



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Rylee Hall, Principal Planner  
rylee.hall@slcgov.com or 801-535-6308  
**Date:** February 14th, 2024, Published February 9th, 2024  
**Re:** PLNPCM2023-00609 - Zoning Map Amendment at 1050 W 1300 S

## Zoning Map Amendment

**PROPERTY ADDRESS:** Approx. [1050 W 1300 S](#)

**PARCEL ID:** 15-11-381-053-0000

**MASTER PLAN:** [Westside Master Plan](#)

**CURRENT ZONING DISTRICT:** [R-1/5,000 Single-Family Residential District](#)

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

### REQUEST:

Mayor Mendenhall has initiated a petition to amend the zoning map for city-owned property at 1050 W 1300 S. The proposal would rezone the property from R-1/5000, Single-Family Residential to RMF-30 Low Density Multi-Family Residential District.

### RECOMMENDATION:

The Planning Commission recommends approval to the City Council for the zoning map amendment.

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Site Photos](#)
- C. [ATTACHMENT C: Application Materials from Applicant](#)
- D. [ATTACHMENT D: Zoning Standards for the R-1/5,000 & RMF-30 Zone](#)
- E. [ATTACHMENT E: Zoning Map Amendment Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

## PROJECT DESCRIPTION



### Quick Facts

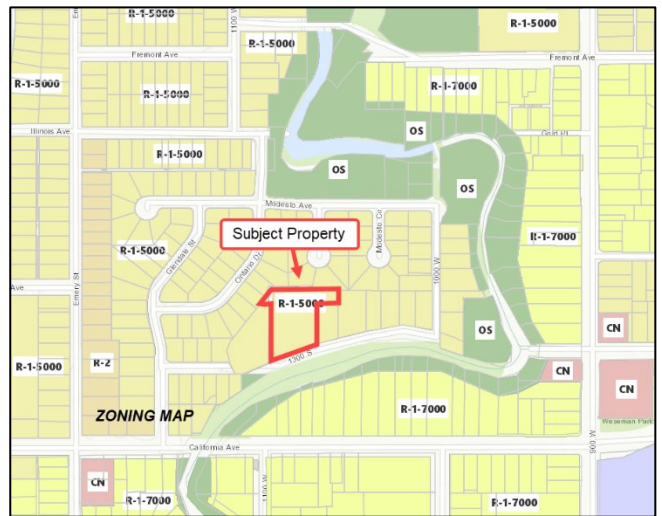
- ⌘ **Property Address:** 1050 W 1300 S
- ⌘ **Size:** 1.41 acres (~61,420 SF)
- ⌘ **Existing Use:** Vacant
- ⌘ **Existing Zoning:** R-1/5000 (Single-Family Residential District)
- ⌘ **Overlay District:** [RCO \(Riparian Corridor Overlay\)](#)
- ⌘ **Review Process & Standards:** Zoning amendment, general zoning standards, master plans, and general City policy

This request is for a Zoning Map Amendment for city-owned property at 1050 West 1300 South. The applicant has requested to rezone the property from the R-1/5,000 Single Family Residential Zone to the RMF-30 Low Density Multi-Family Residential Zone. The purpose of the proposal is to accommodate future residential development and the proposed RMF-30 zone would allow an incremental increase in density and more options for housing types – including duplexes, townhomes, multi-family, and cottage style development. Development within the R-1/5,000 zoning district is limited to primarily single-family dwellings (and other supporting uses including schools, churches, and parks). There is no current development plan or concept for future development. If the proposed rezone is adopted by the City Council, the City would then issue a Request for Proposal (RFP) for development of the property.

### Property and Neighborhood Context

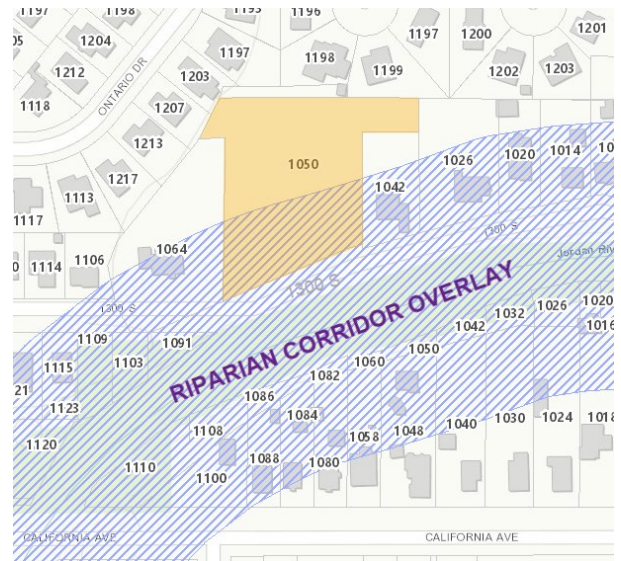
The subject property is a large, vacant parcel with frontage on 1300 South. The subject property is located at the center of the Glendale neighborhood – one of the 2 major neighborhoods in the Westside area, and new development in this area is guided by the Westside Master Plan. The beginning of the Westside community is linked to the expansion of the railroad and industrial development in the western part of the city. As these uses have continued to grow, the demand for housing has increased. Additionally, the Westside's population has been increasing at a rate faster than Salt Lake City overall for the past several decades. These conditions have created pressure to develop more housing in the Westside community. The Westside area is bounded by the 700 West industrial corridor to the east and industrial development near Redwood Road to the west. The community is also surrounded on all sides by freeways or arterials: I-80, I-15, I-215, and I-201/ 2100 S. These barriers prevent the Westside area from expanding outwardly in response to development pressure. Because of this, new development is focused on infill development and increased density within existing neighborhoods. As the Westside area was developed later than the rest of the city, there is some deviation from its original design of large lots and wide roads. The Glendale neighborhood in particular embraced diagonal streets and suburban, cul-de-sac-type development. Because of this, blocks in this area tend to be larger and less uniform, and there are lots scattered throughout that are vacant or underutilized.

