



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: January 24, 2023

Re: PLNPCM2023-00452 – Zoning Amendment at 450 East 700 South – RMF-35 Moderate Density Multi Family to RMF-30 Low Density Multi Family Residential

Zoning Map Amendment

PROPERTY ADDRESS: 450 East 700 South

PARCEL ID: [16-07-210-025-0000](#)

MASTER PLAN: [Central Community](#)

CURRENT ZONING DISTRICT: [RMF-35 Moderate Density Multi-Family Residential District](#)

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

COUNCIL DISTRICT: District 4, [Eva Lopez Chavez](#)

REQUEST:

Salt Lake City has received a request from Trevor Cell, the property owner, to rezone the property at approximately 450 East 700 South from RMF-35 Moderate Density Multi-Family Residential to RMF-30 Low Density Multi-Family Residential. The stated intent of the proposal is to enable the development of the site in its historic configuration, which is not permitted by the RMF-35 Zoning District. Consideration may be given to rezoning the property to another zoning 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](#)

PROJECT DESCRIPTION

BACKGROUND

This request is for a Zoning Map Amendment (or change to the zoning) of the property located at 450 East 700 South. Specifically, Trevor Cell, the applicant and property owner, has requested to rezone the property from RMF-35 Moderate Density Residential to RMF-30 Low Density Multi-Family Residential. The property in question sits on the east side of the intersection between 700 South and Gudgell Court (see the map below or in [Attachment A](#)).



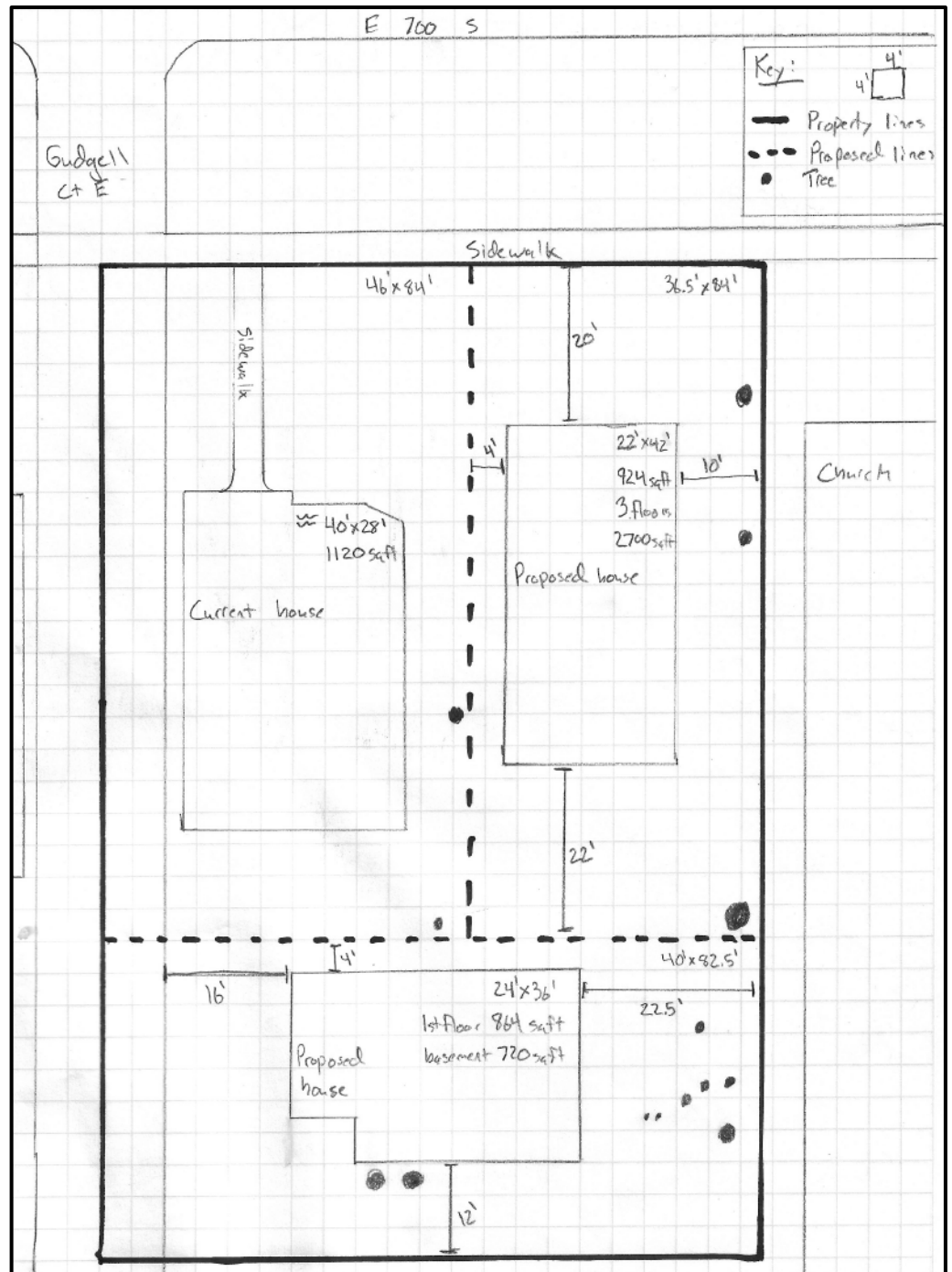
Currently, a single-family house sits on the northwest corner of the lot. The driveway for the property is located behind the house and is accessed via Gudgell Court. An easement (or special right to something on a property held by an outside party) was purchased by Preservation Utah in 1993 and is intended to preserve the house. It prohibits demolition of or significant exterior change to the house without the express consent of the easement holder. The house on the site, known as the [Kate B. Carter House](#), was constructed in 1902 by George and Janet Gudgell (hence the street name). Records indicate that the house “derives its significance from its association with Kate B. Carter, long-time president of the DUP (daughters of Utah Pioneers),” known for writing “more than 35 books and 400 historical pamphlets” on Utah history.

