



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Urban Designer

801-535-7660 or Amanda.Roman@slcgov.com

Date: March 27, 2024

Re: PLNPCM2023-00096: 1463 S & 1467 S Cheyenne Street Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1463 S & 1467 S Cheyenne Street

PARCEL SIZE: .41 acres & .34 acres (Approximately .75 acres or 32,260 square feet)

PARCEL ID: 15-15-229-010-0000 & 15-15-229-020-0000

MASTER PLAN: [Westside Master Plan](#)

ZONING DISTRICT: *Current* – [R-1/7,000 Single-Family Residential](#)
Proposed – [SR-3 Special Development Pattern](#)

REQUEST

Bert Holland, representing the property owners, is requesting to amend the zoning map for the properties located at 1463 S and 1467 S Cheyenne Street. The two parcels are approximately .75 acres (32,260 SF) in size. The applicant is seeking to amend the two properties from R-1/7000 (Single-Family Residential) to the SR-3 (Special Development Pattern Residential) zoning district. The intent of the rezone is to increase the development potential of the property.

RECOMMENDATION

Based on the analysis and findings of fact in this staff report, Planning staff finds that the zoning map amendment does not meet the standards, objectives, and policy considerations of the city for a zoning map amendment and therefore recommends that the Planning Commission forward a negative recommendation to the City Council.

ATTACHMENTS

[ATTACHMENT A: Vicinity & Zoning Maps](#)

[ATTACHMENT B: Applicant Materials](#)

[ATTACHMENT C: Property & Vicinity Photos](#)

[ATTACHMENT D: Comparison of R-1/7000 & SR-3 Zoning Districts](#)

[ATTACHMENT E: Analysis of Standards – Standards for General Amendments](#)

[ATTACHMENT F: Housing Loss Mitigation Plan](#)

[ATTACHMENT G: Public Process & Comments](#)

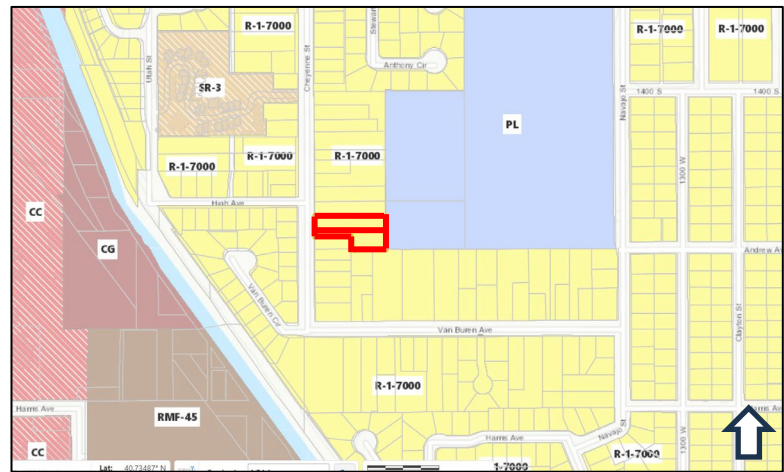
[ATTACHMENT H: Department Review Comments](#)

PROJECT DESCRIPTION

The applicant is proposing to rezone 1463 S and 1467 S Cheyenne Street from R-1/7000 (Single Family Residential) to the SR-3 (Special Development Pattern Residential) zoning district with the intent of redeveloping the properties with higher density housing. The two parcels are approximately .75 acres (32,260 SF) in size.

If rezoned, the applicant intends to demolish the existing home at 1463 S Cheyenne and subdivide both properties to create new lots for detached single-family units. The SR-3 zone allows for detached and attached single-family and two-family dwelling units while the current R-1/7000 zone only permits detached single-family dwellings. The SR-3 zone is a medium-density zone with smaller setbacks and more lot coverage than the R-1/7000 zone. If the amendment is approved, the proposed development would be required to go through the Planned Development process for buildings without street frontage and reduced lot widths. Other zoning modifications may be required. The applicant provided a preliminary site plan, but a formal development proposal has not been submitted or reviewed by staff.

The applicant provided a project narrative explaining the rationale for the zoning map amendment request that can be found in [Attachment B](#) of this report.



Vicinity map and current zoning map of the subject property and neighborhood

Existing Land Use

Both subject properties currently have single-family homes located on them. 1463 S Cheyenne Street is approximately .41 acres (17,500 SF), which is more than double the minimum R-1/7000 lot size requirement of 7,000 square feet. The property owner leases the back half of the lot to a local urban farmer. The single-family home was built in 1942 and is one of the older homes on the street. 1467 S Cheyenne Street is a flag lot that was subdivided from 1469 S Cheyenne Street in 1999. The property is .34 acres (14,760 SF), which includes the driveway access from Cheyenne Street. Excluding the driveway, the property is approximately 11,500 square feet. The lot is the only flag lot on Cheyenne Street. The single-family home, located at the rear of the property, was built following the creation of the lot.

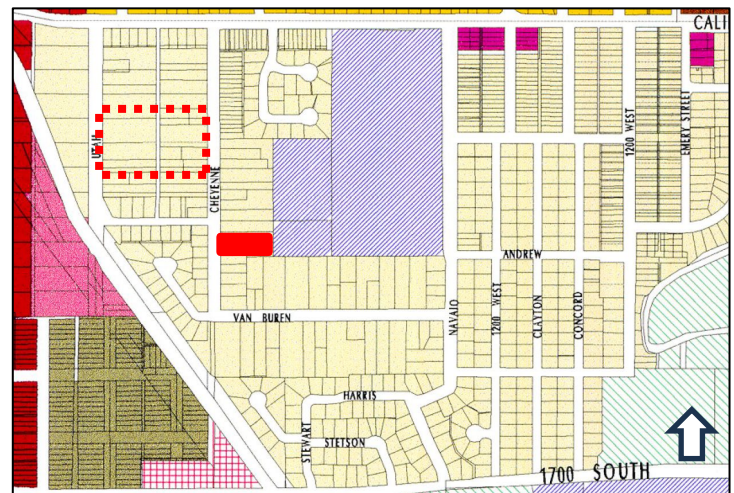
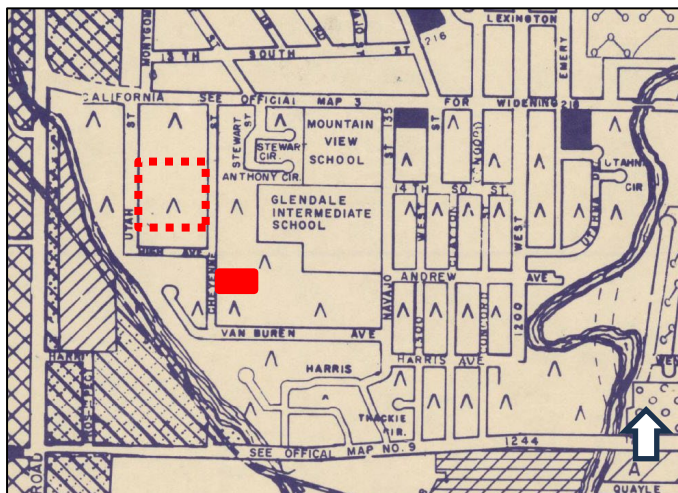


Subject Properties – 1463 S Cheyenne St (17,500 SF lot) & 1467 S Cheyenne St. (14,760 SF – including the driveway access)

Neighborhood Context

The surrounding neighborhood generally consists R-1/7000 (Single-Family Residential) zoning with single-family dwellings on large deep lots, which is illustrated in the zoning map provided below. About half of the lots on Cheyenne Street, including the subject properties, are nearly 300 feet in length. The lots west of the subject properties are located within a subdivision and average approximately 5,000 square feet in size, these are considered legal noncomplying due to their size.

Both subject properties abut the PL (Public Lands) zoning district to the east. The current use of this property is Mountain View Elementary, Glendale Middle School, and Glendale Mountain View Community Learning Center. There are approximately 4.2 acres to the northwest zoned SR-3. This property is known as Wasatch Commons Cohousing Community and contains 26 townhomes clustered around an interior pedestrian pathway. The Community was created in 1998 following a rezone from R-1 to SR-3. The applicant is citing this property and zone as precedent for their request. Historic zoning maps of the area are provided for reference below.



1995 Zoning Map – Subject Property is filled with red & the Wasatch Commons property has a red dashed line

Rezone Request

The applicant is requesting to rezone the properties from R-1/7000 Single Family Residential to SR-3 Special Development Pattern Residential. The SR-3 zoning district is a medium-density zone mostly found in older neighborhoods in the city where the blocks have been historically broken up and developed with small lots and small dwelling units. The applicant believes the SR-3 zoning district is appropriate for the property because it allows for “a variety of housing types.” The purpose of the SR-3 zone specifically states that the zone is intended to be applied “within the interior portion of city blocks”, which is not a site characteristic of the subject property.