Properties directly adjacent to the site area are zoned R-1/5,000 Single Family Residential. The subject site's block is also entirely within the R-1/5,000 Zone and contains only single-family homes. The Glendale neighborhood as a whole is primarily composed of low-density residential neighborhoods with pockets of open space and higher intensity uses centered around commercial nodes identified in the Westside Master Plan. To the southeast, approaching the commercial node at the intersection of 900 West and California Avenue, the zoning designation changes to allow a higher intensity of commercial and community uses. This node has several neighborhood amenities, including the Sorenson Multi-Cultural Center, Utah Community Action, and the Unity Fitness Center, which are within walking distance of the property.



The city has recently adopted a new parks master plan (the Reimagine Nature Master Plan) and initiated several projects in the vicinity, including the Three Creeks Confluence, Bend in the River, and Modesto Park – all located within a 5-minute walk from this property. Additionally, there are 4 open space amenities within a 15- minute walk – Glendale Park, Jordan Park, the International Peace Gardens, and the Peace Labyrinth Open Space. The location is also within walking distance to the Glendale Library and several schools (Riley Elementary, Mountain View Elementary, Parkview Elementary, and Glendale Middle School).

The Jordan River and Jordan River Trail are located across the street from the property. Due to its proximity to the Jordan River, a portion of this property is within the RCO (Riparian Corridor Overlay) to protect this waterway from potential negative impacts caused by future development. Any development of a property within this overlay must acquire an RCO (Riparian Corridor Overlay) permit ([21A.34.140](#)). The criteria for obtaining a permit requires a 'no disturbance area' for developable area in proximity to the AHWL (Annual High Water Line). The AHWL lands roughly along the front boundary of the property along 1300 South. For undeveloped land that is greater than 1 acre, the 'no disturbance area' extends to 100 ft. from the AHWL. This area is delineated by the boundaries of the Riparian Corridor Overlay shown on the image to the right. This translates as an approximate 100 ft. setback from the front property line and the land within this setback may not be disturbed. The development potential (density) within area B (25 ft. to 50 ft. from AHWL) and C (50 ft. to 100 ft. from AHWL) may be transferred to the balance of the lot. Excluding Area A (located between the AHWL and 25 ft. from the AHWL), the total lot area that can be used to calculate residential density is approximately 1.25 acres.



### Existing and Proposed Zoning Districts

*Existing Zoning District – [R-1/5,000 Single Family Residential](#)*

The subject site is currently zoned R-1/5,000 Single Family Residential. The intended purpose of this district is to maintain conventional single-family neighborhoods, limiting lots to no less than 5,000 square feet. Uses in this district are limited to single-family dwellings and uses intended to serve those dwellings, like schools, churches, and parks. Some government facilities and utility uses are also permitted as needed. This district is intended to be located in areas that adopted plans have established as low-density residential neighborhoods.

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

The City Council adopted revisions to the RMF-30 zoning district in October 2022. These revisions were designed to help the district fulfill its intended purpose: create transitional residential development between neighborhoods primarily composed of detached single-family homes and denser multi-family and mixed-use development. The residential development allowed in this zone is small scale and low-density in nature. It is intended to maintain the existing character of established residential neighborhoods while allowing new small-scale multi-family development on underutilized lots to expand options for housing in neighborhoods that have historically excluded increased density. The RMF-30 zone's provisions for new development are designed to minimize negative impacts from increased density on existing single-family areas. A detailed comparison of the R-1/5,000 and RMF-30 development requirements can be found in [Attachment D](#).

In the RMF-30 Zone, the required lot area per housing unit ranges from 1,500 SF (cottage development) to 2,000 SF (all other housing types). It is important to note that even though this density is greater than what is allowed in the R-1/5,000 zone, the development regulations (including parking, setbacks, building height, and lot coverage requirements – which are similar for both zones) will further limit potential impacts of increased density to neighboring properties. Additionally, the RMF 30 zone has design standards for building materials, glass, maximum length of a blank wall, and entry features.

### **Infrastructure and Public Services**

The project site is within a built environment where public services and facilities, such as access to emergency services, public transportation, schools, and parks, are readily available for current and future residents. The project site is located near California Avenue and 900 West – both of these roads have striped bike lanes and several bus stop options within walking distance. California Avenue and 900 West are classified as arterial streets, and both host UTA bus routes (9, 509, and 514). One of the bus routes (route 9) is a frequent transit network (FTN) route that offers 7-day-a-week service, 15-minute service from 7 AM to 7 PM Monday-Saturday, and service until midnight Monday-Saturday.

