



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Cassie Younger, Senior Planner, cassie.younger@slc.gov
Date: June 24, 2026
Re: PLNPCM2026-00329 & PLNPCM2026-00331

Zoning Map and General Plan Amendment

PROPERTY ADDRESS: 1990 S 500 E and 2002 S 500 E
PARCEL ID: 16-18-459-025-0000 & 16-18-459-026-0000
LOT SIZE: 1.03 acres / 44,866 square feet
MASTER PLAN: Central City
ZONING DISTRICT (CURRENT): R-1/5000 Single Family Residential
ZONING DISTRICT (PROPOSED): RMF-35 Moderate Density Multi-Family Residential

REQUEST:

Castlewood Development is requesting a zoning map amendment and General Plan Amendment for the properties at 1990 S 500 E and 2002 S 500 E. The properties are currently vacant and zoned R-1/5000 (Single Family Residential). The applicant wishes to rezone the properties to RMF-35 (Moderate Density Multi-Family residential). This request also requires a General Plan Amendment of the Central Community Future Land Use Map from Low Density Residential to Medium Density Residential. The purpose of the rezone and plan amendment is to enable a townhome style development on the subject properties.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for both petitions with the following conditions:

1. The density shall be limited to 22 attached units (rowhouse).
2. All units or lots shall be offered for sale.
3. Each unit shall have at least 3 bedrooms and 3 bathrooms. One bathroom shall include a bathtub.
4. The development shall provide at least 10,000 square feet of landscaped open space, including a playground amenity and installation that includes an educational component.
5. The maximum height shall not exceed 30'.
6. At least 6 guest parking stalls shall be provided within the development.
7. The provided front yard along Redondo Ave and Hollywood Ave shall be a minimum of 13'.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: Zoning Comparison Table](#)
- E. [ATTACHMENT E: Zoning Map Amendment](#)
- F. [ATTACHMENT F: General Plan Amendment Factors](#)
- G. [ATTACHMENT G: Public Process & Comments](#)
- H. [ATTACHMENT H: Department Review Comments](#)

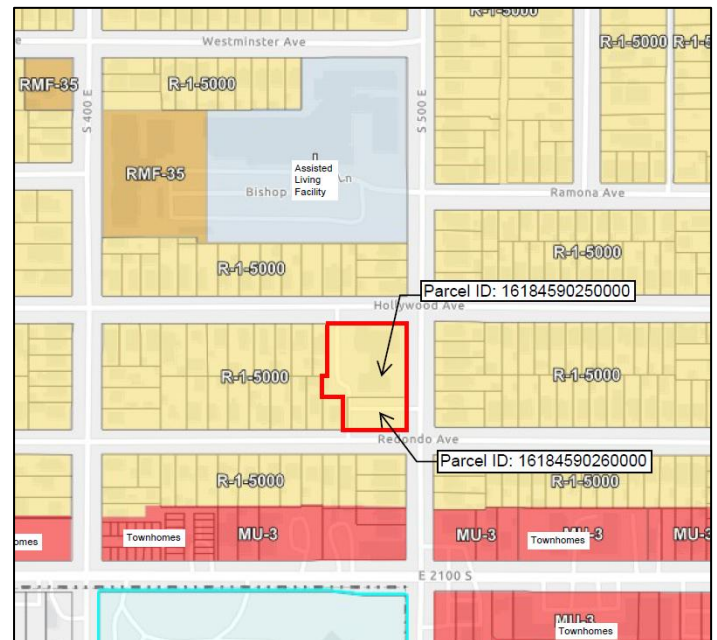
PROJECT DESCRIPTION

Neighborhood Context

These properties are located within the Liberty Wells neighborhood along 500 E between Redondo Ave and Hollywood Ave. This location is one block from 2100 South, where MU-3 (Mixed Use District 3) is prevalent along this corridor. Sugar House downtown is approximately one mile east.

While the R-1/5000 zone is the primary zoning district within the neighborhood, there is an assisted and senior living facility located one block north on 500 E, zoned Institutional and RMF-35. In 2022, another property in the neighborhood, 1902 S 400 E (the former historic Sears Residence), was rezoned from R-1/5000 to RMF-35. The existing context primarily consists of single-story bungalows.

The properties are located within .3 miles of the 500 East S-Line Station to the south, an approximately 7-minute walk. Several schools, grocery stores, restaurants, and amenities are within walking distance of this location or accessible by public transit.



Site History

The historic Wells Ward meeting house, built in 1926, was formerly located on this site. This meeting house was severely damaged in the 2020 earthquake and ultimately could not be repaired. It burned down in 2024, shortly before it was scheduled for demolition.

This site has remained vacant since the fire in May of 2024.



Project Details



This request is for a zoning map and general plan amendment to enable the desired development. Castlewood's development proposal includes 22 for-sale townhomes marketed to families with young children. Each unit contains 4 bedrooms and 3.5 bathrooms, including 1 full bathroom with a bathtub. Every unit has a two-car garage on the first floor, and the site plan provides 8 guest parking stalls on the property.

The site plan illustrates over 12,000 square feet of landscaping, when only 3,300 is required. Among the open space, the applicant has proposed a playground amenity and greenways in between the buildings. The applicant also plans on incorporating an aspect of "[Playful Learning Landscapes](#)" into their playground amenity. The number of bedrooms, floor plans, desirable

location, and playground amenity aim to attract more families to the Liberty Wells neighborhood.

The proposed open space exceeds the requirement in the RMF-35 Zone by more than threefold. The code requires shared open space at a minimum of 150 square feet per unit. For 22 units, this equates to 3,300 square feet. 50% of that would be required to be continuous (1,650 sf). The applicant has proposed over 12,000 square feet of open space, including approximately 3,000 square feet of playground amenity space. The playground is located on the west side of the property, which increases the buffer between the project and the single-family homes to the west.

Since this request is for the noted amendments, the architectural details are not finalized. However, it's important to note that the Design Standards in the RMF-35 zone require at least 50% durable building materials on the ground and upper floors, along with 20% ground-floor transparency, ground-floor entryways, among other requirements. While the allowed height in RMF-35 is 35' for row houses, the applicant has capped their proposed height at 30'.

While the applicant is requesting the RMF-35 zone, it should be noted that the density, height, and style of this development more closely mirror an RMF-30 zone. This proposed development meets the density






requirements for the RMF-30, which is 22 units at 2000 square feet per unit. Under RMF-35, they are allowed 59 units at 750 square feet per unit. A comparison table between the proposed zoning and what is proposed is provided in Consideration #3.

General Plan Amendment

This area is located in the Central Community Plan. The Future Land Use Map designated these properties as Low Density Residential (1-15 units per acre). This proposal requires a General Plan Amendment to designate these properties as Medium Density residential on the map (15-30 dwelling units per acre), as the proposed development is approximately 21.3 units an acre (22 units on 1.03 acres). The subject property lies within the Liberty Neighborhood of the Plan.



Standards related to General Plan amendments are analyzed in [Attachment F](#).

Future Land Use	
	Low Density Residential (1-15 dwelling units/acre)
	Low Medium Density Residential (10-20 dwelling units/acre) *
	Medium Density Residential (15-30 dwelling units/acre) *

Subject property is outlined in red and shows the current FLUM designates this site as Low Density Residential. The applicant proposes to amend this map.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Zoning Map and General Plan Amendments are a legislative process that must receive a recommendation from the Planning Commission before receiving a final decision from the City Council. The Planning Commission has the authority to recommend approval, approval with conditions, or denial of the proposal. The regulating ordinance for Zoning Map Amendments is 21A.50 Amendments, and the ordinance that outlines factors for General Plan Amendments is 19.06.

KEY CONSIDERATIONS

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

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. Mayor's Priorities 2026
3. Comparison of Zoning Districts
4. Proposed Community Benefit
5. Public Input

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

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

The following policies outlined in Plan Salt Lake support the zoning map and general plan amendment:

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 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 project meets these goals by providing moderate-density development that is close to several amenities, services, and transportation options, like restaurants, schools, the S-Line, and several bus routes. The proposal is using vacant land to add housing stock for families in a desirable area, thereby attracting growing families to the City. The property has existing infrastructure and services, making it an appropriate location for infill development.

[Central Community Plan \(2005\)](#)

This development is located within the Liberty Neighborhood of the Central Community Plan. This plan has many residential policies that support this development. The Residential Land Use Goals, stated on page 9, include:

- Encourage the creation and maintenance of a variety of housing opportunities that meet social needs and income levels of a diverse population.
- Ensure that new development is compatible with existing neighborhoods in terms of scale, character, and density.

The requested amendments and proposed development accommodate the growth of the neighborhood and create a variety of housing opportunities that meet the needs of residents of Salt Lake City. The majority of the housing in the area is single-family detached homes. The proposal adds a variety to the housing offered within the neighborhood by providing medium density townhomes, that still fit the needs of the community. The proposal strives to be compatible with the surrounding development.

[Housing SLC 2023-2027](#)

The following goals listed in Housing SLC align with the proposed project:

- *Goal 2: Increase housing stability throughout the city*
- *Goal 3: Increase opportunities for homeownership and other wealth and equity-building opportunities*

Including the following Action Items:

- Continue to increase density limits in areas next to or near major transit investment corridors, commercial centers, or employment centers, and where high-density development is compatible with adjacent land uses
- Promote the development of affordable family-size housing units with 3+ bedrooms

While these units will be market-rate and not deed-restricted affordable, the project offers homeownership opportunities and housing stability by offering for-sale, family-sized housing near major commercial corridors. This provides the desired wealth and equity-building opportunities while remaining near a major commercial center and transportation options that are desired in this plan.

Consideration 2: Mayor’s 2026 Priorities

Along with the adopted Community Plans, the Mayor outlines her [key priorities](#) and goals every year. In 2026, one of the priorities was “Keeping and growing families in the City”. As the number of households with children continues to decline in Salt Lake City, it is important that new housing developments meet the needs of families with children.

The proposed floor plans, bedroom count, and playground amenity within the project are marketed to attract young families to the Liberty Wells neighborhood. This development helps to accomplish the goals of the Mayor and her annual priorities.

Consideration 3: Comparison of Zoning Districts

Below is a comparison table of the development standards between R-1/500 and RMF-35, including what the applicant has proposed:

Building Regulation	R-1/5000	RMF-35 Regulation for Building Form: Row House	Proposed
Height Maximum	20’ for flat roof 28’ for pitched roof	35’	30’
Front Yard Minimum	20’ or average block face	10’	13’-14’
Corner Side Yard Minimum	10’	4’	10’
Interior Side Yard Minimum	4’ and 10’	4’ 10’ When the interior side yard abuts an R-1, R-2, FR, or SR zoning district along the side lot line	10’
Rear Yard Minimum	20’ or 25% lot depth, whichever is less	10 feet 15’ When the rear yard abuts an R-1, R-2, FR, or SR zoning district along the rear lot line,	No rear yard due to site having 3 street frontages
Lot Area	Minimum 5,000 sf	Minimum: 750 square feet per unit	2,000 SF per unit
Dwelling Units per Building Form	1	Maximum: 6	6
Open Space Area	40% Max Building Coverage	Minimum: 200 square feet of personal open space area per dwelling unit or 150 square feet of common open space area per dwelling unit. 15 x 22 = 3,300	>12,000 SF
Off-Street Parking Requirement	2 spaces per DU	1 space per DU	2 spaces per DU + 8 guest stalls

RMF-30 vs. RMF-35

The proposed development meets nearly all the development standards for the RMF-30 zone. The applicant is proposing RMF-35 due to the smaller front and corner yard requirements, even though they are proposing larger yards than what is required. The smaller yards allow them to maintain the majority of their open space within the interior of the development, among the proposed playground amenities and greenways.

Therefore, the applicants are requesting RMF-35 with the proposed height and density limitations, along with the proposed Community Benefits.

Consideration 4: Proposed Community Benefit

The applicant's Community Benefit includes the following:

- For-sale lots or units
- Each unit shall have at least 3 bedrooms and 3 bathrooms, including 1 full with bathtub
- At least 10,000 square feet of open space
- Playground amenity within the open space of the development. One aspect of the play area shall have an educational component

In addition to the identified community benefit, the applicant is seeking to limit the development on the property by imposing the following:

- Height maximum of 30'
- Density maximum of 22 units
- Setbacks between 13' and 14' along Hollywood Ave and Redondo Ave
- Limiting the density to the density requirements of RMF-30 (2,000 square feet per unit or 22 units on 1.03 acres)

An analysis of the Standards for Community Benefits is outlined in [Attachment E](#). Staff finds that this proposal generally meets the following Community Benefit Requirement:

“Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase”.

The City Council has final authority regarding the proposed Community Benefit. The City Council may accept the proposed public benefit, modify the benefit, require a different public benefit, or waive the public benefit based on the merits of the proposal. Upon approval, the details of the Community Benefit will be recorded in a Development Agreement with the City.

Consideration 5: Public Input

Staff received many emails and phone calls voicing concern over the proposed amendments. Many concerns have been about the proposal's height and style being out of character with the neighborhood, as most homes in this area are one-story bungalows. Other concerns included the lack of parking due to limited on-street availability in the neighborhood. Many expressed a desire for this property to be redeveloped under the current zoning.

In response, the applicant adjusted their proposed site plan several times to accommodate the public comments and concerns. The development removed two units (originally 24, now 22), and increased the setbacks along Hollywood and Redondo from 10' to 13-14', to better match existing development. They also added 8 guest parking stalls to address the limited on-street parking. The guest parking stalls, landscaping, and playground amenity also provide a greater buffer between the single-family homes to the west. The applicant has been in close contact with the Liberty Wells Chair during this time to make sure concerns were addressed.