INTENT OF THE ZONING AMENDMENT REQUEST

The applicant has submitted this request to enable the construction of two new houses on the property that would be configured according to how properties in the area would have been historically divided. While an official development application has yet to be submitted, a preliminary development plan was included with the submission for reference. That preliminary plan and all other materials submitted by the applicant can be found in [Attachment B](#).

In the RMF-35 zoning district, the lot requirements do not allow the dimensions or configuration proposed by the applicant. In that district, single-family houses must have a lot that is no smaller than 5,000 square feet and not any narrower than 50 feet. In the proposed zoning district, RMF-30, lots for single-family houses may be as small as 2,000 square feet without a prescribed minimum width, enabling additional single-family lots on the site. The district is intended to maintain the existing character of established residential neighborhoods while enabling small-scale development on underutilized lots.

If the Salt Lake City Council adopts the rezone request, the applicant would then need to submit the necessary 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. Because of the easement on the site, it is safe to assume that the house will remain for the foreseeable future. Any new development would require approval from Preservation Utah. New buildings would likely need to be compatible in scale and character with the house, limiting building forms to single- or two-family dwellings.



Draft development plans submitted by the applicant.

NEIGHBORHOOD CONTEXT

Characteristics

As already mentioned, the subject property sits at the corner of 700 South and Gudgell Court (a private street). The entire block sits within the RMF-35 zoning district. The surrounding neighborhood is primarily residential in character. The types of dwellings within the vicinity vary from single-family houses to row houses to apartment buildings. Nearby single-family properties are generally smaller than 4,000 square feet, some as small as ~2,500 square feet. Houses facing 700 South sit around 25-30 feet from the sidewalk and are usually two stories at around 25-30 feet in height (heights typically found in neighborhoods of similar character). The subject site's block face is flanked by two significant buildings—the Liberty Wells Community Center to the west and the [Second Ward Meetinghouse](#) (owned by the Church of Jesus Christ of Latter-day Saints) to the east.

Houses within the block, along Gudgell Court, are set much closer to the street on smaller lots. The houses are typically single-story and sit on smaller lots than those on 700 South. There is also a wider variety of dwelling types, including duplexes,

rowhouses, and apartments. Gudgell Court changes to Denver Street (when it becomes a public street) halfway through the block before reaching 800 South at the other end.

Amenities

The subject property sits within the boundaries of Liberty Elementary School (at 1085 S Roberta Street, just under a mile away) and will likely remain for the 2024-2025 school year. Three public parks within a quarter mile of the site are [Gallacher Park](#), [Richmond Park](#), and [Taufers Park](#). The [Central City Recreation Center](#) (at the southeast corner of 600 South and 300 East) is also a quarter mile from the site.

INFRASTRUCTURE AND PUBLIC SERVICES

Transportation

To the east of the site, 500 East is an important collector that connects neighborhoods west of Liberty Park to major arterials, including nearby 500, 600, and 800 South. The 205 bus (running every 30 minutes) also uses 500 East, connecting Downtown and the Trax Red Line to points south, terminating at Murray Central Station.

Utility Infrastructure

The Public Utilities Department did not express any opposition to or concerns with this proposal. However, they noted that densification (as proposed by the applicant) could require upgrades to nearby utilities (including water, sewer, and storm sewer facilities) if capacity is exceeded. The need for improvements would be determined during the building permit review. The applicant would be responsible for the cost of any required improvements. Representatives from Sustainability indicated that existing waste management routes could accommodate the new units proposed by the applicant.



*Historic 2nd Ward Meeting house next to subject property.
(source: [JacobBarlow.com](#))*

ZONING AMENDMENT SUMMARY

The following provides an overview of the existing and proposed zoning designations. A detailed comparison of each district's standards can be found in [Attachment D](#).

Existing Zoning District – [RMF-35 Moderate Density Residential](#)

The subject site (and the entirety of the block) currently sits within the RMF-35 Moderate Density Residential zoning district. The intended purpose of this district is to allow for “a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings.” The district's name comes from its maximum allowed height: 35 feet. In addition to dwellings, uses in this district are limited to land uses meant to serve residential uses, 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 for moderately dense residential uses.

Proposed Zoning District – [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.

