



# COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

**TO:** City Council Members

**FROM:** Brian Fullmer  
Policy Analyst

**DATE:** August 18, 2020

**RE: 261 North Redwood Road Master Plan and Zoning Map Amendment  
PLNPCM2019-01086 and PLNPCM2019-01087**

Item Schedule:

Briefing: August 18, 2020

Set Date: August 18, 2020

Public Hearing #1: September 15, 2020

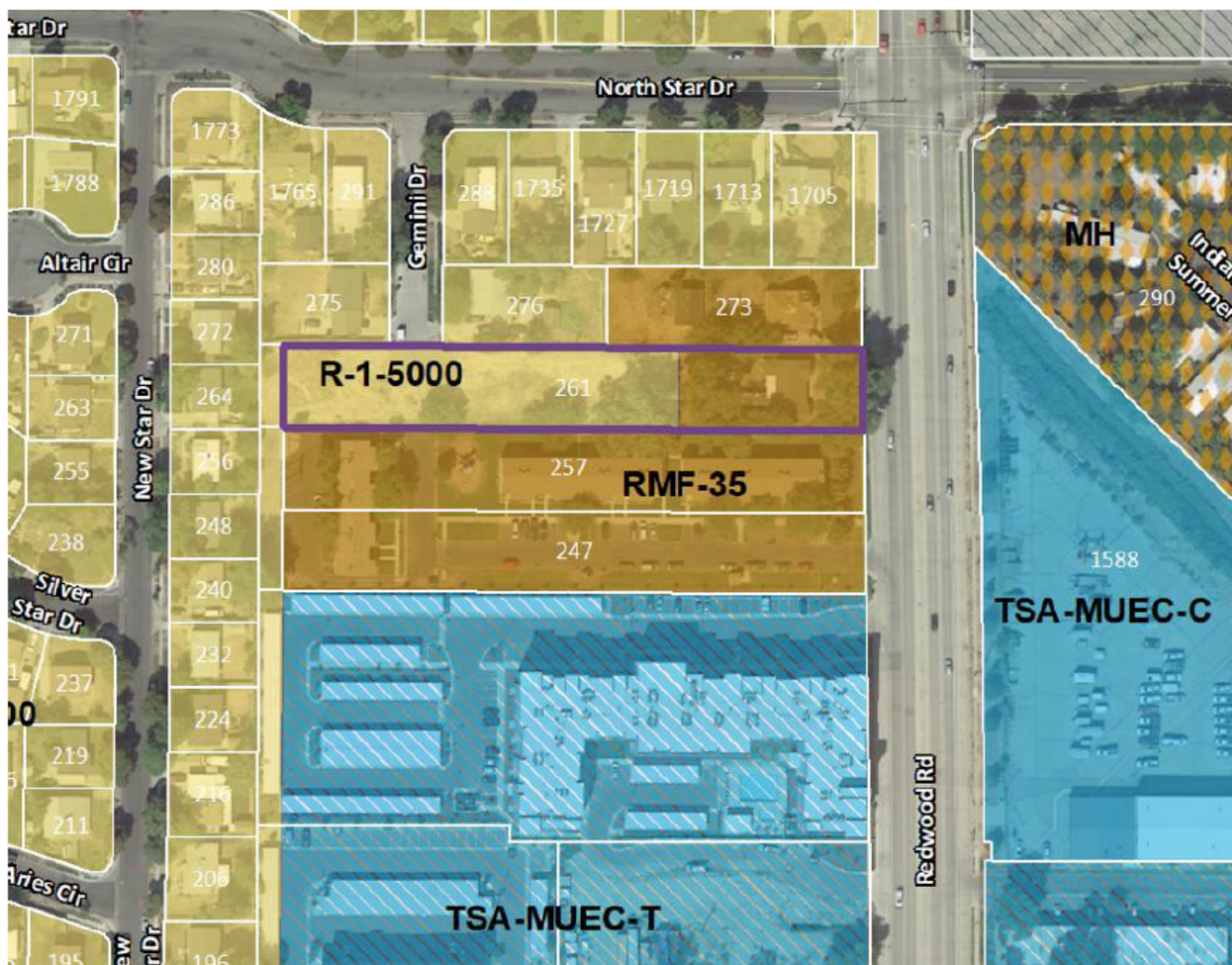
Public Hearing #2/Potential Action:  
October 6, 2020