NEXT STEPS

Approval of the Request

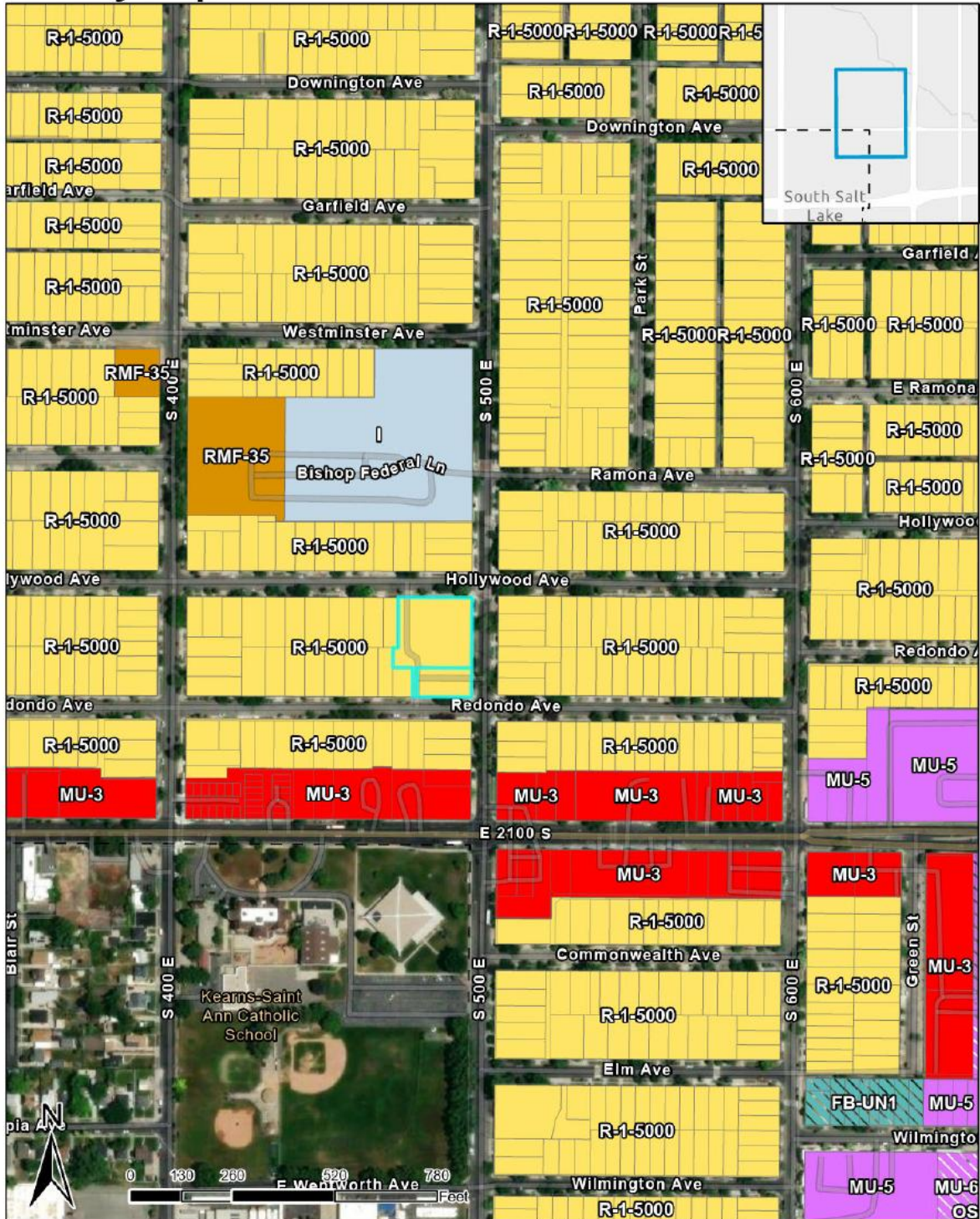
If the proposed zoning map and general plan amendment are approved, the applicant will be permitted to develop the property in accordance with regulations for the RMF-35 zone, and the restrictions outlined in the Development Agreement. The applicant will need to obtain all necessary approvals and permits for any new development on the subject property.

Denial of the Request

If the proposed zoning map and general plan amendments are denied, the property will remain zoned R-1/5000 Single Family Residential. The property could still be redeveloped but would be subject to the R-1/5000 zoning regulations.

ATTACHMENT A: Vicinity Map

Vicinity Map



Salt Lake City Planning Division 6/3/2026

ATTACHMENT B: Plan Set

The Wells on 5th

1990 S 500 E & 2002 S 500 E

Project Purpose & Justification: Context-Sensitive Infill Housing

The Wells on 5th proposal represents a thoughtful, context-sensitive infill development that directly responds to Salt Lake City's adopted plans, established neighborhood character, and demonstrated housing needs. Castlewood Development is requesting a rezoning of the subject property from R-1-5000 to RMF-35, along with a General Plan Amendment from Low Density Residential to Medium Density Residential, in order to allow a modest, well-designed housing type that aligns with the site's location, infrastructure capacity, and surrounding land-use patterns. Rather than maximizing the zoning envelope, the project is intentionally designed to balance the addition of new housing with compatibility, livability, and long-term community benefit.

The project proposes 24 for-sale, family-oriented townhome units, each providing a minimum of 1,700 square feet of livable area, with three bedrooms located on a single level of the home, allowing the units to comfortably accommodate medium-sized families. This housing type is largely absent in the surrounding area. Notably, the proposed unit count does not represent the maximum density permitted under the proposed RMF-35 zoning. Instead, it reflects a deliberate decision to provide *missing middle* housing, bridging the gap between single-family detached homes and larger multifamily apartment developments, while maintaining a scale and form that is consistent with the surrounding neighborhood.

The project similarly does not maximize the allowable building height. The applicant is committing to a maximum height of 30 feet, despite the RMF-35 zone permitting up to 35 feet. This height is closely aligned with the 28-foot limit in the adjacent R-1-5000 zone, helping to ensure visual compatibility with nearby single-family homes. The modest difference in height creates a gradual and appropriate transition between housing typologies.

Open space is a central element of the site design. The project incorporates a pocket park, internal walkways, and pedestrian connections that prioritize usability, safety, and neighborhood integration. These open-space amenities exceed minimum code requirements not only in quantity but also in quality, providing functional, family-friendly spaces that encourage outdoor activity and informal gathering. The open-space network is intentionally designed to serve residents while reinforcing walkability within the broader neighborhood.

The site's location further supports the appropriateness of the requested rezoning and General Plan Amendment. The property is located approximately 0.3 miles from the 500 East Streetcar station, placing it within comfortable walking distance of a significant transit investment. The Salt Lake City Moderate Income Housing Strategy explicitly encourages higher-density residential development near transit corridors, employment centers, and commercial areas. Re-designating the site to Medium Density Residential and rezoning to RMF-35 directly advance these policy objectives while remaining compatible with the surrounding residential context.

As developable land within Salt Lake City becomes increasingly scarce, there is a strong policy emphasis on infill development and the preservation of existing housing stock, including naturally

The Wells on 5th

1990 S 500 E & 2002 S 500 E

occurring affordable housing (NOAH). This project advances those goals by delivering 24 new ownership units on a vacant parcel, without demolishing or displacing existing homes. In a census tract where a significant share (71% per the Housing SLC Report) of the housing stock predates 1970, the proposal adds new, energy-efficient housing while avoiding any reduction to the existing housing inventory.

Finally, the site is bordered on three sides by existing city infrastructure that is already capable of supporting development. Utilizing this vacant parcel represents an efficient use of public infrastructure, supports compact infill growth, and is consistent with the intent of both the proposed RMF-35 zoning and the Medium Density Residential General Plan designation.

Taken together, this proposal offers a responsible infill solution: 24 for-sale townhomes that are moderate in scale, supportive of transit investment, aligned with adopted City policies, and responsive to the need for family-sized, missing-middle housing, delivered without displacement and with clear respect for neighborhood character.

The Wells on 5th

1990 S 500 E & 2002 S 500 E

Community Benefit Narrative

Pursuant to the City's Community Benefit Requirement, The Wells on 5th proposal provides a clear and measurable public benefit through the provision of housing that aligns with the current and future needs of Salt Lake City, consistent with Subsection (1)(a) of the ordinance. In addition, the project delivers a thoughtfully designed common open space network that exceeds code requirements and enhances livability, connectivity, and recreational opportunities for residents.

The Wells on 5th consists of 24 for-sale, family-sized townhome units at a density of approximately 23.3 dwelling units per acre, on a 1.03-acre site that is currently vacant and not contributing to the City's housing supply. This housing type directly addresses a well-documented gap in the City's housing continuum, commonly referred to as "missing middle" housing, by providing ownership opportunities that fall between traditional single-family homes and larger apartment developments.

For-sale housing is a key component that will benefit the community. For-sale housing remains limited in many areas of the city, particularly in forms that accommodate families. Unlike many competing townhome designs that place a "flex" bedroom on a separate floor, the proposed townhomes feature all three bedrooms on a single level, ensuring convenience, and functionality for families. The central level is thoughtfully designed with a spacious living area and an open-concept kitchen/ living/ dining room layout, and a large walkout balcony, making it ideal for long-term residency. By combining this single-level bedroom layout with high-quality living spaces, the project directly supports neighborhood stability and expands meaningful homeownership opportunities, in line with the goals identified in the General Plan and Housing Element.

The project also advances the City's Moderate Income Housing Strategy by introducing additional housing supply in a location that is within walking distance (approximately 0.3 miles) of the 500 East Streetcar station, supporting policies that encourage residential development near transit corridors. While the project is not income-restricted, it contributes to overall housing affordability by increasing supply and providing a more attainable ownership product relative to detached single-family homes.

Importantly, the proposed development achieves this benefit without the displacement of existing residents or demolition of existing housing stock, as the property is currently vacant. In a city with limited developable land and a strong policy emphasis on preserving naturally occurring affordable housing (NOAH), this represents a meaningful and low-impact way to expand housing opportunities.

Common Open Space & Pedestrian Network

In addition to increasing housing supply, the project provides a central, contiguous open space network that serves as the organizing feature of the development. The project provides approximately 9,500 square feet of common open space, more than 2.5 times the RMF-35 requirement of 3,750 square feet. The entire 9,500 square feet is fully contiguous, forming a central

The Wells on 5th

1990 S 500 E & 2002 S 500 E

green spine for the project—well above the code minimum that requires only 50% of the common open space to be contiguous. This space is shared by all 24 dwelling units, with legally established access for every unit, ensuring equitable use and connectivity. The network includes multiple outdoor amenities to encourage recreation and leisure, such as a central playground, seating areas and landscaped walkways, and shade-providing trees with full canopy coverage. These features go beyond the minimum standards, creating a connected, functional, and visually appealing green space that enhances pedestrian access, social interaction, and outdoor activity. When combined with additional landscaped areas throughout the site, the total open space comprises approximately 35% of the site, substantially exceeding code requirements.

Policy Alignment

The proposed community benefits are supported by policies within the Central City General Plan and Housing Element, which promote increased housing supply in areas with existing infrastructure, development of housing types compatible in scale and form with surrounding neighborhoods, expansion of homeownership opportunities, integration of open space and walkable design in residential development, and efficient use of land in proximity to transit.

Summary

The project delivers a substantial, policy-aligned community benefit by providing new, for-sale, family-oriented housing that addresses the missing middle housing gap and promotes neighborhood stability. This is complemented by a thoughtfully designed, fully contiguous common open space network that exceeds RMF-35 requirements, enhances livability, and offers safe, accessible recreational and pedestrian amenities for all residents. Together, these elements represent a meaningful community benefit that would not occur without the proposed General Plan Amendment, Rezone, and subdivision plat approval, directly fulfilling the intent of the City's Community Benefit Requirement.

R-1-5000

R-1-5000

R-1-5000 R-1-5000

R-1-5000

SURROUNDING USES EXHIBIT

Rezone & General Plan Amendment Request

Address: 1990 S 500 E & 2002 S 500 E

Current Use: Vacant Land

A church previously occupied the site but was damaged in an earthquake and later burned down.

Westminster Ave

RMF-35

R-1-5000

S 500 E

S 600 E

S 400 E

S

Ramona Ave

RMF-35

Bishop

Assisted Living Facility

Ramona Ave

R-1-5000

R-1-5000

R-1-5000

Hollywood Ave

Hollywood Ave

Parcel ID: 16184590250000

R-1-5000

R-1-5000

R-1-5000

R-1-5000

Redondo Ave

Redondo Ave

Parcel ID: 16184590260000

R-1-5000

R-1-5000

R-1-5000

R-1-5000

MU-3

MU-3

Townhomes

Townhomes

MU-3

MU-3

Townhomes

MU-3

MU-3

E 2100 S

E 2100 S

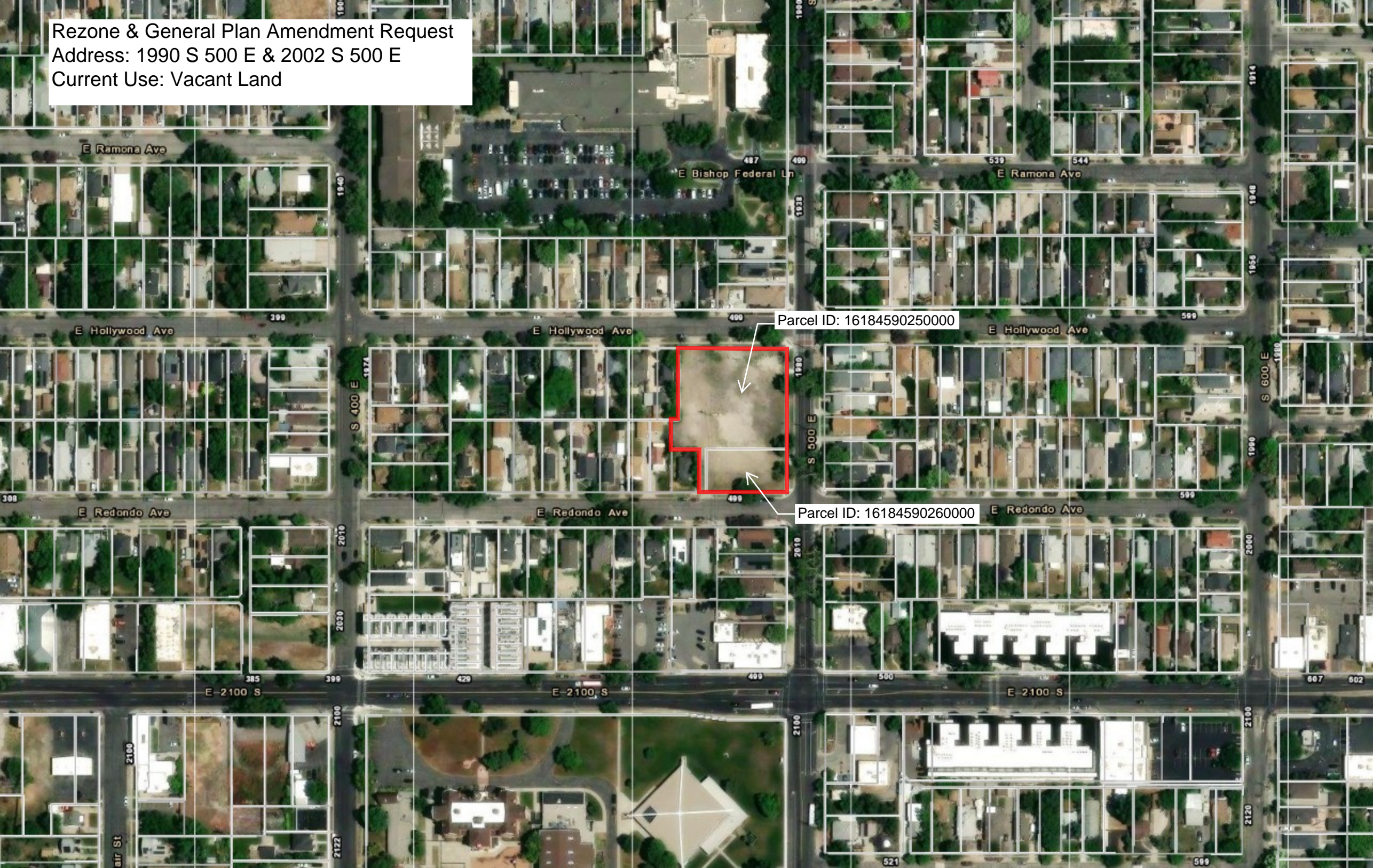
MU-3

Townhomes

MU-3



Rezone & General Plan Amendment Request
Address: 1990 S 500 E & 2002 S 500 E
Current Use: Vacant Land



From: [Smartsheet Forms](#)
To: [Hayley Pratt](#)
Subject: Confirmation - General Plan and Zoning Amendments Data Requirements
Date: Monday, February 9, 2026 3:51:01 PM



Thank you for submitting your entry. A copy is included below for your records.

