



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Cassie Younger, Senior Planner  
**Date:** September 13, 2023  
**Re:** PLNPCM2023-00499 and PLNPCM2023-00361

## Zone Map Amendment & Master Plan Amendment

**PROPERTY ADDRESS:** 803, 805, 807, 815 Simondi Ave & 802, 806, 810 & 814 W 300 N  
**PARCEL ID:** 08-35-258-016-0000, 08-35-258-015-0000, 08-35-258-014-0000, 08-35-258-013-0000, 08-35-404-015-0000, 08-35-404-014-0000, 08-35-404-013-0000, 08-35-404-012-0000  
**MASTER PLAN:** [Northwest Master Plan](#)  
**CURRENT ZONING DISTRICT:** R-1/7000, Single Family Residential  
**PROPOSED ZONING DISTRICT:** RMF-30, Low Density Multi-Family Residential  
**OVERLAY:** Airport Flight Path Protection and National Historic District

### REQUEST: Zone Map & Master Plan Amendment

David Foster of NeighborWorks Salt Lake is proposing a zoning map amendment on the properties 803, 805, 807 & 815 Simondi Ave and 802, 806, 810 & 814 W 300 North from R-1/7000, single family residential, to RMF-30, Low Density Multi-Family Residential. They are also proposing to amend the Northwest Community Master Plan future land use map for these properties to be shown as “Medium density residential” instead of its current “Low Density residential”. Their intent is to build affordable housing on these properties.

### RECOMMENDATION: Positive recommendation to City Council

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

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Submittal](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Zone Map Amendment Standards](#)
- E. [ATTACHMENT E: Housing Loss Mitigation Report](#)

F. [ATTACHMENT F: Public Process & Comments](#)

G. [ATTACHMENT G: Department Review Comments](#)

## PROJECT DESCRIPTION



### Existing Conditions

These properties are located within the Fairpark neighborhood. Seven of the eight lots involved in this petition are vacant. The property at 814 W 300 N has a dilapidated four-plex still on the property that is in the process of getting demolition permits at the time of the staff report. Due to the state of disrepair, the existing structure is currently vacant and not contributing towards the city's housing stock. There is a public alley in between the north and south side of the subject properties that continues to the end of the block. This will remain open and accessible to the other residents on the block.

This neighborhood is primarily R-1/7000, single family residential, but has a multi-family development (RMF-35) across the street on 800 W.

North Temple is only a few blocks south, which offers a commercial corridor with grocery stores, restaurants, and retail. These amenities are easily walking, biking, and bus accessible to the subject properties. The Jackson/Euclid Trax station is located .6 miles away, and the 1 Bus is one block west along 900 W. Both 900 W and 300 N have bike lanes that provide safe bike routes into downtown. Recreational opportunities like the Jordan River and the Northwest Recreation Center are also nearby.

### Project Description

The applicant intends to build affordable housing on these lots and would prefer to increase the density of development and have more flexibility in housing types. The current zone only allows for single family housing, while RMF-30 would allow for twin homes, single family attached, and multi-family housing types. This would increase the density from 8 dwelling units (1 per lot) to a maximum of 20 dwelling units for the entire project and provide differing housing types than the rest of the neighborhood.

No official development plans have been submitted at this time.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

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

## KEY CONSIDERATIONS

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

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Master Plan Amendment
3. Housing Loss Mitigation Plan
4. Existing Alley
5. Development Potential in the RMF-30

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

**Plan Salt Lake**

Plan Salt Lake outlines the goals and strategies of how Salt Lake City intends to grow in the coming decades of development. Two of its guiding principles are:

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

Under the Growth Principal, some initiatives that would support this petition are:

- ❖ 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.

Under the Housing principal, some initiatives are as follows:

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

All of these principals and initiatives would support the rezone and master plan amendments of this petition. This petition increases housing in infill development that is near to a TRAX Station and bus lines that are easily accessible. Plan Salt Lake also emphasizes the need for affordable housing through the city and in all neighborhoods. Therefore, Plan Salt Lake shows evidence to support this rezone.