Future development of the parcel would require access to the site from 1300 South, which is a narrow road without sidewalks, curb or gutters. This road will need to be widened and improved to support any increased traffic that this rezone would enable, as required by the Transportation Department. In addition, the existing utilities that service the property are not adequate to support potential development in their current state. Future development of the property will involve upgrading utilities, drainage systems, and any other services needed to support the development (see [Attachment G: Department Review Comments](#)).



## APPROVAL PROCESS AND COMMISSION AUTHORITY

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

## KEY CONSIDERATIONS

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

1. Implementation of the Westside Master Plan, Housing SLC, and Plan Salt Lake
2. Neighborhood Compatibility & Impact
3. Development Potential

### Key Consideration 1: Implementation of the Westside Master Plan, Housing SLC, and Plan Salt Lake

#### [Westside Master Plan \(2014\)](#)

The proposed amendment to the Zoning Map is intended to support appropriately scaled housing choices as recommended by the Westside Master Plan. This plan was adopted in 2014 and focuses on land use related opportunities. The plan covers the area that is generally between I-15 and I-215 on the east and west, the city boundary on the south, and I-80 on the north. 1050 W 1300 South is in the Glendale Neighborhood within the Westside Master Plan area.

In general, the Westside Master Plan supports incremental increase in density by allowing different housing types provided the general scale and characteristics of the surroundings are respected. The policies that relate to neighborhoods identify that there is ‘some opportunity for incremental additions to density and minor adjustments to the development pattern within the Glendale and Poplar Grove neighborhoods.’ The plan specifically calls for different types of housing options, including ADU’s, duplexes and cottage developments. The plan also emphasizes that future housing should be compatible in terms of building height, bulk, setbacks, architecture, landscaping, and building materials. The plan specifically identifies vacant and underutilized parcels as opportune places for infill development and, depending on their size, opportune places for multi-family projects.

The Westside Master Plan envisions: “The established and stable neighborhoods of the Westside will remain the core of the community, retaining traditional development patterns while also providing new housing opportunities.”

The Glendale neighborhood can be considered stable as there are limited opportunities for large-scale changes to the character and development pattern, but the larger lots and blocks provide flexibility for infill projects. As with many established communities, neighborhood stability is greatly valued by its residents. However, that does not mean there are no opportunities for growth. Nor does it imply that changes are neither desired nor anticipated. For example, some change within the neighborhoods will be required to attract more businesses and services. Although stable areas expect to see minor changes, development should be consistent with the scale of the surrounding structures and new zoning regulations should aim to maintain the existing development characteristics of the neighborhood while allowing appropriately scaled infill development.

#### **What is Stability?**

When “stability” is used in reference to neighborhoods, it does not imply a lack of change or a lack of opportunities. It only means that the development pattern has remained largely unchanged and major redevelopment is not expected. There are still opportunities in the stable areas, however. Infill development, growth at neighborhood and community nodes and infrastructure improvements are all examples of ways stable neighborhoods can still experience change.

## Community Nodes

The intersection at California Avenue and 900 West (about 1/3 mi. from 1050 W 1300 S) is an important connection between the Westside's neighborhoods and the eastern parts of the city. This intersection has been identified by the Westside Master Plan as a "Community Node." Nodes, or intersections, are defined in this plan as 'integrated centers of activity.' These areas are intended to increase the stability of existing neighborhoods by providing necessary daily or discretionary retail and service options, and by providing opportunities for employment and recreation within the community. The viability of the nodes relies on people to access their activities and services. To support these uses, more residents are needed within the vicinity.

## Proposed

The proposal supports neighborhood stability by increasing density at a vacant property, since increasing density by expanding is not an option for the Glendale neighborhood or the Westside as a whole. Its size (1.41 acres) and shape allow for flexibility in site layout and housing types. The development regulations for the RMF-30 are similar to the existing zone in regard to bulk, setbacks, and building height. Additionally, any new development will be bound by design standards for building materials, ground floor glass, and building entrances, which will ensure high quality design and compatibility with the neighborhood.

## [Housing SLC \(2023- 2027\)](#)

The City has recently adopted a citywide 5-year housing plan includes goals to increase the overall supply of housing through-out Salt Lake City. The goal of the plan is to respond to the ongoing housing crisis by increasing housing stability throughout the City. The plan provide initiatives to "create sustainable, mixed-use, mixed-income neighborhoods with access to jobs, transit, greenspace, and basic amenities." The proposal would allow more density and housing type options in an existing neighborhood.