General Plan and Zoning Amendments Data Requirements

Subject	
Property Address	1990 S 500 E & 2002 S 500 E
Current use of property	Nonresidential
Describe the existing and prior use of the property	The property is currently vacant. Its prior use was institutional. A chapel previously located on the property was damaged during the earthquake and subsequently burned down.
Square footage of the leasable area	0
Current and prior occupants from previous 36 months	None
Current cost to lease	0
Cost to lease for the previous 36 months	0

The Wells on 5th

1990 S 500 E & 2002 S 500 E

General Description of the Property

The subject property is a 1.03-acre vacant parcel proposed for redevelopment with a three-story townhome community designed to provide for-sale, family-oriented housing. The project consists of 24 townhome units, resulting in a density of approximately 23.3 dwelling units per acre. The scale of development has been intentionally designed to balance efficient land use with compatibility in form and massing.

The property is currently undeveloped and unoccupied, with no existing structures or residents on site. As such, the proposed project will introduce new housing without the displacement of existing occupants.

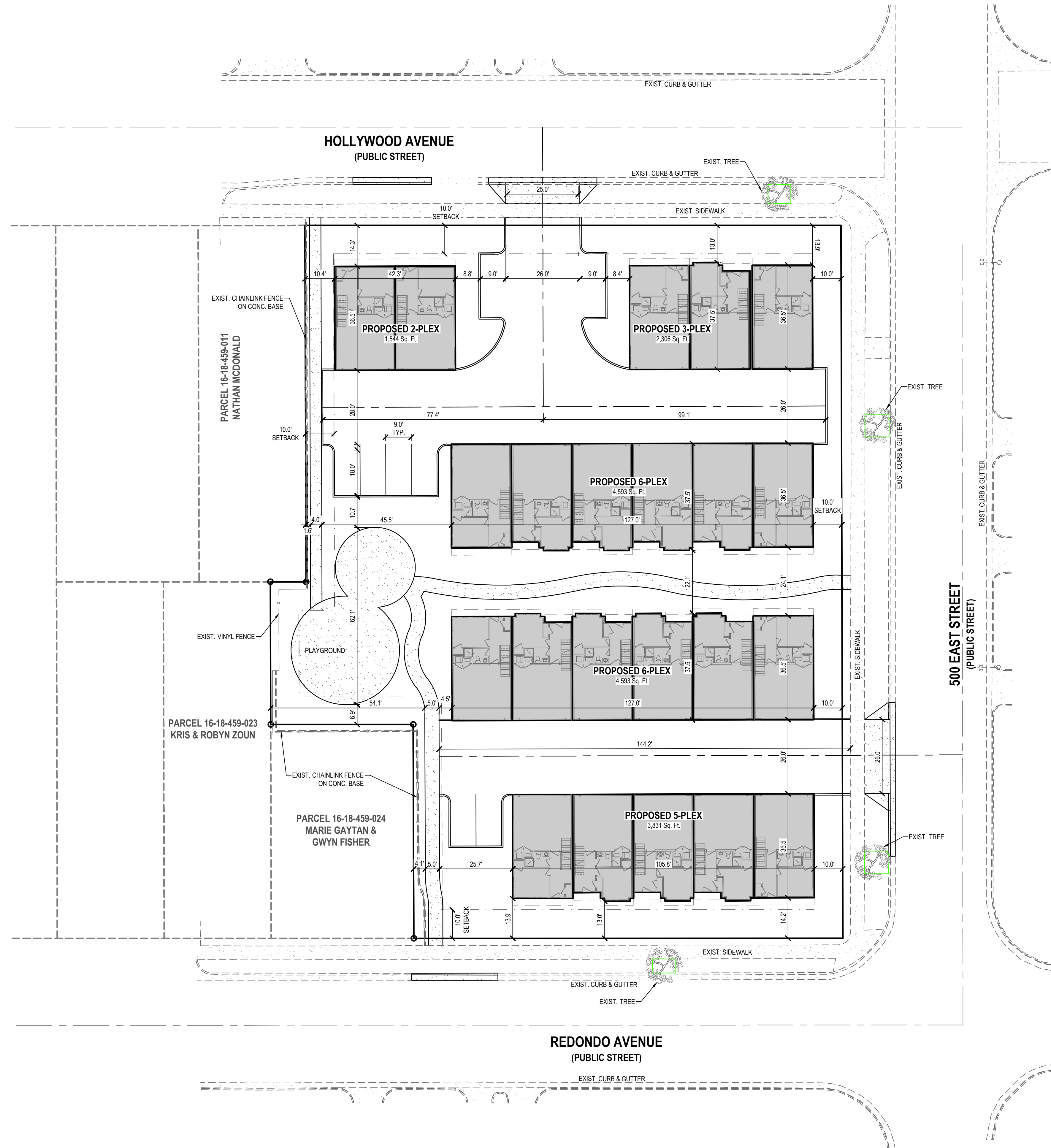
The applicant is seeking approval of a General Plan Amendment and a Rezone to allow the proposed residential development. In addition, the project will be subject to the City's subdivision plat approval process to establish the individual townhome lots and associated infrastructure.

Construction is anticipated to commence immediately following approval of the subdivision plat, allowing the project to move forward efficiently upon receipt of all required land use entitlements.

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

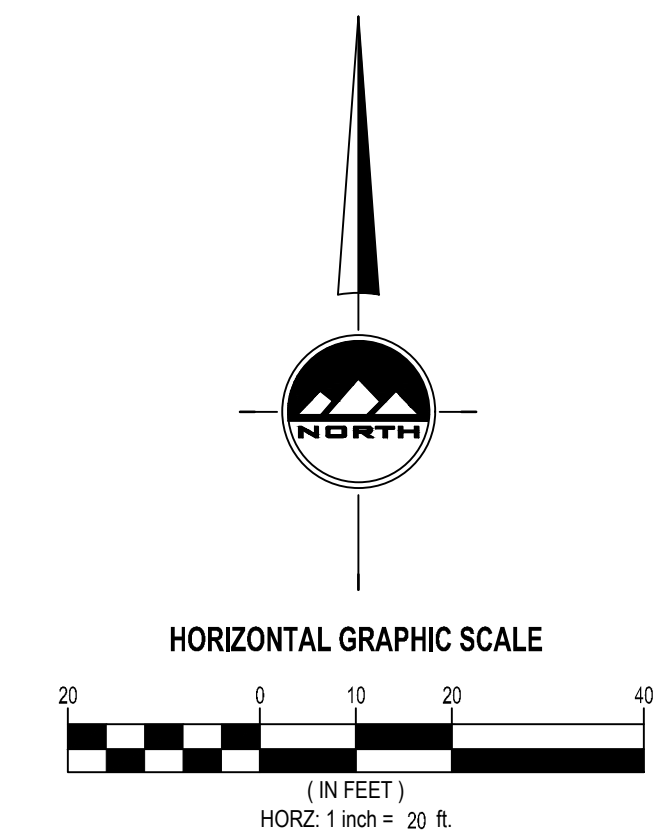
BENCHMARK
STREET MONUMENT
HOLLYWOOD AVENUE
& 500 EAST STREET
ELEV = 4283.74'



SITE INFORMATION

8 GUEST PARKING STALLS PROVIDED
22 UNITS

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	15,870	35%
ROOF	16,848	38%
LANDSCAPING	12,136	27%
TOTAL SITE	44,854	100%
	1.0297 ACRES	



EN SIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CASTLEWOOD DEVELOPMENT LLC
6900 SOUTH 900 EAST
MIDVALE, UT 84047

CONTACT:
HAYLEY PRATT
PHONE: 801-268-4009

**THE WELLS ON 5TH
TOWHHOMES**
1990 SOUTH 500 EAST
SALT LAKE CITY, UTAH

PRELIMINARY SITE PLAN

PROJECT NUMBER: 14844
PROJECT MANAGER: M.B.

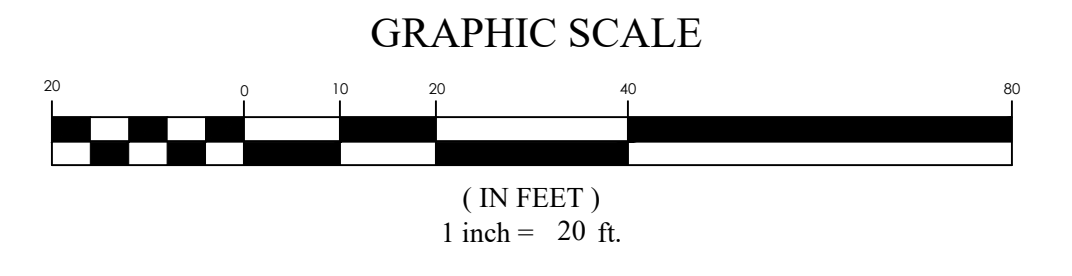
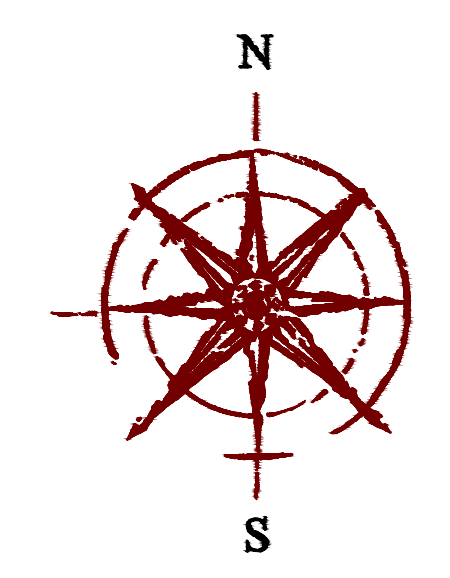
PRINT DATE: 2026-06-02
DESIGNED BY: C.O.

C-200

ILLUSTRATIVE PLAN



PLAYGROUND AMENITY INSPIRATION



THE WELLS ON 5TH LANDSCAPE ILLUSTRATIVE PLAN

SALT LAKE CITY, UTAH
6/2/2026
26-0094

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



ATTACHMENT C: Zoning Comparison Table

Development Standards

Building Regulation	R-1/5000	RMF-35: Urban House and Two-Family Dwelling	RMF-35 Cottage Development	RMF-35: Row House	RMF-35: Multi-Family
Height Maximum	20' for flat roof 28' for pitched roof	35'			
Front Yard (Minimum)	20' or average block face	10'	23'	35'	35'
Corner Side Yard (Minimum)	10'	4'	10'	10'	10'
Interior Side Yard (Minimum)	4' and 10'	4'	4'	4'	10'
Rear Yard (Minimum)	20' or 25% lot depth, whichever is less	10'	4'	4' feet 10' When the interior side yard abuts an R-1, R-2, FR, or SR zoning district along the side lot line	4' When the interior side yard abuts an R-1, R-2, FR, or SR zoning district along the side lot line
Lot Area (Minimum)	5,000 sf	1,500 sf	10'	10' 15' When the rear yard abuts an R-1, R-2, FR, or SR zoning district along the rear lot line	15' When the rear yard abuts an R-1, R-2, FR, or SR zoning district along the rear lot line
Dwelling Units per Building Form (Maximum)	1	2	500 sf per dwelling/ Maximum 850 sf of GFA per cottage	750 square feet per unit	750 sf per unit
Open Space Area/ Building Coverage	40% Max Building Coverage	Max Building Coverage: 60%	1	6	20
Landscape Buffer		No landscape buffer shall be required when abutting R-1, R-2, FR, SR or FB-UN1 zoning districts. This standard supersedes any	Minimum: 150 square feet of personal open space area per dwelling unit or 100 square feet of common open	Minimum: 200 square feet of personal open space area per dwelling unit or 150 square feet of common open space area	Minimum: 50 square feet of common open space area per dwelling unit. For developments with 3 dwelling

		buffer requirements listed in Section 21A.48.060.D of this Title.	space area per dwelling unit.	per dwelling unit. 15 x 22 = 3,300	units, a minimum of 200 square feet of common open space area is required.
Attached Garage		<p>The width of an attached garage facing the street may not exceed 50% of the width of the front facade of the building.</p> <p>The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.</p> <p>No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title).</p> <p>Garage doors facing the side or rear lot line are not subject to these standards.</p>	No landscape buffer shall be required when abutting R-1, R-2, FR, SR or FB-UN1 zoning districts. This standard supersedes any buffer requirements listed in Section 21A.48.060.D of this Title.	Landscape buffers shall be provided in accordance with chapter 21A.48 of this title.	Landscape buffers shall be provided in accordance with chapter 21A.48 of this title.
Off-Street Parking Requirement	2 spaces per DU		Attached garages are not permitted with Cottage Developments.	Attached garages for Row House units are not permitted to face a public street.	

