



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Michael McNamee, Principal Planner  
801-535-7226; [michael.mcnamee@slcgov.com](mailto:michael.mcnamee@slcgov.com)  
**Date:** November 29, 2023  
**Re:** PLNPCM2023-00706, 756 S Montgomery St Zoning Map Amendment

## Zoning Map Amendment

**PROPERTY ADDRESS:** [756 S Montgomery Street](#)

**PARCEL ID:** 15-10-203-003-0000

**NEIGHBORHOOD PLAN:** [Westside](#)

**CURRENT ZONING DISTRICT:** [R-1/5000, Single Family Residential District](#)

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

### REQUEST:

Mayor Erin Mendenhall initiated a petition to amend the zoning map for city-owned property located at 756 South Montgomery Street. The request includes the following:

- Rezone the property from R-1/5000, Single-Family Residential District to RMF-30, Low Density Multi-Family Residential District.

### RECOMMENDATION:

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

### ATTACHMENTS:

- [Zoning and Westside Plan Maps](#)
- [Application Materials](#)
- [Property and Vicinity Photos](#)
- [Zoning Map and Master Plan Amendment Standards](#)
- [Public Process & Comments](#)
- [Department Review Comments](#)

## PROJECT DESCRIPTION



### Quick Facts

**Property Address:** 756 S  
Montgomery Street

**Size:** 0.51 acres (appx. 22,215 sq ft)

**Existing Use:** Vacant

**Existing Zoning:** R-1/5000 (Single-Family Residential District)

**Overlay Districts:** [Airport Flight Path Protection, Zone H](#)

**Proposed Use:** Unspecified – likely Low Density Multi-Family Residential

**Proposed Zoning:** RMF-30 (Low Density Multi-Family Residential District)

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

Mayor Mendenhall is requesting a zoning map amendment for the property located at 756 S Montgomery Street, in the Poplar Grove neighborhood near the intersection of Indiana Avenue and Redwood Road. (see map on the following page) This is City-owned property that the City is proposing to rezone to RMF-30, Low Density Multi-Family Residential District from R-1/5000, Single-Family Residential District. The rezone would support the development of more housing choices in the neighborhood, as recommended by the Westside Neighborhood Plan.