**Northwest Community Plan**

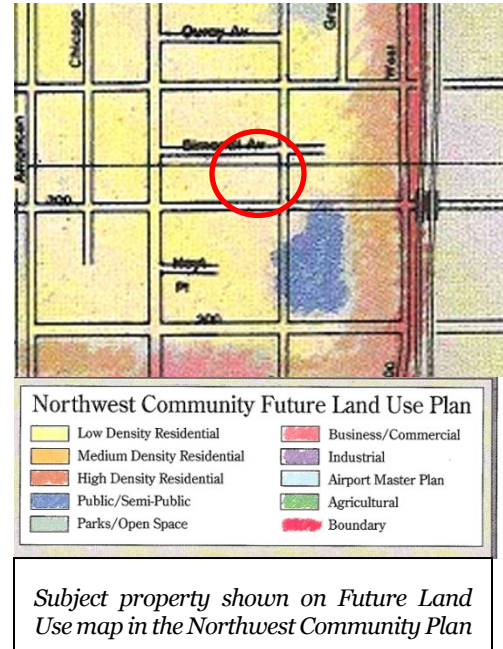
The Northwest Community plan was adopted in 1992, and therefore many of its goals and policies are outdated for this rapidly growing area. Two goals that remain relevant are the desire for energy efficient land uses, and high-quality urban design. This project is located near a commercial corridor and to public transit. The infill development of these lots would provide housing that reduce vehicle dependence and is near to jobs and opportunities. The design standards in the RMF-30 zone ensure higher quality urban design because there are no current design standards for the R-1/7000 zone at this time. Staff has used Plan Salt Lake as the guiding document for this proposed zoning amendment, given that the Northwest Community Plan is outdated and does not address relevant issues to the city today.

## Consideration 2: Master Plan Amendment

The Northwest Community Plan was adopted in 1992.

The Future Land Use Plan calls for “Low Density Residential” (shown in yellow) in this area, which is reflected by the current zoning designation as R-1/7000. The applicant is proposing to change the subject properties to “Medium Density Residential”, which is typically defined as 15-30 units/ acre.

This plan does not discuss much in terms of housing needs, or development of the surrounding area as a whole or define its growth patterns. Given that the plan is now 30 years old, many of its goals and direction are outdated and no longer relevant. It does encourage good urban design for residential and commercial areas and encourages energy conservation by using efficient growth patterns that promote higher densities closer to commercial areas. The proposed rezone would create a more efficient use of land by increasing the density close to North Temple’s commercial corridor, therefore promoting energy efficient development. The RMF-30 zone also has design standards that enhance the urban design of the neighborhood. This rezone and proposed amendments are in line with some goals of this plan.



## Consideration 3: Housing Loss Mitigation

The RMF-30 allows for some non-residential uses, such as urban farms or community gardens. Therefore, a Housing Loss Mitigation Application is necessary. The applicant chose option “B” – Fee Based Mitigation, as their mitigation strategy. Because the existing residential structure was less than the replacement value of new housing, a negative fee was calculated, therefore, no fee to the Housing Bank is necessary. The full report can be found in [Attachment E](#).

## Consideration 4: Existing Alley

The applicant is *not* seeking an alley vacation for the existing public alley that divides the subject properties. This means the alley will remain intact and accessible to other residents on the block. Any future development will not be allowed to cover or encroach onto the alley without an approved alley vacation petition. The future development will have to be (at minimum) two separate buildings, one on each side.

## Consideration 5: Development Potential in RMF-30

In terms of height and setbacks, the RMF-30 and R-1/7000 have similar development requirements, as seen in the table below. One large difference is that the RMF-30 zone allows for greater variety of housing types, like twin homes, row houses, and multi-family, whereas the current zone only permits single family detached houses.

The proposed rezone area has approximately .49 acres (21,344 square feet) on the north side of the alley and .44 acres (19,166 square feet) on the south side. For single family, two family and multi-family, the minimum lot sizes for these housing types in the RMF-30 zone are 2,000 square feet per dwelling unit. This would equate to approximately 9-10 units per “side”. RMF-30 design standards also limit the number of dwellings per building per housing type. For example, a multi-family building is only allowed to have up to eight units per building form in this zone. A row

house (a series of attached single-family dwellings facing a street) would have a maximum of six units per building form. Cottage style developments and tiny homes would be allowed at 1,500 square feet per unit, potentially creating 12- 14 units per side.

All of these housing types would be subject to Design Standards in the [21A.37.050](#), which include requiring durable building materials, ground floor transparency, entry features, limiting blank walls, and require the screening mechanical equipment on site. Any deviations from these design standards would be required to go through a Design Review application to be approved by the Planning Commission. The RMF-30 zone also requires a 10’ landscape buffer when abutting a single-family residential district. In this case, the west side of the development that abuts R-1/7000 would require that buffer.

The applicant has indicated that NeighborWorks intends to develop these affordable units as townhome style units, but no official development plans have been submitted.