Table of Uses 21A.33

Use	Permitted And Conditional Uses By District	
	R-1/5,000	RMF-35
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse for additional uses in eligible buildings	C ³	C ³
Affordable housing incentives development	P	P
Bed and breakfast		
Community garden	C	P
Community recreation center		C
Daycare center, adult		P
Daycare center, child	P	P
Dwelling, accessory unit (ADU)	P	P
Dwelling, assisted living facility (large)		P
Dwelling, assisted living facility (limited capacity)	C	P
Dwelling, assisted living facility (small)		P
Dwelling, congregate care facility (large)		P
Dwelling, congregate care facility (small)	C	P
Dwelling; dormitory, fraternity, sorority	P ⁴	
Dwelling, group home (large)		P
Dwelling, group home (small)	P	P
Dwelling, manufactured home	P	P

Dwelling, multi- family	P ³	P
Dwelling, residential support (large)		P
Dwelling, residential support (small)		P
Dwelling, rooming (boarding) house		P
Dwelling, single- family (attached)		P
Dwelling, single- family (detached)	P	P
Dwelling, twin home		P
Dwelling, two- family		P
Governmental facility	C	C
Home occupation	P ¹	P ¹
Municipal service use, including City utility use and police and fire station	C	C
Nursing care facility		P
Office, excluding medical and dental clinic and office		
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, off-site		
Parking, park and ride lot shared with existing use	P ⁶	P ⁶
Place of worship on lots less than 4 acres in size	C	C
Plazas		P
School, seminary and religious institute	C	C
Urban farm	P	P
Utility, building or structure	P ⁵	P ⁵

Design Standards 21A.37

Standard	R-1/5000	RMF-35: Urban House and Two-Family and Cottage Development	RMF-35: Row house	RMF-35: Multifamily	RMF-35: Other
Ground Floor Use: Active Use		-	-	50	50
Building Materials: ground floor %		50	50	50	50
Building materials: upper floors %		50	50	50	50
Glass: ground floor %		20	20	20	40
Glass: upper floors (%)		15	15	20	20
Reflective glass					
Building entrances				X	X
Ground Floor Residential Entrances		X	X	X	X
Building entrance feature		X	X	X	X
Blank wall: maximum length (feet)		15	15	15	15
Street facing facade: maximum length (feet)		-			
Lighting: exterior		X	X	X	X
Lighting: parking lot		X	X	X	X
Screening of mechanical equipment		X	X	X	X
Screening of service areas		X	X	X	X
Parking garages or structures		X	X	X	X
Public Improvements		X	X	X	X

ATTACHMENT E: Zoning Map Amendment Standards

Zoning Map Amendment

21A.50.050.B: 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 and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Finding: Complies

Discussion: The proposed development is consistent with Plan Salt Lake, Housing SLC, and many goals and policies outlined in the Central Community Plan. Their application proposes to amend the Central Community Plan, and meets the relevant factors outlined in Attachment E. See Consideration #1 for more details.

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

Finding: Complies

Discussion: The proposed amendment furthers the purpose statement of the zoning ordinance by fostering the city's residential development and promoting the health, safety, prosperity, convenience, and welfare of the present and future inhabitants of Salt Lake City.

The Purpose of the RMF-35 zone states that this zone is intended “*as a transition between low-density neighborhoods and areas with greater land use intensity [...] with the intent to enable infill development, encourage incremental construction of affordable and attainable housing, and support the character of established residential neighborhoods*”.

This proposal lies within an established neighborhood that is only one block from a major commercial corridor (2100 S). The purpose of the RMF-35 is to act as a transitional zone between low-density and higher-density zones. This proposal meets that intent by being located between R-1/5000 and the higher intensity Mixed Use districts along 2100 S. The proposal meets the needs of future residents by providing attainable housing while maintaining the residential character of the community.

The proposal also aligns with the purpose statement of zoning map amendments, which states that amendments are “*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*”. These changes are being proposed due to changes in policy and conditions of the Central City, not to relieve any hardships or confer privileges upon any property owner.

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.*

Current Zoning District Purpose Statement

R-1-5000 Single Family Residential District

Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for single-family residential dwellings and affordable housing incentives developments with up to four units on lots not less than five thousand (5,000) 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.

Proposed Zoning District Purpose Statement

RMF-35 Moderate Density Multifamily Residential District

Purpose Statement: The RMF-35 and RMF-45 Moderate Density Multi-Family Residential Districts are intended to provide an environment in the city suitable for a variety of residential building forms that are moderate in scale, up to a height of 35 feet in the RMF-35 district and 45 feet in the RMF-45 district, with a density based on the land use policies identified in the general plan. The districts serve as a transition between low-density neighborhoods and areas with greater land-use intensity. The primary intent of both districts is to enable infill development, encourage incremental construction of affordable and attainable housing, and support the character of established residential neighborhoods. The form-based standards for the districts are intended to promote a variety of housing options. These districts are meant to facilitate an engaging pedestrian experience, support nearby commercial uses, and encourage sustainable modes of transportation.

General Purpose of the Zoning Amendments Process

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.

text

- 3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;**

Finding: Complies

Discussion: The property is currently vacant, but was formerly a LDS Meeting house. Townhomes are not a permitted use in the R-1/5000 Zone, so the building form is denser and slightly taller than the existing zone allows. The applicant has increased the proposed setbacks and reduced the proposed height for these reasons in order to better match the existing development.

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

Finding: Complies

Discussion: There are no overlay districts on these properties.

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Finding: Complies

Discussion: With any intensification of development, upgrades to existing infrastructure, including public utilities and stormwater systems, may be necessary. The developer would be responsible for any necessary infrastructure upgrades.

There are several schools and parks within a mile of these properties to support the proposed development.

6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements;

Finding:

Discussion: The 500 East S-Line Station is .3 miles away from this development, which is approximately a 7-minute walk. Construction of the S-Line extension is planned for this year, which would connect the rail to Highland Drive. This adds greater connectivity to the light rail in the area. Additionally, the 21 Bus along 2100 S is a frequent bus, and the 500 E bus is a regular bus; both lines have stops within one block of this site.

Along with high walkability in this area, 500 E has a bike lane, as well as many other high comfort bike lanes in the area, like 300 E, 600 E, and the S-Line path.

Public Services noted that on-street parking availability is limited. The applicant has proposed 8 guest parking stalls in the development to help alleviate this concern.

7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle;

Finding: Complies

Discussion:

Walkable SLC identifies 9 everyday amenities within walking distance of this location. This includes multiple grocery stores, restaurants, retail, schools, medical offices, and other amenities. This area is rated with a “high” level of walkability. Numerous bike lanes and public transportation options also exist in the neighborhood, which reduces the need to rely on a personal vehicle.

8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment;

Finding: Complies

Discussion: No safety concerns were brought up by the Police department.

9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;

Finding: Complies

Discussion: There are no housing or residents living on the property.

10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;

Finding: Complies

Discussion: There are no businesses on this property.

11. The community benefits that would result from the proposed map amendment, as identified in Section [21A.50.050.C](#);

Finding: Complies

Discussion: This zoning map amendment would provide for-sale family-sized housing. The Community Benefit is discussed below.

Community Benefit Standards

21A.50.050.C: Each petition for a zoning amendment that is initiated by a private property owner shall identify a community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.

Community Benefit Type

1. The proposed community benefit(s) shall be within any of the following categories:

- a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase;
- b. Providing commercial space for local businesses or charitable organizations;
- c. Providing a dedication of public open space;
- d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands;
- e. Preserving historic structures not otherwise protected;
- f. Expanding public infrastructure that expands capacity for future development.

Finding: Complies

Discussion: The proposal satisfies category (a) by providing housing that meets the future needs of the community. By providing 22 for-sale 4-bedroom units with a playground amenity, this development is attracting families to the neighborhood who will be long-term residents of the community.

Community Benefit Evaluation Criteria

21A.50.050.C.2: The Proposed Community Benefit may be evaluated based on the following, if applicable:

- a. For proposals that are intended to increase the housing supply, the level of affordability of the additional density that may be allowed if the proposal were to be adopted;**

Finding: Complies

Discussion: The proposal increases the housing supply by providing 22 for-sale townhomes, which reduces the ownership price compared to single-family detached lots. While these units will not be deed restricted as “affordable”, it offers a product that is typically more affordable than the current zoning would allow, while still accommodating families and ownership opportunities.

- b. The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site;**

Finding: Not Applicable

Discussion:

c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;
Finding: Not Applicable
Discussion:
d. The relative size and environmental value of any land that is to be dedicated;
Finding: Not Applicable
Discussion:
e. The historic significance of the structures proposed to be preserved;
Finding: Not Applicable
Discussion: The site is vacant
f. The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area;
Finding: Not Applicable
Discussion:
g. The input received related to the community benefit during the 45-day engagement period;
Finding: Complies
Discussion: The public did not express any concern about the Community Benefit, but rather about the compatibility of the requested zoning. The applicant amended their proposed site plan in order to accommodate and reflect the public input on this project and increase compatibility with the neighborhood.
h. Policies in the general plan that support the proposed community benefit.
Finding: Complies
Discussion: Supportive policies outlined in the Central Community Plan are discussed in Consideration #1.

ATTACHMENT F: General Plan Amendment Factors

19.06.070: FACTORS TO CONSIDER FOR AMENDMENTS TO THE GENERAL PLAN:

A. If an amendment is approved by the city council, no certificate of occupancy shall be issued until the property owner demonstrates compliance with the council approval, an applicable development agreement, and this chapter if required by the approval.

B. Consideration Factors: In reviewing a proposal to modify the general plan, the planning commission and city council should consider, but are not limited to, the following factors:

1. Whether the proposal is consistent with citywide policies.

Finding: Complies

Discussion: As discussed in Consideration #1, the proposal is consistent with policies and Goals outlined in Plan Salt Lake and Housing SLC, such as “Increase the number of medium density housing types and options” and “Increase opportunities for homeownership”. By allowing the Future Land Use Map to change from “low-density residential” to “medium-density residential”, this allows for a greater variety of residential building forms and moderate-density housing options, as outlined in Plan Salt Lake.

2. Whether the proposal is consistent with the goals, policies, or implementation actions of the general plan, including applicable element plans.

Finding: Complies

Discussion: The Central Community Plan outlines goals to increase the range of housing types while preserving neighborhood character. The current FLUM designation under “low-density residential” limits the housing types under the current zoning. By amending the map to medium density, townhomes, as proposed, as well as other housing styles, would be permitted in this area. The proposed development is an example of medium-density housing that still maintains neighborhood character by providing for-sale options for residents who want to raise a family in the Liberty Wells neighborhood. The proposed development may be a new housing type (rowhouses) that is not allowed in the R-1 zones, but the developed site plan which illustrates the setbacks, as well as the identified development limitations, will enable a compatible project.

3. Whether significant change has occurred that warrants the creation of a new plan or an update to an adopted plan.

Finding: Complies

Discussion: The Central Community Plan is over 20 years old and is currently being updated by Planning Staff.

According to the [Existing Conditions](#) report for the Plan update, the Central Community population increased 10% since 2010. And while the current plans outline goals to create a “variety of housing

opportunities” (See Consideration #1), the majority of the zoning in this area is single-family zoning. Only 448 townhome units are in the Plan area, compared to nearly 9,000 single-family homes.

The plan also identified a decline in school-age children within the Plan area since 2010 and noted several school closures in recent years due to low enrollment. The proposed development aims to bring more children into the community.

And while the S Line was not active until 2013, seven years after the plan was adopted, the subject properties are within a 7-minute walk from an S-Line station. A slight increase in density promotes and encourages ridership, which the existing plan has stated support for around TRAX Stations.

This amendment adds a variety of housing types near already existing amenities, infrastructure, and commercial centers, that attract children and families to the neighborhood.

4. Whether the goals, policies, or implementation actions of the plan to be amended have been achieved, are no longer relevant to or capable of addressing the current issues or needs of the neighborhood or the city, or are no longer aligned with policies in citywide plans.

Finding: Complies

Discussion: The Central Community Plan is over 20 years old, during which time the neighborhood and the City have gone through tremendous growth and change. The S-Line and the expansion of Sugar House downtown have both contributed to strong demand for housing in this area. The Planning Staff is currently underway with an update of this Plan due to these changing conditions and the age of the Plan.

Additionally, new housing priorities have risen in recent years. The Mayor has established [key priorities](#) for 2026, which include “Keeping and growing families in the City”. Salt Lake City has seen a decline in the number of households with children in recent years. In order to keep and grow families in the City, housing options must reflect the needs of families with children. By providing family-friendly housing with multiple bedrooms and a large shared open space in a walkable, desirable community, the proposal helps advance the Mayor’s priorities to attract more families to Salt Lake City.

5. For petitions submitted by a property owner, the extent, effectiveness, and proportionality of the public benefit proposed by the petitioner to the increase in development potential if the proposal were to be adopted by the city council.

Finding: Complies

Discussion: While the applicant’s requested zone, RMF-35, would allow up to 59 units, the project is only proposing 22. This allows for larger units (4-bedroom, 3-bathroom) and more than threefold the required open space for this district, including a playground amenity for young children. This creates a better product and a greater benefit for the Community.

6. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

Finding: Complies
Discussion: There is no housing on the property; therefore, no displacement will occur. This proposal aims to add to the housing stock and will increase the housing options in the community.
7. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
Finding: Complies
Discussion: There are no businesses on the property that will be displaced.
8. The potential impacts to properties in the immediate vicinity of the proposal.
Finding: Complies
Discussion: The proposed development will permit a new building form, provide more units and slightly greater height than the current zoning allows, which may impact the properties immediately adjacent to the proposal. The applicant has increased the yards (setbacks) and located the open space on the west side of the development, in order to create a buffer to the single-family lots.
9. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property based on the additional development potential of future development.
Finding: Complies
Discussion: The proposal adds 22 units, which does not impact the city's ability to provide water, stormwater, or sewer services for the city. If upgrades to public infrastructure are needed based on capacity and density, it is the developer's responsibility to upgrade infrastructure systems, as determined in coordination with Public Utilities.
10. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.
Finding: Complies
Discussion: There are limited impacts to public safety resources created by the proposed amendment.
11. The potential impacts to any other city service, infrastructure, or resource that may be impacted by the increase in development potential that may result from the proposed amendment.
Finding: Complies
Discussion: The proposed development is not expected to impact other city resources or services.

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 since the applications were submitted:

- April 24, 2026 – The Liberty Wells Community Council was sent the 45-day required notice for recognized community organizations.
- April 26, 2026 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- May 21, 2026 – The applicant presented at the Liberty Wells Community Council.
- April – June 2026 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- June 11, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve
- June 12, 2026
 - Public hearing notice sign posted on the property

Public Input:

Many residents in the area expressed concern about the proposed development. Many of the concerns were related to height, neighborhood character, parking and traffic, and overall desire for this lot to develop under the current R-1-5000 zoning. Some residents stated a desire for an owner-occupancy requirement for the development.

From: [Ryan Tomlinson](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Public Input - PLNPCM2026-00329 / 00331 (1990/2002 S 500 E Rezoning)
Date: Sunday, May 3, 2026 5:26:59 PM

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Hello Cassie,

I'm a nearby resident writing regarding the proposed rezoning and townhome development at 1990 S 500 E and 2002 S 500 E.

I want to start by saying I support the goal of adding more housing in Salt Lake City, including moderate-density options like townhomes. I think this type of development can be a good fit for the area if done thoughtfully.

That said, I do have some concerns I hope the City will carefully consider as part of this proposal:

1. Parking and spillover impacts

The proposal includes 24 three-plus-bedroom units, which will likely generate more than one vehicle per household. I would appreciate clarification on the number of off-street parking spaces planned per unit and whether garages are included.

Given the expected vehicle ownership for larger units, I am concerned that insufficient on-site parking could lead to significant spillover parking on surrounding streets, which are already fairly constrained. I would encourage the City to ensure that parking supply is appropriately aligned with unit size and expected demand.

2. Traffic speed and safety on 500 E

Traffic calming is an existing concern on this street (both 500 E and especially Hollywood Ave), as vehicles frequently travel way above safe speeds. Additional density will likely increase both vehicle and pedestrian activity, making safety improvements even more important.