The applicant has provided a preliminary site plan that shows the existing two lots subdivided into 8 lots for detached single-family homes. Under the SR-3 zone the property could also be developed with single-family attached or two-family homes by-right. If rezoned, the developer is not tied to their preliminary plans and could develop the property to its highest development potential. Under the R-1/7000 zone the properties could be subdivided into 4 lots and be developed with single-family detached dwellings. Under the proposed SR-3 zone, the developer could build 16 single-family detached dwellings, 21 single-family attached dwellings, or 10 two-family dwellings (20 units total). A housing mitigation plan is required for this petition because the SR-3 zone allows nonresidential uses. The Housing Loss Mitigation is not related to the demolition, but to the rezone. A loss of units is assumed because once it is rezoned, it could technically be converted to a nonresidential use without any housing loss review, by-right.

Staff has worked with the applicant since the petition was submitted in February 2023 and proposed other zoning districts that would increase the development potential of the property, while better aligning with the development context. The applicant decided to move forward with their original request to rezone the properties to SR-3 Special Development Pattern Residential.

As discussed further, staff is recommending denial of the rezone because the proposed SR-3 zone is a medium-density zone that

is not appropriate for this location as it is intended for development interior to the block and the allowable density is not compatible with the surrounding neighborhood. The proposed density has more infrastructure needs than what is existing or supported by the Westside plan due to the property not being near a designated node where the plan supports higher intensity uses. Furthermore, the SR-3 zone does not have design standards that help new development fit in with the predominately single-family neighborhood fabric.



Preliminary site plan for 8 single-family detached units under the SR-3 zoning

APPROVAL PROCESS AND COMMISSION AUTHORITY

Zoning map amendment proposals are reviewed against a set of considerations from the Zoning Code. The considerations are listed in Attachment E. 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 how a zoning map amendment will affect adjacent properties. The decision is ultimately up to the discretion of the City Council.

KEY CONSIDERATIONS

The below considerations were identified through the analysis of the proposal and the zoning amendment consideration standards:

1. [How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans](#)
2. [Review of SR-3 Zoning District & Neighborhood Compatibility](#)

Consideration 1: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

Westside Master Plan

The Westside Master Plan (2014) outlines the existing community profile and opportunities for growth, reinvestment, and connections throughout the Westside. The Westside community is comprised of two neighborhoods: Poplar Grove to the north and Glendale to the south. The subject property is located within the Glendale neighborhood. The overall goals (page 4) set forth in the Westside plan aim to protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high-density development where needed, appropriate or desired.

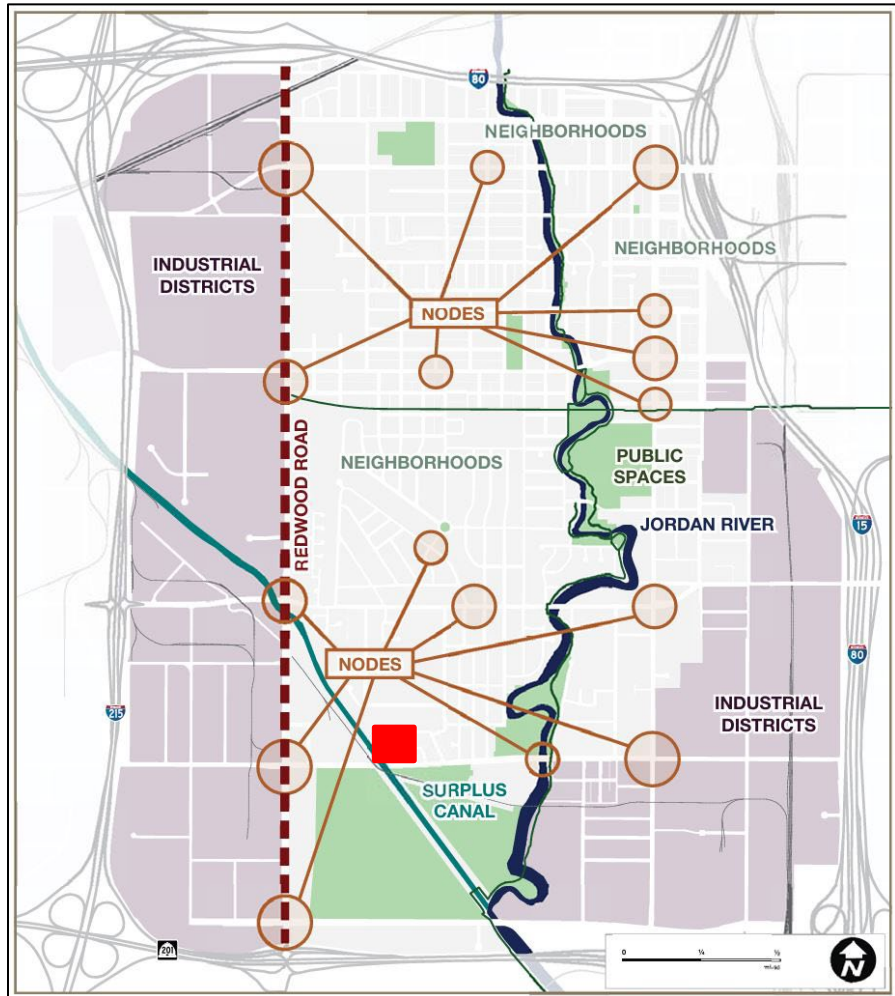
Single-family neighborhoods in Glendale are well-defined and stable. Infill development has been primarily single-family in nature, which the flag lot property at 1467 S Cheyenne Street is an example of. The plan states that, *“Over time the demand for new housing will necessitate a change in the community’s development pattern. Where this change occurs will likely follow the same course that has already been set; that is, it will not be found deep within the neighborhoods.”* The Westside plan states numerous times that while infill is supported, the low-density development pattern is expected to remain and new development within the neighborhoods must consider the *“overall impact on the fabric of the community.”* Additionally, *“Regulations for infill development are guided primarily by compatibility with the existing neighborhood fabric, which includes elements like height, bulk, setbacks, architecture, landscaping and building materials. This development will not change the character of the neighborhood. Rather, it will be a complement to the areas of opportunity...”*

The plan calls for denser development to be located at the defined nodes throughout the neighborhood and states that regardless of housing type, infill development should, *“adhere to the prevailing development pattern in the immediate area.”* The Westside community defined the term “development opportunity” as *“any location that can, with some type of catalytic action, become the center of residential, commercial or other beneficial growth... They are either small and localized areas such as intersections and nodes, or they are large districts*

that are separated from a majority of the area by some type of boundary” (page 24). Other areas could be considered appropriate for development opportunities based on changes in regulations that may turn “vacant and inactive sites in the middle of a neighborhood into more easily developable infill site.” The plan supports incremental density increases through infill development that adheres to the prevailing development pattern of the neighborhood and has design elements that make new development architecturally compatible with existing development (page 34).

Discussion: If rezoned the property could be developed with any of the medium-density housing uses in the SR-3 zone, such as single-family attached or two-family homes, with the option of ADU’s. Under the SR-3 zone, the developer could build 16 single-family detached dwellings, 21 single-family attached dwellings, and 10 two-family dwellings (20 units total).

The applicant points to infill development references that are throughout the plan as support for the proposed rezone. Staff agrees that incremental infill development is important, but the subject property is not an underutilized, vacant, or inactive site, which the plan describes as appropriate sites for redevelopment. In addition to each property having a single-family home on it, as expected in the R-1/7000 zone, one of the lots is used as an urban farm and the other lot is the result of being subdivided into a flag lot, which is the only one on the street. Flag lots are an example of appropriate infill development that can support new structures on larger than average lots.



Map of Westside "nodes" where redevelopment/infill is encouraged. The approximate location of the subject property is outlined in red.

The SR-3 zone is meant for medium-density development and does not have associated design standards (like height, bulk, setbacks, architecture, landscaping and building materials) that ensure new development is of a similar scale and is compatible with the established low-density development pattern of the Glendale neighborhood. As mentioned, staff suggested other zoning districts that would allow additional housing types and support incremental infill, while also providing design standards for the new development, as supported in the Westside plan.

Higher density, mixed-use development is also supported in the Westside plan but should be located near the nodes shown on the above map. The subject property is not near a “community node” and is not large enough to become a “catalytic” project that would kick off the redevelopment of the entire neighborhood with higher density housing. If development is proposed within established and stable single-family neighborhoods, the development must complement what is existing and not change the character of the neighborhood. Utilizing the SR-3 zone at this location does not support the type of incremental infill development called for in the Westside Master Plan.