### **Development Standards**

<b>Building regulation</b>	<b>R-1/7000 (Single Family detached ONLY)</b>	<b>Lot Type in RMF-30 Zone</b>						
		<b>Single Family</b>	<b>Two Family Dwelling</b>	<b>Multi Family Residential</b>	<b>Row House</b>	<b>Sideways Row House</b>	<b>Cottage Development</b>	<b>Tiny House</b>
<b>Height</b>	28’ pitched 20’ flat	30’					Pitched roof 23’ Flat roof 16’	16’
<b>Font yard setback</b>	Min 20’ Average block face	20’ or average of the block face						
<b>Corner yard setback</b>	6’	10’						
<b>Interior Side yard</b>	6’ and 10’	4’ on one side 10’ on the other						
<b>Rear yard</b>	25’	Minimum of 20% of lot depth, need not exceed 25’					10’ 1,500 sq ft per dwelling unit	
<b>Min Lot Size</b>	7,000 sq ft	2,000 sq ft per dwelling unit						

For all residential uses, off-site parking is required to be provided, according to the development standards shown in the table below.

**Off-Street Parking Standards**

Zone		
USE	R-1/7000	RMF-30
<b>Single family detached</b>	2 spaces per DU	2 spaces per DU
<b>Twin Home / Two-family</b>	<i>Not Permitted</i>	
<b>Single Family attached</b>	<i>Not Permitted</i>	
<b>Multi family</b>	<i>Not Permitted</i>	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU
<b>Single family cottage style development form</b>	<i>Not Permitted</i>	1 space per DU

**STAFF RECOMMENDATION**

The proposed Master Plan amendment and rezone to the RMF-30 Low Density Multi-Family Residential District support the objectives of adopted City-wide and neighborhood plans and is compatible and complementary to the existing residential neighborhood. Planning Staff recommends the Planning Commission forward a positive recommendation to the City Council.

**NEXT STEPS**

**Approval of the Request**

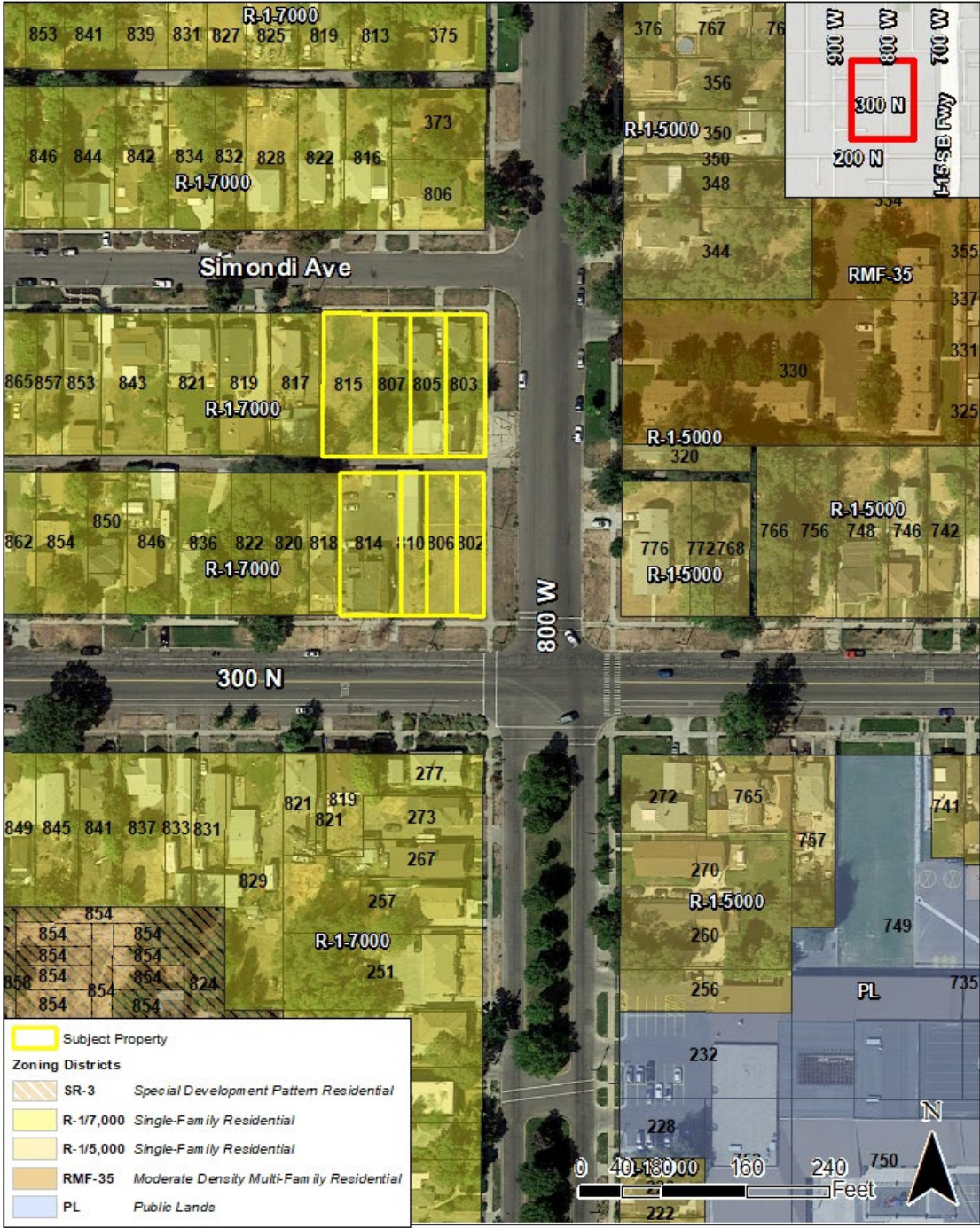
If the proposed zoning map amendment is approved, the applicant will be permitted to develop the property in accordance with regulations for the RMF-30 zone. The applicant will need to obtain all necessary approvals and permits for any new development on the subject property.