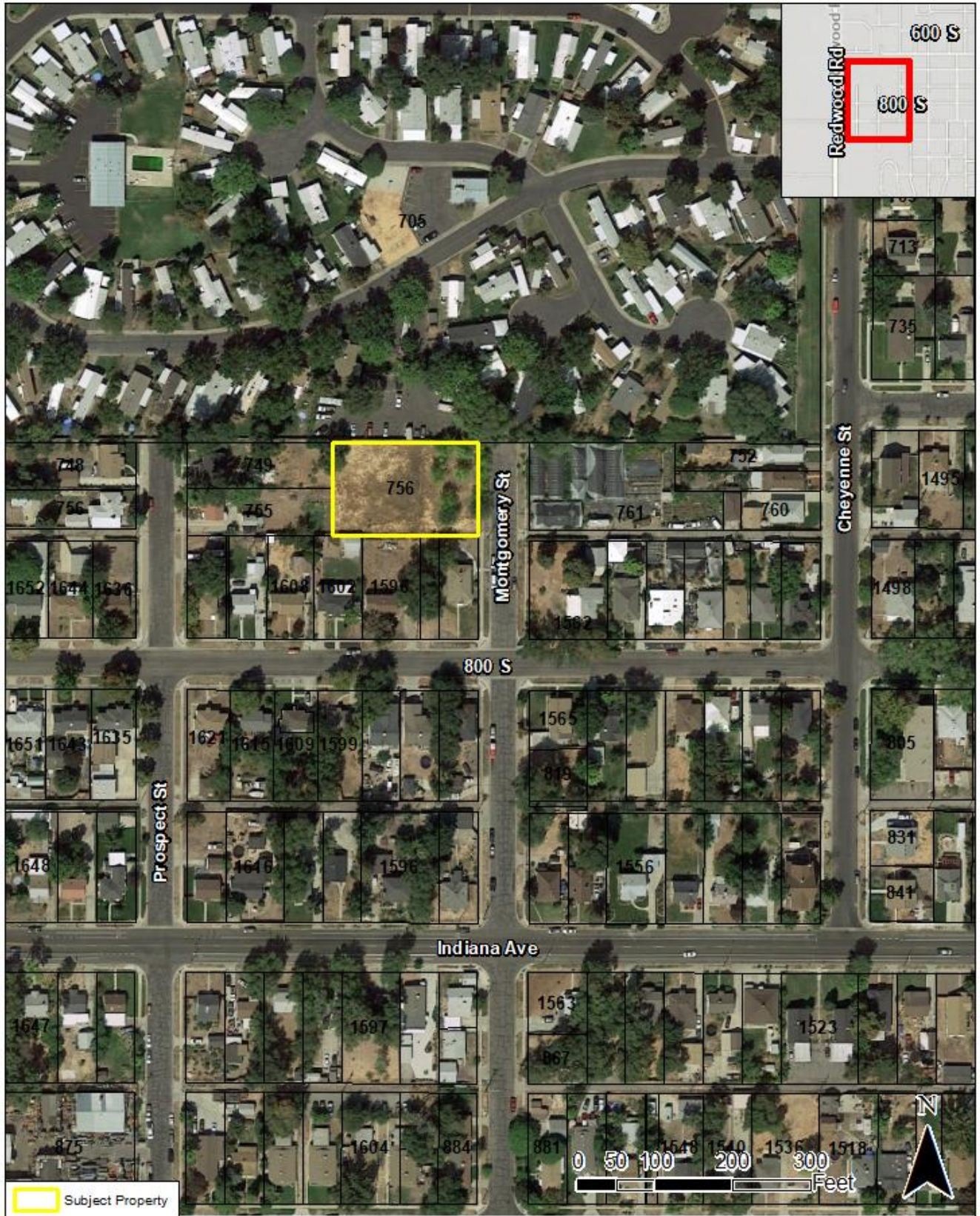
### Existing Conditions

The property is currently vacant. There are no structures on the lot other than a chain-link fence around the perimeter. It is zoned R-1/5000, Single-Family Residential District. Abutting property to the north is zoned MH, Mobile Home Park District, while property to the, east, west, and south is also zoned R-1/5000. The purpose of the R-1/5000 district, as stated in the Salt Lake City Code, is to *provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size.*

The total square footage of the lot is approximately 22,215 square feet. The R-1/5000 district has a maximum lot area of 7,500 square feet, making the lot noncomplying. R-1/5000 requires 50 feet of street frontage for each property, and this lot has about 119 feet of frontage, so if the R-1-5000 zone were retained, the lot could be divided into two. In that hypothetical scenario, each of the two resulting lots would most likely still exceed the maximum lot area for the R-1/5000 zone.



The construction of one single-family dwelling would be permitted on each lot, for a total of two- single family homes and an overall density of 3.9 units per acre.



Map showing location of subject property

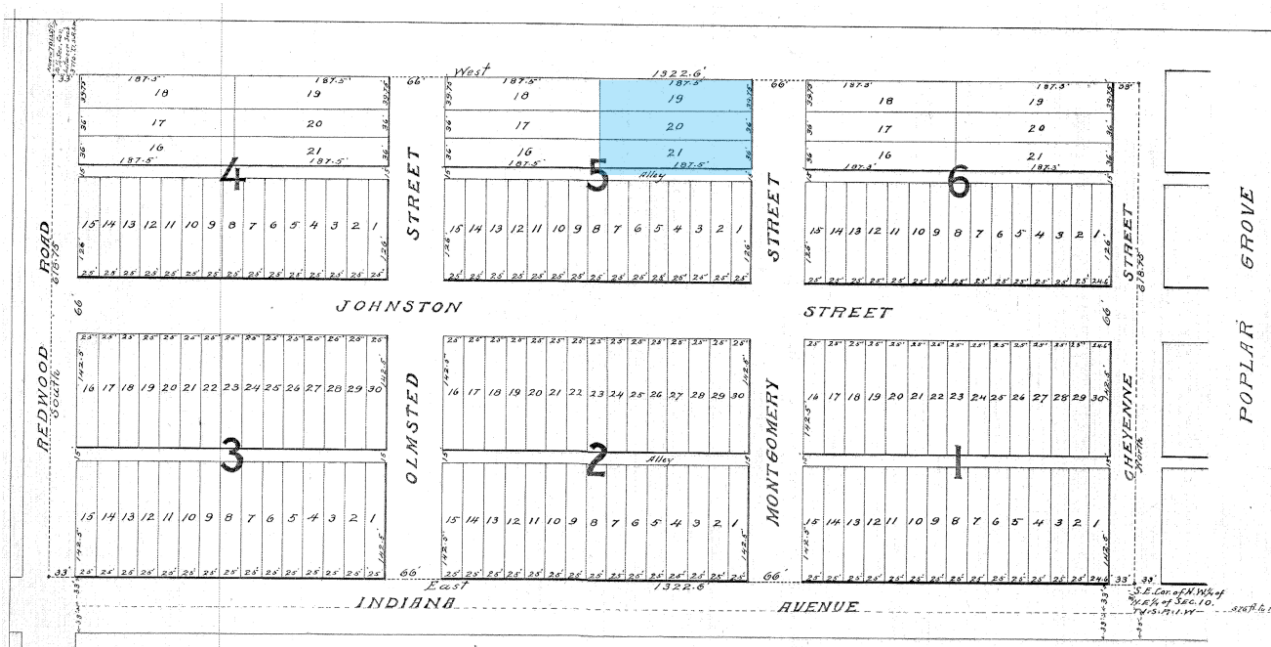


## History of the Property

This property is on a subdivision plat that was first recorded in 1906 called Evan's Addition to Poplar Grove. Originally, the subject property was split into three parcels, with an alley running to the south. The three original properties were combined in 1926, which per Salt Lake City Code [21A.38.060](#) makes this a legal lot despite being out of compliance with the R-1/5000 lot area maximum that was applied many decades later. The alley was vacated in 1956 and half of it was incorporated into this property.

