in the Census Tracts covered by the Westside Master Plan (1026, 1027.1, 1027.2, 1028.1 and 1028.2). The population of the Westside Census Tracts shrunk by 869 residents between 2010 and 2020, a roughly 3.5% decrease. This leaves questions about the extent to which the current land uses are serving the population at a time when prices for housing are rapidly increasing. Conversations with members of the Glendale community have revealed that housing young families of the community remains a major challenge. New residents coming into the area have pushed home costs and rents higher, leaving a dearth of options for those who have grown up in the area and desire to stay in the neighborhood. Some of these folks will inevitably leave the area for the affordability most people need when leaving home for the first time. Declines in population of Westside neighborhoods over the last decade have eroded the residential base that keeps local businesses alive.

Growth and Housing Initiatives:

Westside Master Plan:³

- Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community’s vision while maintaining the character of Westside's existing stable neighborhoods
- Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high-density residential development where needed, appropriate or desired
- Generally speaking, most of the redevelopment in the Westside will be around single-family neighborhoods
- If the neighborhoods are limited with regard to new residential and commercial development, the opportunities for that type of growth must be located elsewhere. In the Westside, those areas are at the edges of the neighborhoods and specific intersections within them. Both the size and scope of these opportunities vary significantly based on the site and situation

Growing SLC:⁴

- Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city
- **Secure and preserve long-term affordability**
- ***Increase the number of units on particular parcels***

³ Salt Lake City, Documents, Accessed June 8, 2023
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

⁴ Salt Lake City Documents, Accessed June 8, 2023
http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

- Implement life cycle housing principles in neighborhoods throughout the city
- In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city
- Develop flexible zoning tools and regulations, with a focus along significant transportation routes.

Plan Salt Lake:⁵

- Promote high density residential in areas served by transit.
- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- ***Promote infill and redevelopment of underutilized land***
- Enable moderate density increases within existing neighborhoods *where appropriate*
- Accommodate and promote an increase in the City’s population
- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food
- Support policies that provide housing choices, including affordability, accessibility and aging in place

The proposed development of a large and mostly vacant lot to create an attractive low-density multi-family development will bring activation to the area and spur further investment on the multiple underused parcels in the area. The project aligns with the goals, policies, and statements of the Westside Master Plan and other governing city documents. The development possible under the proposed rezone would promote infill that more adequately utilizes the land by allowing for the development of additional density. The sites are close to a variety of resources that provide opportunities for a healthy lifestyle. This includes the Jordan River trail, the Jordan River Peace Labyrinth etc,. Additionally, the project provides a housing option that is low maintenance, making it more appealing to an aging population. We expect that this project, supported by the rezone, will breathe more life into the infrastructure and amenities already present, while also encouraging their ongoing improvement.

Fulfilling the Purpose of the Zoning Ordinance:

The zoning ordinance serves to guide development in accordance with the city's vision and goals. The proposed map amendment to RMF-30 for Project TAG 1380 aligns with the purpose statements of the zoning ordinance by facilitating a mix of housing types and intensities. By replacing a single-family home with 21 townhomes, the proposed development optimizes land use efficiency and addresses the growing demand for multi-family housing in the area. The amendment ensures compatibility with surrounding land uses while promoting density and enhancing neighborhood vibrancy.

⁵ Salt Lake City Documents, Accessed June 8, 2023
<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

Transportation and Mobility Initiatives:

Westside Master Plan⁶

- Clearly connected to the rest of Salt Lake City through a variety of reliable transportation modes that give residents convenient options for getting around
- Strengthen the connections both within and between the Westside and other parts of Salt Lake City by improving the community’s gateways and corridors and strengthening the transportation network for all modes of travel

Growing SLC:⁷

- It is imperative that ***new housing be constructed in the right locations of the city***
- Moderate increases in density should be encouraged ***along transit corridors***

Plan Salt Lake:⁸

- Create a ***system of connections*** so that residents may easily access employment, goods and services, neighborhood amenities and housing
- Prioritize connecting nodes located throughout the City to each other with improved walking, biking and *transit*
- ***Reduce automobile dependency*** and single occupancy vehicle trips
- ***Minimize impact of car emissions***
- Increase mode-share for public transit, cycling, walking, and carpooling

The projects will bring people into an area where they can be connected with the city and the abundance of amenities nearby will serve to reduce automobile use by new residents. Reducing car use is crucial in tackling pollution, especially in Utah, which has the highest air quality index among all states.⁹ Transportation is the leading cause of pollution, accounting for 42% of wintertime pollution. To address this issue, the state has implemented zoning changes to encourage walkable and bikeable streets, as well as neighborhood centers that complement transit use.¹⁰ Increasing the number of people living within 0.4 miles of transit is widely recognized as a key strategy for reducing car-related emissions.¹¹

Parcel for Zone Map Amendment:

15-14-202-014

Surrounding Zoning:

⁶ Salt Lake City, Documents, Accessed February 14, 2023
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

⁷ Salt Lake City Documents, Accessed December 19, 2022
http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

⁸ Salt Lake City Documents, Accessed December 14, 2022
<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

⁹ World Population Review; Accessed May, 8, 2023, <https://worldpopulationreview.com/state-rankings/air-quality-by-state>

¹⁰ Salt Lake City Government; Accessed May, 8, 2023
<https://www.slc.gov/sustainability/air-quality>