**Denial of the Zone Map & Master Plan Amendment Request**

If the proposed zoning map amendments is denied, the property will remain zoned R-1/7000 Single Family Residential. The property could still be redeveloped but would be subject to the R-1/7000 zoning regulations.

# ATTACHMENT A: Vicinity Map

## Vicinity Map



Salt Lake City Planning Division 7/12/2023

# **ATTACHMENT B: Applicant Submittal**

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## **Stanbridge Project Description**

NeighborWorks Salt Lake first began acquiring the seven Stanbridge Project properties located on 800 West Street between Simondi Avenue and 300 North Street in December 2021 with the intention of developing low density affordable housing. NeighborWorks Salt Lake has been successfully developing affordable housing since 1977.

The Stanbridge Project properties are currently zoned as R1 7000, allowing the construction of only seven homes. Rezoning the Stanbridge Project properties to RMF-30 would allow the construction of up to approximately 20-plus homes. This rezoning change will require amending the Zoning Map and changes to the following parcels:

- 08-35-404-012
- 08-35-404-013
- 08-35-404-014
- 08-35-404-015
- 08-35-258-013
- 08-35-258-014
- 08-35-258-015
- 08-35-258-016

## Stanbridge Project Master Plan Amendment Request

NeighborWorks Salt Lake (NWSL) is seeking an *amendment to the Future Land Use Map on page 4 of the Northwest Community Plan from Low Density Residential to Medium Density Residential*. “The goal of the Northwest Community Plan is to improve the living and working environment in the community.” NWSL intends to help achieve this goal by converting a long-vacant, littered, and hazardous parcel of land currently zoned R1-7000 to a vibrant community of approximately 20-plus homes designed with affordability and energy efficiency in mind.

Amending the Northwest Community Plan as requested would allow the development of the Stanbridge Project while not altering the existing character of that corner of the neighborhood. The Stanbridge Project is consistent with the Plan Salt Lake Guiding Principle of “access to a wide variety of housing types for all income levels throughout the city . . .” It is also consistent with the Growing SLC five-year housing plan (2018-2022) goal of “increasing housing opportunities for cost-burdened households.”

NWSL has been successfully developing affordable housing since 1977. NWSL first began acquiring Stanbridge Project properties in December 2021. Since that time, NWSL has had numerous conversations with current residents of the area. The neighborhood is supportive and recognizes that replacing empty lots with new, affordable, medium-density housing adds both value and vibrancy.

In summary, the requested *amendment to the Future Land Use Map on page 4 of the Northwest Community Plan from Low Density Residential to Medium Density Residential* for the vacant parcel making up the Stanbridge Project should be approved given that the Stanbridge Project:

- Is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
- Furthers the specific purpose statements of the zoning ordinance;
- Is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;
- Implements best current, professional practices of urban planning and design; and
- Is similar to other low to medium density projects that were previously approved and built in this area, establishing precedent for approving comparable requests.

