



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

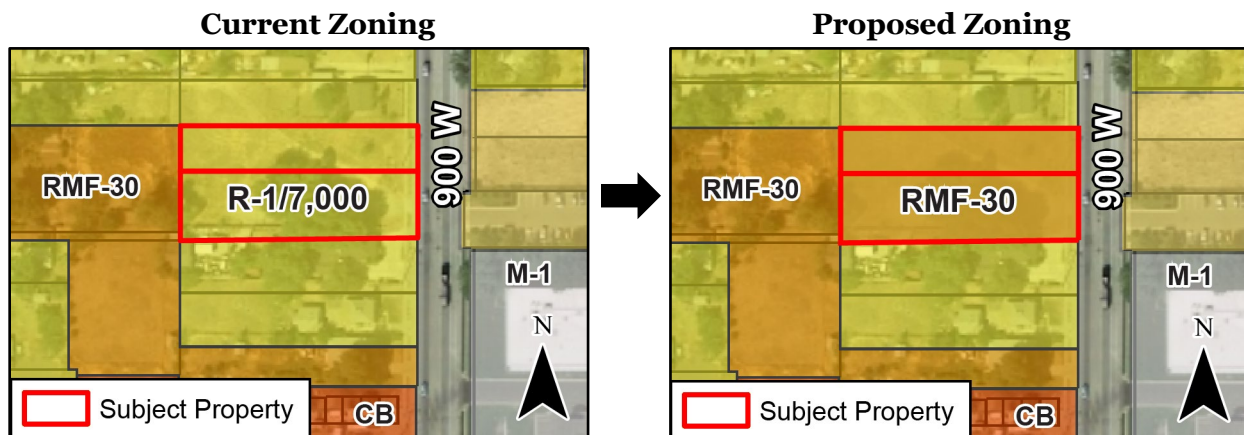
**To:** Salt Lake City Planning Commission  
**From:** Andy Hulka, Principal Planner, [andy.hulka@slcgov.com](mailto:andy.hulka@slcgov.com), 801-535-6608  
**Date:** April 10, 2024  
**Re:** PLNPCM2024-00128 – Brix Rezone – 1544 S 900 W & 1550 S 900 W

## Zoning Map Amendment

**PROPERTY ADDRESSES:** 1544 S 900 W (Parcel ID: 15-14-253-031)  
1550 S 900 W (Parcel ID: 15-14-253-032)  
**NEIGHBORHOOD PLANS:** [Westside Plan](#)  
**CURRENT ZONING:** [R-1/7,000](#) Single-Family Residential District  
**PROPOSED ZONING:** [RMF-30](#) Low Density Multi-Family Residential District

### REQUEST:

Paul Garbett (Garbett Homes), representing the property owner, has submitted an application to amend the Zoning Map for two parcels located at 1544 S 900 W and 1550 S 900 W. The requested Zoning Map Amendment would rezone the property from R-1/7,000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). The intent of the proposed amendment is to allow townhomes to be built on the property. The total area included in the proposal is approximately 0.82 acres or about 35,719 sq. ft.



### RECOMMENDATION:

Based on the information and findings in this report, staff recommends that the Planning Commission forward a **positive recommendation** to the City Council for the proposed Zoning Map Amendment.

## ATTACHMENTS:

[ATTACHMENT A: Vicinity Map](#)

[ATTACHMENT B: Application Materials](#)

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

[ATTACHMENT D: Zoning District Comparison](#)

[ATTACHMENT E: Analysis of Standards](#)

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

[ATTACHMENT G: Department Review Comments](#)

## PROJECT DESCRIPTION

### Quick Facts

#### Property Addresses:

- 1544 S 900 W
- 1550 S 900 W

#### Size:

- 0.82 acres  
(approx. 35,719 sq ft)

#### Existing Use:

- Vacant lots

#### Existing Zoning:

- R-1/7,000

#### Proposed Zoning:

- RMF-30



*(Aerial imagery looking west, subject properties in red)*

### **Background**

The proposal to rezone from R-1/7,000 to RMF-30 is intended to increase the development potential of the properties. While a specific development plan has not been submitted for approval with this request, the applicant's narrative does include a preliminary site plan and details about their intent to develop townhomes in conjunction with adjacent properties to the west (see [Attachment B](#) for more details). Future development plans will require separate reviews and approvals.

The primary purpose for the rezone request is to enable development of the subject properties with residential uses which are not currently permitted under the existing zoning. The RMF-30 zoning district allows a variety of building types that are not permitted in R-1 zones. Some examples include duplexes, rowhomes, and multi-family buildings (up to 8 units). For a complete list of uses that are allowed under the existing R-1/7,000 zone versus the proposed RMF-30 zone, please refer to [Attachment D](#).

## APPROVAL PROCESS AND COMMISSION AUTHORITY

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

## KEY CONSIDERATIONS

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

1. Compliance with City Goals, Policies, and General Plans
2. R-1/7,000 vs. RMF-30 Zoning District Comparison
3. Neighborhood Context

### Consideration 1: Compliance with City Goals, Policies, and General Plans

The City's adopted plans and policies provide a basis for examining this proposal. This includes the citywide plan, Plan Salt Lake, and the neighborhood plan for this area, the Westside Plan. These plans were adopted by the City Council after extensive review by the public and City boards and commissions. The proposal is supported by the goals and initiatives of the relevant long-range plans.

#### Plan Salt Lake (2015)

Many of [Plan Salt Lake](#)'s guiding principles provide direction relevant to this request:

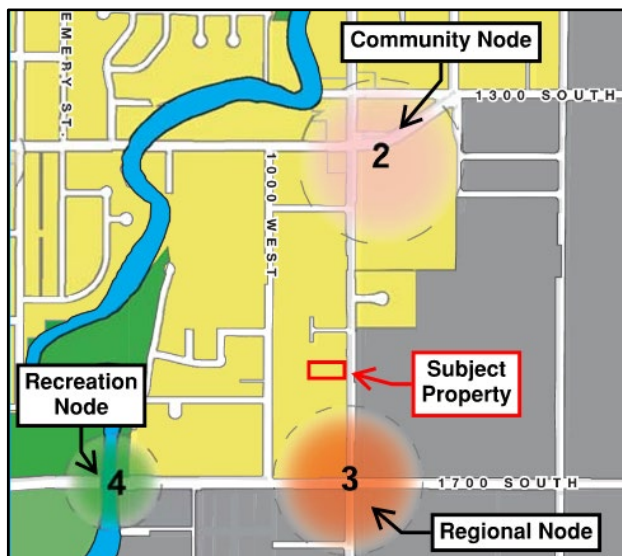
- **Growth**
  - *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
  - *Promote infill and redevelopment of underutilized land.*
  - *Accommodate and promote an increase in the City's population.*
- **Housing**
  - *Increase the number of medium density housing types and options.*
  - *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
  - *Enable moderate density increases within existing neighborhoods where appropriate.*

This request would promote infill development in an area with existing infrastructure and amenities. Because the RMF-30 zoning district allows several missing middle housing types (see zoning discussion below and in [Attachment D](#)), this petition helps achieve the City's vision of increasing medium density housing options.