¹¹ Salt Lake City Documents, Accessed May, 8, 2023,
<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

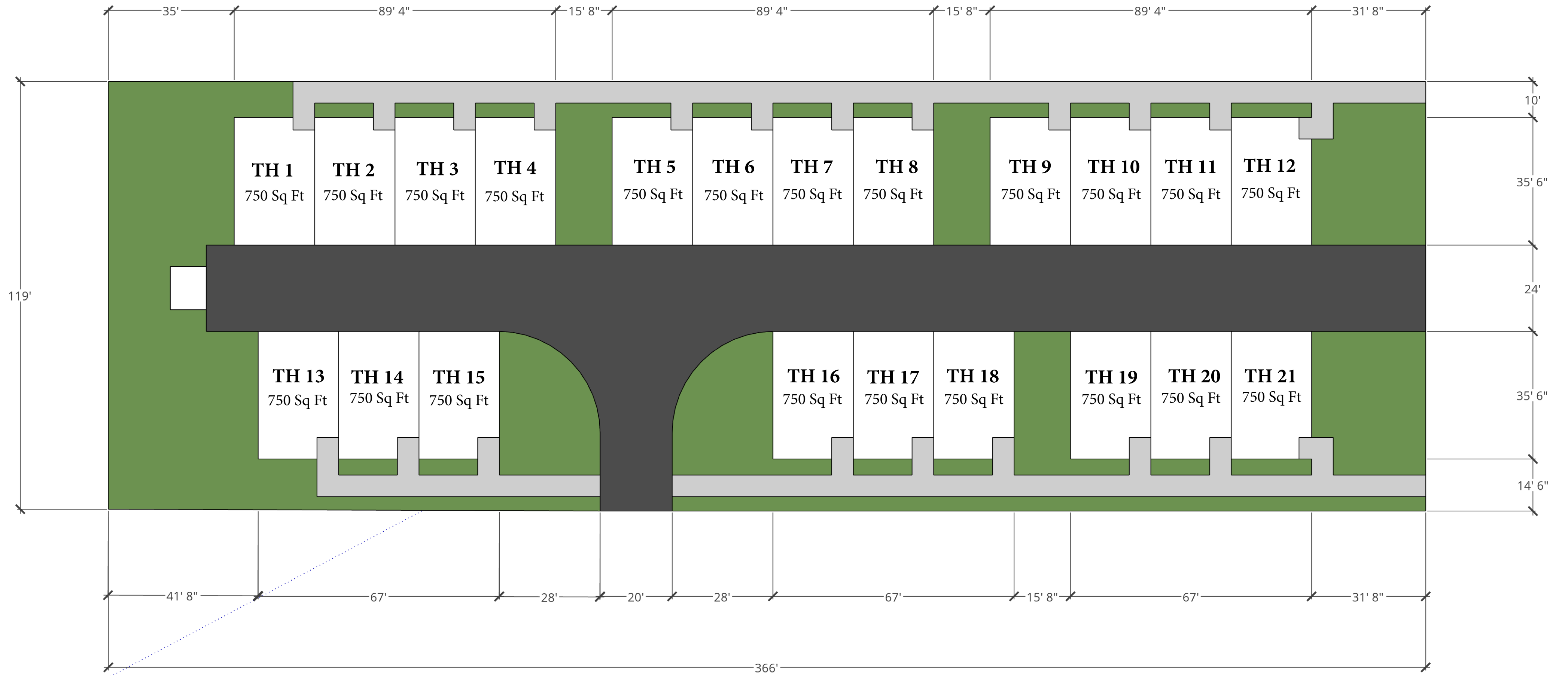
CB (Community Business), CG (General Commercial), R-1-7000 (Single Family Residential-7000 SF Lots), R-MU-35 (Residential Multifamily-35 Feet), M-1 (Light Manufacturing)

Closing Remarks:

Though there are continual growing pains in a city that sees a heavily increasing population, there is also an exciting opportunity as we work together to create more housing in appropriate and viable ways. During a conference hosted by the Urban Land Institute on November 8th, 2022, Mayor Erin Mendenhall stated, "The window of opportunity is closing...the way we grow matters". Following her remarks, Andrew Gruber, Executive Director of Wasatch Front Regional Council, continues by saying, "If we don't do it right to start, we'll permanently impair the needed density for at least 50 years".

The need for innovative and sustainable housing solutions has never been more pressing. As populations grow and urbanization increases, there is an urgent demand for more housing. This is where collaboration and teamwork play a crucial role. By working together, we can leverage the expertise and resources of both private and public sectors to create housing solutions that meet the needs of our communities. With the support of the city and rezoning approval from R-1-7000 to RMF-30, we hope to do our part in creating beautiful, safe, and more attainable housing here in Salt Lake City. We appreciate your time and consideration of this application!