# ATTACHMENT C: Property and Vicinity Photos

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Subject property facing south east from Simondi Ave



Subject property facing south from Simondi Ave



814 W 300 N – existing vacant four-plex on subject property



Subject property from 300 N facing northeast



Public Alley that runs down the block between the subject properties



Multi-family development across from the subject properties to the east



Existing homes to the north across Simondi Ave



Existing homes to the south across 300 N

# ATTACHMENT D: Zoning Map Amendment Standards

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

FACTOR	FINDING	RATIONALE
<p>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	<p>The proposed amendment is generally consistent with the goals and policies of the applicable master plans.</p>	<p>Plan Salt Lake recommends adding housing for a variety of income levels, especially affordable housing, and promotes infill development where infrastructure and amenities already exist. The proposed rezone does this by adding density to a neighborhood with public transit, schools, and commercial uses already exist. It also will provide affordable housing, which is desperately needed throughout the city. Therefore Plan Salt Lake shows evidence to support this rezone.</p> <p>The Northwest Community Plan adopted in 1992 and is outdated for the development that has occurred in this neighborhood over the past 30 years. Plan Salt Lake was adopted in 2005 and therefore should override anything within the Northwest plan that might contradict the Northwest Community Plan. Plan Salt Lake should be the main Plan considered for compatibility.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>The proposal generally furthers the specific purpose statements of the zoning ordinance.</p>	<p>“ The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, <b>while allowing for incremental growth through the integration of small scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures</b> in these areas along with a variety of housing options. <b>This district reinforces the walkable nature of multi-family neighborhoods,</b></p>

		<p><b>supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.”</b></p> <p>The intent of the RMF -30 zone is to create compatible infill development, while providing a variety of housing types within a walkable community. The location of the subject property is well suited for this type of re-development, as it is close to public transit, commercial corridors, and destinations within walking distance.</p> <p>This proposal is also consistent with the general purpose and intent of zoning, as described in 21A.02.030, including but not limited to Lessening congestion on streets, providing adequate light and air, and foster the city’s residential development. Granting approval of this petition does not give the petitioner any special privileges greater than those in the surrounding area do not have.</p>
<p><b>3.</b> The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>The change in zoning is not anticipated to create any substantial new negative impacts that wouldn’t be anticipated with the current zoning.</p>	<p>Although no development plans exist yet, the development of these properties will likely not have a major effect on surrounding development. The intent of the RMF-30 zone is to create additional density and housing types that are compatible with low-density single-family zoning. The zone has development standards that require providing adequate parking and landscaping to comply. Design standards associated with the proposed zoning would create a harmonious development with additional density within this neighborhood.</p>
<p><b>4.</b> Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.</p>	<p>The overlay districts are not applicable to the compatibility of the proposed rezone.</p>	<p>This property is located in a National Historic District but has no historic homes on the properties. It is also located in an Airport Flight Path Protection Overlay, which does not affect the request of the petitioner.</p>
<p><b>5.</b> The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and</p>	<p>The redevelopment of the site will require public facility upgrades.</p>	<p>The proposal has been reviewed by relevant City Departments (see <a href="#">Attachment G: Department Review Comments</a>). The subject property is located within a built environment where public facilities and services already exist. Any required infrastructure upgrades will be evaluated with an application for a specific site development plan.</p>

recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.		There is no indication that the additional density that would be allowed under the proposed zoning would have a detrimental impact on City services.
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# **ATTACHMENT E: Housing Loss Mitigation Report**

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# Housing Loss Mitigation Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

## 814 W 300 N – Zoning Map Amendment

PLNPCM2023-00361

### PROJECT DESCRIPTION

#### Background

Neighborworks Salt Lake is requesting a zoning map amendment for their property at 814 W 300 N. The current zone is R-1/7000, Single Family Residential, and they are requesting to amend the map to RMF-30, Low Density Multi-Family Residential.

Neighborworks intends to develop affordable housing on this property and is requesting a rezone to allow for more density and flexibility in housing types. The existing multi-family building on the property is in a deep state of disrepair.



#### Proposed Zoning Map Amendment

The building on the property is intended to be demolished. Additionally, the RMF-30 (Low Density Multifamily Residential Zone) allows some non-residential uses, such as urban farms or community gardens. Therefore, this is a ‘petition for a zoning change that would permit a nonresidential use of land,’ and a Housing Loss Mitigation Plan is required. Housing Loss Mitigation Plans are reviewed by the City’s Planning Director and Director of Community & Neighborhoods. The plan includes a housing impact statement and method for mitigation residential loss.

### HOUSING IMPACT STATEMENT

#### Housing Mitigation Ordinance Requirements

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

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

Staff does not anticipate adverse impacts on the residential character of this neighborhood with the approval of the proposed rezone. The site of the proposed zoning map amendment is located in an area that is primarily low-density residential. The RMF-30 zoning district allows for similar scale development to the R-1/7,0000 zone that is keeping in character 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 existing building on site was formerly used as a four-plex residential structure, but over the past several years has fallen into a state of disrepair. Demolition permits are in progress. The building has four units under the addresses 812 & 814 W 300 N.