## [Plan Salt Lake \(2015\)](#)

Plan Salt Lake is a Citywide vision for the City for the next 25 years and includes guiding principles for the City related to sustainable growth and development. The goal of the plan is to create a city that is resilient, inclusive, and economically viable. With this in mind, the plan outlines goals and initiatives to support a mix of housing types and increased density. Applicable initiatives from the plan are below:

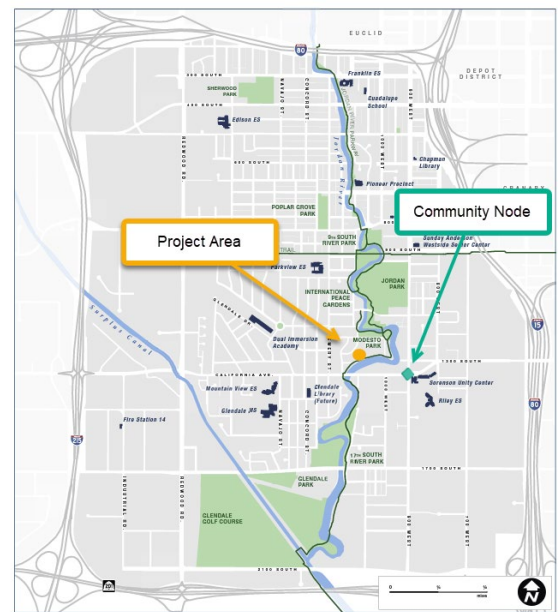
### Growth:

- *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.*

The proposed rezone aligns with Plan Salt Lake's goals for housing and growth. The proposal will allow infill development of an underutilized parcel while increasing the number of housing types and options.



The RMF-30 Zone is a low-density residential zone, but the density allowed in this zone is incrementally more than the density currently allowed in the R-1/5,000 Zone and the existing neighborhood.

### **Consideration 2: Neighborhood Compatibility & Impact**

Staff has received some public comment from neighbors who have concerns about the proposal. The general concerns were about impacts to their properties caused by an increase in residential density and a desire to maintain the existing undeveloped lot as is. Although this lot is vacant, it has not been set aside for recreational or preservation purposes and could be developed under the current R-1/5,000 Single Family Residential zoning standards. Neighbors directly adjacent to the property will be most affected by the development of the property.

#### *Design Standards*

The Westside Master Plan greatly emphasizes compatibility of infill development. The development requirements and design standards within the RMF-30 zone will facilitate new residential development that is compatible with the scale and character of the existing neighborhood and guarantee future buildings will have a high level of design. Each new unit will be required to have durable materials (such as stone, brick, masonry or other similar materials), a minimum requirement for the amount of the façade that is composed of glass, and blank walls facing a street will be limited to 15 ft. in length. Additionally, each unit will have an operable entrance with a required entry feature that connects to a public sidewalk and exterior lighting that highlights the entryway. The entry feature options include a covered porch, portico, an awning or canopy, or an emphasized doorway. These design standards increase compatibility of new developments by requiring architectural features that are common in this area, aesthetically pleasing, and encourage visual interest and engagement with public spaces. A complete list and description of these design standards can be found in [Attachment D: Zoning Standards for the R-1/5,000 & RMF-30 Zone](#).

In addition to these design standards, the development standards for both zones are comparable in regards to building scale and overall mass. The maximum height for both zones is comparable (28 ft. – R-1/5,000) vs. (30 ft. – RMF-30) along with the maximum allowed lot coverage (40% - R-1/5,000) vs. (50% - RMF-30). These requirements will guarantee new buildings will be of a size and scale similar to the existing homes in the neighborhood.

New residential development in the RMF-30 Zone that includes multi-family and/or row homes that abut a lot in a single-family zoning district is required to provide a 10 ft. landscape buffer. This will be required along the east, west, and northern boundaries of the lot. This buffer must include shade trees at the rate of 1 tree per every 30 linear feet of the landscaping buffer. Additionally, a continuous hedge shall be planted along the entire length of the landscape buffer that is not less than 4 ft. in height. This buffer will create a transition between future higher-density residential development and the existing neighborhood, shield neighboring properties from potential negative impacts such as noise, and preserve a portion of the site as open, green space.

#### *Parking*

The location is within walking distance to several amenities, including the Sorenson Multi-Cultural Center and Unity Fitness Center, Jordan River Parkway, Jordan Park, the Glendale Library, and several bus stops. However, most daily needs are not within close walking distance. Residents must travel further for groceries, health care, retail service, and most other commercial needs. Therefore, it's likely

that most future residents will have a private vehicle. Parking requirements for all dwelling units is 2 on-site spaces, except for cottage and multi-family developments. Cottage developments require 1 space per dwelling unit, and multi-family requires 1 space per studio and 1 bedroom unit, and 1.25 spaces for units that have 2+ bedrooms. All required parking must be provided on-site which will reduce on-street parking associated with the new development along 1300 South. Required parking may be provided in a garage attached to the dwelling unit(s) or in other areas on-site such as a common parking lot.

### *Potential as a Future Park Space*

Staff has received some public comment from neighbors who have concerns about how future development may impact their property and a desire to maintain the lot in its current, vacant state. Since the property was purchased, there has been some discussion about developing the site as a park, however the Westside area does not lack open space, parks, or green space, and housing is a more pressing need in this area and the City as a whole.

In 2010, the Division of Housing and Neighborhood Development (now Housing Stability) purchased the property with funds intended for housing development and the land was bookmarked for future housing. Since then, Housing Stability has continuously managed the property, and has evaluated the property for various housing development plans and typologies. Definitive plans for development are awaiting the outcome of the rezone process.