I would strongly encourage the City to evaluate and implement traffic calming measures in conjunction with this project, such as:

- Speed reduction strategies (e.g., curb extensions, narrowing, or raised crosswalks)
- Improved pedestrian crossings and visibility
- Consideration of signage or enforcement measures

3. Compatibility with historic neighborhood character and streetscape

This area includes many older homes, including my own (built in 1896 in a Victorian style), which contribute to the neighborhood's historic character. As new development is introduced, it's important that projects are designed to complement this existing context.

I would encourage the City to prioritize:

- Building massing and scale that transitions appropriately to surrounding homes

- Use of durable, high-quality exterior materials rather than large expanses of blank or flat facades
- Meaningful landscaping, including street trees and planting areas, to maintain and enhance the neighborhood's greenery

I appreciate the opportunity to provide input and would welcome any additional details on the project's parking plan and potential traffic safety and streetscape improvements in the area.

Thank you for time and consideration.

Best regards,
Ryan Tomlinson

From: [REDACTED]
To: [Younger, Cassie](#)
Subject: (EXTERNAL) condo development on 5th east.
Date: Monday, May 4, 2026 9:30:45 AM

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Cassie

My name is Rick Blair, and I live at 427 Redondo Ave.

I want to register my protest to the development of condos at the old wells ward church site.

This is a residential neighborhood, and the building of the condos will put too many people into this area.

We already have people parking cars on the street from the apartments or condos that are built on 21st just east of 4th east.

I understand the need for housing but this isn't the area to crowd more people in.

If you drive 5th east from 21st to 17th you will see the only large complex is St. Josephs, they have their own parking and ingress and egress is on to 5th east everything else along 5th is residential.

I have no problem with the construction of regular 2 or 3 bedroom houses but to pack that many people and vehicles into that small area is a burden that this area shouldn't have to except.

Please reconsider this project.

Thanks

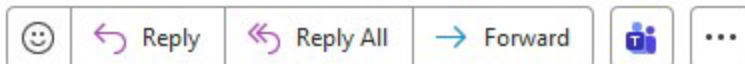
Rick Blair

(EXTERNAL) 1990 S 500 E and 2002 S 500 E

Summarize




To ● Younger, Cassie



Tue 5/5/2026 4:31 PM

Retention Policy 7 year email delete (7 years)

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Dear Ms. Younger,

I am writing to express my opposition to the zoning change for the proposed development at 1990 S 500 E and 2002 S 500 E. The traffic from 24 units on this property will be a burden on the neighborhood which is already stressed from recent development of 2100 South.

Thank you for your consideration of my input.

Sincerely,
Virginia Smith

From: [Tiona Todoruk](#)
To: [Younger, Cassie](#)
Cc: [Robi Keifert](#)
Subject: (EXTERNAL) Concerns with Proposed Zoning Map and General Plan Amendment at 1990 and 2002 S 500 E, Petition Numbers PLNPCM2026-00329 and PLNPCM2026-00331
Date: Saturday, May 2, 2026 8:08:08 PM

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Hello,

My husband Robert Keifert (CC'd), who owns 2020 S 500 E and I have the following concerns with the proposed zoning amendment as follows.

1. The traffic on 500 E is extensive and has increased in recent years with poorly planned traffic calming measures on nearby streets. It cannot reasonably support a 24 unit 3+ bedroom development without significant upgrades.
2. The noise and vibration during construction of such a large project will decrease the property value and quality of life at 2020 S 500 E. Additionally, construction may result in damage to our house. During the fire and subsequent demolition of the former Wells Ward building some of the windows cracked from the vibrations and we are concerned construction of this magnitude may cause additional damage. Development of such a large complex will also decrease property values permanently by decreasing the aesthetic of the neighborhood.
3. Unless the development includes ample parking (e.g. 2+ spots per unit) it will strain available street parking, leaving current residents and property owners with limited overflow parking for guests when needed since 500 E does not allow on street parking.
4. The heat signature of such a large complex will increase temperatures in the vicinity of our property, increasing electricity costs and increasing landscaping maintenance / water costs during summer months.
5. The proposed construction plan of the development will likely require street and sidewalk closures for utility installations and construction, as the rendering shows limited setback from the road. This will limit our ability to safely travel through the neighborhood, particularly considering the high number of collisions at 400 E / 1700 S.
6. There has already been significant development along the 2100 S corridor between 700 E and State street with no upgrades to infrastructure such as traffic signals, sewer and water. How will the extra demand on this infrastructure be accommodated and where will any funding required for upgrades come from? Will property taxes be increased again or will these new properties or the developer be required to cover upgrade costs? Property taxes have increased significantly in recent years and additional increases are not sustainable.
7. Liberty Wells is listed in the National Historic Register (#10000210). The development rendering does not align with the characteristics of the neighborhood, which have already been altered by irresponsible project approvals throughout.

8. The heights of the buildings in the renderings are three stories above grade, which exceeds the heights of existing multifamily developments within the Liberty Wells neighborhood and the height of Wells Ward building that previously stood on the site. This proposed development will tower over the existing single family homes and multifamily developments, which is unfair to existing owners in the area.

Wells Ward was a community landmark in an area with limited public amenities. This property should be redeveloped into something that the community can enjoy such as a park, community garden or similar. Redevelopment into a large multifamily complex is unfair to existing owners and the current infrastructure in the area does not support this as a sustainable or practical proposal. If it is necessary to develop this property into housing, it should be limited to either remain as single family residential or be rezoned to nothing exceeding a RMF-30 Low Density Multi-Family Residential land use. Medium density is not sustainable in the neighborhood without significant additional investment by the City and compensation to existing landowners whose property value, aesthetics and enjoyment will be negatively affected by the proposed project.

If you have any questions, please feel free to reach out to me at 714-486-6159 or Robert at 801-231-4129.

Kind regards,
Tiona Todoruk and Robert Keifert

From: [Karl de Zoeten](#)
To: [Younger, Cassie](#)
Subject: Re: (EXTERNAL) Zoning Map & General Plan 1990 S 500 E
Date: Wednesday, May 6, 2026 2:53:44 PM
Attachments: [image001.png](#)

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Hey Cassie,

Thanks! I see the post now. I am in support of the development. The housing crisis in this country and city makes it very challenging for folks to buy their first home. Adding density in the city is a great idea and townhomes are a great way to do that. The design generally looks nice and I appreciate some concessions on height and park space. It is definitely better than having a fenced-off unusable space. I do think you may get some pushback from neighbors who have their own ideas about increased density. I think if there is evidence of relative home price growth in the area after developments like this, that may be useful information to share.

Some improvement I would be interested in seeing.

- Better interface with the community. I did see the height was going to be shorter than the maximum allowed height, which I think is good. I still think it will be a bit out of character within the community. Sinking the ground floor similar to the Blue Koi Townhomes on 1700S/900E creates nice interaction with the street and neighborhood.

- More park/community space. This neighborhood has a number of young families who have wanted a park in that space. I see now that some of the land will be a playground, but it isn't much. Having more park space would be great and may make neighbors more accepting.

- I know this is likely a different zoning amendment, but having some retail space for a coffee shop or deli would be great for the neighborhood similar to CycleCafe or Alchemy Coffee in the area or the townhomes at 2700S/500E (The Harvey condos).

I look forward to attending the public hearing once it is announced.

Thanks,
Karl de Zoeten

On Mon, May 4, 2026 at 12:56 PM Younger, Cassie <cassie.younger@slc.gov> wrote:

Hi Karl,

Yes, that should be posted within the next day or two. It will have more information about the proposal. But yes, if you have a public comment, you can submit it to me. Thank you!

CASSIE YOUNGER | *(she/her)*
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION



Office: 801-535-6211
Email: cassie.younger@slc.gov
WWW.SLC.GOV SLC.GOV/PLANNING

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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.

From: Karl de Zoeten [REDACTED] >
Sent: Monday, May 4, 2026 12:54 PM
To: Younger, Cassie <cassie.younger@slc.gov>
Subject: (EXTERNAL) Zoning Map & General Plan 1990 S 500 E

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Hey Cassie,

I live right around the corner from this new development and received a notice for public input. I looked at the OpenHouses link but did not see this project. Is that going to be added soon? Can I give my input to you?

Thanks,

Karl de Zoeten

From: [Heather Tomlinson](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Homeowner Comments for 1990 S 500 E & 2002 S 500 E Project
Date: Monday, May 11, 2026 9:37:20 AM

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Hi Cassie,

Thank you for the opportunity to share comments for the new plan development at 1990 S 500 E and 2002 S 500 E. As a homeowner a few houses down from the project, I understand the need for growth and additional housing, however, I believe several important issues should be carefully considered before moving forward.

First, I am concerned about the parking impact associated with the development. The proposed number of units appears likely to increase street congestion and place additional strain on already limited parking in the surrounding neighborhood. We have already seen a huge increase in street parking from the Izzy townhome development on 2100. Many of those unit residents park on our street and there is another new development in process at 2100 and S 400 E which will likely further stress parking. This project would add 24 three bedroom units and is likely to further stress parking in the local area as one spot per unit is not sufficient in townhomes that will likely bring 2-3 cars per unit.

Second, I would like the city to reconsider the overall density and number of new units being proposed. The scale of the project seems substantially larger than the surrounding residential area and may create increased traffic, noise, and pressure on local infrastructure and services. This project is not on 2100 S (which features larger construction projects) but in a neighborhood so having this high of density is going to greatly change the dynamic of the street and could present safety concerns for neighborhood children who play on the street.

Finally, I am concerned about how well this development fits within the character of the existing neighborhood. The surrounding area is primarily composed of established homes with historical architectural styles, spacing, and community feel. Any new development should be designed in a way that complements the existing neighborhood rather than dramatically changing its appearance and density. The building plans also show three stories which are much larger than any of the surrounding homes in the neighborhood.

I respectfully ask the Planning Commission and decision-makers to carefully evaluate these concerns and consider revisions that would better align the project with the surrounding community.

Thank you for your time and consideration. Please feel free to reach out if you have any follow up questions.

Sincerely,
Heather Tomlinson
443 E Hollywood Ave

From: [Jenny Madrigal](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Liberty Wells proposal
Date: Sunday, May 10, 2026 12:02:38 PM

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Dear Ms. Younger,

I am writing to express my opposition to the construction of another multi-level living space in my neighborhood.

I was hoping for more of a green space that families could enjoy with their children and pets. Multi-level living spaces take away from the neighborhood feel, and I believe we already have too many of these developments on 2100 South. I know I am not alone in this sentiment, as many of my neighbors have expressed similar concerns.

Alternatively, I would be supportive of single-family homes being constructed on the lot. I believe at least two homes could comfortably occupy the space.

I hope you will consider these ideas as you move forward with your plans.

Best regards,

Jenny Lane

From: [Stephanie Cooper](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) 5th east Redondo Ave
Date: Sunday, May 10, 2026 11:36:39 AM

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Hi Cassie,

My name is Stephanie Cooper. My husband and I have lived in liberty wells for over a decade. We were dog walking our regular route through the neighborhood and noticed the land use comment sign posted on 5th east and redondo Ave. My official comment is first to build a park. They increase quality of life and surrounding home values. I'm not going to provide resources for that because it's common knowledge. Liberty wells doesn't have many parks. If we do, they are small corner lots and so many people are using the Hawthorne School as a park for dogs to play. It would be wonderful to see a bigger, official park in our neighborhood.

If for some reason that can't be done. It would be great to see more affordable single family homes built. I recently listened to a radio west podcast where the guy from building Utah said we have more apartments in downtown SLC than we need. What we are lacking are walkable communities with affordable homes. So if you can meet that need I think it would benefit the local community.

Even if these options produce the most cost benefit for whoever works on the project, I think we all really need to start balancing our values with what the community needs more than what developers want.

Thanks for reading. I hope you are well.

Best,
Stephanie

From: [Britney Beardmore](#)
To: [Younger, Cassie](#)
Cc: [Carlsen, Erika](#)
Subject: (EXTERNAL) Formal Opposition: Petitions PLNPCM2026-00329 & PLNPCM2026-00331 (1990 & 2002 S 500 E)
Date: Monday, May 11, 2026 4:25:48 PM

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Dear Ms. Younger,

I am writing as a resident of the Liberty Wells Community to formally oppose the proposed Zoning Map and General Plan amendments for the properties located at **1990 and 2002 S 500 E**.

While I recognize the city's goal to increase housing density, this specific proposal by Castlewood Development represents an inappropriate "spot rezone" that creates significant negative externalities for the existing residents. I urge the Planning Commission to recommend **denial** based on the following critical impacts:

1. Inequitable Parking Standards (Chapter 21A.44)

There is a stark double standard between the requirements for local homeowners and this developer. Under Salt Lake City code, a resident building a small Accessory Dwelling Unit (ADU) is strictly required to provide at least one additional off-street parking space.

By contrast, this RMF-35 proposal seeks to add **24 three-bedroom units** while likely only adhering to a minimal 1:1 parking ratio. A three-bedroom "for-sale" townhome is designed for families or roommates, typically resulting in 2 to 3 vehicles per household. Mathematically, this project will introduce approximately **60+ vehicles** to our block. With only 24 required spaces, the "overflow" of nearly 40 cars will be forced onto our already congested streets. This is an undue burden on the existing R-1 residents who are held to a much higher standard of parking accountability.

2. Loss of Public Value: Views and Privacy

The jump from R-1-5000 to RMF-35 allows for building heights up to 35 feet. This project will create a "looming" effect over the adjacent single-family homes.

- **Privacy Inversion:** The height and balcony-heavy design of these units will strip away the backyard privacy currently enjoyed by neighboring families.
- **Mountain Views:** These "walls" of townhomes will obstruct the iconic mountain views that define our neighborhood character and contribute to our collective property values.

3. Gentrification and False Affordability

The developer may argue this helps the housing crisis, but density does not equal affordability.

- **Displacement:** Replacing R-1 lots with luxury-leaning "for-sale" townhomes drives up

property taxes for long-term, fixed-income residents, accelerating gentrification.

- **Elimination of Entry-Level Housing:** Once these R-1-5000 lots are rezoned, they are lost forever to regular families seeking a modest home with a yard, replaced by high-priced units that favor investor-buyers over the missing middle income buyers. This rezoning will set a precedent in our neighborhood for developers to destroy single family homes for short term profit on poorly constructed unaffordable townhomes.

4. Incompatibility with the General Plan

The current Community Plan designates this area as **Low Density Residential**. This petition asks to rewrite the Future Land Use Map solely to accommodate a specific developer's profit margin. There has been no fundamental change in the neighborhood that justifies such a radical departure from the established community plan.

I request that this letter be included in the official record for the upcoming public hearing. Our neighborhood is willing to support growth that is responsible and respectful of existing infrastructure, but this proposal is an over-development that compromises our safety, privacy, and economic stability. I am deeply invested in the future of our neighborhood and would be happy to meet in person or open to a phone call to discuss these concerns further.