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

The Salt Lake County Assessor's Office lists the market value of the multi-family building as \$498,900. The assessor does not separate the value for each unit.

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

The proposed rezone would see approximately 7,980 square feet of land converted from R-1/7000 to RMF-30. It is important to note that the proposal is to rezone the property to a residential zoning district for the purpose of constructing residential 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 difference between the existing housing market value and the cost of replacement, and*
- C. Payment of a flat mitigation fee if demonstrated that the costs of calculating and analyzing the various methods of mitigation are unreasonably excessive in relationship to the rough estimated costs of constitutionally permitted mitigation).*

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

The Salt Lake County Assessor's Office shows the market value of the multi-family dwelling as \$498,900.00 which does not include the market value of the land.

The replacement cost is calculated using the Building Valuation Data published by the International Code Council. The most recent data from the ICC was published in February 2023 and indicates the construction cost per square foot for R-2 (Multi-Family Dwellings) Type VB is \$149.80/SF of finished 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 building's occupant load.

Market value of the dwelling (based on County assessment) = \$498,900  
Replacement cost (2 units at 1,120 square feet and 2 units at 1,440 square feet) = \$766,976  
Difference = **-\$268,076**

Because the market value is less than the replacement cost of the existing multi-family building, no mitigation fee would be required under this option.

## **FINDINGS**

The petition to demolish this property as well as the petition to rezone the subject property to RMF-30 are not anticipated to have a negative impact on the City's existing housing stock. Since the replacement costs exceed the market value of the single-family dwelling, the applicant is not required to replace the housing units nor make a contribution to the City's Housing Trust Fund.

## **DETERMINATION OF MITIGATION**

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



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Blake Thomas, Director  
Department of Community and  
Neighborhoods

Date: September 7, 2023

## **Attachments**

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

# ATTACHMENT F: Public Process & Comments

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## 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:

- July 17, 2023 – The Fairpark Community Council was sent the 45 day required notice for recognized community organizations. The council did not provide comments.
- July 17, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- July 26- September – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- September 1, 2023
  - Public hearing notice sign posted on the property
- September 1, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

### Public Input:

Public input was concerned about an approval of a rezone without the knowledge of exact development plans that the applicant would be proposing.

**From:** [Andrew Johnson](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Petition Number: PLNPCM2023-00361 & PLNPCM2023-00499  
**Date:** Friday, July 21, 2023 3:50:22 PM

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

Good afternoon, I received a letter in the mail stating that they are wanting to rezone the Simondi Avenue and 300 North project. we already have a horrible issue with parking here. If they turn this into medium density multi-family, where are we going to park? I live directly across the street from this project and I do not want to see medium density housing here because there's already an apartment complex and they take up all the parking on the street. Please keep me posted if there will be a public conversation about this. I would love to be there to ensure this project does not happen. This neighborhood has been single family, low density housing. We do not need this project in this neighborhood.

Thank you,  
Andrew Johnson  
801-657-2244  
Idigitls@hotmail.com

**From:** [Dana Peightel](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Comment Simondi Ave and 300 N  
**Date:** Friday, August 11, 2023 5:57:17 PM

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

Good Day,

My comments are as follows:

I strongly oppose the zoning change.

This is a small community with already multi family zoned properties. Adding another will change the single family home dwelling unit area to more multi. It is critical to stop more development in this area and allow us to retain a community of small houses. There are already large property development taking place further south near north temple.

We do not want to add more through traffic to this street of 800 W.

We want to maintain a quiet and peaceful neighborhood.

No more development!

Please disprove the application.

Strongly oppose!!!!

--

Best,

Dana  
801-800-7060

**From:** [Blodgett, Madison](#)  
**To:** [Younger, Cassie](#)  
**Subject:** FW: (EXTERNAL) Re: PLNPCM2023-00499  
**Date:** Monday, August 28, 2023 8:17:23 AM  
**Attachments:** [image001.png](#)

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Good morning!

Here's another comment.

Thanks!



MADISON BLODGETT | *(She/Her/Hers)*  
Associate Planner  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Office: (801) 535-7749  
Email: [Madison.Blodgett@slcgov.com](mailto:Madison.Blodgett@slcgov.com)  
[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING) [WWW.SLC.GOV](http://WWW.SLC.GOV)

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

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**From:** Elizabeth Hawke <ladyhawke05@hotmail.com>  
**Sent:** Saturday, August 26, 2023 9:07 AM  
**To:** michelle watts <fromtheseahag@gmail.com>; Blodgett, Madison <madison.blodgett@slcgov.com>  
**Subject:** (EXTERNAL) Re: PLNPCM2023-00499

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

Good morning,

My name is Elizabeth E Hawke and I would like to add that I fully 100% support Michelle on this.