CONCEPTUAL SITE PLAN
TAG 1380 **RMF-30**



ATTACHMENT C – Photos



ATTACHMENT D – Zoning District Comparison

In addition to the change in permitted and conditional uses, the proposed M-1 district has different development standards from the current M-2 district. A comparison can be found below:

Parameter	R-1/7,000 (existing)	RMF-30 (proposed)
Building Height	Pitch roof: 28 ft Flat roof: 20 ft	<u>Varying Heights</u> Single- & two-family: 30 ft Row Houses: 30 ft Cottage development: 23 ft (pitched roof) 16 ft (flat roof) Tiny House: 16 ft Nonresidential & multi-family: 30 ft
Front & Corner Side Setback	20 ft or block-face avg.	Front yard: 20 ft or block face avg Corner side yard: 10 ft
Interior Side Setback	Corner lots: 6 ft <u>Interior lots:</u> 6ft on one side 10 ft on the other	Single- & two-family: 4 ft & 10 ft Row Houses: 4 ft Sideways row house: 6 ft & 10 ft Cottage development: 4 ft Tiny House: 4 ft Nonresidential: 30 ft Multi-family: 10 ft
Rear Setback	35 ft	Cottage development and tiny house: 10 ft All others: 20% of lot depth, 25 ft max
Minimum Lot Width	50 ft	None
Maximum Lot Width	Limited by maximum lot size	110 feet , including combination of multiple lots
Minimum Lot Size	7,000 sq ft	Cottage dev. And tiny house: 1,500 sq ft per unit Non-residential: 5,000 sq ft per building All other uses: 2,000 sq ft per unit
Open Space, Landscape Yards, and Landscape Buffers	Front and corner side yards must include landscape yard according to 21A.48	10-ft landscape buffer if abutting single- or two-family zoning district. Front and corner side yards must include landscape yard according to 21A.48

Design Standards

All new buildings within the RMF-30 zoning district are subject to additional design standards (found in Chapter 21A.37) that are not required in the R-1/7,000 district. The table below summarizes what is required for new development in the RMF-30 district:

Requirement	Standard
Building Materials, ground floor (21A.37.050.B.1)	At least 50% of street-facing facades must be clad in durable materials (excluding doors and windows)
Building Materials, upper floors (21A.37.050.B.2)	At least 50% of street-facing facades must be clad in durable materials (excluding doors and windows)
Glass: ground floor (21A.37.050.C.1)	20% of street-facing façades must have transparent glass between 3 and 8 feet above grade
Glass: upper floor (21A.37.050.C.2)	15% of street-facing façades must have transparent glass
Building Entrances (21A.37.050.D)	Required for each residential unit facing the street
Blank wall Maximum Length (21A.37.050.E)	15 feet
Entry Features (21A.37.050.O)	Each entry required by the design standards must include a permitted entry feature, as listed in 21A.37.050.O

Uses

The following uses are not allowed in the R-1/7,000 zoning district and listed as permitted or conditional uses under the proposed RMF-30 zoning district designation:

New Permitted	New Conditional
Dwelling, multi-family	Dwelling, group home (large)
Dwelling, single-family (attached)	
Dwelling, twin home and two-family	

The following are conditional uses within the R-1/7,000 district that would be permitted within the RMF-30 zoning district:

- Community garden
- Dwelling, accessory unit

PURPOSE STATEMENTS

R-1/7,000 Single-Family Residential

Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

RMF-30 Low Density Multi-Family Residential

Purpose Statement: The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.

ATTACHMENT E – City Master Plan Policies

The tables below contain language from the adopted plans relevant to this proposal. They also briefly discuss how a policy or goal may apply to the proposal and whether the proposed zoning amendment is consistent with that language.

Westside Master Plan (2014)

Goal or Policy	Status	Discussion
Neighborhoods Goal B.1: Determine unique and compatible ways to add incremental density through infill development.		
B.1.an Infill Development All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.	Consistent	The RMF-30 zoning district includes several measures intended to keep new development consistent with the character of nearby single-family properties. The district’s regulations also include provisions to buffer new development from single-family districts. A rezone to the RMF-30 district at this location would encourage infill development that won’t overwhelm the existing character of the context.
B.1.c Multi-Family Infill Allowances Explore regulatory options for allowing two or multi-family development on lots that are zoned for only single-family where appropriate.	Consistent	The requirements for new development within the RMF-30 zoning district are designed to accomplish this goal by allowing moderate amounts of compatibly designed density within single-family neighborhoods. The implementation of this zoning district at the subject site fulfills this goal.
Neighborhoods Goal B.2: Find sustainable options for underutilized lands within these stable, single-family neighborhoods.		
B.2.a Big Blocks Identify underutilized or unmaintained areas within large residential blocks in the Westside. These mid-block areas should be targeted for development through flexible zoning and design standards.	Consistent	The subject site is located mid-block between California Avenue and 1400 South, and the properties in question (especially 1380 South 900 West) have historically been underutilized and neglected. Rezoning the property will encourage development at a site that has historically been a nuisance to its surroundings.
Nodes Goal C.1: Create a more conducive environment for redevelopment at neighborhood nodes.		
C.2.a Maximize Use of Property <ul style="list-style-type: none"> • Allow property owners at the identified community nodes to take full advantage of their properties to add density and commercial intensity to the area. • A certain percentage of residential development should be required for developments over a certain size, and the density benchmarks should be between 25 to 50 dwelling units per acre. • Developers should be encouraged to aim for three to four stories in height, provided appropriate buffering and landscaping can make the new development compatible with any surrounding single-family development. • Parking should be required for all uses, but it should be located behind or to the side of buildings, and shared parking should be strongly encouraged to maximize developable space 	Consistent	The subject property sits within the community node at 900 West and California Avenue, identified by the Westside Master Plan. At these nodes, density, and development are encouraged. The existing Single-family character of the block where the subject site is located is out of compliance with this policy. In fact, the proposed RMF-30 district does not allow the range of density suggested. Cottage developments and tiny houses, the densest type of development permitted by the district, allows a maximum density of rough 29 units per acre—nowhere near the suggested maximum of 50 units per acre. Keeping the subject site at a single-family scale (in other words, denying this proposal) would not align with this policy.