Thank you for your time and for your service to our neighborhood.

Sincerely,

Britney Beardmore

1874 South 500 East



From: [G](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) 1990 & 2002 South 500 East ZONING
Date: Tuesday, May 12, 2026 8:08:23 PM

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Dear, Cassie Younger and SLC Planning

Changing the zoning for the 1990 - 2002 South 500 East development would not be beneficial for the neighborhood. Please do not turn 500 East into 2100 South I believe single family homes would be a better fit for the fabric of the Liberty Wells neighborhood. Other developers have built homes that make an attempt to blend into the neighborhood. Here are some examples: 1781 South 500 East, 567 E Hollywood Avenue, 420 and 426 E Redondo Avenue. These homes - all single family residences - fit into the neighborhood. A 24 unit townhouse development would not fit or blend and would negatively impact the neighborhood. 24 units JAMMED onto this property would disrupt the fabric of Liberty Wells. For example, 24 units equals 48 PLUS vehicles added to the neighborhood which already has parking issues, Parking is currently an issue on 2100 south between 500 and 600 east and an issue on 400 East near 2100 south especially in the evenings. If this zoning change is made, current home owners would not have the luxury of parking in front of their own homes anymore. Maintaining the single family residential would avoid the parking issue, would maintain the identity of Liberty Wells, and would ensure that 500 East does not become as congested as 2100 South. Thank You. Garo Topdjian 447 E Hollywood Avenue

From: [Serena Juma](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) PLNPCM2026-00329 & PLNPCM2026-00331
Date: Monday, May 4, 2026 8:02:20 PM

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Hello,

As a resident of liberty wells, this proposal and plan of use with the property will further degrade the community. The black townhomes on 2100 s and 400 e are already an eyesore, block daylight from single family homes, and no one can afford nor wants to live in them.

Please use this land for building more desirable homes, like duplexes or a single family home. This lot could be broken down into multiple plots of land where single family dwelling units are built. Or use it for a community space of some sort.

Not sure why we need more overpriced townhomes when there's another proposal on 2100 s and 400 e.

I strongly recommend a different proposal for this land

Thanks,
Serena

From: [Shannon Schmitt](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Input for PLNP2026-00329 & PLNPCM2026-00331
Date: Saturday, May 16, 2026 8:49:50 AM

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Hi Cassie!

My name is Shannon Schmitt and I live pretty much across from these proposed condos. I personally would prefer not to put in more condos but instead put in some kind of public space like a park.

We have plenty of apartments and condos near by. We also have plenty of houses for sale in the area.

The problem is not a housing crisis, it's an affordability crisis.

I would love to see a park/public space here instead where people who live in this area could bring their kids, families and dogs and be a treasured spot to pass down generation to generation.

Thank you for the opportunity to give input. If there is a public hearing, I would love to know.

Thank you!

Shannon Schmitt

From: [Aristotle Johns](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Opposition to Zoning Modification on 500 and Hollywood
Date: Friday, May 15, 2026 12:46:47 PM

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Hello Cassie,

My name is Aristotle Johns (we spoke on the phone last week) and I wanted to write to express, via email, my opposition for the proposed zoning modification on 500E and Hollywood Ave. My opposition is as follows: (1) there is limited precedent for moderate-density townhomes within Liberty Wells, (2) there is already similar development that's either been finished, or is in the building process on the 2100S corridor, (3) added congestion (of cars, buildings, etc.) would be negatively impactful on the community, (4) the current zoning of single-family housing is not only sufficient, but more in line with the fabric of the Liberty Wells neighborhood.

(1) & (2): Having lived in Liberty Wells now 6 years, I've witnessed no precedent for moderate-density townhome construction within the constraints of the neighborhood itself. It is a quiet, single-family based neighborhood. Secondly, on the 2100S corridor there are already plenty of moderate-density style housing that have either *already* been built (i.e. The Izzy between 500E and 600E (which is moderate-density *and* mixed use); the major townhome development between 300E and 400E (with *multiple* townhomes)) or is in the process of construction (another townhome development is going up on the corner of 2100S and 300E along with slightly further down on 200E). 2100S is a busy and high-traffic corridor, and it makes sense to build this style of housing. 500E is *not* 2100S.
(3) & (4): The majority of the Liberty Wells neighborhood is single-family housing. Even new construction (as seen on Redondo Ave between 400E and 500E) or further up Hollywood Ave (between 500E and 600E), attempts have been made to make new builds coherent with the fabric of the neighborhood. Increasing housing density so much would be disruptive to the style of the neighborhood. Having 10 single-family homes (instead of **24** units) would *not* disrupt the neighborhood. But the congestion caused by 24 units (and their attendant 20+ cars, visitors, etc.) would deeply disrupt the neighborhood.

I hope these comments will be taken into consideration before making any decision to modify zoning. Again, in closing, I see no sufficient reasoning (that would benefit the community, versus just benefiting wealthy developers) to build such a massive development in the heart of a single-family predominant neighborhood.

All the best,

Aristotle (455 E. Hollywood Ave, just two doors up from the lot).

From: [Tate Hunsaker](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Public input - Tate Hunsaker
Date: Monday, May 18, 2026 7:40:36 PM

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Hello, this is a public input on the zoning map and general plan amendment at 1990 S. 500 E. and 2002 S. 500 E:
The comment I would like to make is that this area should not be converted into medium density townhomes. I believe that this area should be used either as a public park or homes of similar style and size as it's neighbors. Having the medium density style home at these areas will only create more traffic than what the current infrastructure could handle.
Please allow this area to remain the way it has been. It's what gives liberty wells its charm, it's comfort, it's community based living environment.
Thank you
Sent from my iPhone

From: [Shane Graham](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Wells on 5th Zoning Map & Plan
Date: Monday, May 18, 2026 4:44:04 PM

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Hello. I live two blocks away from the Wells on 5th development, on Westminster Avenue. I confess that I am pleasantly surprised. I am pleased that the developers do not propose to cram every square foot of housing they can into the footprint, that they will integrate some green space and some elements that contribute to the neighborhood's walkability, and that they generally seem respectful of the character of the neighborhood. I also agree with the project narrative that this fills a glaring gap in our city's housing supply. I hope the city insists on keeping the setbacks from the street as shown in the renderings. I see no reason to oppose the zoning change based on these plans.

Maybe the developers could propose something similar with the lot of the old Sears Mansion at Westminster and 400 East?

Thanks,

Shane Graham

From: [Audrey](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Petition Numbers PLNPCM2026-00329 & PLNPCM2026-00331
Date: Tuesday, May 26, 2026 3:53:22 PM

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Petition Numbers PLNPCM2026-00329 & PLNPCM2026-00331

1990 S 500 E & 2002 S 500 E

I live across from the property referenced in this petition and I am writing to comment on the proposed rezoning from R-1-5000 Single Family Residential to RMF-35 Moderate Density Residential.

While I do support additional housing opportunities in our neighborhood, I'd like to ensure that new development fits appropriately within the existing character and infrastructure of the neighborhood.

I feel like the current proposal appears out of scale with the surrounding area, which is primarily made up of single-story, single-family homes and historic bungalow-style residences. Introducing three-story buildings with a substantially different architectural style does not feel compatible with the established historic and residential character of the area.

I would encourage the developer and the City to consider revisions that better integrate the project into the neighborhood. Specifically:

- Reduce the height of the buildings from three stories to two stories
- Incorporate architectural elements and materials that better reflect the bungalow-style homes common in the neighborhood
- Increase on-site parking accommodations

While the proposal includes two-car garages, many modern townhouse garages are not realistically usable for two vehicles due to interior dimensions and storage needs. As a result, overflow parking often ends up on surrounding streets.

Parking is already heavily used on nearby streets like ours (Redondo Avenue), where many homes have shared driveways and rely on existing street parking. Additional overflow parking would increase congestion and create additional safety concerns in an area where children regularly play and residents already navigate crowded streets.

One practical solution would be to include an additional car-length driveway space in front of each garage. A nearby example that demonstrates this approach successfully is the Old Mill townhomes at 2233 S 500 E, where the design allows for additional off-street parking to support multi-car households.

With revisions that better address neighborhood compatibility, architectural character, building scale, and parking impacts, I believe this project could become a positive addition to the community and would be much easier for residents like myself to support.

Thank you for your consideration.

Sincerely,

Audrey Crafton

From: [Bryan Cox](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Resident Opinion on new townhomes 500E
Date: Sunday, May 24, 2026 2:02:44 PM

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RE: Petition Numbers PLNPCM2026-00329 & PLNPCM2026-00331
1990 S 500 E & 2002 S 500 E

I live adjacent to the property referenced in this petition and I am writing to comment on the proposed rezoning from R-1-5000 Single Family Residential to RMF-35 Moderate Density Residential.

I want to begin by saying that I support additional housing opportunities in our neighborhood and understand the need for thoughtful growth in Salt Lake City. My concerns are not about adding housing itself, but about ensuring that new development fits appropriately within the existing character and infrastructure of the neighborhood.

The current proposal appears out of scale with the surrounding area. This neighborhood is primarily made up of single-story, single-family homes and historic bungalow-style residences. Introducing multiple three-story buildings with a substantially different architectural style does not feel compatible with the established historic and residential character of the area.

I would encourage the developer and the City to consider revisions that better integrate the project into the neighborhood. Specifically:

- Reduce the height of the buildings from three stories to two stories
- Incorporate architectural elements and materials that better reflect the bungalow-style homes common in the neighborhood
- Increase on-site parking accommodations

While the proposal includes two-car garages, many modern townhouse garages are not realistically usable for two vehicles due to interior dimensions and storage needs. As a result, overflow parking often ends up on surrounding streets.

Parking is already heavily used on nearby streets like ours (Hollywood Avenue), where many homes have shared driveways and rely on existing street parking. Additional overflow parking would increase congestion and create additional safety concerns in an area where children regularly play and residents already navigate crowded streets.

One practical solution would be to include an additional car-length driveway space in front of each garage. A nearby example that demonstrates this approach successfully is the Old Mill townhomes at 2233 S 500 E, where the design allows for additional off-street parking to support multi-car households.

With revisions that better address neighborhood compatibility, architectural character, building scale, and parking impacts, I believe this project could become a positive addition to the community and would be much easier for residents like myself to support.

Thank you for your consideration

From: [Aristotle Johns](#)
To: [Younger, Cassie](#)
Subject: Re: (EXTERNAL) Opposition to Zoning Modification on 500 and Hollywood
Date: Tuesday, May 26, 2026 6:00:19 PM
Attachments: [image001.png](#)

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Hi Cassie,

Thank you for getting back to me. I wanted to write one more time after hearing Castlewood Development present at the community meeting. I am now **even more in opposition to the plan** than I was beforehand.

- The developers showed themselves to be wholly ignorant of the style and history of Liberty Wells as a neighborhood (even down to questions of construction materials/style).
- They presented **no clear plan** to benefit the existing community of Liberty Wells (and the immediate neighbors of the construction site).
- They failed to address questions about the fact that in a 3-block radius, there are already 4+ developments of similar style (as mentioned in my previous email).
- When pressed to articulate their thoughts about other styles/types of "missing middle" housing that they could build on this plot, they had no alternatives to the 3-story townhome model.
- They hadn't even considered moving the "pocket park" (as they called it) to the outside of the development to be shared with other residents on the block.
- Their current plan included **no ideas for visitor parking** at all, which will inevitably increase traffic and street parking congestion on 500E and Hollywood Ave (streets that are *already* difficult to park on).
- They were unwilling (due to profit margins) to entertain a development with *any fewer* than 24 units.
- Most importantly, they had NO GOOD ANSWER to the fact that building 24 units that will be sold for at least \$595,000 a unit will inevitably gentrify Liberty Wells (a process that has been ongoing) and change the socioeconomic makeup of a whole neighborhood, forcing long-term residents out in favor of new, wealthy residents.**

In short, the developers articulated NO GOOD REASON for the zoning to be modified. And the vast majority of the neighbors at the meeting opposed *this particular* development. If the zoning is to be modified, it is my strong opinion that it should be for another developer that has community benefit at the front of mind, rather than a single-minded focus on luxury townhomes blatantly built for profit.

Thank you for your consideration,

Aristotle

On Mon, May 18, 2026 at 9:54 AM Younger, Cassie <cassie.younger@slc.gov> wrote:

Aristotle,

Thank you for sharing these comments. They will become a part of the public record and will be included in future staff reports for the Planning Commission and City Council to consider.

Please reach out with any questions



CASSIE YOUNGER | (she/her)
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-6211
Email: cassie.younger@slc.gov
WWW.SLC.GOV SLC.GOV/PLANNING

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From: Aristotle Johns <[REDACTED]>
Sent: Friday, May 15, 2026 12:46 PM
To: Younger, Cassie <cassie.younger@slc.gov>
Subject: (EXTERNAL) Opposition to Zoning Modification on 500 and Hollywood

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Hello Cassie,

My name is Aristotle Johns (we spoke on the phone last week) and I wanted to write to express, via email, my opposition for the proposed zoning modification on 500E and Hollywood Ave. My opposition is as follows: (1) there is limited precedent for moderate-

density townhomes within Liberty Wells, (2) there is already similar development that's either been finished, or is in the building process on the 2100S corridor, (3) added congestion (of cars, buildings, etc.) would be negatively impactful on the community, (4) the current zoning of single-family housing is not only sufficient, but more in line with the fabric of the Liberty Wells neighborhood.

(1) & (2): Having lived in Liberty Wells now 6 years, I've witnessed no precedent for moderate-density townhome construction within the constraints of the neighborhood itself. It is a quiet, single-family based neighborhood. Secondly, on the 2100S corridor there are already plenty of moderate-density style housing that have either *already* been built (i.e. The Izzy between 500E and 600E (which is moderate-density *and* mixed use); the major townhome development between 300E and 400E (with *multiple* townhomes)) or is in the process of construction (another townhome development is going up on the corner of 2100S and 300E along with slightly further down on 200E). 2100S is a busy and high-traffic corridor, and it makes sense to build this style of housing. 500E is *not* 2100S.

(3) & (4): The majority of the Liberty Wells neighborhood is single-family housing. Even new construction (as seen on Redondo Ave between 400E and 500E) or further up Hollywood Ave (between 500E and 600E), attempts have been made to make new builds coherent with the fabric of the neighborhood. Increasing housing density so much would be disruptive to the style of the neighborhood. Having 10 single-family homes (instead of **24** units) would *not* disrupt the neighborhood. But the congestion caused by 24 units (and their attendant 20+ cars, visitors, etc.) would deeply disrupt the neighborhood.

I hope these comments will be taken into consideration before making any decision to modify zoning. Again, in closing, I see no sufficient reasoning (that would benefit the community, versus just benefiting wealthy developers) to build such a massive development in the heart of a single-family predominant neighborhood.