I am a close neighbor to the land as well.

Have a great day,

Elizabeth

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**From:** michelle watts <[fromtheseahag@gmail.com](mailto:fromtheseahag@gmail.com)>  
**Sent:** Friday, August 25, 2023 10:54 AM  
**To:** Blodgett, Madison <[madison.blodgett@slcgov.com](mailto:madison.blodgett@slcgov.com)>  
**Subject:** PLNPCM2023-00499

Morning Madison,

As a close neighbor to the land near the old A & E garage ( 321 N 800 W ) I wanted to express some feelings. I am tickled that the project is being led by NeighborhoodWorks. They are fantastic neighbors and help our community. I appreciate them keeping the land in 'local' hands & being affordable housing. I understand that a lot of work will go into fixing the soil since part of this party was once a garage & gas station.

I have drawn a hard line on spot zoning or zoning parcel by parcel. This block and all the blocks to the north & east are R-1-7000. I am nervous with the RMF-30 that they will be able to build taller, bringing this to a three story build out. I trust NeighborhoodWorks but would also like to verify and see plans before I would consider changing my vote-- which currently is a no for a rezone.

Thank You,  
Michelle



**From:** [Eric Baim](#)  
**To:** [Puy, Alejandro](#); [Fairpark](#); [Younger, Cassie](#)  
**Subject:** (EXTERNAL) PLNPCM2023-00361 & PLNPCM2023-00499 Comment  
**Date:** Wednesday, August 30, 2023 4:10:25 PM

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

Cassie,

I am writing to comment on the rezone and general plan amendment for the corner of 300 North and 800 West, specifically for 803,805,807 & 815 W Simondi Ave and 802,806,810, & 814 W 300 N. I have lived across the street at 272 N 800 W for 13 years and have worked in real estate planning and development for 17 years.

While I am very supportive of Neighborworks and their work, I am concerned that this change is too drastic for the area. This zone change should not be approved in its current form without even a draft development plan for this property. The planned use should be taken into account before approving a zoning change. Potential uses could strain public utilities and resources in the area and add significantly more traffic to already over-used and dangerous intersections on 300 North.

The request states there is precedent for this approval. This does not seem to be correct. There is no precedent for amending the master plan and rezoning small islands surrounded by single family zoning areas to RMF-30 or higher. The purpose of RMF-30 Low Density, according to the Title 21A zoning ordinance is to **"provide a transition between single-family housing and larger multi-family housing developments."** This rezone will not create a "transition" as is called for in code 21A.24.120. Instead it will create an island of Medium Density in the interior of an area planned low density and zoned for single family homes.

Rezoning the area to R-1/5000, or SR-1,2, or 3 would seem much more appropriate, allowing for Neighborworks to get more density than the R-1/7000 allows while not negatively impacting the neighborhood or creating a bad precedent in the neighborhood.

Thank you

- Eric Baim  
801-520-0911  
[baim.miab@gmail.com](mailto:baim.miab@gmail.com)

**From:** [Jesse Frizzell](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Rezoning at 300 N & Simondi Avenue  
**Date:** Monday, August 21, 2023 9:39:15 AM

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

Dear council

I'm writing on behalf of the neighborhood to oppose the rezoning at 300 N and Simondi Avenue (PLNPCM2023-00361 & PLNPCM2023-00499) to RMF-30. We would like to bring to your attention that the lots in question are highly visible to the neighborhood community. These lots are located at the end of the block making them highly visible from all sides to the neighborhood of single family homes. A large continuous structure at this location is not fitting and will negatively impact the look and feel of our neighborhood. We understand Salt Lake's need for additional housing but RMF-30 is not fitting for this location. If housing density must be increased at this location then it should be done by reducing the square foot requirements within R-1 to allow for additional single family homes.

Thank you for your time and consideration

Jesse

**From:** [Keiko Jones](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) PLNPCM2023-00361 and PLNPCM2023-00499  
**Date:** Thursday, August 31, 2023 3:26:26 PM

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

Hi Cassie,

I am reaching out to you regarding the possible rezoning of 803, 805, 807, and 815 W Simondi Ave and 802, 806, 810, and 814 W 300 N from R-1/700 to RMF-30.

I think it's premature to approve or disapprove this until they propose what they want to build. We can't consider spot zoning without any solid plans.

As far as the proposal of a Master Plan Amendment to change the FUTURE Land Use Map of the Northwest Community Plan from Low Density Residential to Medium Density Residential, I am AGAINST the idea of changing the master plan of one specific area for unseen development. If we want to make changes, we need to look at the whole city as one master plan.