In 2021, the city received and awarded funding for a CIP (Capital Improvement Program) grant for the ‘Three Creeks West Park Planning and Design’ through a constituent application. Following the approval of the CIP application, the city analyzed the property’s suitability for a park and ultimately, the property was deemed ineligible, and the constituent was notified of this decision. The Reimagine Nature Master Plan, adopted in 2022, calls for heightened awareness from the city when considering locations for new parks in regards to social and geographical equity. Because of this, the City’s focus for new parks is on park-poor neighborhoods. The 2019 Public Lands Needs Assessment found that West Salt Lake has the 3rd highest level of park services out of the 7 areas within Salt Lake City. Two parks in this area (Bend in the River and Modesto Park) need significant revision and investment and available funds would be better resourced in addressing these needs. The planned and upcoming investments in nearby parks and public spaces will meet the current and growing demand for these spaces in the Westside area.

### **Key Consideration 3: Development Potential**

With the restrictions of the RCO (Riparian Corridor Overlay), the total lot area that can be used to calculate residential density is approximately 1.25 acres (~54,450 SF). The configuration of future development will be influenced by internal roads or driveways needed to access the new units, parking areas (if attached garages are not provided), required setbacks and landscape buffers, and maximum allowed lot coverage by structures. These factors may reduce the total unit count derived from the overall acreage used to calculate residential density (1.25 ac.). Below is a comparison of the development potential for the existing and proposed zones based only on the lot area:

#### *Existing Zoning District – R-1/5,000 Single Family Residential*

- 10 new single-family homes (detached)/ minimum 5,000 SF per dwelling unit (current development potential)



### *Proposed Zoning District – RMF-30 Low Density Multi-Family Residential*

- Up to 36 new cottage development units /minimum 1,500 SF per dwelling unit, or
- Up to 27 units of any other permitted housing type/ minimum 2,000 SF per dwelling unit

The RMF-30 Zone has additional requirements for how different housing types may be arranged. Future development may include one housing type or a combination of 2 or more housing types (single family – detached or attached, duplexes, multi-family, row houses, or cottage development(s)). The following are examples of how future development could be arranged:

- 27 single-family homes (detached) on individual lots.
- 13 duplexes (26 total units) on separate lots or grouped on one lot.
- 1 – 18 cottage-style developments – a minimum of 2 and a maximum of 8 detached dwelling units with each appearing to be a small single-family dwelling with a common green or open space. These units may be located on separate lots or grouped on one lot.
- 1-9 row houses – a minimum of 3 attached units and a maximum of 6 attached dwelling units on individual lots or grouped on one lot.
- 1 – 9 multi-family buildings – a minimum of 3 and a maximum of 8 dwelling units on one lot.

The RCO (Riparian Corridor Overlay) requires a 100 ft. ‘no disturbance area’ from the front property line along 1300 South, which will require any new construction to be setback by at least this amount. Because of these limitations to the developable area of the lot, future modifications to development requirements may be needed.

#### **Summary:**

The proposal aligns with the goals of the Westside Master Plan, Housing SLC, and Plan Salt Lake by promoting infill development of an existing lot that is vacant and underutilized. The rezone supports the creation of new housing by allowing increased density and additional housing types other than single-family residential to be built, that will be similar in size, scale, and design to the existing neighborhood.

### **STAFF RECOMMENDATION**

Because the proposed rezone to the RMF-30 Low Density Multi-Family Residential District supports the objectives of adopted City-wide and neighborhood plans and is compatible and complementary to the existing neighborhood, Planning Staff recommends the Planning Commission forward a positive recommendation 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.

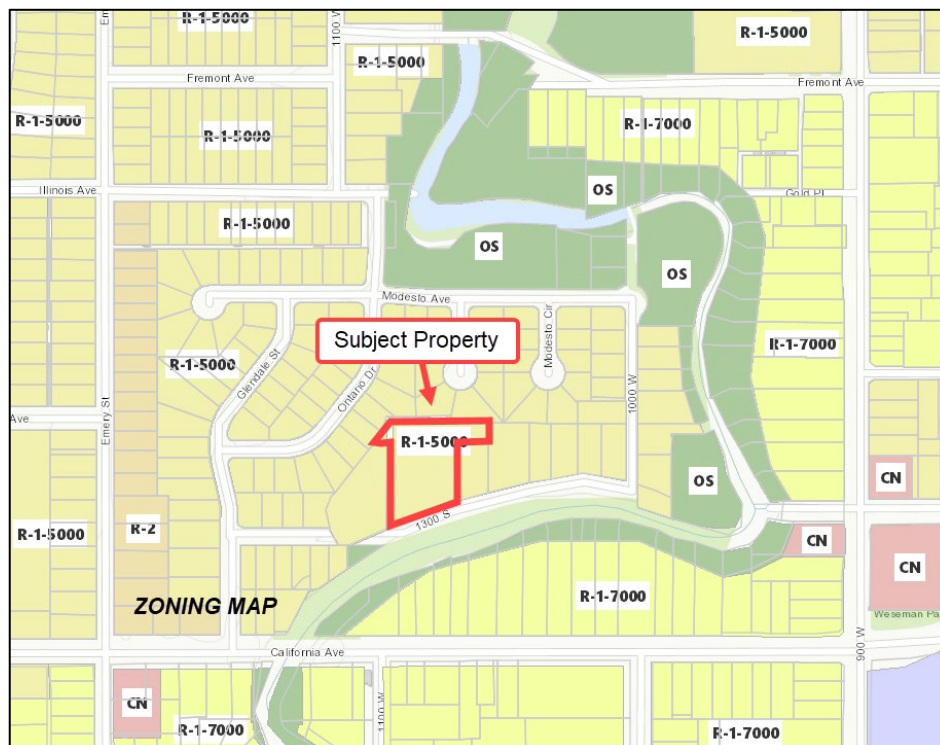
#### **Approval of Zone Amendment**

If the proposed zoning map amendment is approved by the City Council, the property zoning designation will be changed to the RMF-30 (Low Density Multi- Family Residential) Zoning District and new development on the property would be subject to the RMF-30 zoning regulations.