The Council will be briefed about an ordinance that would amend the master plan and zoning map for an approximately 0.94-acre parcel located at approximately 261 North Redwood Road. The parcel is currently “split-zoned” with approximately 2/3 of the property on the west zoned R-1/5,000 (Single-family Residential District) and the remaining property zoned RMF-35 (Moderate Density Multi-family Residential). The applicant would like to amend the zoning map to change zoning of the entire parcel to RMF-35.

The applicant has not submitted development plans but indicated to Planning staff the rezone is anticipated to allow for redevelopment of the site with additional housing.

The Planning Commission voted unanimously to forward a positive recommendation to the City Council.





**Vicinity zoning map with the subject property outlined in purple  
(Administration's Transmittal, Page 2)**

## POLICY QUESTIONS

1. Does the Council support the Planning Commission's recommendation to adopt the proposed changes?

## ADDITIONAL INFORMATION

Pages 17-20 of the Administration's transmittal identify three key issues. A short description of each issue is provided below for reference. Please see the transmittal for full analysis.

### **Issue 1: Compatibility with Adopted Planning Documents**

The proposed rezone is compatible with *Plan Salt Lake*, *Growing SLC* and the *North Temple Master Plan*. The proposed master plan amendment is needed in order to make the requested amendments compatible with the *Northwest Master Plan*. Planning staff is of the opinion the master plan amendment is appropriate given policies in citywide plans, the *North Temple Master Plan* and existing development trends in the neighborhood.

#### *Plan Salt Lake (2015)*

The applicant is proposing to redevelop underutilized land which is consistent with Plan Salt Lake. This Plan calls for locating new development in areas with existing infrastructure and amenities such as transit and transportation corridors; encourages a mix of land uses; and promotes infill and redevelopment of underutilized land. The area has existing infrastructure and high-capacity (Trax Green Line) and high-frequency (UTA bus 217) transit. The parcel's location on the west side of Redwood Road is less than one-quarter mile north of the intersection with North Temple. It is approximately one-half mile from the 1950 West/State Offices and Power Station/Cornell Trax Stations.

The adjacent property to the south is zoned RMF-35. Farther south, properties are zoned TSA-MUEC-T (Transit Station Area-Mixed Use Employment Center-Transition) which allows building height up to 60 feet and were recently redeveloped with apartments. Planning staff noted rezoning the subject property to RMF-35 would serve as a continued transition from additional recent TSA redevelopment closer to North Temple with single-family homes to the north and west of Redwood Road.

#### *Growing SLC: A Five-Year Housing Plan (2017)*

This plan addresses the growing divide between income and housing costs and promotes additional strategies to increase the supply of available and affordable housing. Goal 1 of the Plan states the following: "Increase housing options: reform city practices to promote a responsive, affordable, high-opportunity housing market." The proposed rezoning is anticipated to increase the types of housing options and provide additional housing units in the community.

#### *North Temple Master Plan (2010)*

As noted above, the subject property is near two Trax stations. Area plans for the Power Station/Cornell and 1940 West/State Offices stations designate the subject property as within a "stable area." However, the proposal to remove the split-zoning designation and redevelop the underutilized parcel is consistent with the station area policies and strategies to "allow for a more intense, compact mix of uses" and provide a broader mix of housing types and densities just outside the transition area.

The Plan also encourages high-density mixed-use development on all four corners of the area's busiest intersection at North Temple and Redwood Road. Although the proposed development is north of this intersection, the proposed development would provide additional medium density housing and further the transition to single-family neighborhoods to the north and west. It could also provide customers for existing and future businesses in the area.