I have always believed NeighborWorks stood with the community and residents in the area. Their proposal to make the area more dense with multi-unit housing doesn't align what the residents in the area would like.

Keiko Jones

**From:** [Blodgett, Madison](#)  
**To:** [Younger, Cassie](#)  
**Subject:** FW: (EXTERNAL) PLNPCM2023-00499  
**Date:** Friday, August 25, 2023 11:55:15 AM  
**Attachments:** [image001.png](#)

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Another one.



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

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**From:** Keiko Jones <[cake.f.jones@gmail.com](mailto:cake.f.jones@gmail.com)>  
**Sent:** Friday, August 25, 2023 11:33 AM  
**To:** Blodgett, Madison <[madison.blodgett@slcgov.com](mailto:madison.blodgett@slcgov.com)>  
**Subject:** (EXTERNAL) PLNPCM2023-00499

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

Hi Madison,

I am reaching out to you regarding the possible rezoning of 321 N 800 W from R1-7000 to RMF-30. I am torn about this since I am against spot zoning but like what NeighborWorks has done to/for the community so far. I think it's premature to approve or disapprove this until they propose what they want to build.

We can't consider spot zoning without any solid plans.

Thanks,  
Keiko Jones

**From:** [Nigel S](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Simondi Rezone  
**Date:** Thursday, August 31, 2023 3:40:05 PM

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

Dear Cassie,

I'm writing on behalf of the Fairpark Community Council about the proposed rezone on Simondi and 300 North. As the Chair, I have heard a few comments both against and in favor of this project. We spoke about the project briefly at our August meeting and the consensus was we'd like to know about the height of the proposed homes. We're not opposed to the density being proposed and know the developer has deep roots to our community.

The height and density seem to be creeping into our neighborhood of single family homes with rezone requests or a developer taking full advantage of a TSA zone like the project on 200 N and 900 W. We have opposed these types of rezone requests in the past and would like to see the master plan for the area updated to reflect the current realities of housing in our neighborhood.

Thanks for your time and attention.

Nigel Swaby  
Chair  
Fairpark Community Council

# ATTACHMENT G: Department Review Comments

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

## **Engineering:**

No objections.

## **Airport:**

The airport has no objections and no comments.

## **Fire:**

No Comments from Fire at this time.

## **Urban Forestry:**

As long as the current city code requiring a tree to be planted in the public ROW parkstrip for every 30' of street frontage is maintained, then Urban Forestry has no concerns with this proposal.

## **Sustainability:**

Sustainability supports a rezone of these properties to RMF-30 in alignment with Growing SLC's goal of "increasing housing opportunities for cost-burdened households", particularly if a proposed future project at the site has received support from impacted community members through NWSL engagement activities. Sustainability also supports the future project's emphasis on energy efficiency best practices that minimize energy-related operating cost and maximize affordability for future residents of the project.

## **Transportation:**

No transportation concerns.

## **Public Utilities:**

- With increased densification, applicants must consider the potential increase in construction costs resulting from required offsite utility improvements. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. **Property owners and developers may be required to upgrade the offsite public utilities to ensure sufficient capacity for the new developments.**
- There is a public sewer main that runs in the alley between Simondi Avenue and 300 North. This sewer main must be protected in place. Additionally, a total of 30 feet of width is required for operation/maintenance of the sewer main, which will require easement area outside of the public alley.
- These properties are served by 6" and 8" water mains that may not be adequately sized for the development and the new zoning. Capacity of the public water system will be determined during building permit review based on the development project's specific requirements. Property owner may be required to make offsite water system improvements. Offsite improvements will be required at the property owner's expense.

- A minimum of an 8” water main is required for any new fire hydrant connections. If a new fire hydrant is needed on 300 North, then a water main upsize will be required, independent of capacity analysis.
- These properties are served by an 8” sewer main and located at the upstream end of the public sewer system in this area. The entire downstream public sewer system will be modeled and analyzed with the impacts of this development during the building permit review. Offsite sewer infrastructure improvements may be required downstream of the development to mitigate impacts to public sewer capacity. Offsite improvements will be required at the property owner’s expense.
- Public storm drain improvements may be required, depending on the development’s design to connect into the public storm drain system. These will be determined during building permit review when a drainage design has been submitted.
- Street Lighting improvements may be required along the Simondi Avenue, 800 West, and 300 North frontages. These will be determined during building permit review.
- **SLCDPU emphasizes that the impacts of this rezone and required offsite infrastructure improvements to support development under the new zone are unknown at this time and cannot be determined without further information.**