**Denial of Zone Amendment**

If the proposed zoning map amendment is denied by the City Council, the property will remain in the R-1/5,000 Single Family Residential Zone. The property could still be developed but would be subject to the R-1/5000 zoning regulations.

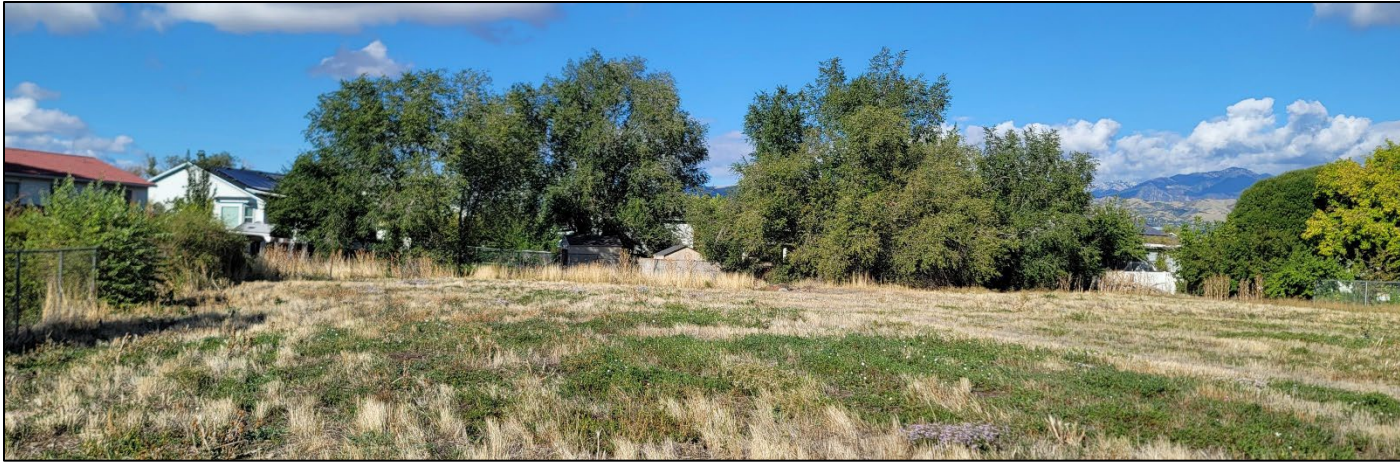
# ATTACHMENT A: Vicinity Map





## ATTACHMENT B: Site Photos

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View of the interior of the property (facing north)



Central to the site – looking north along eastern property line



Central to the site – looking south along property line towards 1300 S & Jordan River



From site – looking east towards 1300 S



Central to the site – looking west towards property line





Central to the site – looking south along property line towards 1300 S & Jordan River



Central to the site – looking west



Central to the site – looking north along western property line

# ATTACHMENT C: Application Materials from Applicant

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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

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



## 1050 West 1300 South



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[illegible][illegible]



	Row Houses (Max. 6 attached units)					6 ft. on one side and 10 ft. on the other		
	Cottage Development	1,500 SF				4 ft.	10 ft.	

### Parking Requirements ([21A.44](#))

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 [21A.37](#) (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 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%).
Glass: upper floors	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.
Building entrances	1 - At least one operable building entrance on the ground floor is required for every street facing façade.
Blank wall: maximum length	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.
Screening of mechanical equipment	Required
Screening of services areas	Required
Entry features	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> )

# ATTACHMENT E: Zoning Map Amendment Standards

**21A.50.050 Standards for General Amendments:** 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 proposal generally complies with the purposes, goals, objectives and policies of the City as stated in *Plan Salt Lake*, *Housing SLC* and the *Westside Master Plan*.

**Discussion:** The proposed amendment to the Zoning Map is intended to support appropriately scaled housing choices as recommended by the Westside Master Plan. The proposal is also consistent with the policies outlined in *Housing SLC* and *Plan Salt Lake*. See [Consideration 1: Implementation of the Westside Master Plan, Housing SLC, and Plan Salt Lake](#)

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

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

**Discussion:**

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

*The purpose of this title 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 to carry out the purposes of the Municipal Land Use Development and Management Act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:*

- 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. (Ord. 26-95 § 2(1-3), 1995)*

The proposed zoning amendment implements the adopted plans of the city and specifically promotes residential development.

#### 21A.24.010 Residential Districts, Statement of Intent

*Statement Of Intent: The residential districts are intended to provide a range of housing choices to meet the needs of Salt Lake City's citizens, to offer a balance of housing types and densities, to preserve and maintain the City's neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.*

The proposed zoning map amendment will provide housing choices within the Glendale Neighborhood by allowing higher-density development and housing types that are not permitted in the R-1/5,000 Zone. The Westside Master Plans calls for infill multi-family development that is compatible with the existing residential neighborhood in terms of building, height, bulk, setbacks, design, and landscaping. The RMF-30 Zone allows an incremental increase in density with comparable lot and building requirements to the R-1/5,000 Zone. The design standards required by the proposed zone will ensure compatibility of future homes within the existing neighborhood.