#### *Northwest Master Plan (1992)*

Given its age, the Northwest Master Plan may not reflect current policies or goals related to housing growth in the area. This Plan discusses rezoning properties to address concerns related to construction of apartments in the area when the plan was adopted. Planning recommends considering policies of more recently adopted plans listed above when evaluating the proposed rezoning of the subject property.

### **Issue 2: Zoning Compatibility with Adjacent Properties**

As shown in the vicinity zoning map above, nearby properties are a mix of R-1/5,000, RMF-35, TSA-MUEC-T (Transit Station Area-Mixed Use Employment Center-Transition), and across

Redwood Road TSA-MUEC-C (Transit Station Area-Mixed Use Employment Center-Core) and MH (Mobile Home).

The proposed rezone to RMF-35 would allow for greater density, lot coverage and height, but would have similar setbacks (see Attachment D on pages 34-36 of the Administration's transmittal for a comparison of the RMF-35 and R-1/5,000 zoning districts).

As discussed above, the proposed RMF-35 zoning designation would provide a transition between more intensive zones and nearby single-family zoning, while allowing the underutilized parcel to be redeveloped.

### **Issue 3: Existing Zoning Limitations and Proposed Zone**

The subject parcel is split-zoned RMF-35 and R-1/5,000 with one residential building containing four units. The RMF-35 area of the property is approximately 13,000 square feet, enough area to allow for five multi-family units, one more than currently on the site. The lot width is approximately 75 feet which is five feet less than the minimum lot width required for multi-family residential development. Because of this, redevelopment of the site with a multi-family dwelling would require a Planned Development.

The R-1/5,000 portion of the parcel is approximately 27,000 square feet. This zoning district allows for single-family dwellings, but not two-family or multi-family units. There is enough land area on this section of the property to accommodate up to five single-family dwellings, but it would likely be difficult to construct them given limited street frontage. Access from Gemini Drive would probably be required for the dwellings. A Planned Development would likely be required as some lots would not have street frontage. Setback requirement relief may also be required through a Planned Development. Additional units on Gemini Drive may require construction of a cul-de-sac bulb or other acceptable turnaround.

If the Council approves the zoning change to RMF-35 for the entire parcel, up to 26 multi-family units could be constructed. Under this scenario, a Planned Development would still be required because the lot width is less than the required minimum.

The proposed master plan and zoning map amendments from the split-zoned RMF-35 and R-1/5,000 to the full parcel being zoned RMF-35 would allow for more intensive redevelopment of the subject property. Planning staff is of the opinion this is consistent with citywide plans and compatible with recent redevelopment and changes in the neighborhood. It is also consistent with zoning on properties to the south and northeast. It would also serve as a transition from the TSA zoned property to the south and east with and the single-family development to the north and west. Current zoning limits development on the property and rezoning would allow development similar to property to the south. It is Planning staff's belief the proposed zoning map and master plan amendments are appropriate for the property given its context and evolving City plans and policies.





**CITY COUNCIL TRANSMITTAL**

  
Lisa Shaffer  
Lisa Shaffer, Chief Administrative Officer

**Date Received:** July 11, 2020  
**Date sent to Council:** July 15, 2020

**TO:** Salt Lake City Council  
Chris Wharton, Chair

**DATE:** 06/30/2020

**FROM:** Marcia L. White, Director Department of Community & Neighborhoods



**SUBJECT:** PLNPCM2019-01086 and PLNPCM2019-01087  
261 N Redwood Road

**STAFF CONTACT:** Sara Javoronok, AICP, Senior Planner  
801-535-7625, [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)