Plan Salt Lake (2015)

Goals/Initiatives	Status	Discussion
<p>1. Neighborhoods Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.</p>		
<p>Initiative 1.5 Support policies that provide people a choice to stay in their home and neighborhood as they grow older and household demographics change.</p>	<p>Consistent</p>	<p>While it is possible that duplexes and accessory dwelling units may also be present, the neighborhood where the subject site is located mostly consists of single-family houses. The homogenous character of the site’s context limits options for current and potential residents. As an occupant of a nearby single-family house ages, their home may become increasingly inaccessible and unaffordable. If they were forced to move to a smaller house, they would likely need to leave the neighborhood, losing the social connections and support that they previously relied on.</p>
<p>Initiative 1.12 Support west side business nodes.</p>	<p>Consistent</p>	<p>The intersection of 900 West and California Avenue has been identified as a community node. While commercial activity is limited at this location, additional density at this location will provide a customer base for future businesses that may move in as the node develops.</p>
<p>2. Growth Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.</p>		
<p>Initiative 2.1 Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.</p>	<p>Consistent</p>	<p>Permitting the proposed rezone would encourage the development of new housing that may otherwise be developed in parts of the city without existing infrastructure. Development of the subject site will not only be able to take advantage of existing utilities, but existing transit and transportation corridors.</p>
<p>Initiative 2.3 Promote infill and redevelopment of underutilized land.</p>	<p>Consistent</p>	<p>Rezoning the subject property would enable the proposed use on an underutilized lot at a location intended for additional growth by the Westside Master Plan</p>
<p>Initiative 2.6 Accommodate and promote an increase in the City’s population</p>	<p>Consistent</p>	<p>Additional density at this site is consistent with this initiative. The site is located within an area identified by the Westside Master Plan to be appropriate for additional growth.</p>
<p>Initiative 2.8 Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).</p>	<p>Consistent</p>	<p>The subject site is directly across the street from the Sorenson Multi-Cultural Center (which includes several recreation opportunities), providing access to future residents.</p>
<p>3. Housing 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.</p>		
<p>Initiative 3.2 Increase the number of medium density housing types and options.</p>	<p>Consistent</p>	<p>As discussed earlier (initiative 1.5), rezoning the subject property encourages a variety of housing types and increases the number of medium density housing in the neighborhood.</p>
<p>Initiative 3.3 Encourage housing options that accommodate aging in place.</p>	<p>Consistent</p>	<p>Initiative 1.5 also encourages development that supports aging in place. As discussed with that initiative, additional density at this site would provide aging occupants of existing nearby single-family houses to “step down” to (or move into) smaller accommodations. They would be able to maintain existing social connections and support.</p>

Goals/Initiatives	Status	Discussion
Initiative 3.4 Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.	Consistent	As discussed in other areas of this report, the subject site is located in an area with ample infrastructure and services. While connections to existing water and sewer facilities may need to be upgraded, the cost to the city would be minimal compared to development in a location without existing infrastructure. Additionally, the subject site is very close to three bus routes—one of which is a Frequent Transit Network route.
Initiative 3.5 Enable moderate density increases within existing neighborhoods where appropriate.	Consistent	Located within one of the Westside Master Plan's Community Nodes, the proposed rezone encourages moderate density at an appropriate location.
8. Beautiful City 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.		
Initiative 8.5 Support and encourage architecture, development, and infrastructure that is people-focused, responds to its surrounding context and enhances the public realm, reflects our diverse cultural, ethnic, and religious heritage and is sustainable, using high quality materials and building standards	Consistent	The recently adopted updates to the RMF-30 zoning district included a significant number of design requirements intended to promote people-focused design and engage with the public realm. Exterior façades must be clad with high-quality materials and sufficient windows facing the street. The design standards also require porches to be designed to engage with the street. Because of these requirements, new development at this site (if located within the RMF-30 district) would align with this initiative.

Housing SLC (2023)

Goals/Initiatives	Status	Discussion
Strategy F: Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers		
Initiative F.1 Continue increasing density limits in areas next to or near major transit investment corridors, commercial centers, or employment centers and where high-density development is compatible with adjacent land uses.	Consistent	The housing plan encourages additional density where plans have identified areas for growth (commercial or employment centers). The subject property is located within a Community Node identified by the Westside Master Plan. Increased density at this site is encouraged by Housing SLC.

While there are not any other strategies or initiatives that specifically apply to this proposal, it is consistent with the stated goals of the plan, listed below:

4. *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.*
 - Rezoning this property would encourage medium-density housing in a neighborhood that primarily consists of single-family development. It would provide an opportunity to increase the neighborhood's supply of relatively more affordable housing than what is currently available.
5. *Increase housing stability throughout the city.*
 - Providing a variety of housing types and options within a single neighborhood helps to stabilize a community by allowing individuals and families to “step up” (move into larger housing, such as single-family) or “step down” (move into smaller units as the family or budget gets smaller). This encourages social connections in a community to remain without burdening occupants with inaccessible or unaffordable homes.
6. *Increase opportunities for homeownership and other wealth and equity building opportunities.*
 - The RMF-30 district permits a variety of housing options that can be subdivided and sold as individual units. The availability of owner-occupied homes at a denser scale than detached single-family houses will expand relatively more affordable opportunities for homeownership

ATTACHMENT F – Analysis of Relevant Standards

Zoning Map Amendment

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

1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Finding: The proposed rezone is consistent with the relevant purposes, goals, objectives, and policies found in adopted planning documents.