Plan Salt Lake Elements and Considerations

Plan Salt Lake (2015) outlines an overall vision of sustainable growth and development in the city. The plan includes initiatives and goals aimed at increasing the number of housing units in the city. While providing increased housing opportunities is supported in the plan, compatibility and how new development fits into the scale and character of existing neighborhoods is an important consideration. New development should be sensitive to the context of surrounding development while also providing opportunities for new growth.

The neighborhood is located away from designated Westside “nodes” and is lower in density than most areas zoned R-1/7000. Based on their large square footage, many of the R-1/7000 zoned lots could be subdivided into two, like 1467 S Cheyenne Street. Flag lots support the City’s housing initiatives, while keeping with the overall development pattern of the area.

Guiding Principles outlined in Plan Salt Lake that would relate to the proposed zone change include the following:

- 1) **Neighborhoods** / *Neighborhoods that provide a safe environment, opportunities for social interaction, and services needed for the wellbeing of the community therein.*
 - Maintain neighborhood stability and character.
 - Support neighborhoods and districts in carrying out the City’s collective vision.
 - Create a safe and convenient place for people to carry out their daily lives.
 - Support neighborhood identity and diversity.
- 2) **Growth** / *Growing responsibly, while providing people with choices about where they live, how they live and how they get around.*
 - Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
 - Encourage a mix of land uses.
 - Promote infill and redevelopment of underutilized land.
 - Preserve open space and critical environmental areas.
 - Accommodate and promote an increase in the City’s population.
- 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.*
 - Ensure access to affordable housing citywide (including rental and very low income).
 - Increase the number of medium density housing types and options.
 - Encourage housing options that accommodate aging in place.

- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.
- Promote high density residential in areas served by transit.

Discussion: The proposed rezone would allow for infill development, which is supported in the Westside Master Plan and throughout Citywide planning documents. While infill development is supported, the zone change would create a denser development pattern than what exists or what is called for in the plan, as the properties are not within a proposed development node. Other than the Wasatch Commons Cohousing Community and the public school property, the entire neighborhood is zoned R-1/7000. Designating two parcels SR-3 would not adhere to the prevailing development pattern described in the plan and the zone itself is not intended to be applied as proposed.

The Westside Master Plan supports incremental redevelopment, but at identified “nodes”, which are typically along busier corridors where it can be supported by transit and amenities. While larger in size, the two subject properties are not underutilized in nature. One of the lots has already been subdivided, creating a flag lot, and the other lot has a single-family home with an urban farming business that utilizes the back half of the lot (along with the back half of the lot to the east that is not included in the rezone proposal). The Westside community has identified urban farming as one of the opportunities available in single-family neighborhoods, as the large lots “provide the necessary room community gardens and urban farms without impacting the character of the neighborhood” and are important to these specific constituents. According to the Salt Lake County Small Area Health Profile, the Westside ranked the lowest area statewide for vegetable consumption and sixth lowest for fruit consumption. While the subject properties do not provide dense housing, they do provide a very valuable community asset.

The proposed rezone is aligned with Plan Salt Lake’s housing initiative, but not sufficiently aligned with the overall principles and strategies identified in Plan Salt Lake. The provided housing would be sold at market rate, which the developer states would be lower than average due to the small lot sizes, thus making the product “attainable”. While rezoning the two properties from R-1/7000 to SR-3 would permit additional housing types, the proposed zone would not support compatible development patterns that are in scale with the character of the surrounding neighborhood. To meet the Neighborhoods and Growth initiatives, the proposed rezone would need to maintain neighborhood stability and allow for infill development that does not put a strain on existing infrastructure.

Consideration 2: Review of SR-3 Zoning District & Neighborhood Compatibility

At approximately 32,260 square feet, the subject properties reflect the low-density development pattern within the neighborhood. Under the current R-1/7000 zoning, the two lots could be subdivided to accommodate 4 single-family detached homes, which could be developed using the Planned Development process. In addition to subdividing, each of the single-family homes could also include an ADU, bringing the number of units to 8.

The applicant has requested to rezone the property to SR-3 to facilitate the redevelopment of the land. Based on the property's square footage and the lower lot size requirements, the SR-3 zone could potentially accommodate 16 single-family detached homes, 21 single-family attached homes, or 10 two-family homes (which would include 20 units). An ADU could be built in addition to the above stated numbers as long as the ADU was built interior to the primary dwelling or located on the same lot. The allowable building height is 28 feet in both the R-1/7000 and SR-3 zoning districts, but the minimum building setbacks in the SR-3 zone are smaller, allowing homes to be placed closer together. While the square footage would allow the number of units listed, the overall development potential is less after accounting for necessary infrastructure improvements.

The applicant has requested the SR-3 Special Development Pattern Residential zone because it allows more housing types than the R-1/7000 district. The SR-3 zone allows detached and attached single-family dwellings and two-family/twin homes. The zone supports medium-density development by allowing more lot coverage and less setbacks than the R-1/7000 district. SR-3 zoned interior block developments are largely found within older neighborhoods where there are dead end "courts" and "places" that are off the main city streets, which are typically in a grid pattern. The zoning district is located throughout the city but is commonly found in Central City and East Central. Streets that are examples of this type of development pattern include Lowell Avenue, Gallacher Place, Park Street, Dooley Court, and Conway Court. The purpose statement for the SR-3 zone specifically states that it is meant to be applied within the interior of the block. All the lots in the above examples are interior to the block, with higher density zoning designations surrounding them that have frontage on main streets. Cheyenne Street is not an interior block street and does not fit within the context of the SR-3 zoning district.

The Glendale neighborhood where the subject properties are located is very low in density, more so than other R-1/7000 properties in the city. The increased intensity of uses associated with the SR-3 zone does not reflect the development pattern of the adjacent, or nearby properties. Because the site is not located near an identified node and is within an established low-density neighborhood, it is important that any change in zoning would support compatible redevelopment that is incremental in nature. The change from low to medium density residential would require infrastructure improvements to support the site's redevelopment and the SR-3 zoning district does not have design standards to guarantee compatibility with the neighborhood or compliance with the Westside Master Plan's goals for infill development. In summary, Staff is recommending denial of the rezone because the proposed SR-3 zone is a medium-density zone that is not appropriate for this location.

Spot Zoning

The Salt Lake City Zoning Ordinance provides the following definition for *Spot Zoning*:

The process of singling out a small parcel of land for a use classification materially different and inconsistent with the surrounding area and the adopted city master plan, for the sole benefit of the owner of that property and to the detriment of the rights of other property owners.

The proposed map amendment is generally considered spot zoning. The proposed amendment lacks consistency with the zoning within the subject neighborhood and would differ significantly from the single-family development pattern of the neighborhood. While there is SR-3 zoning to the northwest of the subject property, the history of the property makes this an appropriate zone for its use. The SR-3 zone is not appropriate for the subject properties because it is not “interior to the block” and it would allow medium-density development that is inconsistent with the neighborhood in terms of setbacks and lot coverage.

DISCUSSION

The applicant seeks to rezone the two properties from R-1/7000 Single Family Residential to SR-3 Special Development Pattern Residential. The proposal has been reviewed against the zoning amendment consideration criteria in Attachment E, including criteria regarding the proposed impact and compatibility on adjacent properties, and alignment with the associated master plans.

As previously discussed, the SR-3 zone is classified as a medium-density zoning district, allowing for a range of housing types that align with the development characteristics found within the interior portions of city blocks. The intended uses are designed to be in harmony with the existing scale, density, and intensity of the neighborhood.

Applying the SR-3 zoning district to this specific site is inappropriate due to the properties not being situated within the block's interior or within a development node as identified in the Westside Master Plan. The proposed redevelopment would not align with the specified purpose of the zoning district, which is to support development “*in scale with the character of development located within the interior portions of city blocks.*” Additionally, the reduced setbacks and high lot coverage associated with the SR-3 zone lacks compatibility with the existing scale and low-density development pattern of the surrounding neighborhood.

In summary, staff finds that the SR-3 zone is incompatible with the site's characteristics and neighborhood fabric, thus is recommending the Planning Commission forward a negative recommendation to the City Council regarding the requested rezone from R-1/7000 to SR-3.

NEXT STEPS

The Planning Commission can provide a positive or negative recommendation for the proposed map amendment. The recommendation will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed amendment prior to making a decision on whether to adopt the zoning map amendment.