Comparison

The stated purposes for both districts are very similar in scope and intended outcomes. Both call for a mix of housing types that are compatible in scale and design with surrounding neighborhoods. However, the requirements in each district carry out their intended



One example of an entry feature that would be required for new houses in the RMF-30 zoning district.

purposes through very different methods. The RMF-35 district requires larger lots for detached single-family dwellings with a 5,000-square-foot minimum lot size and 50-foot minimum lot width. The RMF-30 district, on the other hand, allows detached single-family dwellings to have lots as small as 2,000 square feet—a density much closer to the 15-30 units per acre established by the Central Community Master Plan. However, to ensure compatibility with surrounding properties, the RMF-30 district requires additional design standards for new buildings that the RMF-35 district does not. New dwelling units in the RMF-30 district must have a certain percentage of glass and durable materials. They must also include a front porch that reflects good urban design and engages with the public way.

Under the RMF-35 district, adding new houses to the site would require removing the historic building and constructing attached single-family dwellings. The RMF-30 district enables infill on the site without any demolition. A detailed comparison of the RMF-35 and RMF-30 districts can be found in [Attachment D](#).

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Processes: Zoning Map Amendment

Zoning map amendment proposals are legislative decisions reviewed against a set of considerations from the Zoning Ordinance (found in section [21A.50.050.B](#)). Those 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. The Planning Commission must recommend approval or denial of the amendment to the City Council and should do so based on their review of the applicable considerations. 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.

KEY CONSIDERATIONS

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

1. Master Plan Compatibility
2. Housing Loss Mitigation Plan
3. Preservation Easement

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. However, the City Council is not held to any one standard when making their decision. Staff’s analysis of the proposal’s compatibility with applicable plans can be found below.

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

- Maintain neighborhood stability and character.
- Support neighborhood identity and diversity.
- Support policies that allow people to stay in their homes and neighborhood as they grow older and household demographics change.

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.
- 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.

Central Community Master Plan(2005)

This property is located within the Central City neighborhood established by the Central Community Master Plan. The plan places the subject and its vicinity within the *Medium Density Residential* future land use designation. This designation calls for 15-30 dwelling units per acre, which is accomplished by the density requirements of both the RMF-30 and RMF-35 zoning districts. A rezone of the site would not affect the property's compatibility with the Central Community Master Plan's Future Land Use Map. While the requested RMF-30 district is "Low Density Multi-family Residential" in name, in practice it allows more flexibility in design and orientation and greater density (particularly for single-family dwellings) than the current RMF-35 district.

This rezone meets this plan's goals to continue providing a variety of housing in this community. This new zoning would offer creative opportunities for redevelopment without negative impacts on the neighborhood at large. It also would be a way to provide a variety of housing types near commercial and recreational land uses, providing a livable, walkable neighborhood with sustainable growth. The proposal also fulfills several goals and initiatives established by the plan. The proposal's 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

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 – Preservation Easement

Preservation Utah holds easements on historic property throughout the state. According to their [website](#), these easements are intended to "prevent anyone from demolishing or severely altering the historic building)." An owner of an easement property would still hold "all the usual private property rights except for the right to destroy the property." An easement may also prohibit changes to a building's exterior or its site that would "mar the exterior appearance of the building, such as rubbish heaps, ash dumps, and utility towers." The extent of an easement varies from property to property. Preservation Utah works with property owners who wish to expand a structure or develop a site. Owners of such properties are encouraged to "begin discussion of one's plans at the conceptual stage so that approval can be agreed upon before any work is actually started."

As noted earlier in this report, Preservation Utah holds a preservation easement on the subject property for the preservation of the Kate B. Carter House. The agreement, recorded in 1993, established the following provisions:

- No construction, alteration, remodeling, demolition, or any other modification that would change exterior materials or dimensions is allowed without Preservation Utah's consent.
- The property owner must keep the house in good repair.
- Additions visible from the street are not allowed.
- No new buildings shall be constructed without express permission from Preservation Utah.
- No new transmission lines, except those necessary, are allowed.
- Preservation Utah, with a reasonable warning, can enter the property if they find an inspection necessary.

Planning staff has been in contact with Preservation Utah staff since receiving this application in July 2023. Staff at Preservation Utah have indicated that the development of the site would need to be approved by their Historic Properties Committee. At this point they do not have one position one way or the other on this request since development plans have not been finalized or submitted for their board to review.

The easement does not prohibit changes to the property's zoning district or future land use designation and, therefore, does not affect this request. However, the applicant will need approval from Preservation Utah before beginning any work on the site. Consent from the easement holder would need to be submitted with any building permit application or development petition—including Design Review or Planned Development. A copy of the easement is included with the applicant's submitted materials in [Attachment B](#).

STAFF RECOMMENDATION

Because the proposed rezone to RMF-30 Low Density Multi-Family Residential is supported by objectives in adopted City-wide and neighborhood plans and because it 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 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

This page intentionally left blank.

Purpose of the Amendment

To rezone the property at 450 E 700 S; to align the property more closely to the historic homes and lots in the area and to the master plan for Central Community, Central City neighborhood. I am proposing to amend the property from RMF-35 to RMF-30. I believe this plan is 100% aligned with the written goals of the planning department and will enhance the eclectic character and live-ability of the Central City community.

Description of the Proposed Use

The home is located on a large lot of approximately 10,200 square feet with the dimensions 123.75 by 82.5 feet. The current home, constructed in 1891, sit on the northwest corner. The remaining property is undeveloped and empty. RMF-35 will only allow one additional unit to be built *with* a planned development. The new changes to RMF-30 will allow for two additional units to be built *without* the requirement for a planned development.