Discussion: The proposed rezone's consistency with adopted City goals, objectives, and policies have been discussed [in Key Consideration 1](#) at the beginning of this report. An analysis of specific policies can be found in [Attachment E](#).

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

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

Discussion:

General Purpose

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

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

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

The proposal generally supports and should not significantly impact the purposes listed in this provision. The change from R-1/7,000 to RMF-30

Proposed Zoning District Purpose

21A.24.120.A Purpose Statement for the RMF-30 Low Density Multi-Family Residential District:

The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small-scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.

The purpose statement for the RMF-30 district explicitly states that it is intended to enable incremental growth in areas that have an established single-family character. The subject site is adjacent to both detached single-family houses and an intersection identified by the Westside Master Plan as a site for increased development. Rezoning the site to RMF-30 will help soften the transition between the two (in many ways) incompatible land uses. It will also provide additional customers for the nearby bus routes and the Sorenson Multi-Cultural Center, fulfilling the purpose statement.

Zoning Amendments Process Purpose

21A.50.010 Purpose Statement of Zoning Amendments:

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer

special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

While the applicant is requesting a rezone to develop the site, Planning Staff believes that the proposed rezone does not conflict with this purpose statement. The current zoning district, R-1/7,000, conflicts with the Westside Master Plan's future land use designation of the intersection as a community node. It is also incompatible with the density recommended by the plan for this block. Rezoning this site would not constitute "spot" zoning, nor would it conflict with existing policies. The proposed rezone will facilitate the necessary adjustments to public policy that were adopted in the Westside Master Plan.

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

Finding: Staff anticipates that the proposed RMF-30 zoning district will sufficiently mitigate any potential negative impacts to adjacent single-family development

Discussion: The stated intent of the RMF-30 zoning district is to enable moderate density that is compatible with detached single-family development. New development must comply with regulations that are intended to soften potential impacts on adjacent single-family properties, the block's prevailing development type. The height and building mass permitted by the RMF-30 district are intended to enable additional density without overwhelming adjacent single-family residential development. The 10-foot landscape buffer requirement further supports the district's compatibility with low-density residential districts.

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: Not applicable.

There are no overlay districts at this particular location.

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Finding: The City's public facilities and services have adequate capacity for a change from R-1/7,000 to RMF-30.

Discussion:

Roadways

The City's Transportation division reviewed the applicant's zoning amendment proposal and did not note any issues or concerns. Both 900 West and California Avenue are major arterial roads that serve traffic from throughout the region. They are designed to accommodate the traffic impacts from residential developments at the scale allowed by the RMF-30 district. Both arterials also contain three bus routes easily accessed by the subject site, that will assist in accommodating the additional density.

Parks and Recreation Facilities

The proposed amendment would provide potential customers to the nearby Sorenson Multi-Cultural Center, where significant investments have been made to expand recreation opportunities. The site is also within walking distance (~0.25 miles) to the recently completed Three Creeks Confluence and the Jordan River Parkway Trail. The Cannon Greens Community Garden is also within walking distance of the site.

Police and Fire Protection

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

Schools

Allowing development at the scale permitted by the RMF-30 district at the site may encourage younger families to move into the neighborhood, providing additional students to Riley Elementary School, which has been [shortlisted for closure](#) by the Salt Lake City School District because of declining enrollment.

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

The City's Department of Public Utilities did not note any issues or concerns with the proposed amendment. While additional density at the site may marginally impact the property's public utility needs, the impact but not at a scale greater than anticipated. Any new development would need to comply with all requirements from the Public Utilities Department.

Refuse Collection

The applicant will need to provide adequate waste-removal facilities with any development application. As long the development proposal complies with the requirements set Salt Lake City Waste and Recycling. The impact will be negligible.

ATTACHMENT G – Housing Loss Mitigation Report

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Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

1380 South 900 West and 1361 & 1367 South 1000 West 1549 S 1000 W Zoning Map Amendment

Petition PLNPCM2022-0172

June 27, 2023

PROJECT DESCRIPTION

Existing Conditions

Salt Lake City has received a request for a zoning map amendment from Trent Hatch, Trillie Property Solutions LLC, to rezone the following properties:

- 1380 South 900 West
- 1361 South 1000 West
- 1367 South 1000 West

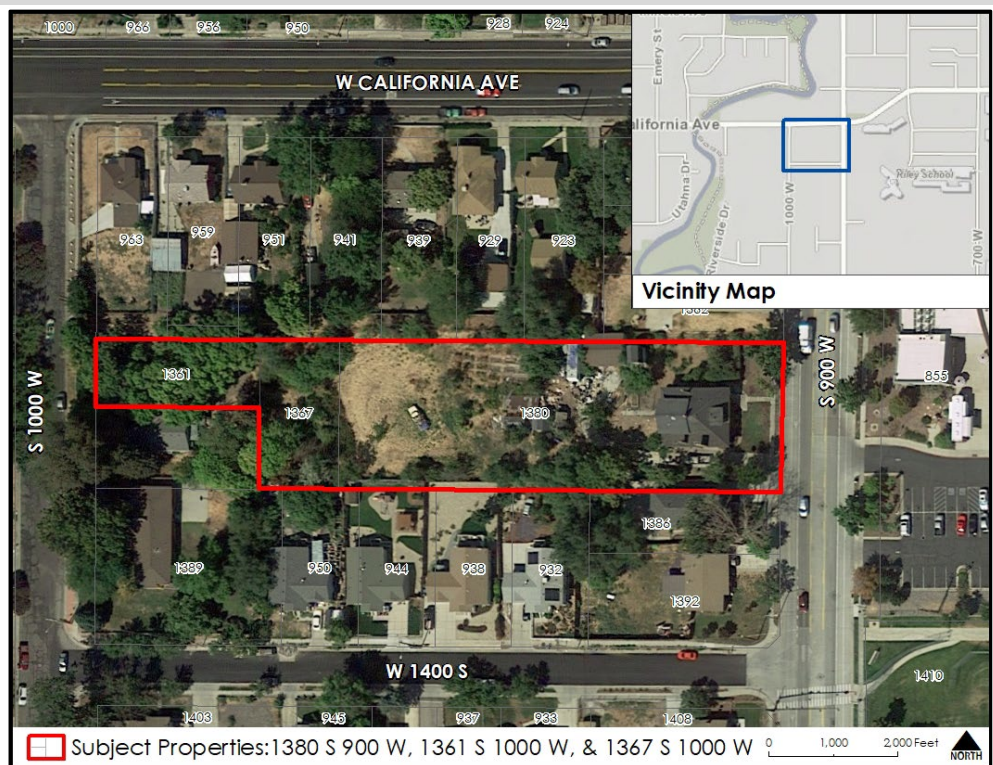
The property currently contains a vacant house. The zoning map amendment would rezone the properties as follows:

- **Existing zoning – R-1/7,000 (Single-Family Residential District)**
- **Proposed zoning – RMF-30 (Low Density Multi-Family Residential District)**

The two properties located on 1000 West (1361 S & 1367 S 1000 W) were previously vacant and now have two active building permit applications for new single-family houses. The applicant has indicated that he intends to demolish the vacant house at 1380 S 1000W and construct a townhouse-style development (Single-family Attached Residential) if the proposed map amendment is approved. A formal development proposal has not been submitted for the townhouse development at this time, but preliminary plans are available.

Proposed Zoning Map Amendment

The proposed RMF-30 (Low Density Multi-Family Residential Zone) allows some non-residential uses, such as daycares and community gardens. Because this application is a “petition for a zoning change that would permit a nonresidential use of land,” (per section [18.90.020.A](#) of City Code) 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;

Staff does not anticipate adverse impacts on the residential character of this neighborhood with the approval of the proposed zoning map amendment. The site of the proposed zoning map amendment is located mid-block, in an area designated for additional growth by the Westside Master Plan. The RMF-30 zoning district allows for similar scale development to the R-1/7,0000 zone that is compatible with the existing residential character of the area while moderately increasing density potential due to smaller required lot areas and flexibility in allowed residential uses.

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

The applicant intends to demolish the vacant house at 1380 South 900 West. There are active building permits for new single-family dwellings at both 1361 & 1367 South 1000 West.

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;

[Salt Lake County Assessor Records](#) estimate the single-family building at 1380 South 900 West to be valued at approximately \$69,600. This value does not include the market value of the land.

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 58,310 square feet of land converted from R-1/7,000 to RMF-30.

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

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

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

Discussion:

Option A - The applicant has chosen option A, which addressed the change in zoning by providing replacement housing. While the proposal includes demolishing one single-family house, the applicant intends to build approximately 21 single-family attached dwelling units.

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).

As stated earlier, the Salt Lake County Assessor's Office estimates the market value of the single-family dwelling on the lot to be \$69,600, 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 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 (based on County assessment)	\$69,600.00
Finished floor area (\$167.37 per square foot)	2,095 sq. ft.
Unfinished floor area (\$31.50 per square foot)	425 sq. ft.
Replacement cost	\$364,027.65
Difference between market value and replacement cost	(\$294,427.65)

Because replacement costs exceed the market value of the existing single-family homes by \$294,427.65, no mitigation fee or housing replacement is required.

FINDINGS

The petition to rezone the property at 1380 South 900 West from R-1/7,000 to RMF-30 is not anticipated to have a negative impact on the City's existing housing stock. While the applicant is proposing to demolish the houses on the site, they plan to add additional housing units to the properties. Since the replacement cost exceeds the market value of the single-family dwelling, the applicant is not required to replace the housing units nor make a contribution to the City's Housing Trust Fund. Although not required, the City council may choose to require a development agreement for the replacement of at least one dwelling unit as a condition of approval.

DETERMINATION OF MITIGATION

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



Blake Thomas
Director of Community and Neighborhoods

Date: 7/26/2023



Single-family dwelling to be demolished at 1380 South 900 West

ATTACHMENT H – 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:

- May 3, 2023 – Staff sent the 45-day required notice for recognized community organizations to the Liberty Wells and Ballpark Community Councils. Their letter of support is attached.
- May 3, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.