All the best,

Aristotle (455 E. Hollywood Ave, just two doors up from the lot).

From: [Lauren Fisher](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) RE: Petition Numbers PLNPCM2026-00329 & PLNPCM2026-00331
Date: Thursday, May 21, 2026 5:21:32 PM

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RE: Petition Numbers PLNPCM2026-00329 & PLNPCM2026-00331 at 1990 S 500 E & 2002 S 500 E

Hi Cassie,

I live adjacent to the property referenced in this petition and I am writing to comment on the proposed rezoning from R-1-5000 Single Family Residential to RMF-35 Moderate Density Residential.

I want to begin by saying that I support additional housing opportunities in our neighborhood and understand the need for thoughtful growth in Salt Lake City. My concerns are not about adding housing itself, but about ensuring that new development fits appropriately within the existing character and infrastructure of the neighborhood.

The current proposal appears out of scale with the surrounding area. This neighborhood is primarily made up of single-story, single-family homes and historic bungalow-style residences. Introducing multiple three-story buildings with a substantially different architectural style does not feel compatible with the established historic and residential character of the area.

I would encourage the developer and the City to consider revisions that better integrate the project into the neighborhood. Specifically:

- Reduce the height of the buildings from three stories to two stories
- Incorporate architectural elements and materials that better reflect the bungalow-style homes common in the neighborhood
- Increase on-site parking accommodations

While the proposal includes two-car garages, many modern townhouse garages are not realistically usable for two vehicles due to interior dimensions and storage needs. As a result, overflow parking often ends up on surrounding streets.

Parking is already heavily used on nearby streets like ours (Hollywood Avenue), where many homes have shared driveways and rely on existing street parking. Additional overflow parking would increase congestion and create additional safety concerns in an area where children regularly play and residents already navigate crowded streets.

One practical solution would be to include an additional car-length driveway space in front of each garage. A nearby example that demonstrates this approach successfully is the Old Mill townhomes at 2233 S 500 E, where the design allows for additional off-street parking to support multi-car households.

With revisions that better address neighborhood compatibility, architectural character, building scale, and parking impacts, I believe this project could become a positive addition to the community and would be much easier for residents like myself to support.

Thank you for your consideration.

Best,

Lauren Fisher

521 E Hollywood Ave.



From: [Steven Rogers](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Zoning 1990 So. & 2002 So. 5th east
Date: Wednesday, June 3, 2026 1:08:44 PM

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Please do not rezone this area... 99% of my neighbors do not want this rezoned or apartments built in their neighborhood... Please

Steve Rogers
444 Hollywood Ave

From: [Clayton Hansen](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) PLNPCM2026-00329 & PLNPCM2026-00331
Date: Thursday, June 4, 2026 8:00:44 AM

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Hi,

Myself and a large number of the neighbors have noticed that there's a proposal to build multifamily at the lot on 500 E. None of us are a big fans of this project, especially given that this is supposed to be a single family zone and the use doesn't conform with the nearby uses. This use will also cause a lot more traffic on this minor arterial.

Let's keep this closer to the major arterials, and if we must use this for commercial let's try to do something like a small restaurant/cafe that would be greatly appreciated in the area.

From: [Destiel](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) PLNPCM2026-00329 & PLNPCM2026-00331
Date: Thursday, June 4, 2026 5:51:05 PM

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I was out walking my dog today and saw a sign for some proposed townhomes. The inclusion of the town homes not promotes the inequity that's already in the neighborhood, but it doesn't address any real issues that come out with single-family residential properties

These townhomes will still be financially out of reach of a majority of salt lake City residents, and will likely only be utilized as rental properties. The inclusion of these townhomes will only further higher property values that make it nigh impossible for new homeowners to enter the market (Similar townhomes in inferior locations are already going for \$600,000+ the desirable nature of this neighborhood would push these homes well above \$750k-\$800k per townhome), and will only cause contention in the neighborhood.

Before allowing the proposed development & rezone please go back to the drawing board and reconsider what will actually be fair, equitable, and realistically best for the neighborhood, the city, and for those who live in this area.

From: [bradley skola](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Re-zoning on 5th East
Date: Sunday, June 7, 2026 10:11:53 PM

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Hello,

I am writing in regards to the proposed re-zoning for a multi-family development at 1990 and 2002 South 500 East.

I am against the re-zoning. All of these condo/townhome developments are an eyesore and a cash grab by greedy developers to make more money on the same footprint of a few houses. The people of Salt Lake need homes, houses, spaces of their own.

If I wanted to tear my house down, re-zone the lot and build a 4plex I doubt I would get the same consideration as these big developers

I am asking the council to show some integrity. Show the people of the neighborhood that what we want in our community and the character of the neighborhood means more than whatever permits, fees and other palm greasing the developers have to offer.

Thank you

From: [Jonathan Metzman](#)
To: [Carlsen, Erika](#); [Younger, Cassie](#); [City Council Liaisons](#)
Subject: (EXTERNAL) Public Comment on Proposed The Wells on 5th - PLNPCM2026-00329 and PLNPCM2026-00331
Date: Monday, June 8, 2026 8:51:19 AM

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Hi Council Member Carlsen, Ms. Younger, and Council Liaison Rasmussen,

We live directly across the street from the proposed Castlewood Development "The Wells on 5th" (1990 S 500 E & 2002 S 500 E) in Salt Lake City. First of all, we are pleased that the vacant lot is finally being developed for productive use after the old church burned down years prior. We also understand the need for additional housing in Salt Lake City.

However, we respectfully oppose the proposed Zoning Map Amendment and General Plan Amendment from R-1-5000 Single Family Residential to RMF-35 Moderate Density Multi-Family Residential (PLNPCM2026-00329 and PLNPCM2026-00331).

Our main concern is that the amendment proposes a significant land-use change in an established single-family neighborhood without addressing the implications of the change. Neighbors we have spoken to also share our viewpoints on this issue. We will submit a neighborhood petition before the public comment deadline. Below we list questions and concerns related to density, parking, height, sunlight/visibility, affordability, and neighborhood compatibility.

1. Density, Traffic, Parking Impacts

Currently, the neighborhood consists of single-family bungalows on relatively narrow streets. Our neighborhood features 4 - 6 houses per block and 2 - 4 residents per house. A 24 3+ bedroom development on a single block will drastically increase the number of residents by 9x (up to 72 residents, plus visitors). This substantial increase in density will have undoubtable impacts on traffic, congestion, parking, and safety compared to our existing pattern.

We request the City provide the following information:

- How many parking and guest spaces will be available within the proposed site?
- Will any measures be taken to prevent substantial overflow into the adjacent streets?
- Has the City evaluated if the neighborhood can safely accommodate a significant rise in traffic and parking?

We request that the City maintain the current zoning density to avoid unforeseen traffic, congestion, parking, and safety concerns. This is critical considering our neighborhood's single-lane, narrow roads, stop signs, and limited street parking.

2. Height/Scale Impacts on Sunlight and Visibility

The rezoning to RMF-35 allows buildings up to 35 feet. In the proposal, we see 3 - 4 story townhomes. Blocking of midday to afternoon sun will have tremendous effects on our neighborhood. Our neighborhood depends on sunlight for livability, landscaping, and character. A significant number homes surrounding the site have invested in water-wise landscaping, which will be negatively impacted by increases in shadowing. Additionally, large casted shadows will tarnish the character and the property values of our homes. Sunlight is a priceless resource for our community, influencing moods as well as general aesthetics of houses. Moreover, tall and dense builds will block a substantial amount of visibility to the beautiful mountains of the Wasatch front for homes on the north and west side of the development.

We request that the City conduct a formal sunlight study to evaluate afternoon shadowing impacts of the proposal builds throughout the year (include winter, spring, summer, fall).

We also request limiting building height to match current zoning code and increasing setback from neighboring homes.

3. “For sale” Marketing Concerns

The wording in the proposal says “24 3+ bedroom for-sale units”. Does this mean for sale to a remote investor or real estate agency? Or does it mean for sale to the residential buyers from Salt Lake City?

We request clarification for the following:

- What prevents the units from being purchased by investors and operated as rentals?
- Will there be price caps or affordability requirements?
- Will any enforcement be made to ensure that the property is for-sale family housing to benefit the community?

4. Neighborhood Character Impacts

The neighborhood currently consists of single-family bungalow houses, all containing their own unique character. The members of this community were attracted to the Sugarhouse/Liberty Wells commons area due to these homely, quaint features. How can we ensure that the implementation of the proposed townhomes will not diminish these neighborhood qualities?

We ask the City to evaluate the following:

- Does RMF-35 contrast too heavily with the surrounding area?
- Is a lower density solution more compatible?

Potential alternatives could include a lower number of units, lower height, cottage-style development, duplex-style development, or other lower density housing to better transition

into the neighborhood.

5. Communal Space Benefits

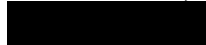
The open lot would be an excellent use of space for a communal gathering or park location. Given the size of the site, we request that the new development include publicly accessible open space for the nearby neighborhood. This would benefit future residents and the nearby community.

We respectfully request that the City deny the Zoning Map Amendment and General Plan Amendment as currently proposed. We request substantial, enforceable agreements addressing height, density, traffic, parking, sunlight, privacy, affordability, and neighborhood compatibility.

Thank you for taking the time to read our questions and concerns for the rezoning proposal and plan to build the 24 3+ bedroom townhouses. We request to have a public meeting for further discussion.

Best Regards,

Jonathan Metzman and Alyssa Johnson
1999 S 500 E, Salt Lake City, UT 84105



From: [Catherine Merkel](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Public input - 1990 S 500 E & 2002 S 500 E
Date: Tuesday, June 9, 2026 3:11:41 PM

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Hello Cassie,

My husband and I recently bought a house on 5th east, directly across the street from the lot. One of the reasons why I chose to purchase in this area was the neighborhood feel. I wanted to live in a residential area around other homes.

I understand the need for more density, and I am willing to live next to something like a multiplex or cottage community. I have seen examples of these looking nice and fitting in with communities similar to Liberty Wells.

The proposal by Castlewood Development mentions the "missing middle" several times, but I don't believe their plan is solving the missing middle issue.

- They are not home-scale for the area.
- They do not have the look and feel of a single family home.
- The townhomes are higher than the other structures in the neighborhood and would be out of place.
- They are not an affordable price.

To help with the missing middle, what is built on that lot needs to be the same height as the homes in the area. Most homes in the area are one story tall, and none are three.

The price point at \$580,000 plus an HOA fee is also not attainable for middle income households. The monthly payment for that would be higher than my mortgage.

I think if zoning is changed, we need assurances from the developers that the structure will resemble the homes in the area and actually be affordable.

Thank you for your consideration,
Catherine

From: [Mike Welsh](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) 500 East Townhomes Public Input
Date: Tuesday, June 9, 2026 8:21:15 PM

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Hello Cassie,

My wife and I recently moved to the area, but we've lived in the salt lake metro our whole lives. We're across the street from the proposed townhomes. I'm not opposed to townhomes being built in the area, and I understand the need for housing. It was difficult for us to find a home at a price we could afford, so we understand how low housing inventory can cause struggles.

However, I have a few concerns. First, if the community is going to make concessions to allow rezoning, I believe that in exchange the developers should make every effort to keep the units affordable. \$580k with a fairly typical HOA would likely cost more than our current mortgage. I know because we looked at very similar townhomes at this price point in the current market.

I understand that construction costs are high right now. Also, from what I understand lenders usually require a minimum profit margin in order to finance a project (although I'm no expert in this), but how can we know whether the target price is reasonable based on the costs/lending requirements and not due to a developer trying to market "luxury" finishes to squeeze a little more money out of the project? Maybe the developer can provide more information.

Second, how solid is the target price? I've seen similar townhomes in less desirable areas selling in the high \$600k range. I saw in the community council meeting, someone from Liberty Wells mention that if the council votes to approve the project, the developer has to follow a development agreement, so they can't decide to build something else after rezoning is approved. Does this cover pricing, e.g. can they decide if the market is really hot that they are going to price the townhomes at \$730k? We've seen houses on 500 east listed for up to \$850k-ish, so that wouldn't be outlandish, but certainly not affordable. I wouldn't feel good about approving such a project if this is the result. I doubt the liberty wells council would want that either.

Alternatively, would they be able to sell the entire project to a single buyer that intends to overcharge renters? Are there any mechanisms the council has to hold the developer to their promises? I'm happy to live next to townhomes. I'm not happy to live next to "luxury" townhomes no one can afford or yet another insanely priced rental property.

My mom lived accross from a project in Sandy where they built large homes on an existing trail system, and the developers promised that they would put in walking paths that the surrounding community could use. However, not long after the project went up they put locked gates around the entrance to the community, leaving the surrounding community with no trail system and very nice walking paths they aren't allowed to use. I hope you understand

my reluctance to trust the promises of real estate developers.

If the developer can build townhomes and the council can hold them to their promises, I'm happy to live next to townhomes and welcome some new families to the neighborhood.

Thank you for reading this,
Mike Welsh

From: [Jonathan Metzman](#)
To: [Younger, Cassie](#); [Carlsen, Erika](#); [City Council Liaisons](#)
Subject: Re: (EXTERNAL) Public Comment on Proposed The Wells on 5th - PLNPCM2026-00329 and PLNPCM2026-00331
Date: Thursday, June 11, 2026 11:54:51 AM
Attachments: [image001.png](#)
[The Wells on 5th Neighborhood Petition.pdf](#)

Hi Cassie,

Thank you so much for all of the information and the support. We discussed with the neighborhood and have wide consensus for our concerns. Attached is a compiled petition from 18 residents and 12 houses. The petition opposes the rezoning amendments. We request considerable measures to be made for density, traffic, parking, height, sunlight shadowing, affordability, open space, and neighborhood compatibility. We propose alternatives including a lower number of units, lower height, cottage-style development, duplex-style development, or other lower density housing to better transition into the neighborhood. An additional solution includes moving parking underground for increased parking capacity and reduction in the max height.

We look forward to the meeting on the 24th.

Regards,
Jonathan Metzman

On Tue, Jun 9, 2026 at 1:25 PM Younger, Cassie <cassie.younger@slc.gov> wrote:

Jonathan,

The agenda and staff reports for the June 24 Planning Commission will be posted [here](#).

The Planning Commission will start at 5:30 in room 326 at 451 S State Street.

Signs will also be posted to the property notifying the public of the meeting.

Let me know if you have further questions

CASSIE YOUNGER | *(she/her)*
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-6211



Email: cassie.younger@slc.gov
WWW.SLC.GOV SLC.GOV/PLANNING

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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.