If the zoning amendment is approved by the City Council, the properties could be developed for any use allowed in the SR-3 zone on the properties. A list of uses allowed by the zone is located in [Attachment D](#). Any development under the SR-3 zone would be subject to a Planned Development, Preliminary Subdivision Plat and Final Plat. All development would be required to comply with the necessary zoning standards.

If the zoning amendment is denied by the City Council, the property located at 1463 S and 1467 S Cheyenne Street would remain R-1/7000. With this zoning, the property could potentially be subdivided and developed subject to a Planned Development, Preliminary Subdivision Amendment and Final Plat.

Zoning Map



Salt Lake City Planning Division 3/6/2023

ATTACHMENT B: **Applicant Materials**

February 10, 2023

Salt Lake City Planning
541 South State Street
Salt Lake City, UT. 84111

RE: Cheyenne Place - Zone Change 2023

Introduction

The Cheyenne Place is located at 1463 S. Cheyenne St. and 1467 S. Cheyenne St.

Background

The Cheyenne Place is located on Cheyenne Street in Salt Lake City. The rear of the properties abuts nearly 5 acres of open space and a “campus” of schools belonging to The Board of Education of Salt Lake. The Cheyenne Place includes 2 separate parcels. Each parcel contains 1 occupied single-family residence. The property owner might choose to demolish the single-family home located at 1463 S. Cheyenne St.

The Cheyenne Place is an infill development, surrounded by older, existing single-family homes to the north, south, and west.

As a proposed single-family infill development, the petitioners are requesting the SR-3 zoning.

The Cheyenne Place Zone Change 2023 includes two (2) parcels that total approximately .75 acres. (See attached in red outline)

The subject properties include:

- 1463 South Cheyenne St. and,
- 1467 South Cheyenne St.

The purpose of the rezone allows for more flexibility in housing options through inner block development. This request is consistent with “The Westside Master Plan December 2014”.

The Westside Master Plan specifically states: “Changes in regulation, for example, can turn vacant and inactive sites in the middle of a neighborhood into more easily developable infill sites”, and

“The overall level of change within Glendale and Poplar Grove will be relatively low, but there are some opportunities for incremental additions to density and minor adjustments to the development pattern to make them more efficient and sustainable”.

“The larger lots and blocks in Glendale subdivisions may provide more flexibility for infill projects”.

“The spaces in between those nodes are almost always single-family homes, usually on lots around 50 feet in width and with depths of over 100 feet. Some lots are deeper than this, presenting conditions that provide unique development opportunities”.

“There are also several vacant or underutilized parcels that can be developed as infill parcels”,

“Small lot single-family residential infill development, both attached and detached, are also options for adding new residential uses within the neighborhoods. A third option is to create zoning-based incentives to encouraging small-lot development. What those tools may be and how those incentives may work will require analysis of the city’s existing zoning ordinances and consideration of their overall impact on the fabric of the community”.

“Determine unique and compatible ways to add incremental density through infill development.

Infill Development. All new infill development, whether single-, two- or multi-family residential, should adhere to the prevailing development pattern in the immediate area. Some design elements that are used to increase density, such as height and bulk, can be made compatible through appropriate architectural and landscaping techniques.

Special Single-Family Allowances.

The Salt Lake City Planning Division should explore regulatory options for permitting unique, single-family residential development within the existing single-family zoning districts. Examples of special single-family developments include small-lot, detached, single-family residential units on parcels that are currently considered too small for development and attached single-family residential units”.

The proposed development is consistent with the Westside Master Plan since the subject properties are narrow, long, and mostly underutilized. This application for single-family homes meets nearly every desired characteristic that the neighbors, residents, and participants outlined.

The SR-3 zone is requested because it calls for a medium-density zoning district that provides “a variety of housing types, in scale with the character of development located within the interior portions of city blocks”. Cheyenne Place consists of single-family homes with multiple floor plan options that can and will meet the needs of our diverse population.

The Planned Development objectives and standards are being met by promoting greater efficiency in use of the land, utility services, and transportation systems. The proposed incremental increase in density utilizes the land to a more efficient degree than would otherwise be found in the area. This is not possible with the current R1-7000 zone.

The housing options are consistent with the goals found in the citywide plan: *Plan Salt Lake*, with the second initiative of the *Plan Salt Lake* housing section being to “Increase the number of medium density housing types and options.”

Not only does the proposed zone change and development meet the criteria of the SR-3 zone, but it is important to note the surrounding amenities that include, Elementary and Middle Schools, a Community Learning Center, nearby banks, restaurants, Jordan River trail system, easy freeway access, minutes from the Salt Lake International Airport, and last but not least, NPS.

Thank you for your consideration.

Sincerely,

Bert Holland
Agent for owners

Attachments:
Notarized authorization
Maps

ATTACHMENT C: **Property & Vicinity Photographs**



1463 S Cheyenne St. & the driveway access to 1467 S Cheyenne St.



1463 S Cheyenne St. – Applicant intends to demolish the existing single-family home redevelopment



Rear yard area of 1463 S Cheyenne St.



Rear yard area of 1463 S Cheyenne St. is currently being used for urban farming



1467 S Cheyenne St. – Applicant intends to subdivide the lot and put a unit behind the existing home



1469 S Cheyenne St. – Property was previously subdivided to create the flag lot at 1467 S Cheyenne St.



Driveway access to the flag lot – Driveway would be used to access 7/8 of the proposed lots



Homes across the street from the proposed development

ATTACHMENT D: Comparison of R-1/7000 & SR-3 Zoning

The applicant is proposing to change the zoning of this property from R-1/7000 (Single-Family Residential) to SR-3 (Special Development Pattern Residential).

Purpose statement of the R-1/7000 zoning district:

The purpose of the R-1/7000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Purpose statement of the SR-3 zoning district:

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density 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. This is a medium density zoning district.

	R-1/7000	SR-3
Building Height	28' for pitched roofs 20' for flat roofs	28' for pitched roofs 20' for flat roofs Average height of other buildings
Front Setback	Average of block face	Average of block face If no block face exists, 10'
Side Setback	6' and 10' 6'	<u>Single-family detached:</u> 4' <u>Single-family attached & Twin-home:</u> 4' when abutting a single-family dwelling, otherwise no yard required
Corner Side Setback	20' or average of block face	10'
Rear Setback	25'	20% of lot depth but not less than 15' no more than 30'
Lot Minimums	7,000 square feet	<u>Single-family detached:</u> 2,000 SF <u>Single-family attached & Twin-home:</u> 1,500 SF <u>Two-family:</u> 3,000 SF
Lot Width	50'	<u>Single-Family Detached:</u> Interior: 30'

		Corner: 40' <u>Single-Family Attached & Twin-home:</u> Interior: 22' Corner: 32' <u>Two-Family:</u> Interior: 44' Corner: 54'
Building Coverage	40%	<u>Single-family detached:</u> 60% <u>Single-family attached/twin-home/two-family dwellings:</u> 70%

Permitted and Conditional Uses in R-1/7000	Permitted and Conditional Uses in SR-3
Permitted Uses <ul style="list-style-type: none"> • Accessory use, except those that are otherwise specifically regulated elsewhere in this title • Daycare, registered home daycare or preschool • Daycare, nonregistered home daycare • Dwelling, group home (small) • Dwelling, manufactured home • Dwelling, single-family (detached) • Home occupation • Open space on lots less than 4 acres in size • Park • Parking, park and ride lot shared with exiting use • Urban farm • Utility building or structure • Utility transmission wire, line, pipe or pole Conditional Uses <ul style="list-style-type: none"> • Community Garden • Adaptive reuse of a landmark site • Daycare center, child • Dwelling, assisted living facility (limited capacity) • Dwelling, congregate care facility (small) • Government facility • Municipal service use • Place of worship on lots less than 4 acres in size • School, seminary and religious institute • Temporary use of closed schools and churches 	Permitted Uses <ul style="list-style-type: none"> • Accessory use, except those that are otherwise specifically regulated elsewhere in this title • Daycare, registered home daycare or preschool • Daycare, nonregistered home daycare • Dwelling, group home (small) • Dwelling, manufactured home • Dwelling, single-family (detached) • Dwelling, single-family (attached) • Dwelling, twin home and two-family • Home occupation • Open space on lots less than 4 acres in size • Park • Parking, park and ride lot shared with exiting use • Urban farm • Utility building or structure • Utility transmission wire, line, pipe or pole Conditional Uses <ul style="list-style-type: none"> • Community Garden • Daycare center, child • Dwelling, congregate care facility (small) • Government facility • Municipal service use • Place of worship on lots less than 4 acres in size • School, seminary and religious institute • Temporary use of closed schools and churches

ATTACHMENT E: Analysis of Standards – Standards for General Amendments

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;

Westside Master Plan

The proposed rezone conflicts with the policy statements in the Westside Master Plan. This is further articulated and discussed in the Key Considerations section of this report.