Notice of the public hearing for the proposal included:

- August 11, 2023
 - Public hearing notice sign posted on the property.
- August 10, 2023
 - Public hearing notice mailed.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

Planning staff received sever comments about this proposal. Positions from the letters varied. They are included with this attachment.



Board of Directors

Turner C Bitton
Chair

Paulo Aguilera
Vice Chair

Jenny Erickson
Webmaster

Catherine Mortimer
Treasurer

Landon Kraczek
Secretary

Stephanie Finley
At-Large Member

Scott Hortin
At-Large Member

Laura Thomas
At-Large Member

Sarah Wolfe
At-Large Member

August 17, 2023

Salt Lake City Planning Division
Attn: Aaron Barlow
451 S State Street
Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

Dear Aaron,

It is my pleasure to submit this letter of support on behalf of the Glendale Neighborhood Council. After consulting with the applicant and members of the community, we would like to express our support for the proposed zoning map amendment outlined in proposal #PLNPCM2023-00172. We believe that the introduction of gentle density along 900 West near the Sorenson Multi-Cultural Center will benefit the neighborhood in the following ways:

- 1) The architectural standards of the requested zone encourage higher quality design that will provide a more pleasant pedestrian experience for those seeking to enjoy the surrounding community resources. The Westside Master Plan calls for 900 W to serve as a corridor of change and this zoning change is one of the changes that would benefit the community.
- 2) The density of the zone will support our vision of a more walkable and pedestrian neighborhood, especially along the 900 W Corridor, while also encouraging utilization of nearby commercial vendors and parks. The Glendale area struggles with density, and we support infill projects that bring density when they are of compatible scale and feature high quality design.

Thank you for the opportunity to weigh in on the future land uses in our neighborhood, we appreciate the opportunity to engage in the planning process.

Sincerely,

Turner Bitton
Chairman

Glendale Neighborhood Council
1383 S. 900 W #5
Salt Lake City, UT 84104

RE: Planning Petition PLN/PCM 2023-00172

To the council members, and planners this may concern:

After careful consideration, and discussion amongst many neighbors in this community, it is concluded that this project has far more downside than expected. Such a development does not adequately reflect the values, and identity of this neighborhood. Many residents have not only grown up here, but have family dating back several generations. This project is a jarring disruption to what we consider to be a tight-knit, high-character community. This project is sizable enough to affect residents far beyond the 300' proximity, and several would like to have their voice opined as well. Below are the signatures of residents and respondents who are not in favor of such a project, nor a rezoning of this community.

Name Cindy Jones Address 1402 S. 1000 W. SLL 84104

Name EDGAR FIVERA Address 944 W 1400 S SLL 84104

Name Lee Loscher Address 1403 So 1000 W. SLL 84104

Name Pedro Mauricio Address 966 W CALIFORNIA AVE 84104

Name BRIAN INGERSOLL Address 951 W. CALIF. AVE

Name Ygor Noblett Address 939 W. California Ave. 84104

Name Dominique Salazar Address 928 W California Ave 84104

Name Guadalupe Estrada Address 1008 W. California Ave.

Name Angelica Maldonado Address 1008 W CALIFORNIA AVE

Name Benjamin Estrada Address 1008 W CALIFORNIA AVE

Name Soledad Estrada Address 1008 W California ave

Name Janel Knudsen Address 1018 W. Calif Ave SLL 84104

Name [Signature] Address 1016 W California ave

Name John A. [Signature] Address 1057 W. California Ave.