#### 21A.50.010 Amendments, Purpose Statement

*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.*

The proposed zoning map amendment would not relieve any particular hardship. The proposed zone would allow for additional development rights of the property the adjustment is reasonable in order to allow the residential development that is desired by the Westside Master Plan. See [Consideration 1: Implementation of the Westside Master Plan, Housing SLC, and Plan Salt Lake](#)

#### **4. The extent to which a proposed map amendment will affect adjacent properties;**

**Finding:** Impacts to adjacent properties caused by the proposed rezone and subsequent development would be similar to any impact that would be caused by development of this property subject to the R-1/5,000 zoning standards as both zones have similar restrictions on building height, lot coverage, and setback requirements. Development requirements and design standards within the RMF-30 zone will create new growth that is harmonious with the surrounding neighborhood.

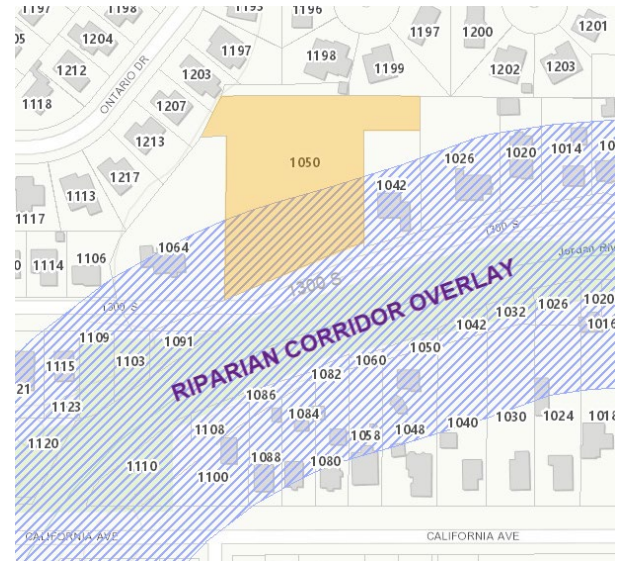
**Discussion:** As previously discussed in [Key Consideration 2 Neighborhood Compatibility & Impact](#), the development requirements and design standards within the RMF-30 zone will encourage development that is compatible with the scale and design of the existing neighborhood. Impacts to nearby properties would be similar to any impact that would be caused by development of this property subject to the R-1/5,000 zoning standards as both zones have similar development regulations in terms of height and setbacks. The Design Standards required by the RMF-30 zone will guarantee future buildings have a high level of design. Each new unit will be required to have durable materials and glass and limited blank wall areas. Additionally, each unit will have an operable entrance with a required entry feature that connects to a public sidewalk. These design standards increase compatibility of new developments by requiring architectural features that are common in this area, while encouraging visual interest and engagement with public spaces.

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

**Finding:** The proposed rezone is generally consistent with any applicable overlay zoning districts.



**Discussion:** The property is in the Riparian Corridor Overlay and will require a Riparian Corridor Development Permit ([21A.34.140](#)) for any new development. Changing the zoning designation of this property would not change any existing requirements from the overlay and their applicability to new development. The purpose of the Riparian Overlay ([21A.34.130](#)) is to provide protection for aboveground streams, stream corridors, and associated wetlands. This overlay is applied to any land located between the AHWL (Annual High Water Line) and 100 ft. along a horizontal plane from the AHWL. This overlay has been applied to the subject property to provide protection for the Jordan River. Additional details on the impact to this property can be found in the ‘[Property and Neighborhood Context](#)’ section of this report.



Future development of the property will need to comply with these requirements, whether the rezone is adopted, or development occurs under the existing R-1/5,000 Single Family Residential zoning standards.

##### **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 subject property is located within a built environment where public services and facilities, such as access to emergency services, schools, and parks, are readily available. Any future development will require obtaining access, and upgrading utilities and drainage systems that serve the property.

**Discussion:** The proposal has been reviewed by relevant City Departments (see [Attachment G: Department Review Comments](#)). 1300 South and the existing utilities that service the property are not adequate to serve potential development in their current state. Future development of the property will also involve upgrading utilities, drainage systems, and any other services needed to support the development. Per the comments from the review done by the Public Utilities Department, there is only an undersized water main along the Jordan River serving this property and no other existing utilities. All public utilities (water, sewer, & storm) will need to be extended to provide service to the property, and the existing water main will need to be upsized. Additionally, the neighboring property to the west blocks access to public utilities, a 30-foot easement will need to be obtained through the property. As noted by the Public Utilities Department, with increased densification, the applicant (the city) must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property.

Future development of the parcel would also require access to the site from 1300 South, which is a narrow road without sidewalks, curb or gutters. This road will need to be widened and improved to support any increased traffic that this rezone would enable, as required by the Transportation Department. Additionally, the right of way from the property to Glendale Street is not complete. There is a portion of the existing road that crosses a private parcel. The right-of-way will need to be secured before any development at the property can take place.