Development of the subdivision seems to have occurred over the course of several decades after the plat was originally recorded. Most of the homes on the same block as the subject property date to the 1940s and 50s, and many of the original lots were combined prior to development.

Based on City records, the subject property has never been developed. The City's Housing Stability Division purchased the property in 2014 with the intention of constructing affordable housing, and it remains in their portfolio.



*Evan's Addition to Poplar Grove Subdivision Plat, 1906 (subject property highlighted in blue)*

## Proposed Zoning Map Amendment

The City is proposing to change the zoning designation of this property to RMF-30, Low Density Multi-Family Residential District. The purpose of the RMF-30 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 purpose of the proposed amendment is to create opportunity for the development of more housing choices in this neighborhood, while still maintaining a building scale that is similar to the established building pattern which mostly consists of single-family homes. The Housing Stability Division has this property in their portfolio, so a likely development scenario is a project that contains at least some deed-restricted affordable housing.

## APPROVAL PROCESS AND COMMISSION AUTHORITY

### **Review Processes: Zoning Map Amendment**

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

## KEY CONSIDERATIONS

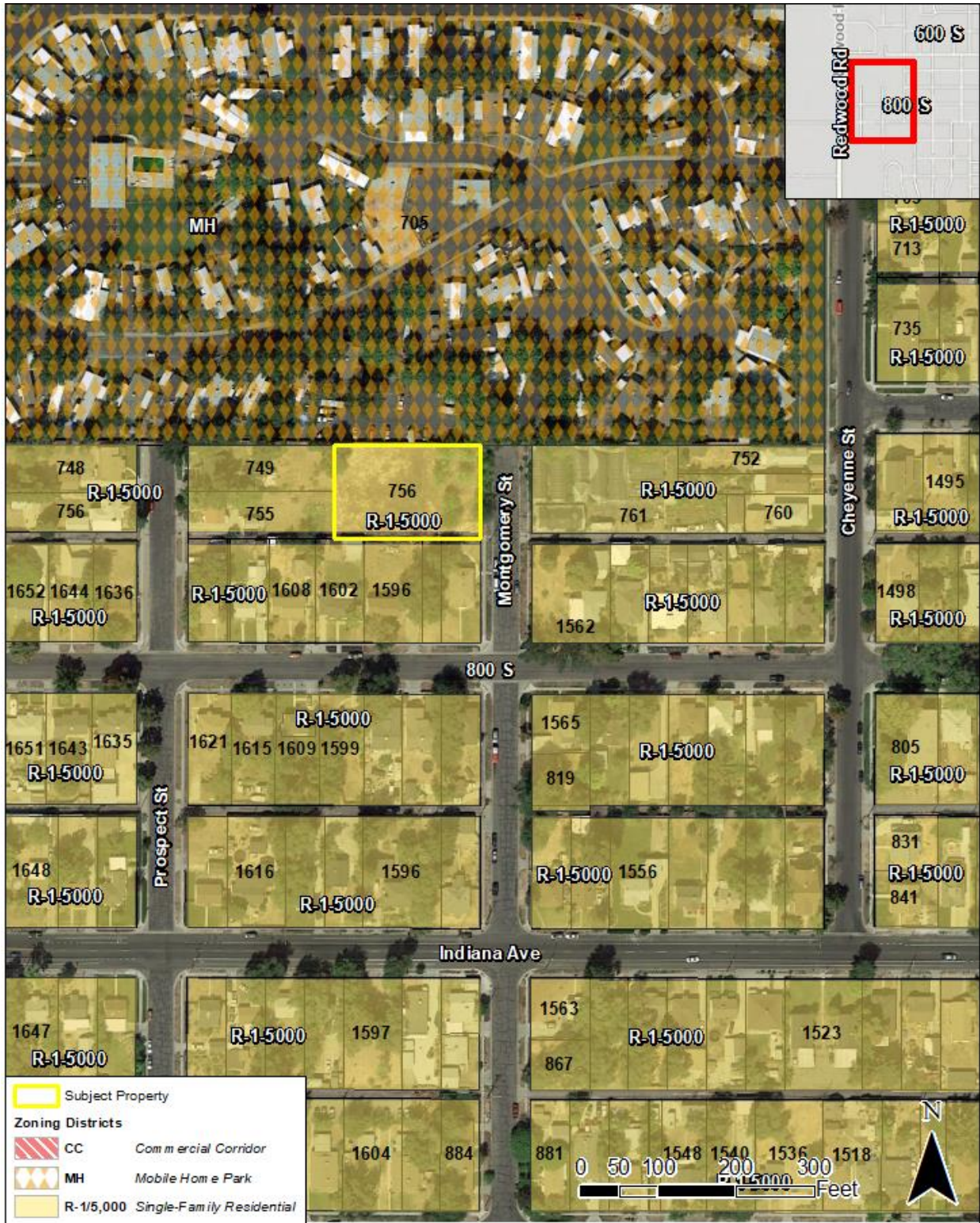
The key considerations listed below were identified through the analysis of the project:

1. Compatibility with Adjacent Land Uses and Zoning
2. Implementation of City Plans
3. Comparison of R-1/5000 and RMF-30 Zoning

### **Consideration 1: Compatibility with Adjacent Land Uses and Zoning**

The subject property is located at the end of a dead-end street, with the nearest major roads being Indiana Avenue and Redwood Road. Property to the north is zoned MH, Mobile Home Park District. Properties to the south, west, and east are zoned R-1/5000. The surrounding neighborhood consists of single-family homes that generally date from the 1910s through 1950s. To the east and across the street from the subject property is a commercial plant nursery ([1550 W. 800 South; 761 S. Montgomery Street](#)), which was first licensed as a business in 1979 and is now a legal nonconforming use. A mobile home park ([705 S. Redwood Road](#)) was built directly to the north of the subject property in 1971. It is not well-integrated into the neighborhood, and Montgomery Street dead-ends into the perimeter wall of the park. A parking area serving the mobile home park is located directly to the north of the subject property.









*Looking north at the dead-end of Montgomery Street*

If this property were rezoned to RMF-30, it would be the only example of multi-family residential zoning in the immediate area. However, in the wider Poplar Grove neighborhood there are several multi-family developments which are zoned RMF-35 and RMF-45. One is directly to the north of the mobile home park adjacent to the subject property ([625 S. Redwood Road](#)). The Westside Plan calls for greater residential density around community nodes, and compatible infill in Glendale and Poplar Grove to help make those neighborhoods more sustainable, which the proposed map amendment would help accomplish. The Westside Plan also identifies this site specifically as a good candidate for infill development. RMF-30 is intended to be a zone that provides a transition from single-family zoning and neighborhoods, as expressed in the purpose statement, so it is a good candidate to provide the type of compatible infill development described in the plan.

### **Consideration 2: Implementation of City Plans**

The city's adopted plans and policies provide a basis for examining this proposal. This includes the citywide plan, Plan Salt Lake (2015) and the neighborhood plan for this area, the Westside Plan (2014). These plans were both adopted by the City Council after extensive review by the public and city boards and commissions. The proposal is supported by several initiatives in Plan Salt Lake and goals in the City's five-year housing plan, Housing SLC (2023). The Westside Plan also provides support for the proposed rezone.

See below for the specific items and analysis.

#### ***Plan Salt Lake***

Plan Salt Lake is the City's overall master plan. It was adopted in 2015 and intends to provide a vision for Salt Lake City for the following 25 years. The guiding principles and initiatives in Plan

Salt Lake cover a broad range of topics, and there are several applicable principles and initiatives which support the proposed zoning map amendment.

### **Guiding Principles and Initiatives Consistent with the Proposal:**

#### **Growth:**

- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*

#### **Housing:**

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

This zoning map amendment would seek to support infill development of vacant land with small-scale multi-family housing, increasing the number of medium density housing types and options while accommodating and promoting an increase in the City's population. It would also enable a small increase in density within an existing neighborhood, on a site that has been identified as well-suited for redevelopment in the Westside Plan.

### ***Westside Plan***

The subject property is located within the *Westside Neighborhood Plan* area, which was adopted in 2014 and covers the area bounded by I-215 to the west, I-80 to the north, I-15 to the east, and the city boundary to the south. The Westside Plan does not have a future land use map, so it does not designate a specific type of land use for this property or the neighborhood. However, the plan does designate certain nodes of future development. This property is located near a Community Node, centered on Redwood Road and Indiana Avenue, and a Recreation Node, centered on Redwood Road at the intersection with the 9-Line Trail.

A Community Node as defined in the plan offer retail and services that attract people from a larger area. Community Nodes also offer a good opportunity to add density with multi-family residential units, ideally at a density of 20 to 30 units per acre. (p. 41) Under the RMF-30 designation, this property could achieve a density of 14.3 units per acre. While this is lower than recommended in the plan, the plan also advises to use appropriate building forms to complement adjacent lower density uses if necessary. (p. 41) In this case, the surrounding land uses are primarily story single-family residential with one- and two-story building forms, so a transitional zone like RMF-30 is appropriate to complement these uses.

The plan specifically identifies 756 South Montgomery Street as a site with good development potential. (p. 33) This site is located at the end of a dead-end street and abuts a parking lot to the north, making it unique in this immediate neighborhood in terms of the ability to design a compatible infill project. A potential multi-family building would not break up an otherwise consistent building pattern because it is already located at a transition point between the single-family homes to the south and west and the mobile home park to the north. It would have a lower impact on neighbors, especially to the north where the parking lot is, and to the east where there is a commercial nursery.