Specifically, the subject property is located in a stable neighborhood that is not near a designated “Community Node”, which are locations the plan deems as appropriate for higher-density redevelopment. The plan speaks to supporting infill development of vacant or underutilized lots, which the subject property is not. The properties have two single-family homes and an urban farm on them.

Opportunities: The plan states that the Westside is primarily a single-family community and there is no need to see an overhaul in the composition or character of the neighborhoods. Most of the redevelopment will be around the neighborhood, in designated nodes. The extent of the change needed or desired—from zoning changes to urban design treatments—is largely a product of the typology and the existing conditions of the location.

Neighborhoods: The plan acknowledges that there are some opportunities for incremental additions to density and minor adjustments to the development pattern of neighborhoods to make them more efficient and sustainable (p.26). The plan explains that very little additional density has been added to the Westside via multi-family housing, and while the demand for new housing will change the community’s development pattern, it will not be found within the neighborhoods.

Nodes: The concept of a node is a critical one because nodes represent one of the key types of locations for redevelopment. A node is an intersection consisting of at least one major road where there is potential for changes in land use and the development pattern. Furthermore, a node is a localized area of change, different than a district or corridor (like 900 W and Redwood Road).

Spaces between nodes may see change to provide buffers and transitions, but they should not impact the stability of the community’s interior, such as a location like Cheyenne Street. Cheyenne Street and the subject properties are not near a Node. The closest nodes are on California Avenue and are “Community Nodes”. The plan states that “Accessory dwelling units (ADUs) ... may be appropriate at community nodes. ADUs are an effective way to increase density within the stable areas, especially with the community’s deep single-family lots” (p.41).

Staff Discussion: While infill development and redevelopment are anticipated on the Westside, the Westside Master Plan has designated locations for this development and expects stable single-family neighborhoods to remain. If sites are to be redeveloped, incremental density is appropriate. The subject property, as it currently exists today, is an example of what type of density and land uses are appropriate within single-family neighborhoods that are not near a Node. One of the lots is used for urban agriculture and one has already been subdivided from a larger lot. Amending the zoning to allow for medium-density would impact the adjacent properties, require infrastructure upgrades, and would not fit within the predominant development pattern of the area.

Cheyenne Street is within an existing stable neighborhood. While change may occur, the primary location for increased development is at or near designated nodes. The subject property is in the middle of the block face and is surrounded by large, deep lots that could also be subdivided under the current R-1/7000 zoning. The plan explains that one development opportunity for lots deeper than 100 feet is to use the space for interior block urban agriculture (p.33), which is how the subject property is currently being used. Infill development could add density but should adhere to the prevailing development pattern in the immediate area. The subject property is also an example of appropriate infill, as 1467 S Cheyenne Street was subdivided into a flag lot. ADU's are another appropriate housing type that are mentioned in the plan that would permit additional units but wouldn't impact the predominant development pattern (p.34). Under the current R-1/7000 zoning, the property at 1463 S Cheyenne Street could be subdivided into two additional single-family lots, and both properties could legally add ADU's. Both options are supported in the Westside Master Plan and do not require the property to be rezoned. Overall, that would allow for 8 units, which meets the goals of the plan and would be more appropriate for the neighborhood.

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

21A.02.030 Purpose and Intent

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 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."

The purpose of the zoning ordinance states the title is intended to:

- Lessen congestion in the streets or roads
- Secure safety from fire and other dangers
- Provide adequate light and air
- Classify land uses and distribute land development and utilization
- Protect the tax base
- Secure economy in governmental expenditures
- Foster the City's industrial, business and residential development
- Protect the environment

The proposed map amendment would increase the allowable density at the site, which would require utility upgrades and the use of more City resources such as fire protection. The additional density would add to the tax base and foster residential development, both of which could be accomplished with lower-density redevelopment.

SR-3 Zoning District Purpose

The proposed map amendment would allow for medium-density development, which would not be compatible with the existing density, development pattern, or scale of the neighborhood. The properties within this neighborhood primarily consist of R-1/7000 zoning. The purpose of the SR-3 zone is to provide housing that is, “in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density 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. This is a medium density zoning district...” The zone’s purpose statement is clear that development under SR-3 should be interior to the block, which is not the site condition at this location.

21A.50.010 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.”

There have been no changes in public policy that support medium-density development at this location. The property could be redeveloped under the R-1/7000 zoning district or a similar low-density district.

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

The proposed SR-3 zone would allow for different land uses and development regulations than the R-1/7000 district. The SR-3 district permits single-family detached, single-family attached, and two-family dwelling units with smaller lot sizes and setbacks and larger lot coverage. Rezoning would increase the allowable lot coverage from 40% to 60% (detached single-family) and up to 70% (attached/two-family).

The allowable height is 28 feet in both districts, but the current development pattern along Cheyenne Street consists of single story homes. The Wasatch Commons community has two-story townhomes that are setback from Utah and Cheyenne Streets and are clustered around a pedestrian pathway. The homes are not visible from the public right of way.

The lots, including the existing driveway to the flag lot, are approximately 32,260 square feet. Below is what that square footage would allow if the property was redeveloped. Please note, staff acknowledges that the development potential is less after accounting for public infrastructure and setbacks. The numbers are based solely on square footage requirements for each building type.

SR-3:

- Single-Family Detached: 16 units
- Single-Family Attached: 21 units
- Two-Family (Duplex): 10 structures (20 units)

R-1/7000: 4 single-family detached homes

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

N/A – There is no applicable overlay district that imposes additional development standards on this property.

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.

The redevelopment of the site would require public facility upgrades. The proposal was reviewed by all applicable city departments. Full review comments are in Attachment H.

ATTACHMENT F: **Housing Loss Mitigation Plan**



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

1463 S & 1467 S Cheyenne Street – Zoning Map Amendment

PLNPCM2023-00096

PROJECT DESCRIPTION

Background

Bert Holland & Dave Robinson, on behalf of the property owners, are requesting a zoning map amendment for the properties at 1463 S and 1467 S Cheyenne Street. The current zone is R-1/7000 Single Family Residential, and they are requesting to amend the map to SR-3 Special Development Pattern Residential.

The developers intend to redevelop the property and are requesting a rezone to allow for higher density and flexibility in housing types. There is a single family home located on each property. The single family home at 1463 S Cheyenne Street was built in 1942. The applicants stated that this home is in disrepair and would be demolished prior to redevelopment of the site. The home on 1467 S Cheyenne Street, which is a flag lot, was built in 1999 and would remain as a part of the redevelopment.



1463 S Cheyenne Street



1467 S Cheyenne Street

Proposed Zoning Map Amendment

The SR-3 zoning district allows for nonresidential uses, and there is no requirement to include residential uses in new development in this zone. Because the application is a 'petition for a zoning change that would permit a nonresidential use of land,' a Housing Loss Mitigation Plan is required for the loss of residential units at 1463 S and 1467 S Cheyenne Street. Housing Loss Mitigation Plans are reviewed by the city's Planning Director and the Director of Community and Neighborhoods. The proposed plan includes a housing impact statement and a method for mitigating potential residential loss. Staff is recommending denial of the zoning map amendment.



HOUSING IMPACT STATEMENT

Housing Mitigation Ordinance Requirements

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

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

Staff is recommending denial of the zoning map amendment because the character of the area is inconsistent with the proposed zoning district. The site of the proposed zoning map amendment is in an area that is primarily low-density residential. The SR-3 zoning district is a medium-density zone mostly found in older neighborhoods in the city where the blocks have been historically broken up and developed with small lots and small dwelling units. While the SR-3 zone offers flexibility in allowed residential uses, there are no associated design standards that would ensure compatibility with the existing residential character of the neighborhood.

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

The existing building at 1463 S Cheyenne Street is a single family dwelling that would be demolished prior to the redevelopment of the site. 1467 S Cheyenne is not scheduled for demolition.

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

The Salt Lake County Assessor's office lists the value for each of the dwellings as:

1463 S Cheyenne: \$92,300 building value and overall market value as \$243,000.

1467 S Cheyenne: \$319,200 building value and overall market value as \$444,700.

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 32,500 square feet of land converted from R-1/7000 to SR-3. The proposal is to rezone the property to a higher density residential zoning district for the purpose of constructing additional residential units on the site.