# ATTACHMENT F: Public Process & Comments

## Public Notice, Meetings, and Comments

The following is a list of public input opportunities, related to the proposed project since the application was submitted:

- August 29th, 2023 – Notice to solicit comment was sent to the Glendale Neighborhood Council, starting the 45-day required early engagement period for recognized community organizations.
- September 27th, 2023 – Notice of the proposal was sent to all property owners and residents within 300 feet of the development.
- October 3<sup>rd</sup>, 2023 – The project was posted to the online open house webpage.
- October 4<sup>th</sup>, 2023 – Early engagement noticing sign was placed at the property.
- October 13<sup>h</sup>, 2023 - The 45-day early engagement period to receive comments from the Community Council expired.
- October 18<sup>th</sup>, 2023 – The proposal was presented by Staff at a Glendale Community Council meeting.

Notice of the public hearing for the proposal included:

- February 2nd, 2024
  - Public hearing notice sign posted on the property
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

Staff has received some public comment in person from neighbors who have concerns with the development, and an additional comment via email. The general concerns from these comments are concerns about impacts to their properties from future development and a desire to maintain the existing lot as vacant. Neighborhood compatibility and impacts are discussed in detail in [Key Consideration 2](#).

**From:** [scott goslin](#)  
**To:** [Hall, Rylee](#)  
**Subject:** (EXTERNAL) Project info  
**Date:** Tuesday, October 31, 2023 6:10:12 AM

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

Hello I am a resident living next to the next proposed location of a zoning change.

The project is PLNPCM 2023-00609, located at 1050 w 1300 s.

I would like any information dealing with this project.

I would also like to propose that the height of the building remain at 28 feet center all the other buildings in this area are already at this lower heights . I don't feel up to Foot change in height would add so much to the building that the design would not kill the skyline and the overall view of the mountains and the trees at the rest of the residents.

Enjoy.

I'd also propose in the planning that all of the new lots be 20 feet from their current property line so they may have a residence may have a backyard and also not put the new house is directly upon the current residence windows.

Please send me all information project ground plans proposed buildings I would like to come to the November 8 meeting but I unfortunately will be out of town on business. I hope there's an additional meeting before this has been decided for a planning or voted upon. Please keep me informed of all information us thank you for your time.

Scott goslin

1207 Ontario dr

Slc,UT. 84104

[REDACTED]

[REDACTED]

# ATTACHMENT G: 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.

**Fire** (Seth Hutchinson @ seth.hutchinson at slcgov.com)

1. There are no comments from fire for rezoning these properties. However, for future development there will be comments to meet fire code requirements

**Economic Development** (Peter Makowski at peter.makowski@slcgov.com)

1. Economic Development has no comments related to this rezone.

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

1. If the code requirement for the planting of one tree for every 30' of street frontage is maintained, Urban Forestry has no concerns with this proposal.'

**City Surveyor** (Chris Donoghue at chris.donoghue@slcgov.com)

1. Parcel along the northern boundary of the property is a gore parcel that was used for access to lots created from subdivisions in the early 1900s. Since this parcel is not an alley, an alley vacation is not needed.

**Public Utilities** (Kristeen Beitel at Kristeen.beitel@slcgov.com)

Please refer to the comments from Public Utilities provided below and in Accela. Due to the volume of information, the comments have been divided into two sections within Accela. I apologize for any inconvenience caused by the delay in providing these comments.

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.

For this parcel specifically, there is only an undersized water main along the Jordan River but no other existing utilities. All public utilities (water, sewer, & storm) will need extended to provide service to the property, it is worth noting that the neighboring property to the west blocks access to public utilities, a 30-foot easement will need to be obtained through property.

This property is served by an undersized water main. A water main upsize will be required. Improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.

Property is located in the Riparian Corridor Overlay Zone and will require a Riparian Corridor Development Permit (SLC Ordinance 21A.34.140). Please see ordinance for restricted activities in the three zones of the Riparian Corridor Overlay Zone. Plans will not be approved until the Riparian Corridor Permit is approved.

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.
- No structures are allowed within the 50 feet from Annual High Water Line.
- 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.
- A minimum of one sewer lateral is required per building. Shared laterals require a request for variance. Laterals must be 4” or 6”.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- As this project disturbance is over one acre, 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). The applicant will need to provide options for stormwater treatment and retention for the 80th percentile storm. If additional property is not available, there are other options such as a green roof or other BMP's. Lack of room or cost is generally not an exception for this requirement. 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=MY01SV&OCID=MY01SV](https://development?form=MY01SV&OCID=MY01SV) and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.

- Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
- Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

**Transportation** (Jena Carver at [jena.carver@slcgov.com](mailto:jena.carver@slcgov.com))

1300 S needs to be widened and improved to support any increased traffic that this rezone would enable. Additionally, the right of way from the property to Glendale Street is not complete. There is a portion of the existing road that crossed a private parcel. The right-of-way should be secured before a rezone is completed.

**Police Department**

1. No comments

**Engineering** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com))

1. No comments

**Public Services**

1. No comments

**Parks and Public Lands**

2. No comments

**Housing Stability**

1. No comments

**Sustainability**

1. No comments

**Building**

1. No comments

**Attorney's Office**

1. No comments