The lot will be subdivided into thirds, with each lot being approximately 80 by 40 feet, for a total square footage of around 3200 each. The Master Plan for Central City calls for:

1. Expansion of housing stock compatible with the historic character of the neighborhood
2. Construction of more three- and four-bedroom housing units
3. Ensure that land-use policies reflect a respect for the eclectic architectural character so that this area does not remain as just an interim zone between Downtown and more desirable neighborhoods to the east and north.
4. Ensure historic preservation and discourage demolition or loss of housing
- 5) Provide housing opportunities for a range of family and income types

I propose to build a 4- bedroom single family home of approximately 2,500-3,000 sqft, and a 2-3 bedroom cottage-size home of approximately 1000-1500 sqft. This assists the master plan in increasing housing stock of single-family homes, of 3–4-bedrooms size, and would be designed to be priced for two different income levels.

I am working with architect Dave Brach, who has designed and built dozens of homes in the Salt Lake area, including the Ruby House, an energy efficient award-winning home. We will work to ensure the two projects enhance and preserve the eclectic architectural and historical character of the neighborhood. The house to the south will align with the single-story cottage style homes built along Gudgell Court, and the house to the east will blend the styles from the Victorian home and the Mormon church, along with modern and energy efficient touches.

Apart from this proposed project, I have and am currently investing over 100k to preserve and restore the historic Victorian-style home built in 1891, so that it will remain a part of this neighborhood for generations.

Present Zoning – Reasons to Amend

The current zoning is RMF-35. According to 21A.24.130, the minimum lot size for a single-family home is 5,000 sqft, and the minimum lot width is 50 feet. Not one out of the 10 homes on Gudgell Court meets either of these requirements. The size of the lot directly to the south is 3,484 sqft and is a representative size for the lots along Gudgell Court, which range

from 2,613 to 3,920 sqft. None of these homes could be built today as they do not satisfy the encumbering lot requirements in RMF-35. RMF-30 will allow the lot to be transformed from a large, mostly empty lot, to something that resembles the other lots on the block.

Furthermore, RMF-35 is defined as moderate density multi-family residential while RMF-30 is low density multi-family residential. According to the Central Community master plan, medium/moderate density is considered to be 15-30 units per acre, however the requirements above only allow a maximum of 8 units per acre. The current updates to RMF-30 actually more closely align with the current definitions of RMF-35, and also better align with the goals of the Central Community, and Salt Lake area.

Is the request amending the Zoning Map?

Yes. Parcel Record: 16072100250000

Is the request amending the text of the Zoning Ordinance?

No.