#### Westside Plan (2014)

The applicable community plan for this area is the [Westside Plan](#), which designates the subject property's future land use as Neighborhoods. The Neighborhoods section of the plan states:

- *There are also several vacant or underutilized parcels that can be developed as infill parcels, and, depending on their size, can be seen as opportunities for multifamily projects.*



(Westside Plan Future Land Use Map)

Because the subject properties are currently vacant, a rezone to RMF-30 would be consistent with the plan’s guidance to use vacant land for infill development. The request to rezone is also supported by the subject properties’ proximity to community and regional nodes. The subject properties are about a quarter mile from the Jordan River (a recreation node), and less than half a mile from the Sorenson Center (a community node). The plan envisions these community and regional nodes as areas that can support a mix of residential uses. RMF-30 zoning would allow for future development of new residential uses in an appropriate area served by community amenities.

### **Consideration 2: R-1/7,000 vs. RMF-30 Zoning District Comparison**

The purpose of the RMF-30 Zone is “to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small scale multi-family building types.” A full comparison of the differences between the existing and proposed zones is provided in [Attachment D](#). Some of the notable differences between the zones include:

#### **Land Uses**

- As previously noted, the primary difference between the zones is the allowed uses. The RMF-30 land use table lists tiny homes, cottage developments, twin homes, single-family attached dwellings, and multi-family dwellings as permitted uses. Large group homes are also allowed as a conditional use.

#### **Design Standards**

- While no design standards are required for R-1 Districts, the RMF-30 zone includes standards for building materials, glass, entrances, blank walls, and screening.

#### **Height, Lot Size, Setbacks, Landscaping**

- The maximum height would increase by 2’ (from 28’ to 30’).
- The minimum lot size would decrease from 7,000 sq. ft. to 2,000 sq. ft. for most building types (or 1,500 sq. ft. for cottages and tiny houses).
- While the front yard setback is the same in both zones, the side and rear yards are generally reduced in the RMF-30 zone, depending on the building type.
- Landscape yards and landscape buffers would become required.

While there is more development potential in the RMF-30 District, the district regulations are intended to produce development that is compatible with surrounding neighborhoods. The RMF-30 design standards are an efficacious way to foster place making and encourage a higher standard of development.

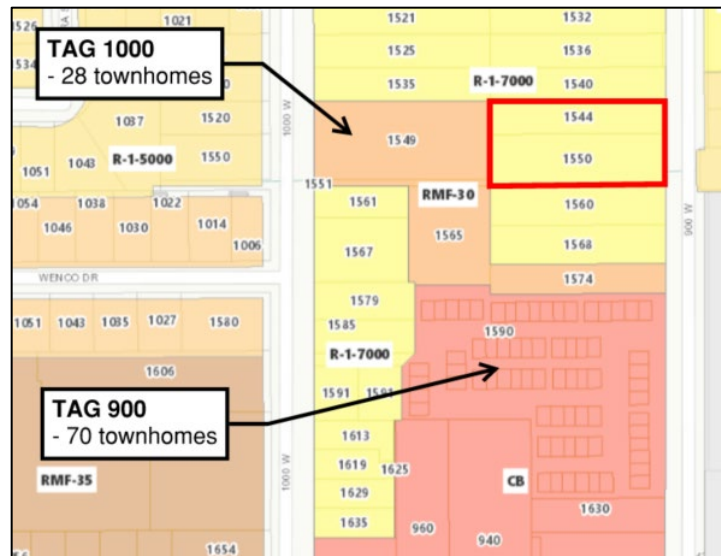
### **Consideration 3: Neighborhood Context**

#### **Adjacent Properties**

The properties immediately to the west of the subject properties, TAG 1000 (1549, 1551, 1565 S 1000 W & 1574 S 900 W), were rezoned to RMF-30 last summer after receiving a positive recommendation from the Planning Commission. A preliminary subdivision plat for a 28-lot townhome subdivision was approved late last year.

Further to the south of the subject properties is another TAG project, TAG 900 (1590 S 900 W), which has been platted for 70 townhomes in the CB Community Business District.

Because the subject properties are in a neighborhood that is seeing multiple new developments that will provide family-sized housing for the area, the request to rezone to RMF-30 is appropriate.



*(Zoning map with subject property in red)*

## STAFF RECOMMENDATION

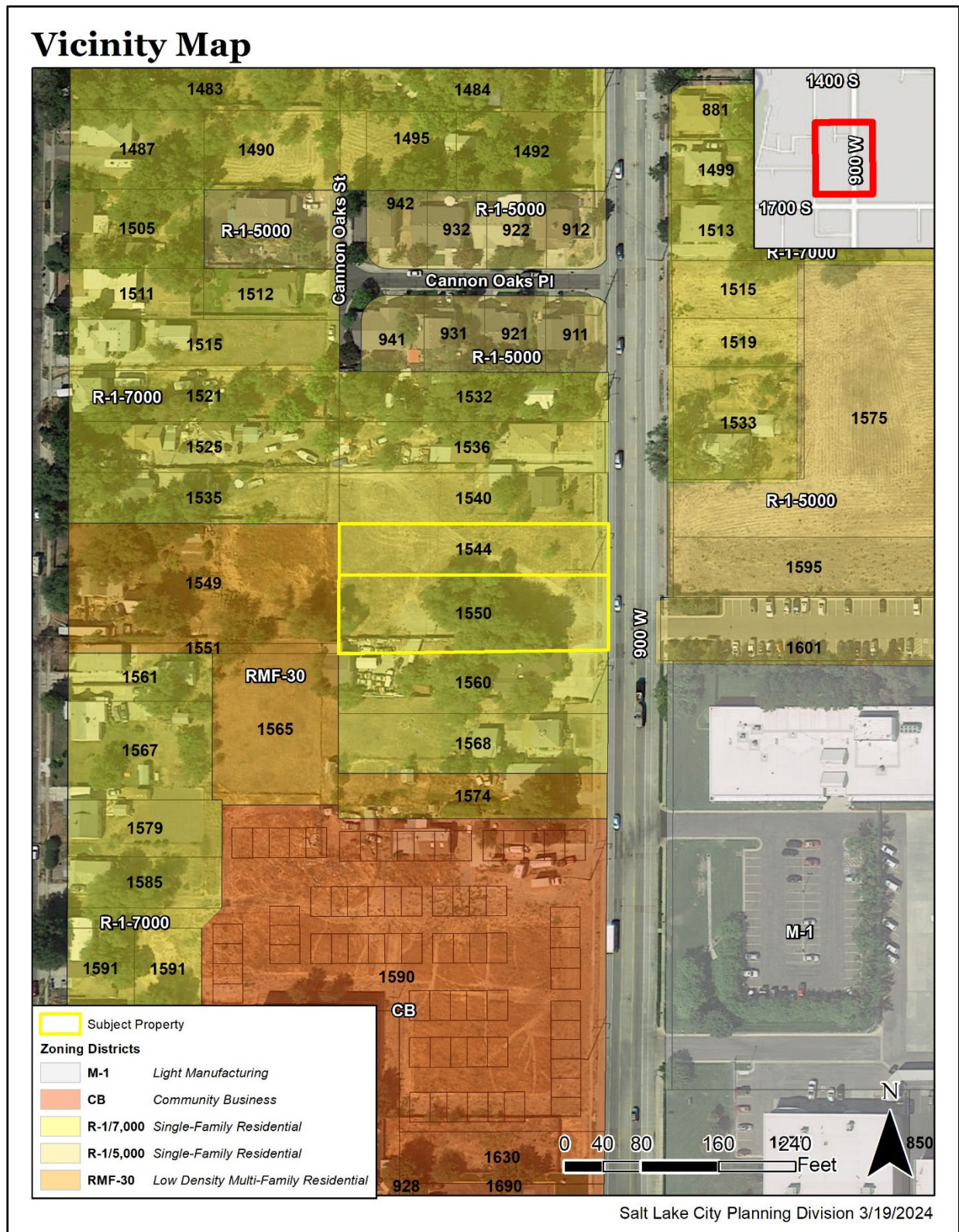
Based on the information and findings in this report, staff recommends that the Planning Commission **forward a positive recommendation to the City Council** for the proposed Zoning Map Amendment.