### ***Housing SLC***

Housing SLC is the City's five-year housing plan. It was adopted in 2023 and is intended to provide a framework for the City's housing policy for the years 2023-2027. In general, the goals outlined in Housing SLC support zoning changes which support additional housing opportunities,



particularly policies to accommodate additional growth and ensure that housing remains affordable for a wide spectrum of income levels.

### **Goals Consistent with the Proposal:**

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

- Metric A: Entitle 10,000 new housing units throughout the city.
  - 1. Minimum 2,000 units deeply affordable (30% AMI or below)
  - 2. Minimum 2,000 units affordable (31% - 80% AMI)

This zoning map amendment would support the development of units of housing which could not be built under the current zoning designation of R-1/5000. Because the property is in the portfolio of the Housing Stability Division, it is likely that some or all the units will be deed-restricted affordable housing, which would go towards building the 2,000 affordable or deeply affordable housing units. However, even if all the units are ultimately sold or rented at market prices, this rezone still supports the goal of entitling 10,000 new housing units in the city.

### **Consideration 3: Comparison of R-1/5000 and RMF-30 Zoning**

The applicant is proposing to change the zoning of this property from R-1/5000 (Single-Family Residential District) to RMF-30 (Low Density Multi-Family Residential District).

The two districts differ from each other primarily in the types of dwellings they allow. R-1/5000 permits only single-family homes. RMF-30 permits single-family, two-family, and multi-family, among other types of dwellings. Both also permit uses that are generally associated with residential neighborhoods, such as gardens, parks, and places of worship.

Maximum building height in the RMF-30 district is 30 feet, compared to 28 feet in R-1/5000. RMF-30 permits a 30-foot-tall building whether it has a flat or pitched roof, while R-1/5000 restricts flat-roofed buildings to 20 feet of building height. However, RMF-30 requires increased setbacks for multi-family and row house development over what R-1-5000 requires, moderating the slight increase in allowable height. RMF-30 would also introduce several new design requirements that would improve neighborhood compatibility and street engagement. For example, RMF-30 requires at least 20 percent of the ground floor street-facing elevations to be covered in glass, with 15 percent required on the upper floors. Durable building materials such as brick, stone, or concrete are required to cover at least 50 percent of any street facing façade. R-1/5000 does not have design requirements. State law preempts a locality from imposing design requirements on single-family dwellings. ([Utah Code 10-9a-534](#))

Key Use Comparisons					
Zone	Single-Family (detached)	Two-Family	Multi-family (max. 8 attached units)	Row House & Sideways Row House (max. 6 attached units)	Planned Development (minimum area)
R-1/5,000	Permitted	Not Permitted	Not Permitted	Not Permitted	10,000 SF
RMF-30	Permitted	Permitted	Permitted	Permitted	9,000 SF

Key Zoning Standards Comparison (Minimum Requirements)							
Zone	Lot Area per unit	Lot Width	Max. Height	Front Yard	Side Yard	Rear Yard	Lot Coverage
R-1/5,000	5,000 SF	50 ft.	28 ft. or 20 ft. flat roof			Min. 25% of the lot depth or 20 ft., whichever is less	40%
RMF-30	Single Family (detached)	N/A	30 ft.	20 ft. or the average of the block face	4 ft. on one side & 10 ft. on the other	Min. of 20% lot depth, need not exceed 25 ft..	50%
	Two-family				10 ft.		
	Multi-family (max. 8 attached units)				6 ft. on one side and 10 ft. on the other		
	Row Houses (Max. 6 attached units)						



	Cottage Development	1,500 SF				4 ft.	10 ft.	
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Parking Requirements					
Zone	Single-Family (detached)	Two-Family	Multi-family (max. 8 attached units)	Row House & Sideways Row House (max. 6 attached units)	Cottage Development
R-1/5,000	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
RMF-30	Permitted	Permitted	Permitted	Permitted	Permitted
# of parking spaces required per DU	2 spaces per DU		Studio & 1 bedroom: 1 space per DU, 2+ bedrooms: 1.25 spaces per DU	2 spaces per DU	1 space per DU

Design Standards (RMF-30 Zone only)	
Building materials: ground floor	50% - Other than windows and doors, 50 % the ground floor facade's wall area of any street facing facade shall be clad in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, fiber cement board or other materials.
Building materials: upper floors	50% - Floors above the ground floor level shall include durable materials for 50% of any street facing building facade of those additional floors. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board or other materials.
Glass: ground floor	20% - The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall

	<p>have a minimum percentage of glass, as calculated between three feet and eight feet (8') above grade. The planning director may approve a modification to ground floor glass requirements if the planning director finds: The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).</p>
Glass: upper floors	<p>15% - Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain at 15% glass.</p>
Building entrances	<p>1 - At least one operable building entrance on the ground floor is required for every street facing façade.</p>
Blank wall: maximum length	<p>15 ft. - The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing façade shall be 15 ft.</p>
Screening of mechanical equipment	<p>Required</p>
Screening of services areas	<p>Required</p>
Entry features	<p>Primary entrance design shall consist of at least two of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street. These design elements are described in <a href="#">(21A.37.0500)</a></p>



## **STAFF RECOMMENDATION**

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

## **NEXT STEPS**

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

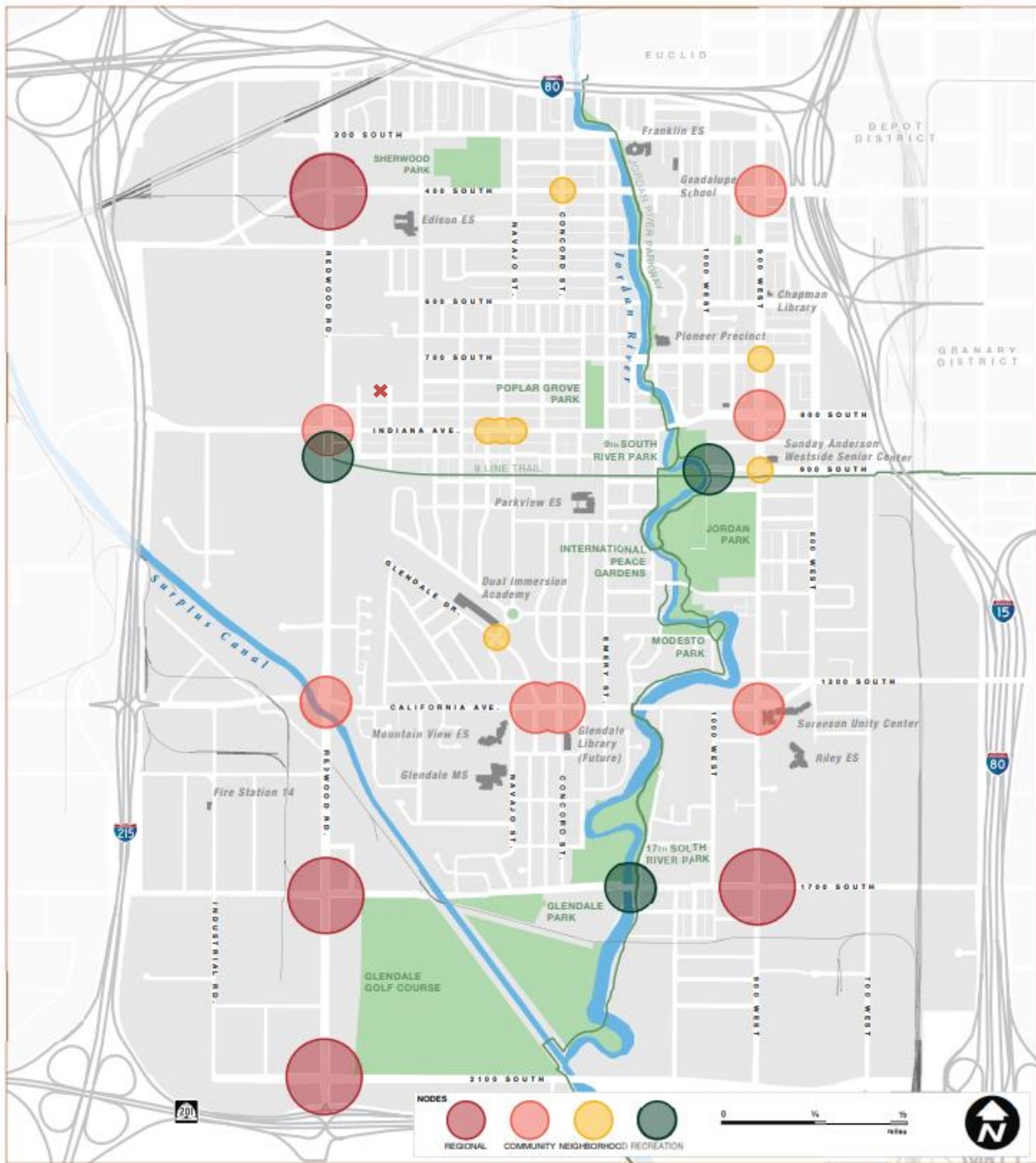
# ATTACHMENT A: Zoning and Westside Plan Maps

## Vicinity Map



Salt Lake City Planning Division 8/31/2023





✗ Subject property

Map of nodes, as defined in the Westside Plan (p. 37)

# **ATTACHMENT B: Application Materials**

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# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Mayor Erin Mendenhall  
**From:** Nick Norris, Planning Director  
**CC:** Lisa Shaffer, Chief Administrative Officer; Blake Thomas, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director  
**Date:** July 20, 2023  
**Re:** Petition Initiation to rezone city-owned land located at 756 South Montgomery Street, 929 South Navajo Street, and 1050 West 1300 South

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This memo is to formally request that a petition be initiated to rezone city-owned land located at the referenced addresses. This proposal would rezone each parcel to RMF-30 to support appropriately scaled housing choices as recommended by the Westside Plan. Other zoning districts that are similar in scale may be considered based on community feedback. Please see the attached map for reference.