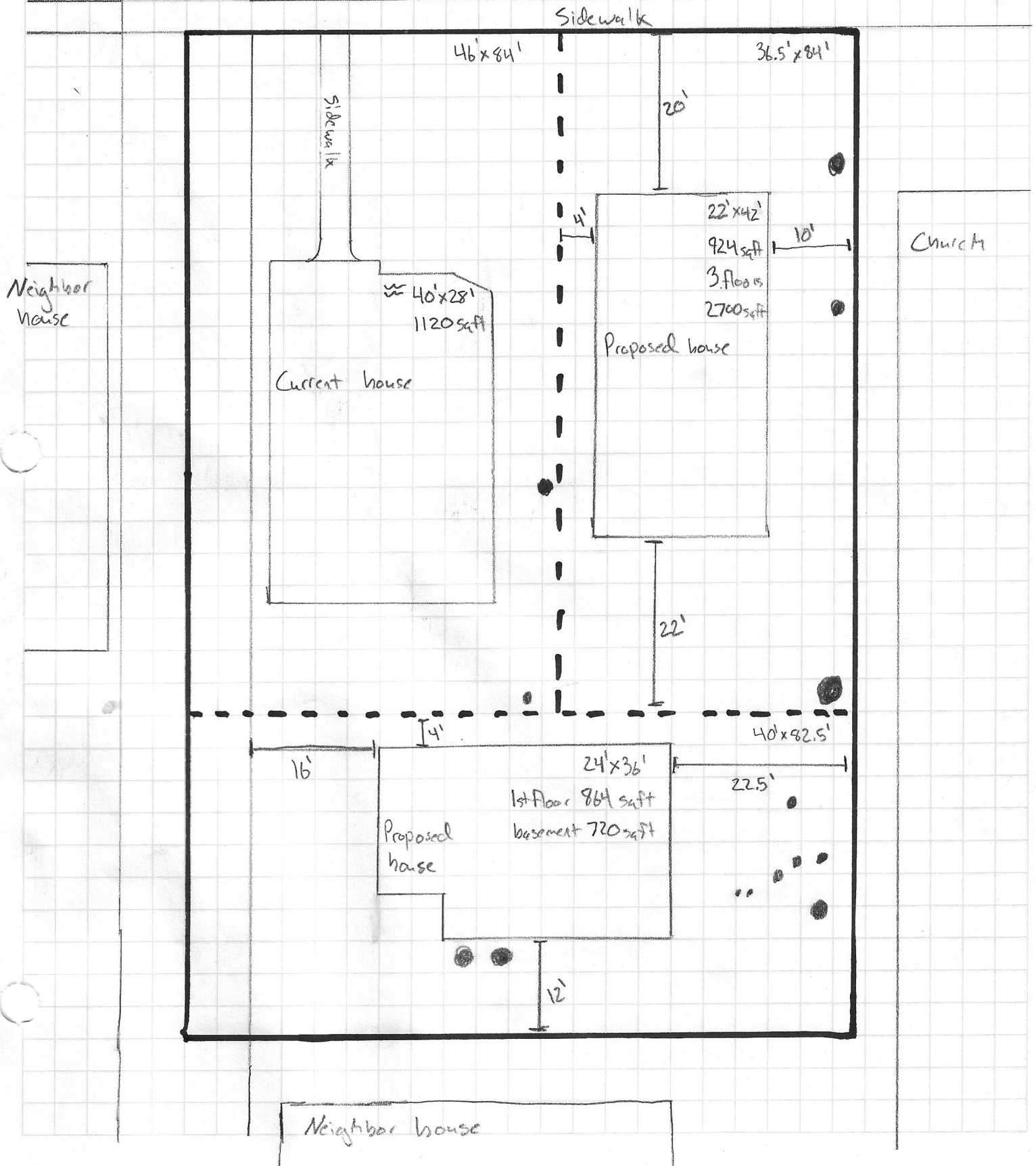
E 700 S

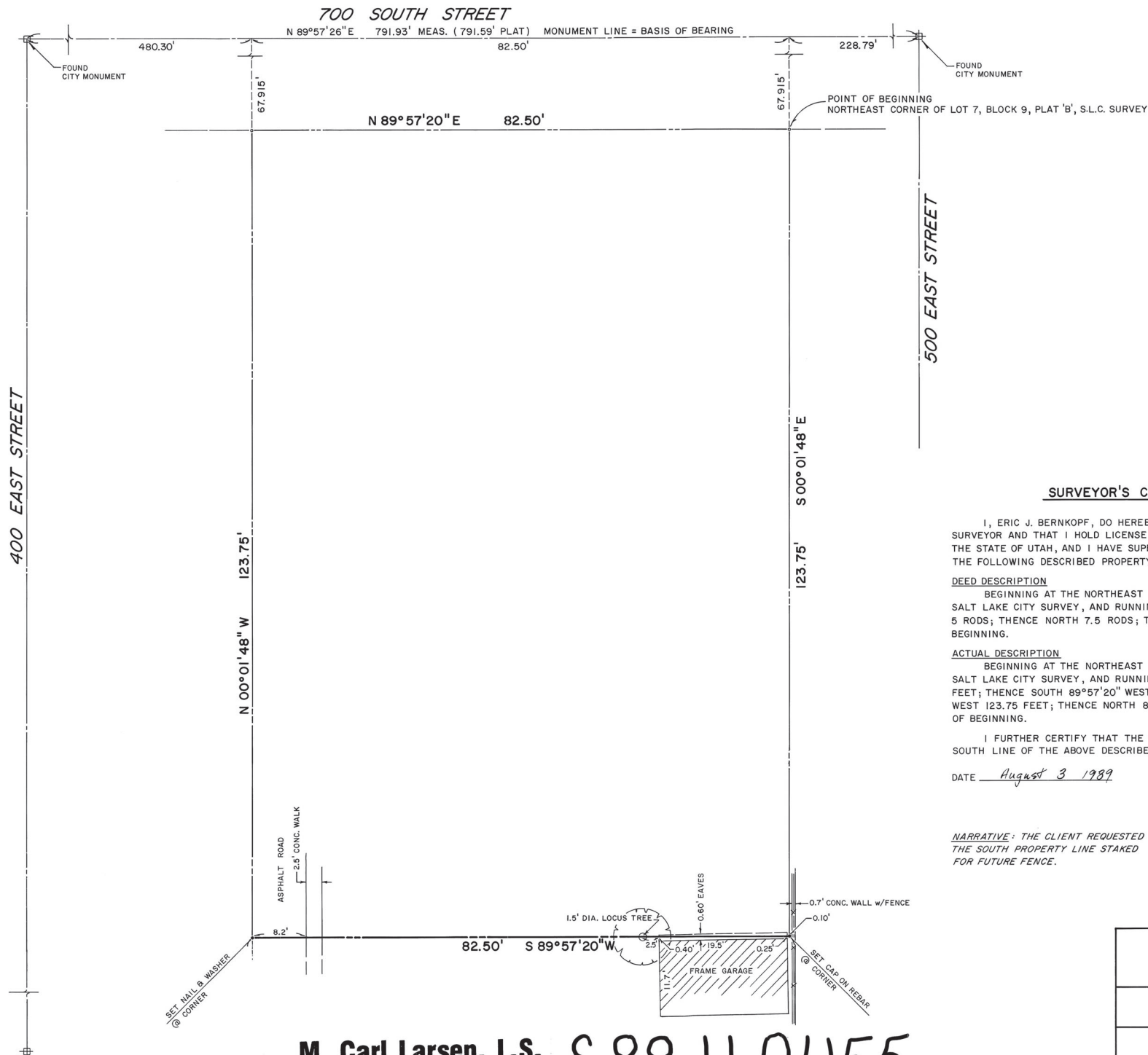
Gudgell
Ct E

Key:



- Property lines
- - - Proposed lines
- Tree





SURVEYOR'S CERTIFICATE

I, ERIC J. BERNKOPF, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6106, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND I HAVE SUPERVISED A SURVEY OF THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

DEED DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 9, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 7.5 RODS; THENCE WEST 5 RODS; THENCE NORTH 7.5 RODS; THENCE EAST 5 RODS TO THE POINT OF BEGINNING.