## NEXT STEPS

The Planning Commission can provide a positive or negative recommendation for the proposal and, as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, which will hold a briefing and additional public hearing on the proposed zoning map changes. Then, the City Council may modify the proposal and approve or deny the proposed map amendment. If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map. However, if the City Council does not approve the proposed amendments, the properties could still be developed under their current zoning.



# ATTACHMENT A: Vicinity Map



# **ATTACHMENT B: Application Materials**

---

January 30 2024

**Parcels for Zone Map Amendment:**

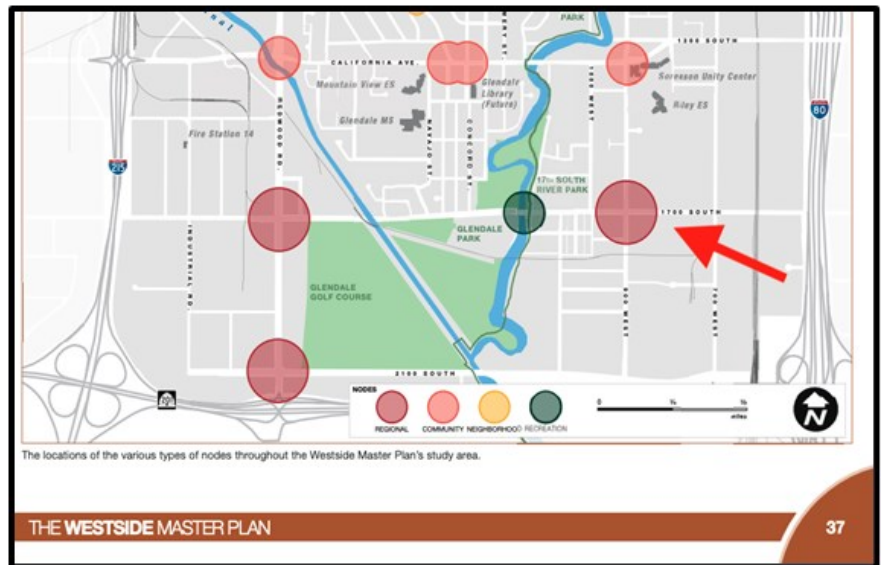
15-14-253-032, 15-14-253-031

**Surrounding Zoning:**

RMF-30 (Residential Multifamily-30 Feet), CB (Community Business), CG (General Commercial), R-1-7000 (Single Family Residential-7000 SF Lots), R-MU-35 (Residential Multifamily-35 Feet), M-1 (Light Manufacturing)

**Project Description:**

Sitting on underutilized parcels, the 1550, 1544 S 900 W townhome project will bring multi-family development to the periphery of a “Regional Commercial Node” in the Westside Master Plan. Currently, the node and surrounding areas house several large vacant parcels that are underutilized. The project being contemplated is anticipated to be a tract of townhomes that provides a smooth transition from the node into the existing single-family neighborhood.



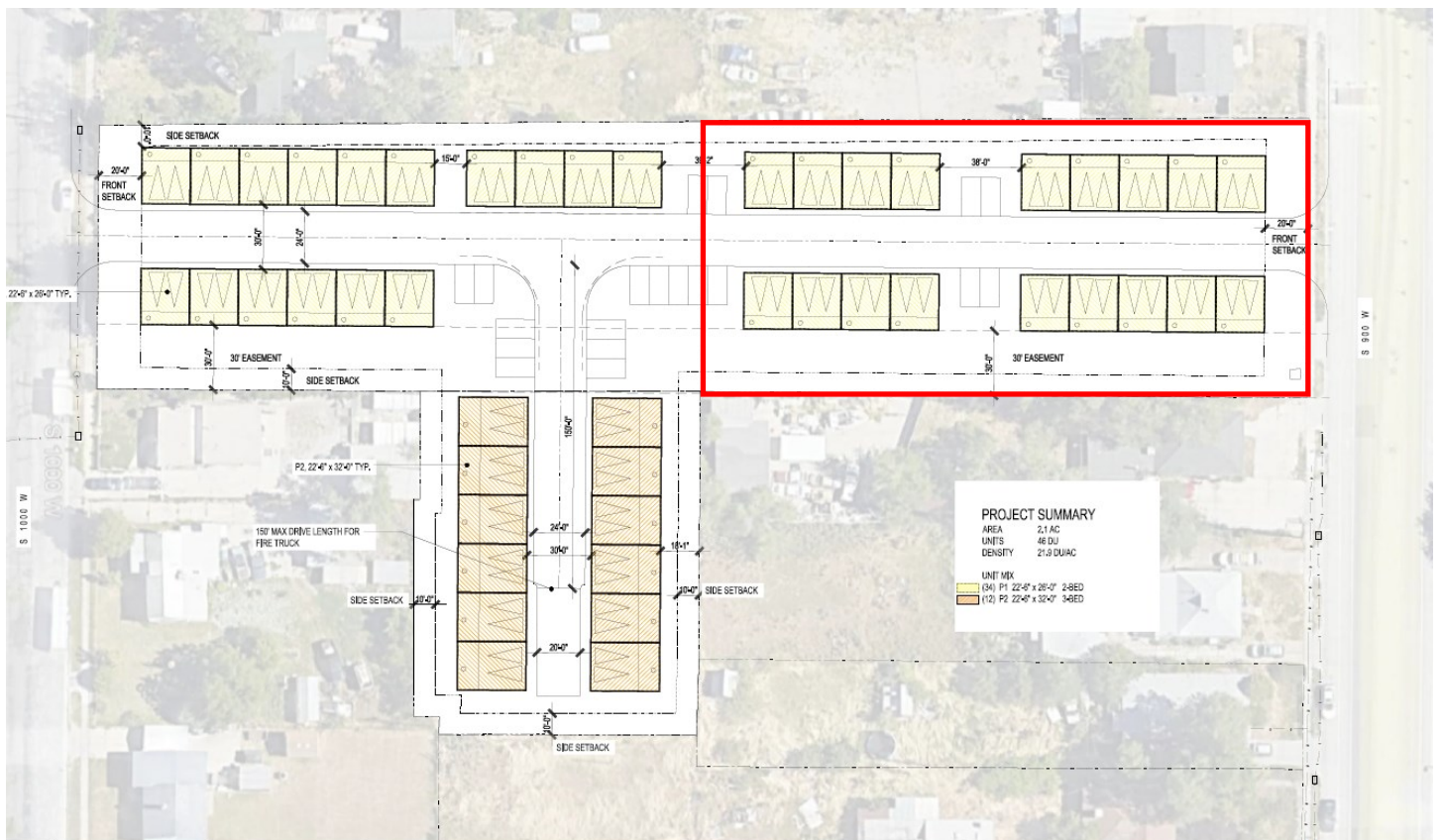
Salt Lake City, Documents, Accessed February 14, 2023 <http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>



The proposed site for rezone is located near two major arterials; one of which provides north-south access to the Westside and the other which forms an east-west gateway into the area. 900 W serves as an important transit corridor, offering frequent service that carries passengers to Salt Lake Central Station. There are only a handful of east-west access roads (1700 S being one of them) connecting the Westside to Downtown.