**DOCUMENT TYPE:** Ordinance

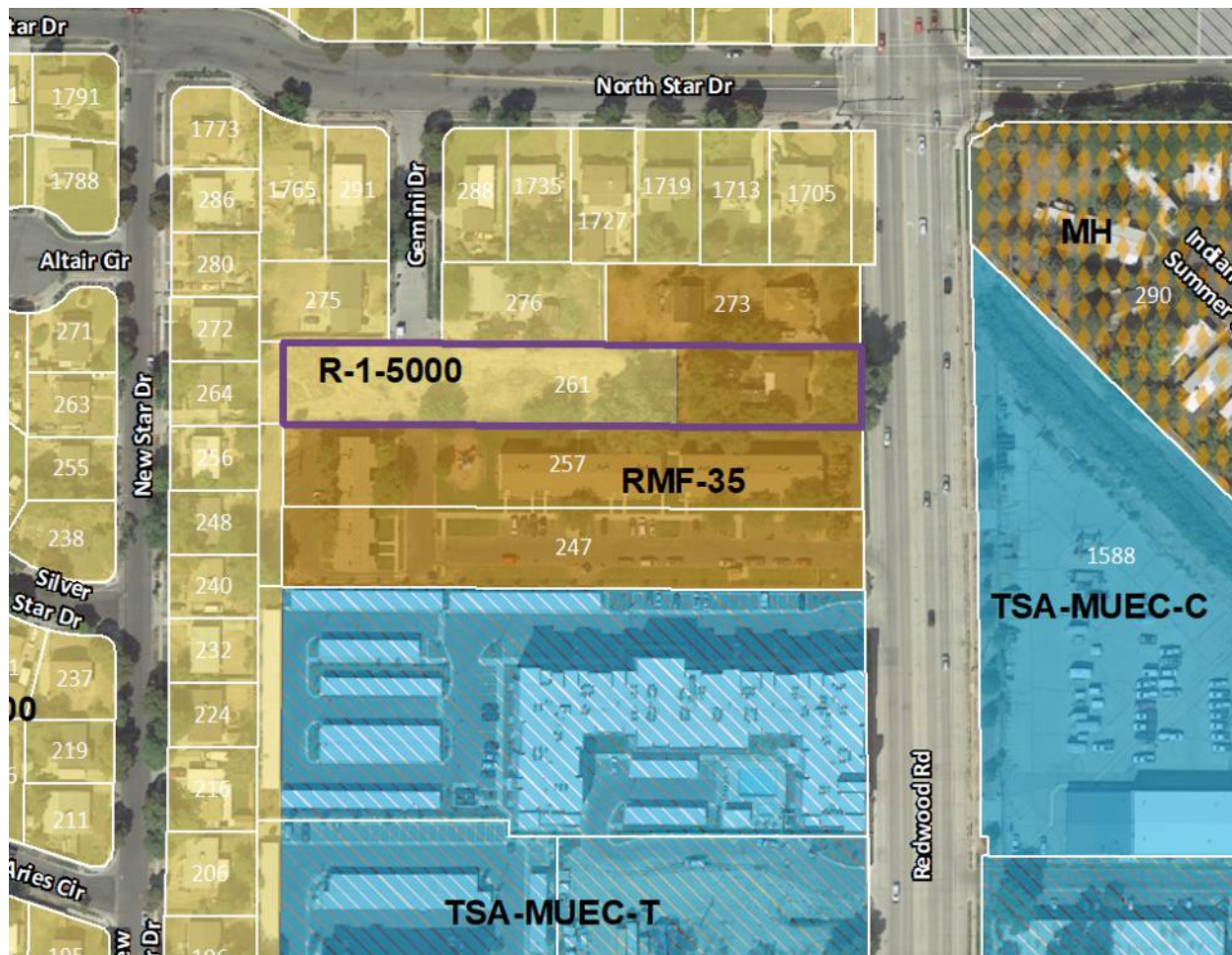
**RECOMMENDATION:** That the City Council amend the zoning map and master plan as recommended by the Planning Commission.