ACTUAL DESCRIPTION

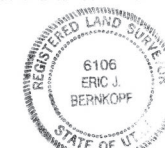
BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 9, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 00°01'48" EAST 123.75 FEET; THENCE SOUTH 89°57'20" WEST 82.50 FEET; THENCE NORTH 00°01'48" WEST 123.75 FEET; THENCE NORTH 89°57'20" EAST 82.50 FEET TO THE POINT OF BEGINNING.

I FURTHER CERTIFY THAT THE VISIBLE IMPROVEMENTS AFFECTING THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY, ARE AS SHOWN ON THIS PLAT.

DATE August 3 1989

Eric J. Bernkopf
 ERIC J. BERNKOPF
 UTAH LAND SURVEYOR LICENSE NO. 6106

NARRATIVE: THE CLIENT REQUESTED THE SOUTH PROPERTY LINE STAKED FOR FUTURE FENCE.



M. Carl Larsen, L.S.
 SALT LAKE COUNTY SURVEYOR

S89-11-0455
 13

PROPERTY LINE SURVEY 450 EAST 700 SOUTH, SALT LAKE CITY, UTAH LOCATION - LOT 7, BLOCK 9, PLAT 'B', S.L.C. SURVEY
PREPARED FOR DOUG YOUNGKIN
ERIC J. BERNKOPF · UTAH R.L.S. No. 6106 7746 SOUTH 1100 EAST, MIDVALE, UTAH 84047 (801) 255-4660

ATTACHMENT C – Photos



Subject property from 700 East

Subject Property from Gudgell Court





Interior view of side yard area of property

Subject property and buildings to the west





Sidewalk to the west of subject property

Gudgell Court, looking west from subject property





Adjacent properties on Gudgell Court

Adjacent properties on Gudgel Court, looking south





Gudgell Court, looking north

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	RMF-35 (existing)	RMF-30 (proposed)
Building Height	35 feet	<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	Front yard: 20 ft Corner side yard: 10 ft	Front yard: 20 ft or block face avg Corner side yard: 10 ft
Interior Side Setback	Detached single-family: 4 ft & 10 ft Two-family (single lot): 4 ft & 10 ft Twin home (split lot): 10 ft Attached single-family: 4 ft (non-party wall) Multi-family: 10 ft	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	25% of lot depth, 20-ft min, 25-ft max	Cottage development and tiny house: 10 ft All others: 20% of lot depth, 25 ft max
Minimum Lot Width	Detached single-family: 50 ft Two-family (single lot): 50 ft Twin home (split lot): 25 ft (per lot) Attached single-family: 22 ft (interior) 32 ft (corner) Multi-family: 80 ft	None
Maximum Lot Width	none	110 feet , including combination of multiple lots
Minimum Lot Size	Detached single-family: 5,000 sq ft Two-family (single lot): 8,000 sq ft Twin home (split lot): 4,000 sq ft (per lot) Attached single-family: 3,000 sq ft Multi-family: 9,000 sq ft (3 units) 2,000 sq ft (per additional unit to 11) 26,000 sq ft (12 units) 1,000 sq ft (per unit over 12)	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
Building Coverage	Detached single-family: 45% of lot area Two-family (single lot): 50% Twin home (split lot): 50% Attached single-family: 60 % Multi-family: 60%	50%
Open Space, Landscape Yards, and Landscape Buffers	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	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 (as directed by the table in [21A.37.060](#)) that are not required in the RMF-35 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 RMF-30 district prohibits the following uses that are listed as permitted or conditional uses in the RMF-35 district:

Community recreation centers	Dwelling, residential support (small)
Dwelling, assisted living facility (large and small)	Dwelling, Congregate care (large)

The following are permitted uses within the RMF-35 district that would be conditional within the RMF-30 zoning district:

- Dwelling, congregate care (small)
- Dwelling, assisted living facility (limited capacity)

PURPOSE STATEMENTS

RMF-35 Moderate Density Multi-family Residential

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

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.

Central Community Master Plan (2005)