The parcels are in close proximity to several neighborhood amenities that will both enhance and be enhanced by the project. These include the Jordan River Trail (recreation node at 1700 S), the Jordan River Peace Labyrinth, the Sorenson Unity Center, and the former site of Raging Waters, which is currently being redeveloped as a Regional Park.. The project will provide much needed living space for the Glendale neighborhood. The Westside has limited opportunities to add density within existing neighborhoods, but locations like the proposed 1550, 1544 S 900 W site offer chances to improve how land is utilized. The current R-1-7000 zoning codes directly contradict the density recommendations for the regional node by limiting density to roughly 25 du/acre, less than half of the minimum 50 du/acre advised in the Master Plan. Allowing the rezone will allow for more sustainable density in the area.

Moreover, the proposed rezoning not only facilitates the expansion of the adjacent project, which was recently rezoned to RMF-30 and is currently in the design phase, but also creates an opportunity to establish a seamless connection between 1000 W and 900 W. This strategic amalgamation of projects is poised to enhance overall operational efficiency by optimizing land use to its maximum potential. The red highlighted area below illustrates the potential addition made possible by the proposed rezoning.



**Westside Background:**

The Westside Master Plan composed in 2014 provides extensive background on the state of the neighborhood, which like the rest of the Salt Lake Valley has seen dramatic growth over the last 50 years. The Westside has traditionally grown faster than most parts of the city as the neighborhood has provided affordable family housing options. Overall, the population of Westside neighborhoods grew 42% between 1970 and 2014.

Since the composition of the Westside Master Plan, the Salt Lake region has continued to grow at a breakneck pace (15.1% increase in 2010-2020 population in Salt Lake County), but the same dynamics have not played out in the Census Tracts covered by the Westside Master Plan (1026, 1027.1, 1027.2, 1028.1 and 1028.2). The population of the Westside Census Tracts shrunk by 869 residents between 2010 and 2020, a roughly 3.5% decrease. This leaves questions about the extent to which the current land uses are serving the population at a time when prices for housing are rapidly increasing. Conversations with members of the Glendale community have revealed that housing young families of the community remains a major challenge. New residents coming into the area have pushed home costs and rents higher, leaving a dearth of options for those who have grown up in the area and desire to stay in the neighborhood. Some of these folks will inevitably leave the area for the affordability most people need when leaving home for the first time. Declines in population of Westside neighborhoods over the last decade have eroded the residential base that keeps local businesses alive.

**Growth and Housing Initiatives:**

To address growth and housing challenges, the City has developed a comprehensive set of goals and policies outlined in various planning documents, including the Westside Master Plan (Adopted 2014), Housing SLC (2023-2027), Growing SLC: A Five-Year Housing Plan (2018-2022), and Plan Salt Lake (Adopted 2015) .

The Westside Master Plan focuses on promoting reinvestment and redevelopment in the Westside community while preserving the character of existing stable neighborhoods. It emphasizes protecting low-density residential areas and strategically allowing high-density development where appropriate. The plan also identifies specific areas, such as the edges of neighborhoods and intersections, for potential growth opportunities.

Growing SLC aims to address the city's affordability needs by reviewing and modifying land-use and zoning regulations. It emphasizes the importance of securing and preserving long-term affordability, increasing the number of housing units on specific parcels, and implementing life cycle housing principles. In-fill ordinances and flexible zoning tools are encouraged, especially along significant transportation routes.

Plan Salt Lake promotes high-density residential development in areas served by transit, with a focus on locating new developments in areas with existing infrastructure and amenities. The plan encourages infill and redevelopment of underutilized land, moderate density increases within existing neighborhoods, and an overall increase in the city's population. Access to opportunities for a healthy lifestyle and support for housing choices, including affordability and accessibility, are key components.

Housing SLC emphasizes the importance of neighborhoods with access to jobs, transit, greenspace, and basic amenities. It acknowledges the challenges of air quality and advocates for reforming city practices to create a responsive, affordable, and high-opportunity housing market. Collaboration with a network of partners, including market-rate developers, is considered crucial in addressing housing instability.

The proposed development of a .82-acre lot aligns with the Westside Master Plan and other city documents. It aims to create an attractive low-density multi-family development, activating the area and promoting further investment in underused parcels. The project supports infill, utilizing land more effectively through additional density, and is expected to breathe life into existing infrastructure and amenities.

In terms of transportation and mobility initiatives, both the Westside Master Plan and Growing SLC stress the importance of well-connected transportation modes within and between the Westside and the rest of the city. Plan Salt Lake emphasizes creating a system of connections to facilitate easy access to employment, services, amenities, and housing while reducing automobile dependency and minimizing emissions.

The proposed projects contribute to these initiatives by bringing people into well-connected areas, reducing reliance on automobiles, and supporting the broader goal of reducing pollution in Utah. With the state's air quality challenges, the emphasis on walkable/bikeable streets, neighborhood centers, and placing people within a ¼ mile radius of transit aligns with the broader strategy to combat pollution caused by transportation, which accounts for a significant portion of wintertime pollution in the state.

To further achieve the sustainability goals of Salt Lake City, the developer is proposing a community that will feature the following innovations resulting in a more energy efficient, cleaner type of housing.

---

Salt Lake City, Documents, Accessed February 14, 2023 <http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

Salt Lake City Documents, Accessed May, 8, 2023, <http://www.slcdocs.com/CAN/2023-Housing-SLC-Plan-Spread-1.pdf>

Salt Lake City Documents, Accessed December 19, 2022 [http://www.slcdocs.com/hand/Growing\\_SLC\\_Final\\_No\\_Attachments.pdf](http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf)

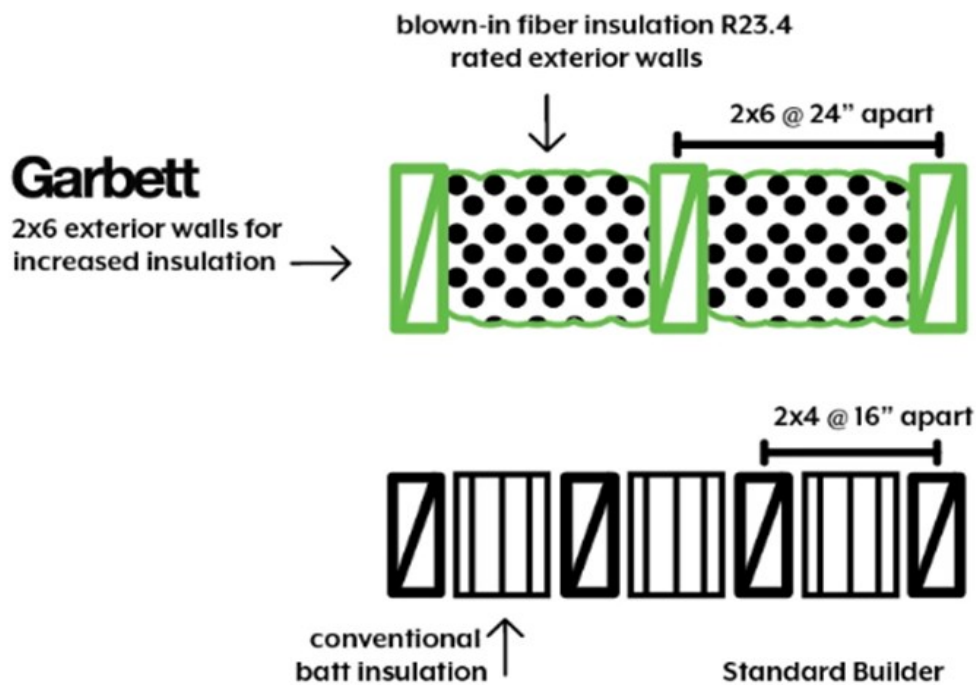
Salt Lake City Documents, Accessed December 14, 2022 <http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

**A. Green Building Techniques to be used in the development.**

Over the past Decade Garbett Homes has continuously worked to build the most high performing and energy efficient homes for our buyers at a price that they can afford. This project will feature all the technology and techniques we have acquired over this time in order to achieve a high performing extremely energy efficient community. The following will be included in our Development

**1. Each home will be pre-wired for solar.** Making it easy and inexpensive for our customers to install solar or subscribe to a solar panel provider. They will also have the option to set up back up battery storage within their own homes.