**BUDGET IMPACT:** None

**BACKGROUND/DISCUSSION:** The property owner, Iain Cameron, is requesting Master Plan and Zoning Map amendments for a property located at approximately 261 N. Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The applicant is also requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35 (Moderate Density Multi-family Residential). The property is approximately 0.94 acres and is split-zoned with the approximately 172' feet of property closest to Redwood Road zoned RMF-35 and the remaining approximately 366' of property zoned R-1/5,000 (Single-family Residential District). The applicant has not submitted future development plans, but states that the rezone is anticipated to allow for the redevelopment of the site with additional housing.

Prior to 1987, the entire property was zoned Residential R-2A. This district allowed for single-family homes and duplexes, and, on larger properties, Planned Unit Developments allowed for

higher densities of residential units. In 1987 it was included in an approximately 750-acre area located west of Redwood Road, east of I-215, and between North Temple and 1800 North that was rezoned from R-2A to R-1. The 1987 rezoning was consistent with the Northwest Community Master Plan and was to address resident concerns with the construction of apartments and the potential for duplexes. The Northwest Community Master Plan was most recently adopted in 1992 and the Future Land Use Map designates this area as Low Density Residential. The designation of the entire parcel as RMF-35 requires a change in the land use to Medium Density Residential.



*Map showing the area proposed for rezoning outlined in purple with existing adjacent zoning identified*

The proposed rezoning is compatible with Plan Salt Lake, Growing SLC, and the North Temple Master Plan. The proposed master plan amendment is necessary to make the requested amendments compatible with the Northwest Master Plan, adopted in 1992. This is appropriate since the existing plan is nearly 30 years old and is in conflict with more recently adopted citywide plans, the North Temple Master Plan, and existing development trends in the neighborhood.

**PUBLIC PROCESS:**

- **Community Council Notice:** Notice was provided to the Jordan Meadows Community Council and they were provided 45 days to respond with any comments or to request a presentation. No written comments were received and the community council did not request a formal meeting as part of the zoning amendment process.
- **Planning Commission Meeting:** On April 8, 2020, the Planning Commission held a public hearing regarding the proposed zoning map amendment. There were no questions or public testimony. The Commission voted unanimously to forward a favorable recommendation to the City Council for the rezone.

**EXHIBITS:**

1. Project Chronology
2. Notice of City Council Hearing
3. Planning Commission
  - A) Mailing Notice
  - B) Staff Report
  - C) Agenda/Minutes/Newspaper Notice
4. Original Petition
5. Mailing List

# Exhibit “A”

Legal description of the property parcel

Tax ID No. 08-34-331-029-0000 BEG S 448.8 FT & W 121.39 FT FR CEN SEC 34, T 1N, R 1W, SLM; S 1^23'06" E 75.92 FT; W 540.54 FT; N 75.9 FT; E 538.61 FT TO BEG. 0.94 AC M OR L.

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2020

(Amending the zoning map pertaining to a parcel of property located at 261 North Redwood Road to rezone the parcel from R-1/5,000 Single-Family Residential and RMF-35 Moderate Density Multi-Family Residential to RMF-35 Moderate Density Multi-Family Residential and amending the Northwest Community Future Land Use Map)

An ordinance amending the zoning map pertaining to a parcel of property located at 261 North Redwood Road to rezone the parcels from R-1/5,000 Single-Family Residential and RMF-35 Moderate Density Multi-Family Residential to RMF-35 Moderate Density Multi-Family Residential pursuant to petition number PLNPCM2019-01086 and amending the Northwest Community Future Land Use Map pursuant to petition number PLNCPM2019-01087.