Goal or Policy	Status	Discussion
Master Plan Goals: <i>“Implementation of the goals, objectives, and policies contained in this master plan can accomplish the following:”</i>		
4. Provide opportunities for smarter and more creative development practice to better serve the community.	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.
5. Prevent inappropriate growth in specific parts of the community.	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.
Central Community neighborhood planning area: The following are priorities identified by the plan for the neighborhood of the subject site:		
Encourage the expansion of the housing stock in ways that are compatible with the historic character of the neighborhood.	Consistent	The proposed rezone would enable additional units on the site. Because of the preservation easement, the new units would need to reflect the pattern of the 700 South block face and interior streets.
Provide more three- and four-bedroom housing units and public recreation amenities, especially for children.	Consistent	Due to the preservation easement, detached single-family dwellings would likely be the only development option on the site (if the rezone were approved). New units on the site would likely be larger than two-bedroom units.
Ensure historic preservation is the priority in this area.	Consistent	The preservation easement on the site ensures that the historic Kate B. Carter house will be preserved, no matter the type of development on the site.
Residential Land Use (RLU) Policy 1.0: Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.		
RLU-1.2: Provide opportunities for medium-density housing in areas between the Central Business District and lower-density neighborhoods and in areas where small multi-family dwellings are compatible.	Consistent	While the proposed RMF-35 district’s effective density is not widely different from the RMF-35 district, it allows greater flexibility for new development. Because of the preservation easement, that flexibility is necessary for additional housing opportunities on the site.
RLU-1.4: Preserve the character of the inner-block courts.	Consistent	Rezoning the property would allow a new house to fill the gap between the Kate B. Carter house on the site and the next property to the south on Gudgell Court. Because of its greater flexibility, the proposed RMF-30 district would be more effective at enabling development on the site that would support this goal.

Goals/Initiatives	Status	Discussion
1. Neighborhoods Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.		
Initiative 1.1 Maintain neighborhood stability and character.	Consistent	Even though there is currently only one house on the lot, it's clear that the lot could fit two additional structures in a way that reflects the neighborhood's development pattern. Under the RMF-35 district, dividing the lot according to the neighborhood's character is prohibited. A change to RMF-30 would allow two new dwellings on the site in line with the development pattern and character of the block.
Initiative 1.4 Support Neighborhood identity and diversity	Consistent	The Central Community Master Plan points out that the majority of residents in the neighborhood are renters. New homeownership opportunities are rare because most of the surrounding neighborhood is built out (with the notable exception of the Liberty Wells Community Center site). The proposed amendment would allow the applicant to create two new single-family dwellings without displacing existing residents or requiring demolition of the historic house.
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.	Consistent	Rezoning the lot would enable additional density on the site. Reducing the size of individual lots on the site would improve its affordability. Because of the existing house and the size of the subject property, new houses would need to be modest in scale, ideal for young families or aging households.
2. Growth Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.		
Initiative 2.1 Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.	Consistent	Permitting the proposed rezone would encourage new housing development 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.
Initiative 2.3 Promote infill and redevelopment of underutilized land.	Consistent	Rezoning the subject property would enable the proposed use on an underutilized lot in a manner that would align with the Central Community Master Plan.
Initiative 2.6 Accommodate and promote an increase in the City's population	Consistent	Rezoning the site would allow two additional units on the site. While modest, the proposal would promote an increase in the City's population.
Initiative 2.8 Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).	Consistent	The subject site is within a quarter mile of three public parks (Gallacher Park , Richmond Park , and Taufe Park) and the Central City Recreation Center .
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.		
Initiative 3.2 Increase the number of medium density housing types and options.	Consistent	While modest in scale, the requested rezone would enable two additional dwellings at a scale considered medium density by the Central Community Master Plan (15-30 units per acre).
Initiative 3.3 Encourage housing options that accommodate aging in place.	Consistent	Initiative 1.5 also encourages development that supports aging in place. As discussed with that initiative, reducing the size of individual lots on the site would improve its affordability. New houses would need to be modest in scale, ideal for young families or aging households.

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. The subject site is also very close to existing transit lines and active transportation opportunities.
Initiative 3.5 Enable moderate density increases within existing neighborhoods where appropriate.	Consistent	The change in zoning would enable an increase in the site's density. The RMF-30 district allows for more flexibility than the RMF-35 district, which is necessary for the site due to the preservation easement on the property.
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 have 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	While the proposed change in zoning would go from <i>moderate density</i> to <i>low density</i> residential, the RMF-30 district allows greater flexibility for development of the site, which is necessary due to the preservation easement on the site.

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

- 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.
- 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.
- 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 characteristics of RMF-35 and RMF-30 districts are similar in many ways. Both allow for a variety of dwelling types while limiting commercial development. They differ in maximum building height by only 5 feet. Their setback requirements are comparable, as are their limits on building coverage. The difference becomes more apparent in the flexibility in building design and orientation allowed by the RMF-30 district. Due to the preservation easement on the site, the RMF-35 district's lot and bulk standards limit additional development of an underutilized lot. A rezone to RMF-30 enables the site's development in a way that accommodates the site's limitations due to the preservation easement.

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 property sits at the corner of a wide collector street (700 South) and a narrow street cutting through the block's interior (Gudgell Court). The RMF-30 district would allow for new units that would be compatible with this transition point. A rezone would enable new construction without negatively impacting the physical character of the subject site, adjacent property, or the neighborhood.

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 for development of the site, Planning Staff believes that the proposed rezone does not conflict with this purpose statement. The current zoning district, RMF-35, does not adequately accommodate the preservation easement on the property. It prevents development of the site (encouraged by adopted city Plans) that would reflect the neighborhood's character. Rezoning this site would not constitute "spot" zoning, nor would it conflict with existing policies. The proposed rezone can help fulfill city goals without negatively impacting the historic house on the site.

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

Finding: Staff anticipates that the proposed RMF-30 zoning district will enable the development of the site to accommodate the historic structure and align with the neighborhood's existing patterns and character.