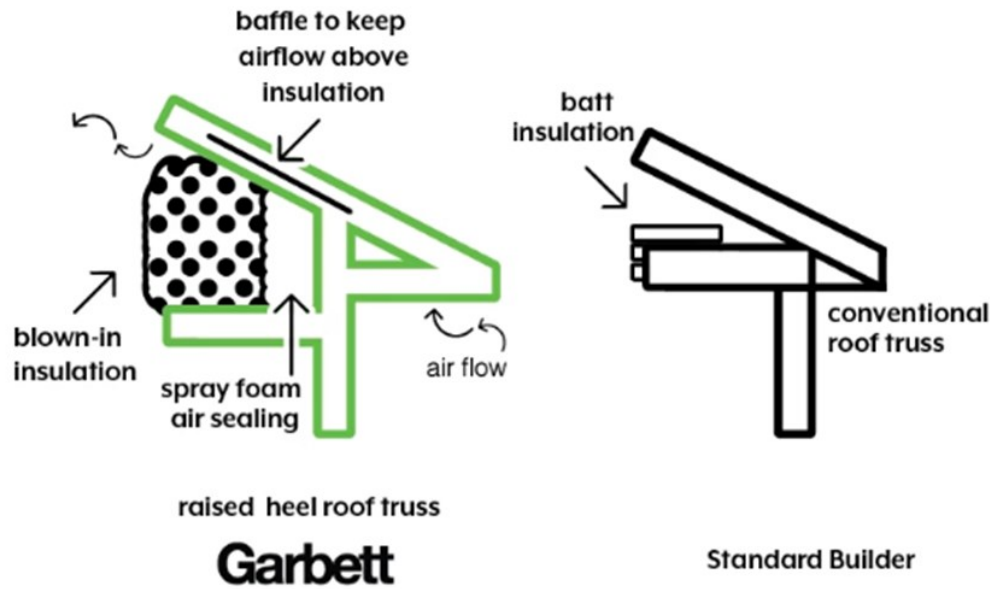
**2. 2x6 exterior wall construction**



By using 2’x6’ exterior walls instead of conventional 2’x4’ walls, and spacing studs 24” on center (instead of the standard 16” apart) We’re able to make significant gains in insulation. Wood is a poor insulator, so by incorporating these innovations we’re able to include more insulation and give you a higher performing

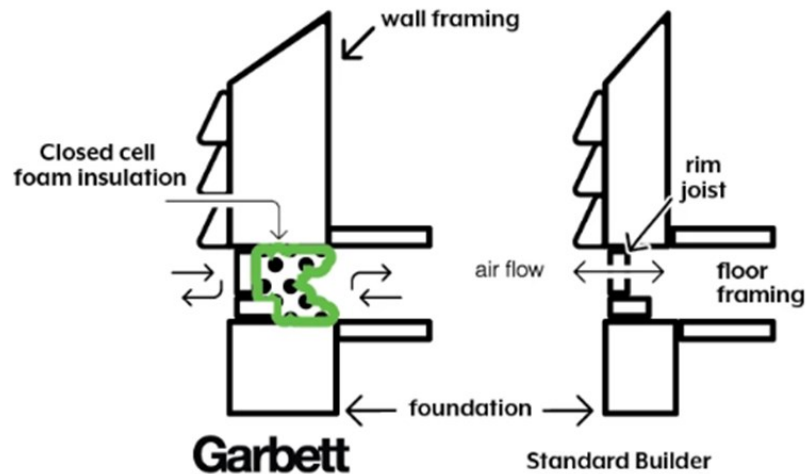


### 3. Raised-heel Roof Truss:



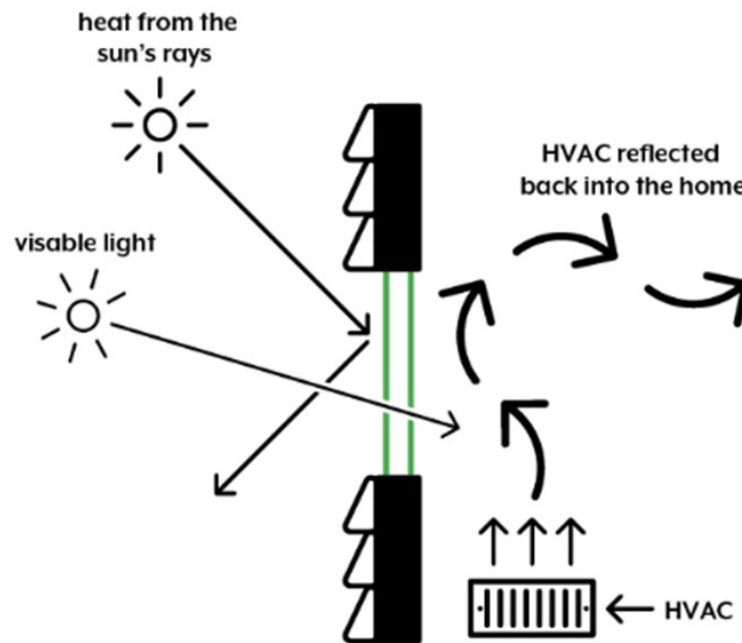
Raised heel roof trusses offer the most energy-efficient roof framing. Getting full insulation coverage over the entire ceiling is difficult when ceiling trusses are not designed to allow the insulation to maintain its desired thickness all the way to the wall. Conventional roof truss assembly (insulated with standard batts) does not allow adequate ceiling insulation and the air passing through the vents is restricted. The Garbett raised heel system uses baffles to allow adequate air flow above the insulation. Blow-in fiber is used to insulate the ceiling, and spray foam is used to air-seal the raised heel, achieving a true and consistent R-60 thermal rating.

### 4. Raised-heel Roof Truss:



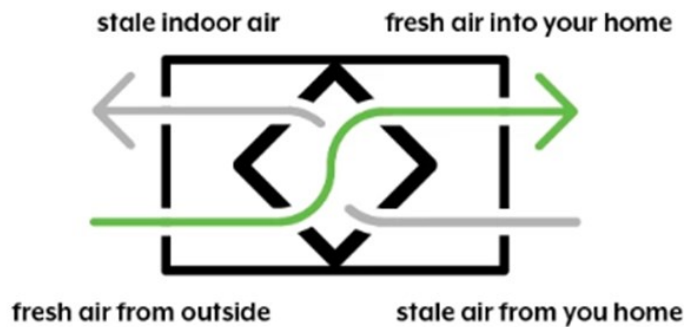
The rim joist can be a significant source of air-leakage. Drafts can be pulled through the house into walls and holes created by plumbing pipes and electrical work. Garbett Homes uses closed-cell spray foam to air-seal and insulate the rim joist. Unlike conventional batt insulation, the spray foam leaves no gaps or voids and won't sag while performing as a super-tight air barrier and insulator.