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

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

- A. *Construction of replacement housing,*
- B. *Payment of a fee based on difference between the existing housing market value and the cost of replacement, and*

- C. Payment of a flat mitigation fee if demonstrated that the costs of calculating and analyzing the various methods of mitigation are unreasonably excessive in relationship to the rough estimated costs of constitutionally permitted mitigation).*

Option A – This option addresses the change in zoning by providing replacement housing. If the SR-3 rezone is approved, the applicant intends to demolish the existing home at 1463 S Cheyenne Street and replace it with 6 new dwelling units. Additionally, they intend to further subdivide the flag lot at 1467 S Cheyenne Street to create 1 additional lot. The total number of units would potentially be 8. Staff has not reviewed a development proposal at this time.

The applicant has chosen this option and is willing to enter into a Development Agreement that states that replacement housing will be built if and when the property was to redevelop.

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

The Salt Lake County Assessor's Office shows the building value of the dwelling at 1463 S Cheyenne Street as \$92,300, not including the value of the land. The dwelling at 1467 S Cheyenne Street has a building value of \$319,200, not including the 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 the construction cost per square foot for R-3 (Single Family Dwellings) Type VB is \$165.67/SF of finished floor area. The cost for an unfinished basement is \$31.50/SF. This rate takes into account only the costs of construction and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the building's occupant load.

1463 S Cheyenne Street

Market value of the dwelling (based on County assessment) = \$92,300

Replacement cost (644 sq ft of finished floor) = \$106,691

Difference = - **\$14,391**

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

1467 S Cheyenne Street

Market value of the dwelling (based on County assessment) = \$319,200

Replacement cost (1232 sq ft of finished floor, 1175 sq ft of unfinished floor) = \$241,118

Difference = **\$78,082**

Because the market value exceeds the replacement cost of the existing single family home, a mitigation fee equal to the difference would be required under this option.

FINDINGS

Planning Staff is recommending the Planning Commission forward a negative recommendation to the City Council regarding the rezone request. Consideration must be given to the following findings if the rezone is approved:

- The proposed rezone could result in a net loss of two dwelling units.
- Options A & B of the Housing Loss Mitigation ordinance have been considered.
- The applicant is proposing to replace housing with a development that would total 8 dwelling units on the site, which could satisfy Option A.
- Option B shows that the replacement cost of 1463 S Cheyenne Street is more than the market value of the single family dwelling, thus no mitigation fee would be required for that unit.
- Option B also shows that the replacement cost of 1467 S Cheyenne Street exceeds the market value of the existing single family dwelling, thus a mitigation fee would be required.
- A development agreement to have at least one dwelling unit on the property is recommended as a condition of approval since the applicant already intends to maintain one of the buildings. The development agreement must be reviewed by the City Attorney and place the applicant, and subsequent property owners, under legal obligation to maintain a residential use on the property.

DETERMINATION OF MITIGATION

Based on the findings outlined in this report, the Director of Community and Neighborhood, has determined that the applicant should enter a development agreement for the replacement of at least one dwelling unit in order to comply in a satisfactory manner with the Housing Loss Mitigation standards outlined by Title 18.97.



Blake Thomas, Director
Department of Community and Neighborhoods

Date: 2/13/2024

Attachments

- [Vicinity Map](#)
- [Salt Lake County Assessor – Evaluation Summaries](#)
- [International Code Council Building Valuation Data – August 2023](#)

ATTACHMENT A: Vicinity Map

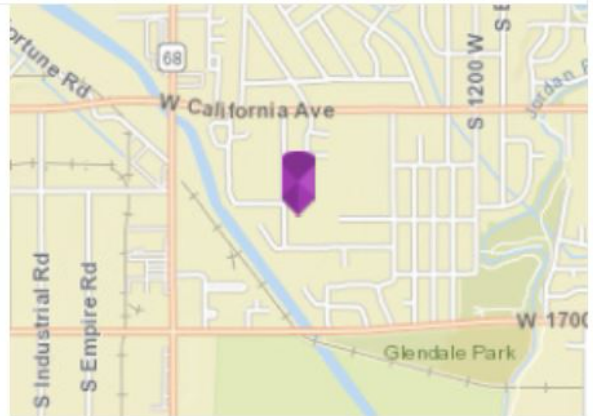


ATTACHMENT B: Salt Lake County Assessor – Evaluation Summaries

SLCo ---> Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

Parcel	15-15-229-010-0000
Owner	1463 CHEYENNE LLC
Address	1463 S CHEYENNE ST
Total Acreage	0.41
Above Ground sqft.	644
Property Type	111 - SNGL FAM RES
Tax District	13

Value History					
	Record	Land Value	Building Value	Market Value	Tax Rate
2023		\$ 150,700	\$ 92,300	\$ 243,000	
2022	1	\$ 147,700	\$ 98,700	\$ 246,400	.0105370
2021	1	\$ 108,900	\$ 80,300	\$ 189,200	.0116380
2020	1	\$ 97,200	\$ 75,600	\$ 172,800	.0122270
2019	1	\$ 97,200	\$ 76,400	\$ 173,600	.0129960
2018	1	\$ 95,600	\$ 30,100	\$ 125,700	.0133450



Land Record 15-15-229-010-0000

Record ID 1		Influence Effect		Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	RESIDENTIAL	Assmt. Class	RES-PRIMARY	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-LOT	Lot Depth		Neighborhood	208	Street type	TWO-WAY
Land Class		Acres	0.41	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	1107	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use	N	Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots	1				

Residence Record 15-15-229-010-0000

Building Style	CB	Full Baths	1	Interior Condition	AVERAGE	Main Floor Area	644
Assessment Classification	P	3/4 Baths		Exterior Condition	FAIR	Upper Floor Area	
Exterior Wall Type	FRAME	Half Baths		Overall Condition	FAIR	Finished Attic Area	
Roofing	WOOD-SHINGLE	Number of Kitchens	1	Visual Appeal	AVERAGE	Above Ground Area	644
Central AC	NO	Finished Fire places		Maintenance	HIGH	Basement Area	
Heating	PRIMRY-CNTRL	Year Built	1942	Conformity	EQUAL-IMPRVD	Finished Basement Area	
Owner Occupied		Effective Year Built	1994	Livability	AVERAGE	Finished Basement Grade	
Number of Stories	1.0	Interior Grade	FAIR	Primary Kitchen Quality	BASIC	Carport Surface Area	
Total Rooms	5	Exterior Grade	FAIR	Primary Bath Quality	BASIC	Attached Garage S. Area	
Bedrooms	1	Overall Grade	FAIR	Percent Complete	100	Builtin Garage S. Area	
						Basement Garage S. Area	
						Above Grade Area + Basement Area: 644	

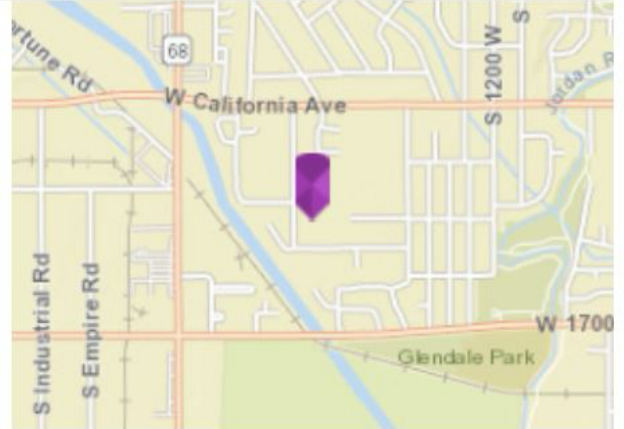
Legal Description 15-15-229-010-0000

COM 60 RDS W & 1180 FT S FR NE COR SEC 15 T 1S R 1W SL MER S60 FT W 297 FT N 60 FT E 297 FT TO BEG 0.4 AC 5518-958 08684-9109

[Click here for Classic Parcel Details Page](#) [Search Again?](#)

This page shows the assessor's CAMA data, as it was, on May 22, 2023.