From: Jonathan Metzman [REDACTED]
Sent: Monday, June 8, 2026 8:51 AM
To: Carlsen, Erika <erika.carlsen@slc.gov>; Younger, Cassie <cassie.younger@slc.gov>; City Council Liaisons <city.council.liaisons@slc.gov>
Subject: (EXTERNAL) Public Comment on Proposed The Wells on 5th - PLNPCM2026-00329 and PLNPCM2026-00331

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Hi Council Member Carlsen, Ms. Younger, and Council Liaison Rasmussen,

We live directly across the street from the proposed Castlewood Development "The Wells on 5th" ([1990 S 500 E](#) & [2002 S 500 E](#)) in Salt Lake City. First of all, we are pleased that the vacant lot is finally being developed for productive use after the old church burned down years prior. We also understand the need for additional housing in Salt Lake City.

However, we respectfully oppose the proposed Zoning Map Amendment and General Plan

Amendment from R-1-5000 Single Family Residential to RMF-35 Moderate Density Multi-Family Residential (PLNPCM2026-00329 and PLNPCM2026-00331).

Our main concern is that the amendment proposes a significant land-use change in an established single-family neighborhood without addressing the implications of the change. Neighbors we have spoken to also share our viewpoints on this issue. We will submit a neighborhood petition before the public comment deadline. Below we list questions and concerns related to density, parking, height, sunlight/visibility, affordability, and neighborhood compatibility.

1. Density, Traffic, Parking Impacts

Currently, the neighborhood consists of single-family bungalows on relatively narrow streets. Our neighborhood features 4 - 6 houses per block and 2 - 4 residents per house. A 24 3+ bedroom development on a single block will drastically increase the number of residents by 9x (up to 72 residents, plus visitors). This substantial increase in density will have undoubtable impacts on traffic, congestion, parking, and safety compared to our existing pattern.

We request the City provide the following information:

- How many parking and guest spaces will be available within the proposed site?
- Will any measures be taken to prevent substantial overflow into the adjacent streets?
- Has the City evaluated if the neighborhood can safely accommodate a significant rise in traffic and parking?

We request that the City maintain the current zoning density to avoid unforeseen traffic, congestion, parking, and safety concerns. This is critical considering our neighborhood's single-lane, narrow roads, stop signs, and limited street parking.

2. Height/Scale Impacts on Sunlight and Visibility

The rezoning to RMF-35 allows buildings up to 35 feet. In the proposal, we see 3 - 4 story townhomes. Blocking of midday to afternoon sun will have tremendous effects on our neighborhood. Our neighborhood depends on sunlight for livability, landscaping, and character. A significant number homes surrounding the site have invested in water-wise landscaping, which will be negatively impacted by increases in shadowing. Additionally, large casted shadows will tarnish the character and the property values of our homes. Sunlight is a priceless resource for our community, influencing moods as well as general aesthetics of houses. Moreover, tall and dense builds will block a substantial amount of visibility to the beautiful mountains of the Wasatch front for homes on the north and west side of the development.

We request that the City conduct a formal sunlight study to evaluate afternoon shadowing impacts of the proposal builds throughout the year (include winter, spring, summer, fall).

We also request limiting building height to match current zoning code and increasing setback from neighboring homes.

3. “For sale” Marketing Concerns

The wording in the proposal says “24 3+ bedroom for-sale units”. Does this mean for sale to a remote investor or real estate agency? Or does it mean for sale to the residential buyers from Salt Lake City?

We request clarification for the following:

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- Will there be price caps or affordability requirements?
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The neighborhood currently consists of single-family bungalow houses, all containing their own unique character. The members of this community were attracted to the Sugarhouse/Liberty Wells commons area due to these homely, quaint features. How can we ensure that the implementation of the proposed townhomes will not diminish these neighborhood qualities?

We ask the City to evaluate the following:

- Does RMF-35 contrast too heavily with the surrounding area?
- Is a lower density solution more compatible?

Potential alternatives could include a lower number of units, lower height, cottage-style development, duplex-style development, or other lower density housing to better transition into the neighborhood.

5. Communal Space Benefits

The open lot would be an excellent use of space for a communal gathering or park location. Given the size of the site, we request that the new development include publicly accessible open space for the nearby neighborhood. This would benefit future residents and the nearby community.

We respectfully request that the City deny the Zoning Map Amendment and General Plan Amendment as currently proposed. We request substantial, enforceable agreements addressing height, density, traffic, parking, sunlight, privacy, affordability, and neighborhood compatibility.

Thank you for taking the time to read our questions and concerns for the rezoning proposal and plan to build the 24 3+ bedroom townhouses. We request to have a public meeting for further discussion.

Best Regards,

Jonathan Metzman and Alyssa Johnson
[1999 S 500 E, Salt Lake City, UT 84105](#)



From: [Pamela Moritz](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Zoning map
Date: Thursday, June 11, 2026 9:33:58 PM

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I oppose changing the zoning on this property. I'd rather see single family residential homes here, as to an 24 condo complex. Traffic is heavy enough and it's getting harder and harder to get around Salt Lake. I've lived in this area for over 40 years and I don't want to see 24 condo or apartments in that space.

Thank you,

Pamela Moritz

From: [David](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Zoning question for 500 East 1990 South
Date: Thursday, June 11, 2026 4:55:57 PM

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Cassie,

I live 6 houses to the west on Hollywood from the proposed rezoning lot. I am opposed to the rezoning. I've lived 33 yrs in my house, long enough to remember Ramona going all the way through from 500 East to 400 East, now the St. Joseph Assisted living. St Joseph was going to build a larger structure on Hollywood and 500 East several years ago, they bought several houses and let them totally go to pot, intending to tear them down, renting them out, letting the yards go wild - but then the zoning was not approved, they sold the houses back to individuals, and now those are great houses and good neighbors. I love the neighborhood and have chosen to stay. I know the answer to all questions is money - so there must not be any money in keeping the zoning the same and building 6-8 individual single family houses. That's what I'd like to see. Single family houses. I know developers have the funds, and the city is all about the funds, but I'm kinda tired of more and more apartment-sized buildings going up. The typically younger residents don't seem to engage with the surrounding community as much as a homeowner. Plus, the parking...the apartments on 400 East and 2100 South have 2 car garages, but the street parking there has become ridiculous. I fear it would be the same down my street. I'm opposed to the rezoning.

David Lloyd
434 Hollywood Ave

From: [Liza Lloyd](#)
To: [Younger, Cassie](#)
Subject: (EXTERNAL) Petition Numers(s): PLNPCM2026-00329 and PLPCM2026-00331
Date: Thursday, June 11, 2026 4:38:54 PM

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Dear Ms. Younger,

I am writing in regards to the property at 1990 So and 500 East where the Well Ward chapel used to be.

My name is Liza Lloyd. I reside at 434 E Hollywood Ave. My husband and I have lived in the neighborhood for over 30 years. We raised our family(3 children) here. I attended the community council meeting last month where the plans for the vacant lot were discussed. I am happy to see that there are plans for the property and am excited to see growth in the neighborhood.

However, I do have some concerns. I do not agree with "spot zoning" and would love to see the lot remain zoned as R-15000 (Single Family Residential). We have a lot of tall townhome style properties nearby. I would love to see more traditional single family homes on the lot, homes that would attract families to bring kids into our city and our schools. I do not see the planned project attracting families with children.

I am also concerned with parking. There is no parking on either side of 500 East along the lot's east boundary. Any street parking on Hollywood and Redondo is already taken by 500 East residents and we currently have little if any street parking available. While the plan calls for 2 car garages I anticipate, similar to the housing on 400 East and 2100 South, residents will park on the street rather than in their garages. And the plan does not include any guest parking.

Again, while I am happy to see growth in the neighborhood I am opposed to the rezone proposal. I think the neighborhood would benefit from more traditional housing, not so tall and not so dense.

Thank you,
Liza Lloyd
434 E Hollywood Ave
Salt Lake City

From: [Patrick Ware](#)
To: [Carlsen, Erika](#); [Younger, Cassie](#); [City Council Liaisons](#)
Cc: [Amelia Ware](#)
Subject: (EXTERNAL) Public Comment on Proposed The Wells on 5th - PLNPCM2026-00329 and PLNPCM2026-00331
Date: Thursday, June 11, 2026 11:52:59 PM

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Dear Council Member Carlsen, Ms. Younger, and Council Liaison Rasmussen,

We are writing to you as residents of Liberty Wells regarding the proposed "The Wells on 5th" 24-unit townhouse development at 1990 S 500 E & 2002 S 500 E by Castlewood Development.

While we support the principle of infill development and recognize that this vacant lot will inevitably transition, we have significant concerns regarding the proposed density, scale, infrastructure impact, and long-term tenure. Our community is currently defined by an established fabric of single-story, single-family Craftsman-style homes. Moving from low-density residential to a 24-unit-per-acre medium-density model represents a drastic shift.

We urge the Planning Department and the development team to evaluate and address the following impacts before moving forward with zoning changes:

1. Density and Scale

At 24 units per acre, this proposal sits at the upper limit of medium density, contrasting heavily with the surrounding area. Placed adjacent to single-story bungalows, the 30' high modern structures will loom over existing homes, disrupting privacy and sunlight access for neighboring yards. We request limiting building height to match current zoning code and increasing setbacks from neighboring homes.

2. Preservation of Neighborhood Character

Our neighborhood's identity relies heavily on the distinct architectural heritage of bungalows and Victorian style homes. The proposed project will feel like many other soulless townhome developments and clash with the surrounding area. This does not seem like a development that will ever truly feel like part of Liberty Wells. Has a lower density solution been considered to more closely match the character of the neighborhood?

3. Long-Term Tenure

The proposed project notes these townhomes as being "for sale units." Can you clarify whether these will be for sale to individuals and families, or to a property management company? When corporations own townhomes rather than individuals, housing is transformed from a community-based need into a profit-driven commodity, making it harder for people to build wealth and leaving tenants facing systemic issues with affordability. Will any effort be made to ensure that the properties are for sale to people instead of corporations?

4. Traffic

500 E is a collector street that, anecdotally, seems to be a significant north/south commuting corridor as an alternative to State St. and 700 E. During the evening commute, particularly

between 5-6pm, we cannot make a left turn out of Redondo Ave to go south on 500 E because traffic is continuously backed up past our street and along the lot of the proposed building site. Have any formal traffic studies been conducted to investigate the impact of the additional vehicle trips from the new development on congestion in the neighborhood?

5. Infrastructure and Lack of Community Green Space

Our neighborhood is currently underserved by community parks and public open spaces. According to the Trust for Public Land, the development sits right on the border of the 10-minute park walkshed, nearly within the area categorized as "priority areas for new parks." The proposed development will bring an additional 70-100 new residents to a nearly-underserved part of the neighborhood. Has the City or developer explored turning a portion of the lot into a park or other public green space as a benefit to both new and existing residents of the neighborhood?

Thank you for your time and consideration of our questions and concerns, and for your shared commitment to ensuring that new development respects the integrity of our existing community.

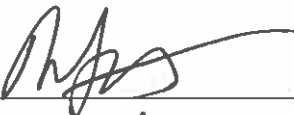




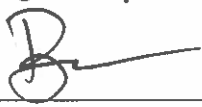



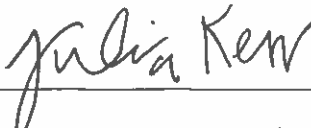
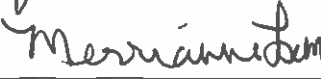
Patrick and Amelia Ware
517 E Redondo Ave

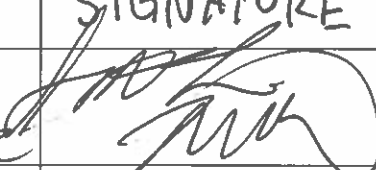








**Neighborhood Petition Regarding The Wells on 5th / Castlewood Development
PLNPCM2026-00329 and PLNPCM2026-00331**

We, the undersigned nearby residents, respectfully oppose the currently proposed Zoning Map Amendment from R-1-5000 Single Family Residential to RMF-35 Moderate Density Multi-Family Residential for the "The Wells on 5th" Castlewood Development (1990 S 500 E & 2002 S 500 E).

We request that the Salt Lake City Council and Planning deny the proposed amendments unless considerable and enforceable measures are made for impacts regarding density, traffic, parking, height, sunlight shadowing impacting, affordability, open space, and neighborhood compatibility.

NAME	SIGNATURE	ADDRESS/CONTACT	COMMENTS
Wesley Stradling		1989 S 500E Salt Lake City, UT 84105	
Christina Ahirtava		1989 S 500 E SLC, UT 84105	
Catherine Merkel		1985 S 500 E SLC, UT 84105	
Eden Hunt		475 E Hollywood Ave, SLC UT 84115	
Javanna Sawborn		475 E. Hollywood Ave, SLC UT 84115	No townhomes! ☎ 385-565-2973
Brita Nelson		465 Hollywood Circ SLC UT 84115	OK w/ duplexes Ⓜ
Martina Bolliger		459 Hollywood Ave SLC, UT 84115	Bad for public health
Sorley's Barnett		489 Hollywood Ave Salt Lake City, UT 84115	Can't handle multiple cars / density not sustainable
Matthew Crafton		2003 S 500 E Salt Lake City, UT 84105	
Julia Kerr		462 E Hollywood Salt Lake City, UT 84115	
Merrianne Leany		468 E. Redondo Ave S.L.C. UT 84115	

NAME	SIGNATURE	ADDRESS/ CONTACT	COMMENTS
ADA WALDBURG		1995 SOUTH 500 EAST SALT LAKE CITY, UTAH	
Casey Sew		321 E Remmon SLC, UT 84113	
Audrey Crafton		2003 S 500 E SLC, UT 84105	
Alyssa Johnson		1999 S 500 E SLC, UT 84105	Park !!
Jonathan Metzman		1999 S 500 E SLC, UT 84105	
Amelia Ware		517 E Redondo Ave SLC, UT 84105	Too many units, no public space, overall doesn't fit local style
Patrick Ware		517 E Redondo Ave SLC, UT 84105	

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 and Fire :

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

There are no objections to the Zoning Amendment. All applicable adopted codes, standards and ordinances will be required with any development up to and including fire department access and approved firefighter routes around buildings, water supply and hydrant locations, road widths and aerial access when a building exceeds 30-feet in height

Police:

No public safety concerns with the zoning amendment.

Public Services:

Other than pointing to the potential impacts to on-street parking of future development on these properties, Public Services has no additional comments.

Urban Forestry:

Urban Forestry has no concerns with this proposal if it maintains the street tree requirement.

Economic Development:

Economic Development has no comments.

Transportation:

I have no issue with this proposal.

Public Utilities:

Public Utilities 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.

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.

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.

Additional comments have been provided to assist in design of proposed 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. 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.*
- * Public street light requirements are determined during building permit review.*
- * CC &R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.*
- * Utilities cannot cross property lines without appropriate easements and agreements between property owners.*
- * Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. 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.*
- * One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.*
- * A minimum of one sewer lateral is required per building. 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.*

- * *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.*
- * *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=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>.*
- * *Stormwater detention is required for this project. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.*
- * *Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.*