## 5. LOW E Windows



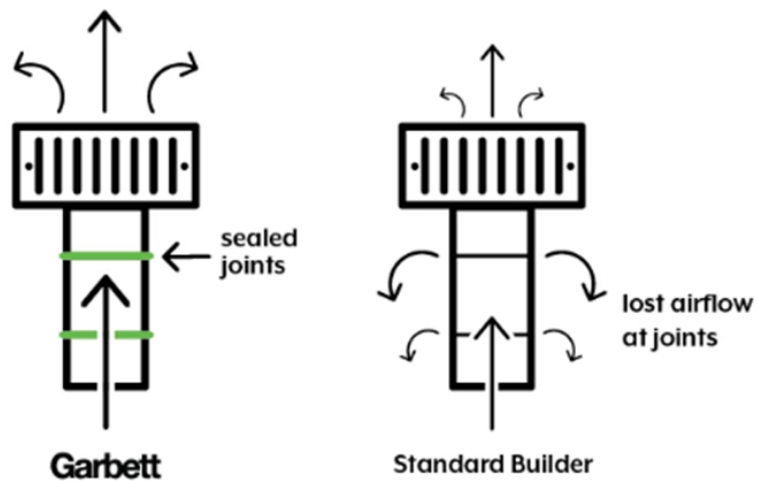
Each Garbett home comes with Low-Emissittance (low-E) windows. Low-E windows allow visible light to enter our homes while restricting summer heat from entering. During the winter months, the windows keep cold air outside while reflecting the heat produced from the home back into the home, keeping your home cooler in the summer and warmer in the winter.

## 6. Advanced ERV System



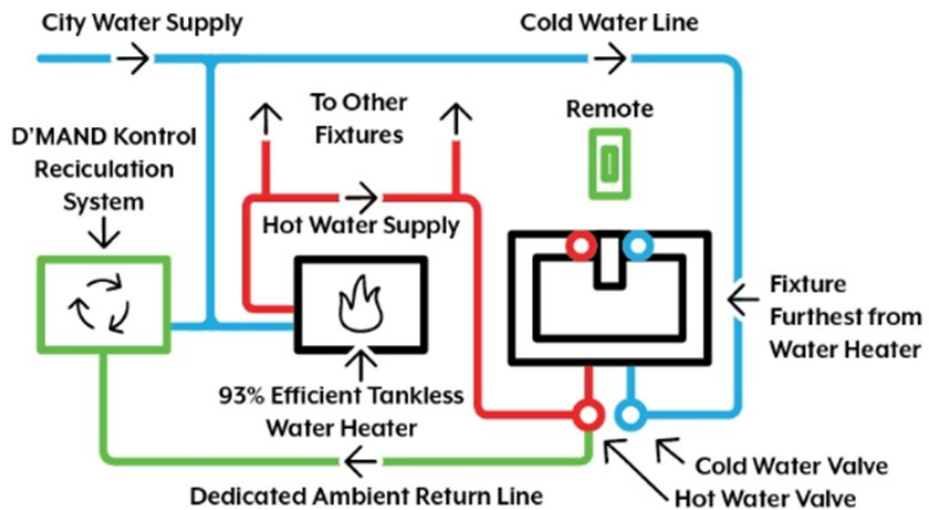
Each home is equipped with an advanced air exchanger that completely replaces all the indoor air with filtered outside air, helping to keep clean indoor air quality levels. The system uses advanced Energy Recovery Ventilation (ERV) technology to precondition the incoming outdoor air. The system pre-cools the air in the warmer seasons and pre-heats the air in the cooler seasons. The benefit of using energy recovery technology is the ability to improve indoor air quality and reduce the energy used by the heating and cooling equipment. This technology has demonstrated an effective means of reducing energy costs by reducing the home's heating and cooling loads.

## 7. Air Duct Sealing



All air ducts are sealed with an advanced sealant to provide a flexible air-tight seal. Advanced sealants can bend and flow while maintaining a durable bond.

## 8. On Demand Hot Water Heater



The D'MAND Kontrol<sup>®</sup> Recirculation System works by circulating ambient (cool) temperature water that normally goes down the drain back to the hot water heater, through the cold water line. At the same time, it fills the hot water line with hot water from the water heater. When the hot water reaches the faucet, the valve closes and the pump turns off automatically providing hot water efficiently and on demand.

## 9. Programmable Thermostat

A programmable thermostat allows the adjustment of the temperature of the home to be as efficient as possible. All Garbett homes are equipped with programmable thermostats as a standard feature.

## 9. Zero Emission Home

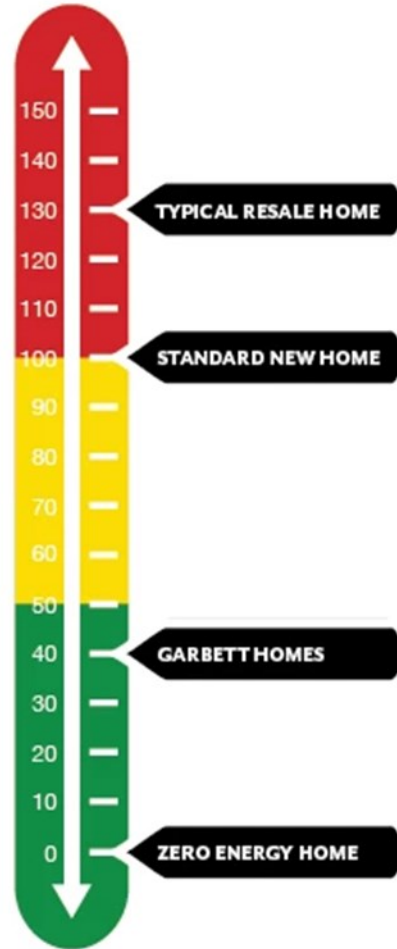
These homes will be 100% heated and cooled by electricity. No gas lines will be run. The stoves and appliances will all be electric. This will result in a home that does not directly contribute to the air quality challenges we face in the valley.



## 9. Individually tested and rated homes

Through the use of these techniques the homes built here will have a superior HERS index score. The HERS score is how we measure the energy efficiency of our homes. Each home is tested and verified by an independent 3<sup>rd</sup> party rater.