Value History					
	Record	Land Value	Building Value	Market Value	Tax Rate
2023		\$ 125,500	\$ 319,200	\$ 444,700	
2022	1	\$ 126,300	\$ 271,200	\$ 397,500	.0105370
2021	1	\$ 93,200	\$ 201,600	\$ 294,800	.0116380
2020	1	\$ 83,200	\$ 185,700	\$ 268,900	.0122270
2019	1	\$ 83,200	\$ 173,600	\$ 256,800	.0129960
2018	1	\$ 81,800	\$ 133,200	\$ 215,000	.0133450



15-15-229-020-0000

Record ID 1		Influence Effect		Lot Shape	REGULAR	Traffic	LIGHT
Lot Use	RESIDENTIAL	Assmt. Class	RES-PRIMARY	Lot Location	FLAG	Traffic Influence	TYPICAL
Lot Type	PRIMARY-LOT	Lot Depth		Neighborhood	208	Street type	TWO-WAY
Land Class		Acres	0.34	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag		Zone	1107	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use		Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots	1				

15-15-229-020-0000

Building Style	RN	Full Baths	1	Interior Condition	VERY-GOOD	Main Floor Area	1232
Assessment Classification	P	3/4 Baths		Exterior Condition	GOOD	Upper Floor Area	
Exterior Wall	ALUMNM-VINYL	Half Baths		Overall Condition	GOOD	Finished Attic Area	
Type		Number of Kitchens	1	Visual Appeal	AVERAGE	Above Ground Area	1232
Roofing	ASPHALT-SHNG	Finished Fire places		Maintenance	AVERAGE	Basement Area	1175
Central AC	YES-FA DUCT	Year Built	1999	Conformity	EQUAL-IMPRVD	Finished Basement Area	
Heating	PRIMRY-CNTRL	Effective Year Built	2016	Livability	AVERAGE	Finished Basement Grade	
Owner Occupied		Interior Grade	AVERAGE	Primary Kitchen Quality	BASIC	Carport Surface Area	
Number of Stories	1.0	Exterior Grade	FAIR	Primary Bath Quality	BASIC	Attached Garage S. Area	378
Total Rooms	8	Overall Grade	FAIR	Percent Complete	100	Builtin Garage S. Area	
Bedrooms	3					Basement Garage S. Area	
Above Grade Area + Basement Area:							2407

15-15-229-020-0000

BEG N 89°55'56" E 33 FT & N 0°04'04" W 60 FT FR CEN NE 1/4 SEC 15, T 1S, R 1W, SLM; N 0°04'04" W 20 FT; N 89°55'56" E 297 FT; S 0°04'04" E 80 FT; S 89°55'56" W 147 FT; N 0°04'04" W 60 FT; S 89°55'56" W 150 FT TO BEG. 0.34 AC M OR L. 8323-1807, 1809 8323-1810 9408-1548 09470-2413

[Click here for Classic Parcel Details Page](#) [Search Again?](#)

This page shows the assessor's CAMA data, as it was, on May 22, 2023.

ATTACHMENT C: International Code Council Building Valuation Data – August 2023



People Helping People Build a Safer World®

Building Valuation Data – AUGUST 2023

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2024. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget x (\%)}}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$231.65/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$231.65/sq. ft x 0.0075
= \$27,798

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs a, b, c

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	335.89	324.58	316.94	304.93	286.87	278.00	295.62	266.02	257.55
A-1 Assembly, theaters, without stage	307.39	296.08	288.44	276.42	258.37	249.50	267.12	237.51	229.05
A-2 Assembly, nightclubs	269.94	261.93	254.48	245.85	230.56	223.99	237.02	209.57	202.79
A-2 Assembly, restaurants, bars, banquet halls	268.94	260.93	252.48	244.85	228.56	222.99	236.02	207.57	201.79
A-3 Assembly, churches	311.88	300.57	292.93	280.91	263.30	254.43	271.60	242.45	233.98
A-3 Assembly, general, community halls, libraries, museums	266.07	254.76	246.12	235.10	216.33	208.46	225.80	195.47	188.01
A-4 Assembly, arenas	306.39	295.08	286.44	275.42	256.37	248.50	266.12	235.51	228.05
B Business	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
E Educational	273.46	263.96	255.62	245.04	228.69	217.00	236.61	200.36	193.94
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	434.15	424.59	415.32	405.12	383.35	N.P.	396.02	358.57	N.P.
I-2 Institutional, nursing homes	302.01	292.45	283.18	272.97	253.83	N.P.	263.88	229.05	N.P.
I-3 Institutional, restrained	295.86	286.31	277.03	266.83	247.95	238.69	257.74	223.17	212.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	201.37	193.36	184.91	177.28	161.72	156.15	168.45	140.73	134.95
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family ^d	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care-assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.

ATTACHMENT G: 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:

- Early notification notices mailed out March 7, 2023.
 - Notices were mailed to property owners/residents within ~300 feet of the proposal.
- The Planning Division provided a 45-day comment period (March 6, 2023 – April 21, 2023) notice to the Glendale Community Council.
 - The Community Council held a public meeting on April 19, 2023. The applicant, residents, and city staff attended the meeting. The Council Chair submitted a letter of support on April 20, 2023, which is included in the staff report.
- An online open house was posted to the Planning Division’s webpage on March 6, 2023.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on March 15, 2024
- Public hearing notice posted on March 15, 2024
- Public notice posted on City and State websites and Planning Division list serve on March 15, 2024

Public Input

At the time of the staff report being published, Planning staff received 5 public comments and a Community Council statement related to the proposal. All the public comments were in opposition to the proposed rezone and the Glendale Community Council provided a letter in support of the rezone. Public comments regarding the project are included in the staff report.

It should be noted that the early engagement public notice for the project was mailed a year before the scheduled Planning Commission hearing. If additional comments are submitted, they’ll be provided to the Planning Commission for consideration.

From: [Turner Bitton](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Re: Recognized Community Organization Notice - Cheyenne Street Rezone
Date: Sunday, April 30, 2023 11:07:57 PM

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

Hi Amanda,

I wanted to follow up with you on this proposal before it goes to planning commission to submit the Glendale Neighborhood Council's letter of support. After hearing from the applicant at our last public council meeting and having spoken with neighbors to hear their concerns, the council believes the proposal has merit and should be approved. We recognize that there is some neighborhood opposition to the proposal, however, given the need for more housing in Glendale and citywide, we support the rezone request.

Thanks,
Turner C. Bitton (he/him)
Chairman
Glendale Neighborhood Council
(801) 564-3860
www.glendaleslc.org

On Mar 6, 2023, at 12:35 PM, Roman, Amanda <Amanda.Roman@slcgov.com> wrote:

Hi Turner.

I am reaching out to let the Glendale Community Council know that the Planning Division has received a Zoning Map Amendment application for the property located at 1463 S and 1467 S Cheyenne Street. The proposal would rezone the property from R-1/7,000 Single Family Residential to SR-3 Special Development Pattern Residential District. The two lots are approximately .76 acres or 33,000 square feet. All the surrounding properties are zoned R-1/7,000 or Public Lands (where Glendale Middle School is located). The rezone would allow the property owner/developer to combine the lots and build additional dwelling units.

<image004.jpg>I have attached:

- Petitioner's application materials (plans and narratives)
- A formal letter requesting your community council's input

As a recognized community organization, you have 45 days from the date of the letter to provide comments on the proposed petition. The 45-day period ends on **April 21, 2023**. Please let me know if you have any questions regarding this petition or if you'd like to schedule the applicant on an upcoming council agenda.

Thank you,

<image001.png>

AMANDA ROMAN | (She/Her/Hers)
Urban Designer
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Mobile: (801) 535-7660
Email: amanda.roman@slcgov.com
WWW.SLCGOV.PLANNING WWW.SLC.GOV

<Recognized Organization Notice [3-6-23].pdf><Cheyenne Street Zoning Map Amendment - Combined Application.pdf>

From: [Emilie Jordao](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) 1463 S & 1467 S Cheyenne Street – Zoning Map Amendment
Date: Wednesday, March 15, 2023 11:43:57 AM

Hi Amanda,

Hope all is well! My name is Emilie, I'm also a planner and resident of the Glendale community. The zoning amendment for the parcels 1463 and 1467 S Cheyenne St was recently brought to my attention and I thought I'd email you with some of my thoughts.

It is my understanding that the new zoning they are requesting would allow for taller buildings to be developed in the lots. I live across the street from them in the Wasatch Commons Cohousing Community. I love the fact that we have so many lots around us with open space that allows for urban farming and single-family units. We call this area our "agrihood" and it would sadden me to have taller buildings shading areas that can be used to grow food and change the character of the neighborhood.

Thanks for taking the time to read this email!

Best,

--

[Emilie Jordao](#)

From: [REDACTED]
To: [Roman, Amanda](#)
Subject: (EXTERNAL) proposed Zoning Change
Date: Tuesday, March 14, 2023 9:13:39 PM

This is to express my opposition to changing the zoning on the property at 1463 and 1467 S Cheyenne St in Salt Lake City. These properties are probably 3/4 acre but the 2 lots together are very narrow. No change to zoning should be made until a plan for permits have been submitted showing what the owner wants to put on this property. There is already a problem with parking on Cheyenne as there are some houses that appear to have multiple families living in a single family dwelling. There have been other cases of owners wanting to subdivide their lots and their applications were refused because it was deemed as being a possible strain on the resources of the area. With the current changes proposed by the current mayor that are planned to be made to Cheyenne Street there would be even less available parking for multiple residences on this small lot.