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 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 designed to enable additional density without overwhelming adjacent single-family residential development. Due to these requirements and accommodations, the impact of the proposed RMF-30 district would be more likely to positively impact adjacent property than the existing RMF-35 district.

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 RMF-35 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. As noted earlier in this report, 500 East, east of the site, is an important collector that connects neighborhoods west of Liberty Park to major arterials, including nearby 500, 600, and 800 South. The 205 bus (running every 30 minutes) also uses 500 East, connecting Downtown and the Trax Red Line to points south, terminating at Murray Central Station.

Parks and Recreation Facilities

The proposed amendment would provide potential customers to the nearby Central City Recreation Center. The site is also within walking distance (~0.25 miles) of three city parks: Gallacher Park, Richmond Park, and Taufer Park.

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

A rezone to RMF-30 would allow the construction of new units on the site. These potential units may encourage younger families to move into the neighborhood, providing additional students to a school district with 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 is expected to be marginal. Any new development would need to comply with all requirements from the Public Utilities Department, including necessary upgrades to existing facilities.

Refuse Collection

The Sustainability Division has indicated that the City's waste and recycling system could accommodate new dwellings on the site.

ATTACHMENT G – Housing Loss Mitigation Report

This page intentionally left blank



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

450 East 700 South Zoning Map Amendment

Petition PLNPCM2023-0452
November 23, 2023

PROJECT DESCRIPTION

Existing Conditions

Salt Lake City has received a request for a zoning map amendment from Trevor Cell, the property owner, to rezone the property located at approximately 450 East 700 South. The property currently contains a single-family house. The zoning map amendment would rezone the properties as follows:

- **Existing zoning – RMF-35 (Moderate Density Multi-Family Residential District)**
- **Proposed zoning – RMF-30 (Low Density Multi-Family Residential District)**

The applicant has indicated that he intends keep the existing house on the property and construct two additional houses on new lots if the proposed map amendment is approved. A formal development proposal has not been submitted for the new houses 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 with a variety of housing types. The RMF-30 zoning district allows for similar-scale development to the RMF-35 district that is compatible with the existing residential character of the area while allowing for more flexibility in orientation and design.

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

No units are targeted for demolition. The house on the site is protected by a preservation easement held by Preservation Utah.

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 450 East 700 South to be valued at approximately \$397,400. 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 9,583 square feet of land converted from RMF-35 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 the difference between the existing housing market value and the cost of replacement, and*
- C. *Payment of a flat mitigation fee if demonstrated that the costs of calculating and analyzing the various methods of mitigation are unreasonably excessive in relationship to the rough estimated costs of constitutionally permitted mitigation).*

Discussion:

The applicant has chosen option A, which addresses the change in zoning by providing replacement housing. No demolitions are proposed as part of this proposal. The applicant intends to add at least two dwelling units to the site.

As stated earlier, the Salt Lake County Assessor's Office estimates the market value of the single-family dwelling on the lot to be \$397,400, 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 August 2023 and indicates that the construction cost per square foot for R-3 (One- and Two-family Dwellings) Type VB is \$165.67/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)	\$397,400.00
Finished floor area (\$165.67 per square foot)	2,646 sq. ft.
Unfinished floor area (\$31.50 per square foot)	0 (zero) sq. ft.
Replacement cost	\$438,362.82
Difference between market value and replacement cost	(\$40,962.82)

Because replacement costs exceed the market value of the existing single-family homes by \$40,962.82, **no mitigation fee or housing replacement is required.**

FINDINGS

The petition to rezone the property at 450 East 700 South from RMF-35 to RMF-30 is not anticipated to have a negative impact on the City's existing housing stock. The applicant does not plan to demolish the house on the site; they plan to construct additional units. 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: 12/13/2023



Single-family dwelling at 450 East 700 South



View of house from Gudgell Court

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:

- October 9, 2023 – Staff sent the 45-day required notice for recognized community organizations to the Liberty Wells and Ballpark Community Councils. No comments were received.
- October 9, 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:

- February 2, 2024
 - A public hearing notice sign was posted on the property.
- February 1, 2024
 - Public hearing notice mailed.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

Planning staff received one comment in support of the request. Staff from Preservation Utah also provided comments, but do not hold a position on the proposal at this time.

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):

There are no fire code comments for this phase of the development process.

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

No objections.

Building (Heather Gilcrease/heather.gilcrease@slcgov.com):

There are no building code comments for this phase of the development process.

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

Waste management already has routes covering 700 South and Gudgell Street. New units on the site could be accommodated.

Public Utilities (Krissy Beitel/Kristeen.beitel@slcgov.com):

Public Utilities has no issues with the proposed zoning amendment, but recommends the applicant review the additional provided information to assist in the proposed development. Specifically, this development proposes densifying the site from one home to three homes. With increased densification, the 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.

The following comments are provided for information only and do not provide official project review or approval.

- 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 street lights. Public street light requirements are determined during building permit review.
- 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. Each service must have a separate tap to the main.
- A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals).
- Because each proposed lot will have street frontage, a separate water meter and sewer lateral will be required for each new lot. Shared utilities will not be permitted for this project as the scope is described in this Planning Petition.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green

Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4).

- This project is located in SLCDPU's High Profile Construction Area, and a Storm Water Pollution Prevention Plan (SWPPP) is required for this project.