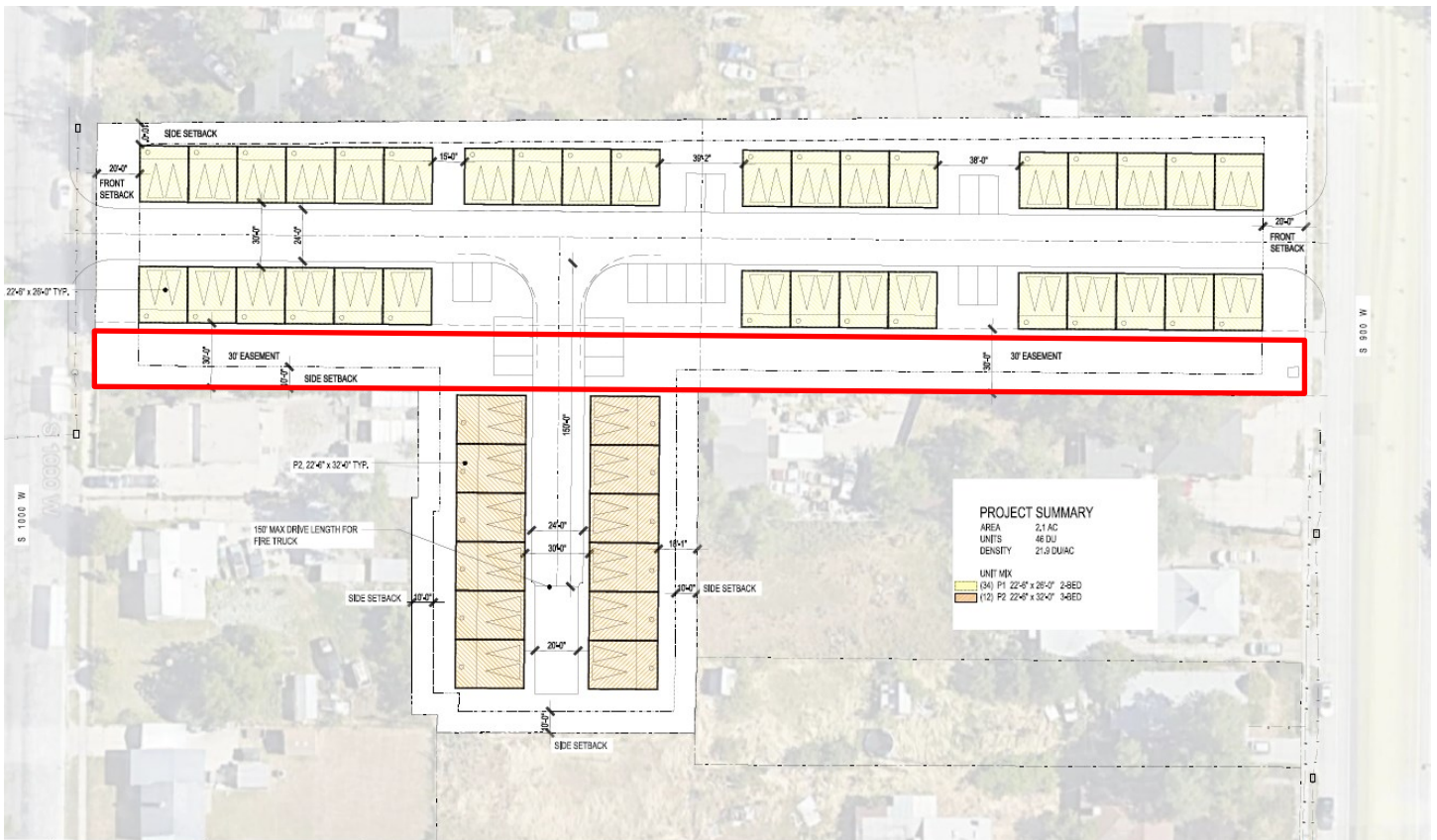
This ensures that we hold ourselves to the accountable to the claims that we are making. We anticipate the homes will have scores in the 40's-50's. A score of 0 means you are a zero energy home and are producing as much energy as you are consuming. A typical home built to code will score in the 80-100 range. When compared to a similar home of similar size, ours would be almost twice as efficient.



## Community Benefit

Though not officially adopted the applicant recognizes that there is new language in the city ordinance that may soon be adopted meant to address a community benefit when a zone change is requested.

In this regard applicant will commit to creating open space within the outlined area of the site plan that will be activated an open to the public. The highlighted area will be encumbered by a required 30' easement with public utilities, but a walking path with natural features and vegetation will be created to be used by residents and the public as well. This open area also provides mid block interconnectivity between 900 and 1000 west.



# ATTACHMENT C: Property and Vicinity Photos

---



*(1544 S 900 W – Street view from 900 W)*



*(1550 S 900 S – Street view from 900 W)*





*(View of property from driveway)*



*(Looking east across 900 W from subject property –  
Utah Department of Alcoholic Beverage Control)*



# ATTACHMENT D: Zoning District Comparison

The comparison table below includes only those standards which would be affected by the proposed rezone. Standards that are not listed would remain the same in either district.

Zoning Standards	R-1/7,000	RMF-30
<b>District Regulations</b>		
Maximum Building Height	28'	30'
Minimum Lot Size	7,000 sq. ft.	1,500 sq. ft./unit (Cottage & tiny house) 2,000 sq. ft./unit (Other single- and multi-family uses) 5,000 sq. ft./unit (Non-residential)
Maximum Lot Size	10,500 sq. ft.	-
Lot Width Minimum	50'	-
Lot Width Maximum	-	110'
Minimum Corner Side Yard	20' or average	10'
Minimum Interior Side Yard	6' & 10'	4'
Minimum Rear Yard	25'	10'
Landscape Yard	-	The front and corner side yards shall be maintained as landscape yards.
Landscape Buffers	-	10' (Required for Multi-Family, Row House, and Non-residential uses)
Maximum Building Coverage	40%	50%
Design Standards	-	See below
<b>Design Standards</b>		
Building materials: ground floor	-	50%
Building materials: upper floors	-	50%
Glass: ground floor	-	20%
Glass: upper floors	-	15%

Building entrances	-	At least one operable building entrance on the ground floor is required for every street facing facade.
Blank wall: maximum length	-	15'
Screening of mechanical equipment	-	X
Screening of service areas	-	X
Entry features	-	X
<b>Signs</b>		
Flat sign for residential	-	10 sq. ft.
Marquee sign	-	10 sq. ft.
New development sign	180 sq. ft. 2 signs allowed	80 sq. ft. 1 sign allowed
Political sign	8 sq. ft.	16 sq. ft.
<b>Land Use Table (with changes outlined in red)</b>		
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C <sup>8</sup>	C <sup>8</sup>
Affordable housing incentives development	P	P
Community garden	C	P
Daycare center, child	C <sup>18</sup>	C <sup>18</sup>
Daycare, nonregistered home daycare	P <sup>18</sup>	P <sup>18</sup>
Daycare, registered home daycare or preschool	P <sup>18</sup>	P <sup>18</sup>
Dwelling, accessory unit	P	P
Dwelling, assisted living facility (limited capacity)	C	C
Dwelling, congregate care facility (small)	C	C
Dwelling, group home (large)	-	C
Dwelling, group home (small)	P	P
Dwelling, manufactured home	P	P
Dwelling, multi- family	-	P
Dwelling, single- family (attached)	-	P
Dwelling, single- family (detached)	P	P
Dwelling, twin home and two- family	-	P
Governmental facility	C	C

Home occupation	P <sup>20</sup>	P <sup>20</sup>
Municipal service use, including City utility use and police and fire station	C	C
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, park and ride lot shared with existing use	P	P
Place of worship on lots less than 4 acres in size	C	C
School, seminary and religious institute	C	C
Temporary use of closed schools and churches	C <sup>19</sup>	C <sup>19</sup>
Urban farm	P	P
Utility, building or structure	P <sup>5</sup>	P <sup>5</sup>
Utility, transmission wire, line, pipe or pole	P <sup>5</sup>	P <sup>5</sup>

# ATTACHMENT E: Analysis of Standards

## ZONING MAP AMENDMENTS

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

**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;**

**Discussion:**

As discussed in [Key Consideration 1](#), staff finds this application to be consistent with the vision of the relevant planning documents.

*Plan Salt Lake* contains guiding principles that encourage growth and infill development, specifically encouraging an increase of medium density housing options.

The *Westside Plan* sees vacant properties as an opportunity for multi-family residential development. Locations near nodes with community amenities are appropriate locations for a mix of residential uses.

**Finding: Complies**

The proposal is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.