Again, there should be no changes made to the zoning of these properties until the owner submits plans for permits showing how they plan to expand the housing on these lots.

Thank you for considering my opinion. Russ Ware, 1506 S. Cheyenne St.

From: [REDACTED]
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Proposed Zoning Change
Date: Thursday, March 16, 2023 4:43:28 PM

Ms. Roman,

Since emailing you on the 14th of March I have done a little more research and found a discrepancy in the filing of case number PLNPCM2023-00096. When looking at the filing as posted on the website it is for a proposed rezoning to 1476 S. Cheyenne and there is no 1476 S Cheyenne. I also would like to point out that the property at 1467 and 1469 S Cheyenne St. were previously subdivided by the owners of 1469 S Cheyenne. To now go in and subdivide 1463 and the new 1467, if that is the property that is actually looked at being subdivided, does not make any sense. How many times is the city going to subdivide property to get rid of single family dwellings? The city managers and planners should take a very close look at how these subdividings are going to affect parking and utility use for this area. Consideration should also be given to the elementary and middle school for this area as both are currently carrying a maximum number of students in each. I do believe there is a point where there are enough residents in any one area and this area is approaching that point with the number of single family dwellings being used for rentals by the room.

Thank for your consideration of the opinions of the residents that currently reside in this area.

Russ Ware

From: [Kevin Bell](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) zoning request in Glendale
Date: Thursday, April 20, 2023 11:49:32 AM

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

The zoning change for 1363/1467 S Cheyenne St should NOT be allowed. The new ADU ordinance should be followed for any infill. Allowing developers to do this will open the door to sell Glendale to California. NO WAY!!!

Kevin Bell
1398 S Cheyenne St
Salt Lake City.

From: [Turner Bitton](#)
To: [Scott Dickson](#)
Cc: [Roman, Amanda](#)
Subject: (EXTERNAL) Re: Concerns about the rezoning proposal on 1463 and 1467 south cheyenne street. PLNPCM2023-00096
Date: Friday, April 21, 2023 4:10:16 PM

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

Scott,

Thank you so much for your comments. I'm glad you CC'd Amanda as she will include these comments for the planning commission. I would also encourage you to reach out directly to the planning commission. You can provide public comment by emailing planning.comments@slcgov.com. You can also attend the meeting and share your comments as well. Here is a link to the agendas for the commission:
<https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>

Thanks,
Turner

On Apr 21, 2023, at 2:58 PM, Scott Dickson <scottyup1@gmail.com> wrote:

Hello Mr. Bitton,

I attended the Glendale Community Counsel meeting the other night where there was a presentation on the proposal to rezone two properties on Cheyenne street. I own the property north of this proposal, 1461 south Cheyenne street. I have several concerns about this rezoning proposal. I will list the concerns below. I have talked to many of my neighbors who share my concerns but have also voiced that they didn't know how to "stop it" I have explained that we are in open comment period and that they should be contacting you to voice their concerns. I know that they are busy and I worry that their voices won't be heard because. Other than this open comment period is there other opportunities to voice concerns or to oppose this proposal? I know that the presentation last night was to lay out the proposal and ask simple questions but it was quick and left many questions to be asked. I also felt like the presenter dodged many of the questions with vague answers. It was asked who the presenter represented and what the development would look like and he responses were not clear and I still am seeking clarity of who this outside development firm is and what is their intended development. I am worried that community members won't be voice their opposition because the clarity of the project is lacking. Right now it is just rezoning and that doesn't sound as bad. But this is just the beginning of a larger issue of over developing the neighborhood and causing negative the effects that this development will bring. Will the minutes on this meeting be posted this Friday with details of the who, why, what's of the people seeking this rezoning proposal? I will list my concerns now but I am sure that I learn more about what is really going on they the list will evolve.

I am concerned on the details of the development project aren't fully stated. In the applicant narrative it says they may choose to tear down the existing house. The presenter stated they wanted to provide more housing options for residents of Glendale but he was unclear of how many houses and what exactly the houses would look like. I am concerned that they are going to convert the current community garden space into concrete and buildings. He stated that the property was full of weeds which is wholly untrue. Bug farms currently and for over 7 years is utilizing the property on 1463 as well as my property 1461 and recently picked up the use of the land on 1451.

Crowding the neighborhood. I don't see how they can develop the properties into 5-6 houses like the presenter described and maintain any similar building design or aesthetics like the 2014 master plan describes as a requirement for infill development. Is there even access for fire trucks and safety personnel if they convert the land all into houses? We are not located in one of the node locations described in the master plan and the proposal for rezoning is too small for this development.

Light pollution. There was a wonderful presentation from the U of U students about the impacts of light pollution. I don't see how this rezoning and development won't increase the light pollution on my property and the neighborhood as a whole.

Sound pollution. I am sure the construction and added cars and people will all add to sound pollution in Glendale.

I am concerned that new structures will have an impact on the community gardens on my property by casting shadows over the property into my gardens and greenhouse. How tall will these new houses be? Are they even houses or apartments? Once again what are they going to do that they couldn't just do under the current zoning laws. If they change the zoning they will most certainly subdivide the property to the point that there is an overcrowding effect on the neighborhood.

I am concerned the new structures will obstruct my views of the mountains. One of the main reasons I wanted to move to Glendale and particularly my house on Cheyenne street which boasts excellent views of the Wasatch front.

I don't see the need to rezone the property for them to remove the existing house or even subdivide the lot to achieve new homes for at least two houses but to rezone to sr-3 I am worried they are going to overcrowd our neighborhood. It seems that this form of infill development should be concentrated to larger lots closer to transportation hubs and "node" centers throughout Glendale. Most everyone knows that Cheyenne street is a hub for backyard gardens and community gardens. There is Bug farms operating on my property and the property north of mine as well as several other yards on our street. There is Stagle organics and many other backyard gardens. Wasatch co-housing is located in our neighborhood and they preserve open space and are an example of how sr-3 could work but they are on a much larger tract of land and cannot see how the development of the two parcels to the south of me could look anything like Wasatch Co-housing. The rezoning and subsequent development will only have a

negative impact on the neighborhood. The presenter described making new homes for residents and only loosely through out the numbers of the sale costs being “slc housing market” prices and “400,000 plus” price range. I see this as gentrification of our neighborhood as most all of people I know from Glendale will not be able to afford such prices.

Like I stated this list is not comprehensive but my sentiments as of right now. This is mostly because me and many people on Cheyenne street don’t have the full picture of how the rezoning will truly change the character of our neighborhood. At this point we see outside development converting prime garden space into an over crowded new development. This will displace current residents and likely encourage gentrification as those who can afford new houses move in.

Thank you for listening to me.

Sincerely ,

Steven Scott Dickson
1461 south cheyenne street
Salt Lake City, Ut 84104

Zach Hartlyn - 1415 Cheyenne Street – Owner of Bug Farms (they grow at the back of the subject properties)

Infill makes sense in many parts of the city with large lots, but the community plans for the area speak to developing along busier corridors, such as 900 West. Development has been expanding beyond 900 West corridor. Cheyenne Street has a unique positioning within the greater city landscape being next to new development, but still having multiple farming locations and more coming as Wasatch Community Gardens moves to the neighborhood.

The density of the development may not be supported by the existing infrastructure. The existing water main on Cheyenne has broken twice in a year. Business is business so he understands development needs to take place, but if it is rezoned, he wants the property to be developed as the applicant said it would be at the Glendale Community Council meeting on April 19, 2023, which would be with single-family homes. He wants his kids to play with new kids in the new homes and not have his neighbors pushed out due to higher home prices. He provided the example of a rezone on Van Buran. The property was rezoned to SR-3 and the lots were redeveloped and sold for half a million dollars, which is not affordable for young families who want to move to their neighborhood.

In short, development pressures are high and understandable but higher density development may be better served along busy corridors, as called out in the community plans for the neighborhood.

ATTACHMENT H: Department Review Comments

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

Building: Comments provided by Heather Gilcrease on 3/7/23

No Building Code comments for this phase of the development process.

Engineering: Comments provided by Scott Weiler on 3/24/23

No objections.

Police: Comments provided by Douglas Bateman on 3/13/23

No fire code comments related to the Zoning Map Amendment. Additional comments may arise with building permit submittal and construction document review for code compliance.

Police: Comments provided by LT Andrew Cluff on 3/16/23

No comments.

Transportation: Comments provided by Jean Carver on 3/24/23

Approval recommended.

Public Utilities: Comments provided by Kristeen Beitel on 3/21/23

Public Utilities has no issues with the proposed rezoning. Additional comments have been provided to assist the applicant in obtaining a building permit.

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.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Parcels must be consolidated prior to permitting.

- 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. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4).