This initiation would also authorize a lot line adjustment for the parcel located at 929 South Navajo Street in order to maintain the 9-Line trail. The Department of Community and Neighborhoods would coordinate with Parks and Public Lands and Engineering on the lot line adjustment.

This memo includes a signature block to formally initiate the associated petitions. Please notify the Planning Division when the memo is signed.

Please contact me at ext. 6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com) if you have any questions. Thank you.

Concurrence to initiate the text amendment petitions as noted above.

Erin Mendenhall (Jul 25, 2023 09:41 MDT)

**Erin Mendenhall, Mayor**

07/25/2023

**Date**














# Rezone City Owned land in westside plan

Final Audit Report

2023-07-25

Created:	2023-07-20
By:	Nick Norris (nick.norris@slcgov.com)
Status:	Signed
Transaction ID:	OBJCHBCAABAAzJcDIPJg3AA-x-Nu4NWZt94vuRcB_RYH

## "Rezone City Owned land in westside plan" History

-  Document created by Nick Norris (nick.norris@slcgov.com)  
2023-07-20 - 11:03:08 PM GMT
-  Document emailed to Erin Mendenhall (erin.mendenhall@slcgov.com) for signature  
2023-07-20 - 11:03:55 PM GMT
-  Email viewed by Erin Mendenhall (erin.mendenhall@slcgov.com)  
2023-07-21 - 4:50:46 AM GMT
-  Document e-signed by Erin Mendenhall (erin.mendenhall@slcgov.com)  
Signature Date: 2023-07-25 - 3:41:42 PM GMT - Time Source: server
-  Agreement completed.  
2023-07-25 - 3:41:42 PM GMT



# **ATTACHMENT C: Property and Vicinity Photos**

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*Subject Property as viewed from Montgomery Street*



*Dead end of Montgomery Street*



*Corner of 800 S and Montgomery Street*



*Single-family home directly to the south of subject property*





*Looking at the 800-900 South block of Montgomery Street from the north*



*Looking at 800 S between Prospect Street and Montgomery Avenue from the east*

# ATTACHMENT D: Zoning Map Amendment Standards

## ZONING MAP AMENDMENTS

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

Factor	Finding	Rationale
<p><b>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.</b></p>	<p>Complies</p>	<p>Based on the adopted master plans and City policies, amending the zoning map for the subject parcels from R-1/5000 (Single-Family Residential District) to RMF-30 (Low Density Multi-Family Residential District) is consistent with objectives and policies of the City. There are several policies in Plan Salt Lake that are supportive of the amendment, as well as direct support from the Westside Neighborhood Plan.</p> <p>In addition, the proposed zoning map amendment is consistent with several goals outlined in Growing SLC, the City’s five-year housing plan, as discussed in Attachment E.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p>Complies</p>	<p>The purpose of the Zoning Ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> <li>A. Lessen congestion in the streets or roads;</li> <li>B. Secure safety from fire and other dangers;</li> <li>C. Provide adequate light and air;</li> <li>D. Classify land uses and distribute land development and utilization;</li> <li>E. Protect the tax base;</li> <li>F. Secure economy in governmental expenditures;</li> <li>G. Foster the city’s industrial, business and residential development; and</li> <li>H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995)</li> </ul> <p>The proposed zone change from R-1/5000 to RMF-30 would support the purposes of the zoning ordinance found in Chapter 21A.02.030: Purpose and Intent as outlined above. The change would help to distribute land and utilizations (D.), while helping to support the city’s residential and business development (G.) It may also help to lessen congestion in the streets or roads (A.) and protect the environment (H.) by providing additional housing units in a location within Salt Lake City proper that is close to centers of employment and retail/entertainment rather than somewhere else on the Wasatch Front where residents are more likely to commute long distances to travel to Salt Lake City. Because this is still a low-density residential district, the overall number of residential units that can be created is limited, so the impact of increased congestion on the surrounding streets will likely be minimal. The site is also located within</p>