Name JONATHAN WAYMAN Address 1401 S 1100 W SLC 84104

Name Imelia Wayman Address 1401 S. 1100 W. SLC 84104

Name Debbie Layman Address 1029 California Ave SLC 84104

Name Anthony B. Orshanski Address 1029 CALIFORNIA AVE SLC 84104

Name Jared Orshanski Address 1029 California Ave SLC 84104

Name AUSTIN Gillett Address 1029 California Ave, SLC, 84104

Name Nicole Gillett Address 1029 California Ave. SLC 84104

Name Teresa Loscher Address 929 California Ave SLC 84104

Name John Van Leeuwen Address 923 California Ave. 84104

Name Nephi Van Leeuwen Address 923 Calif. Ave. 84104

Name Alex Heaton Address 1336 S. 900 W. 84104

Name Whitney Sanfords Address 1336 South 900 West SLC, UT 84104

Name Dustin Witt Address 1358 South 900 West SLC UT 84104

Name Oscar Jimenez Address 1362 S. 900 W SLC 84104

Name Miguel Arzua Address 1386 S 900 W

Name Cory Foster Address 932 W. 1400 S, SLC, UT 84104

Name Monique Montano Address 950 West 1400 South SLC UT 84104

Name Lorraine Montano Address 950 West 1400 South, SLC, UT 84104

Name Jared Loscher Address 1403 South 1000 West

Name Julie Foster Address 932 W 1400 S SLC UT 84104

Name Kevin T Rice Address 937 1/2 W 1400 S 84109

Name GABRIELE C. Lyon Address 938 W 1400 S 84104

Name Rose E. Williams Address 1408 S 900 W 84104

Name Michael Dale Address 1446 S. 900 W 84104

Name Raymond Dale Address 1446 S. 900 W. 84104

Name William M. Moore Address 1460 S. 900 W 84104

Name Devita B. Address 1466 S 900 W

Name Ramsi Farnia Address 1420 So. 900 W. SLC, UT 84104

Name Lone Farnia Address 1654 S. 1000 W. SLC, UT 84104

Name Elizabeth Timpson Address 1388 S 1000 W SLC

Name C. Orrin Wayman Address 1388 S 1000 W SLC

Name Brian Ruelas Address 1389 S 1000 W SLC, UT 84104

Name Roy Kurchkofer Address 1434 S. 1000 W 84104

Name Joanie Cook Address 1450 S. 1000 W. SLC, UT

Name Emms Wayman Address 1450 S 1000 W. SLC, UT 84104

Name April Wayman Address 1450 S 1000 W

Name Matthew Ann Address 1402 S 1000 W 84104

Name Marion Wayman Address 1464 S. 1000 W. SLC UT 84104

Name William Wayman Address 1464 S 1000 W. SLC UT 84104

Name Gidcon wayman Address 1464 S. 1000 W. SLC UT 84104

Name _____ Address _____

Name Esli & Barlow Address 1354 So 1000 West 84104

Name Albert E Barlow Address 1354 S 1000 W 84104

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

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Name _____ Address _____

Name _____ Address _____



Barlow, Aaron

From: Rachel Frost <rachelkfrost@gmail.com>
Sent: Thursday, June 22, 2023 10:17 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Public comment regarding rezoning 1380 S 900 West

Follow Up Flag: Follow up
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Mr. Barlow,

I was recently notified of the request to rezone 3 properties in my neighborhood. I live in a multifamily property on 1000 West and am a proponent of more dense housing in the area, especially considering the relatively large lot sizes in this area that seem to be underutilized.

I am in favor of the rezoning of 1380 South 900 West from single family to multifamily zoning. However, I am confused by the applicant's request to rezone the properties at 1361 South 1000 West and 1367 South 1000 West. There are currently 2 single-family dwellings being constructed on these lots. Why do these properties need to be rezoned? It seems like the current zoning fits the current use and conforms to the neighboring properties.

Thanks for your time and consideration. This area of Glendale is prime for higher density housing.

Regards,

Rachel Frost

ATTACHMENT I – Department Review Comments

Planning Staff received the following comments from other City Divisions and Departments:

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

No comments

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

Comments will be provided when plans are submitted.

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

- Minimum road widths are 20-feet (exclusive of shoulders) for buildings less than 30-feet. 26-feet for greater than 30- feet in building heights and where hydrants are located along fire access roads.
- Approved routes around buildings need to be provided. Calculation is height of building X .3 + 4 feet is the distance from the face of building to property lines that need to be provided or AMM proposals.
- Hydrants located within 600-feet of all ground level exterior walls with measurements following drive route and in straight lines and right angles. Hydrant shall be located on same side of the street as your property.

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

No objections.

Economic Development (James McCormack/james.mccormack@slcgov.com):

Urban Forestry will need sufficient plans if street trees are included with any future development proposal.

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

No Comments received.

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

No comments.

Public Utilities (Nathan Page/nathan.page@slcgov.com):

Project Review is for information only & does not provide official project review or approval. Comments are provided to assist in design & development & are to provide guidance for project requirements & design.

General

- Public Utility permit, connection, survey, & inspection fees will apply. All utility design & construction must comply with APWA Standards & SLCPU Standard Practices.
- All utilities must be separated by a minimum of 3' horizontally & 12" vertically. Water & sewer lines require 10' horizontally & 18" vertically.
- Please submit site utility & grading plans for review. Other plans such as erosion control plans & plumbing plans may also be required depending on the scope of work. Submit supporting documents & calculations along with the plans.

Public Utilities

- Demolition Permit through the Public Utilities Contracts office at 1530 South West Temple, will be required for this project. This is a separate permit from the Building Demolition Permit.

System

- Applicant must provide fire flow per IBC Table B105.1(1&2) in Appendix B, culinary water, & sewer demand calculations to SLCPU for review. The public sewer & water system will be modeled with these demands. The expected maximum daily flow (gpd) will be modeled to determine the impacts on the public sewer system.
- If one or more sewer lines in the system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense.
- If the water demand is not adequately delivered by the main, then a water main upsizing will be required at the property owner's expense.
- A plan & profile of the new main(s) & Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate.

Water

- There is an existing 12" PVC water main in 900 West.
- There is an existing 3/4" water services to 1380 that will need to be reused per current code or killed at the main.

- One culinary water meter & one fire line are permitted per parcel. A separate irrigation meter is also permitted. Each service must have a separate tap to the main.

Sewer

- There is an existing 8" VCP sewer main in 900 West. The lateral on site is old. Any unused sewer laterals will need to be capped at the main. Stormwater
- Site stormwater must be collected on site & 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 (BMPs) to remove solids & oils.
- Green infrastructure should be used whenever possible.
- Per code 17.81.400 stormwater impact fee is \$374 per 1/4 acre.
- A SWPPP & Technical Drainage Study will be required. This site must retain an 80th percentile storm event & detaining no more than 0.2 cfs/acre for the 100-yr 3-hr storm event using the farmer Fletcher rainfall distribution. The Drainage Study needs to include all calculations, figures, model output, certification, summary, & discussion. Streetlighting
- The existing streetlight on 900 W will be required to remain lit during construction. If damaged the contractor will be required to fix the streetlight at developer's expense.
- Email PublicUtilitiesGIS@slcgov.com to request utility maps.