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

**Discussion:**

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

*The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:*

- A. Lessen congestion in the streets or roads;*
- B. Secure safety from fire and other dangers;*
- C. Provide adequate light and air;*
- D. Classify land uses and distribute land development and utilization;*
- E. Protect the tax base;*
- F. Secure economy in governmental expenditures;*
- G. Foster the city's industrial, business and residential development; and*
- H. Protect the environment.*

The proposal is expected to further the general purposes of the zoning ordinance. The request is not needed to relieve any hardships on the property, nor is it a form of "spot zoning." The RMF-30 zone is intended to integrate multi-family development into existing neighborhoods while also supporting adjacent commercial uses.



**Finding: Complies**

The proposal generally furthers the purpose statements of the zoning ordinance. This request helps to “foster the city’s industrial, business and residential development” in a way that is consistent with the adopted plans of the city.

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

**Discussion:**

The primary intent of the RMF-30 zone is to allow for incremental growth in established residential neighborhoods. The standards of the district were created specifically to promote new development that is compatible with existing structures.

**Finding: Complies**

As discussed in [Key Consideration 3](#), this area of the city is already undergoing a transformation as underutilized and vacant properties are redeveloped to provide housing. The proposed rezone will allow development that is consistent with new development patterns, while also compatible with the adjacent single-family properties.

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

**Discussion:**

There are no applicable overlay zoning districts which may impose additional standards on this property.

**Finding: Complies**

The map amendment doesn’t conflict with any overlays that affect the 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.**

**Discussion:**

**Roadways**

The City’s Transportation Division had an opportunity to review the applicant’s zoning amendment proposal and did not provide additional comments. 900 West is a city arterial that serves as a main north-south thoroughfare adequate to support the subject property. 900 West also has a painted bike lane and a UTA bus route.

**Parks and Recreation Facilities**

The park nearest to the subject site is the 17<sup>th</sup> South River Park, approximately a half-mile away. If the subject properties are developed according to the preliminary site plan provided by the applicant with a connection to 1000 W, the walking distance to the Jordan River Trail will be nearly halved. The Jordan River Trail also provides quick access to the Glendale Park.

**Police and Fire Protection**

The Police Department and fire code reviewers did not note any issues or concerns specific to the zoning amendment request.

**Schools**

The property is located within the boundaries of Riley Elementary School, Glendale Middle School, and Highland High School.

**Stormwater, Water Supply, Wastewater & other public facilities, and services**

The City's Department of Public Utilities did not note any issues or concerns with the proposed zoning map amendment. System upgrades may be required to support future development and will be determined during building permit review.

**Refuse Collection**

The applicant will need to provide adequate waste-removal facilities with any development application.

**Finding: Complies**

The City's public facilities and services have adequate capacity to serve future development that would be allowed with this rezone.

# ATTACHMENT F: Public Process & Comments

---

## Public Notice, Meetings, Comments

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

- February 15, 2024 – The Glendale Neighborhood Council was sent the 45-day required notice for recognized community organizations. The Neighborhood Council provided a statement of support for the project (attached).
- February 15, 2024 – Property owners and residents within 300 feet of the subject properties were provided early notification of the proposal.
- February 22, 2024 – Early notice sign was posted on the subject property.
- February – April 2024 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- By March 29, 2023
  - Public hearing notice signs were posted on the property.
  - Public hearing notice mailed.
  - Public notice posted on City and State websites and Planning Division list serve.

## Public Input:

Staff received a written statement of support from the Glendale Neighborhood Council. The public comment has been attached to this report for review.

**From:** [Turner Bitton](#)  
**To:** [Hulka, Andrew](#)  
**Subject:** (EXTERNAL) Re: Notice of Planning Petition - Brix Rezone - 1544 & 1550 S 900 W (PLNPCM2024-00128)  
**Date:** Monday, March 18, 2024 10:42:22 PM

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

Hi Andrew,

Thank you for sending this. After reviewing it and discussing with our board members, I'd like to submit a formal letter of support. Would you please consider this email a formal letter of support from the Glendale Neighborhood Council. We're glad to see a project moving forward in this area and bringing more housing to the area.

Thanks,  
Turner

On Feb 15, 2024, at 4:55 PM, Hulka, Andrew <[Andy.Hulka@slcgov.com](mailto:Andy.Hulka@slcgov.com)> wrote:

Glendale Neighborhood Council,

Salt Lake City has received a request from Paul Garbett (Garbett Homes) to amend the zoning map for two properties at 1544 & 1550 S 900 W. The proposal would rezone the properties from R-1/7,000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). The intent of the proposed amendment is to allow townhomes to be built on the property. I have attached a formal letter requesting your Community Council's input.

As a Recognized Community Organization, you have 45 days from the date of this email to provide comments on the proposed petition. The 45-day period ends on April 1, 2024. Please let me know if you would like to have staff present at one of your Community Council meetings.

If you have any questions about the petition, please feel free to contact me.

Thanks,

<image001.png> **ANDY HULKA, AICP** | *(He/Him/His)*  
Principal Planner  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Office: (801) 535-6608  
Email: [andy.hulka@slcgov.com](mailto:andy.hulka@slcgov.com)  
[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING) [WWW.SLC.GOV](http://WWW.SLC.GOV)

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

<PLNPCM2024-00128 - Formal Community Council Letter.pdf><Brix Zone Change Application 1-30-24.pdf>



# ATTACHMENT G: Department Review Comments

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

**Building:** Tim Burke // Building Codes Plans Examiner // [tim.burke@slcgov.com](mailto:tim.burke@slcgov.com)

We have no Building Code review comments for the proposed Zoning Map Amendment as presented at this time.

Any proposed construction/remodeling will need to be submitted for formal review for Building, Mechanical, Electrical and Plumbing Permits as applicable.

Comments/corrections may arise when any proposed construction project is submitted for formal review for compliance with the applicable Codes.

All proposed construction within the corporate limits of Salt Lake City shall comply with all State of Utah adopted construction codes including any applicable state or local amendments to those codes.

RE: Title 15A State Construction and Fire Codes Act.

Existing structures on adjacent parcels or neighboring structures or spaces within the same parcel shall not be made less complying to the construction codes than they were prior to this proposed construction.

**Forestry:** Rick Nelson // Urban Forestry Services Coordinator // [rick.nelson@slcgov.com](mailto:rick.nelson@slcgov.com)

Urban Forestry has no concerns with this proposal as long as the city's code requirement to plant one tree in the public ROW parkstrip for every 30' of street frontage is maintained.

**Police:** Lieutenant Andrew Cluff // Executive Officer to the Chief // [Andrew.cluff@slcgov.com](mailto:Andrew.cluff@slcgov.com)

No comments from PD on this rezone.

**Public Utilities:** Ali Farshid, PE // Development Review Engineer // [ali.farshid@slcgov.com](mailto:ali.farshid@slcgov.com)

Public Utilities has no issues with the proposed rezone for the two properties. 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.

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.

- 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. The 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 nonsewer utilities.

- Public street light requirements are determined during the building permit review.
- Contact SLCPU Property Agent, Karryn Greenleaf (801-483-6769), for additional information regarding SLCPU owned property and easements.
- CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- 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. There are multiple existing water meters to the site. These will need consolidated to a single culinary water meter and service.
- A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Any unused sewer laterals must be capped and plugged at the main. Shared laterals require a request for variance.
- A minimum of one exterior cleanout is required on the sewer lateral within 5 feet of the building. Additional cleanouts are required at each bend and at least one every 50 feet for 4" laterals and every 100 feet for 6" laterals.
- 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 common development 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 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=MYO1SV&OCID=MYO1SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MYO1SV&OCID=MYO1SV>.
- 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.