		close proximity to the 9-Line trail, which provides off-street bicycle access to points east along 900 South.
<b>3. The extent to which a proposed map amendment will affect adjacent properties;</b>	Complies	RMF-30 is a transitional zone that is intended to be compatible with single-family zoning while providing the flexibility for denser housing and a wider array of building forms. The site's location lends itself to being a good site for infill development. It sits at the end of a truncated street, with another property's perimeter wall and parking lot to the north. A commercial plant nursery is located across the street to the east. Disruption to the existing building pattern will be minimal because the site is located at the end of the block which is too short to have a well established building pattern. On the west side of the street, where this site is located, there is only one building on this block, which is located on a corner property with 800 South, and the main entrance to that building faces 800 South. The impact on neighbors to the north and east will also be lower, given that a parking lot is generally not a place where people dwell for long periods of time, and the nursery will most likely be unoccupied at night.
<b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b>	Complies	The subject property is located within the Airport Flight Path Protection overlay district, in the "H" zone which limits building height only. RMF-30 does not permit a building height tall enough to conflict with the AFPP overlay.
<b>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.</b>	Complies	<p>The proposal was reviewed by the various city departments tasked with administering public facilities and services (see comments – Attachment E). The city has the ability to provide services to the subject property. The infrastructure may need to be upgraded at the owner's expense in order to meet specific City requirements.</p> <p>If the rezone is approved, the proposal will need to comply with these requirements for future development or redevelopment of the site. Public Utilities, Engineering, Transportation, Fire, and Police and other departments will also be asked to review any specific development proposals submitted at that time.</p>



# ATTACHMENT E: Public Process & Comments

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## Public Notice, Meetings, Comments

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

- September 13, 2023 – The Poplar Grove Community Council was sent the 45 day required notice for recognized community organizations. The council did not provide comments.
- September 11, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- September – November, 2023 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- November 16, 2023
  - Public hearing notice sign posted on the property
- November 16, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

Staff received one emailed comment regarding this proposal. It is attached below for review.

**From:** [Tim Glenn](#)  
**To:** [McNamee, Michael](#)  
**Subject:** (EXTERNAL) Public Comment - 756 S. Montgomery Rezone  
**Date:** Monday, October 9, 2023 2:39:18 PM

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

Hi Michael,

I'm writing to offer public comment on the proposed rezone of 756 S. Montgomery in Poplar Grove. I own and live on a neighboring property which makes this proposal something that is literally "in my backyard."

Generally, I support development on this property and this rezone seems appropriate. I'll admit that I'm a bit disappointed because I was going to submit a CIP proposal for a wildflower meadow or whiffle ball sandlot this year! Would have been a lot of fun. That said, housing is something our city and our neighborhood needs more of. So generally I'm in support.

I do have a couple of critical thoughts:

- The Westside master plan highlights this particular property as being an opportunity because it's right next to a parking lot. That ignores that the parking lot is behind a cinderblock wall, belongs to the mobile home property, and the Montgomery street property sits at a dead end. It probably wouldn't be an issue with the Low Density RMF-30 designation, but I could see 8 units creating some congestion in that dead end. Something to think about.
- 30 feet feels pretty significant for this little pocket of Poplar Grove. But also, I have a lot of space, so I can't complain, really.
- There are **\*multiple\*** city owned properties throughout Poplar Grove that currently sit empty. I understand this public comment is just about zoning, but I would hope that the properties that will have broader community impact, i.e. nodes, would be developed first (I'm looking at you 1410 Indiana Ave!)
- I wholly support missing middle's impact on housing and walkability. But housing alone does not create walkability. We need better infrastructure on the West Side too. Gonzalez Market is less than a mile walk from this Montgomery lot - but I dare anyone to safely/comfortably get there on foot or bike from this location. I'm glad we're addressing missing middle housing in Salt Lake, and I think the West Side is poised to see a lot of additional missing middle type housing over the next decade. But let's not forget the other important elements of walkability. Invest in the community nodes. Invest in human scale infrastructure. Don't just throw more houses into the mix and expect people to figure it out.

I'll be interested to see what happens. Thanks for the opportunity to comment.

Tim Glenn

# ATTACHMENT F: Department Review Comments

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

## **Engineering:**

No objections.

## **Fire:**

There are no fire code comments or concerns during this phase of the development process.

## **Building Services:**

There are no building code comments or concerns during this phase of the development process.

## **Police:**

No public safety concerns but we would like to be included when the plans for development are submitted.

## **Transportation:**

By and large, the street infrastructure is adequate to handle the increase in density, particularly because a variety of options have been added/enhanced in the area in recent years. These include high frequency transit on Redwood Road (Route 217) and 900 South (Route 9), the 9-Line Trail, and UTA Westside On-Demand.

## **Housing Stability:**

We support the upzone.

## **Public Lands:**

No concerns from Public Lands.

## **Urban Forestry:**

If the city's code for planting a tree every 30' in the public ROW parkstrip is maintained, then Urban Forestry has no objections to this proposal.

## **Airport:**

This property is in AFPP Zone H so there may be height restrictions. There are no negative impacts to the airport with this zoning change. The developer can use the FAA's Notice Criteria Tool to determine if a 7460 is needed prior to construction.

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>



## **Public Utilities:**

With increased densification, applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. 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 will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development. For this parcel specifically, there are no existing utilities in Montgomery Street north of 800 South. All public utilities will need extended to provide service to the property.

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

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding streetlights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner’s expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MYO1SV&OCID=MYO1SV>.