WHEREAS, Iain Cameron submitted an application to rezone a parcel of property located at 261 North Redwood Road to rezone the parcel from R-1/5,000 Single-Family Residential and RMF-35 Moderate Density Multi-Family Residential to RMF-35 Moderate Density Multi-Family Residential pursuant to petition number PLNPCM2019-01086 and amending the Northwest Community Future Land Use Map with respect to the property from Low Density Residential to Medium Density Residential pursuant to petition number PLNCPM2019-01087; and

WHEREAS, at its April 8, 2020 meeting, the Salt Lake City Planning Commission held a public hearing and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said applications; and

WHEREAS, after a public hearing on this matter, the city council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:



SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the parcel located at 261 North Redwood Road (Tax ID No. 08-34-331-029-0000), which is more particularly described on Exhibit "A" attached hereto, is rezoned from R-1/5,000 Single-Family Residential and RMF-35 Moderate Density Multi-Family Residential to RMF-35 Moderate Density Multi-Family Residential.

SECTION 2. Amending the Northwest Community Master Plan. The Future Land Use Map of the Northwest Community Master Plan shall be and hereby is amended to change the future land use designation of the property identified in Exhibit "A" from Low Density Residential to Medium Density Residential.

SECTION 3. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

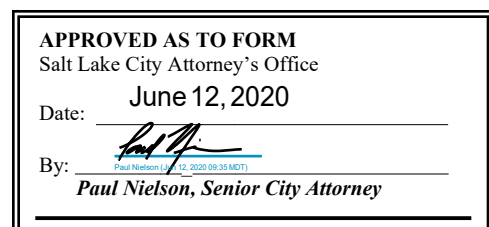
Transmitted to Mayor on\_\_\_\_\_.

Mayor's Action: \_\_\_\_\_Approved. \_\_\_\_\_Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2020  
Published: \_\_\_\_\_.



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4. Original Petition
5. Mailing List

## **1. CHRONOLOGY**

## **PROJECT CHRONOLOGY**

**Petitions:** PLNPCM2019-01086 and PLNPCM2019-01087

November 15, 2019	Iain Cameron submits application for rezone and master plan amendment of the property at 261 N Redwood Road.
January 30, 2020	Petitions PLNPCM2019-01086 and PLNPCM2019-01087 assigned to Sara Javoronok, Senior Planner, for staff analysis and processing.
January 30, 2020	Email sent to Recognized Community Organization (Jordan Meadows Community Council) informing them of the petition.
March 26, 2020	Sign posted on property.
March 26, 2020	Planning Commission hearing notices posted on City and State websites and Planning Division listserv. Notices also mailed out to property owners/residents. A newspaper notice was also requested to be printed as required for master plan amendments.
April 8, 2020	Planning Commission reviewed the petition and held a public hearing. The commission voted unanimously to send a positive recommendation to the City Council.
April 13, 2020	Ordinance review requested from City Attorney's office.

## **2. NOTICE OF CITY COUNCIL HEARING**



## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petitions **PLNPCM2019-01086 Zoning Map Amendment and PLNPCM2019-01087 Master Plan Amendment**. Requests by Iain Cameron to amend the zoning map for the property located at approximately 261 North Redwood Road. The proposal would rezone the property from R-1/5,000 Single-Family Residential and RMF-35 Moderate Density Multi-Family Residential to RMF-35 Moderate Density Multi-Family Residential pursuant to petition PLNPCM2019-01086 and amend the Northwest Community Future Land Use Map with respect to the property from Low Density Residential to Moderate Density Residential pursuant to petition number PLNPCM2019-01087. The applicant anticipates redeveloping the property with additional housing. The property is in Council District 1, represented by James Rogers.

As part of their study, the City Council is holding two advertised public hearings to receive comments regarding the petition. During these hearings, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance on the same night of the second public hearing. The hearing will be held electronically:

**DATE:**           **Date #1 and Date #2**

**TIME:**           **7:00 p.m.**

**PLACE:** **\*\*This meeting will not have a physical location.**

**\*\*This will be an electronic meeting pursuant to the Salt Lake City Emergency Proclamation. If you are interested in participating in the Public Hearing, please visit our website at <https://www.slc.gov/council/> to learn how you can share your comments during the meeting. Comments may also be provided by calling the 24-Hour comment line at (801)535-7654 or sending an email to [council.comments@slcgov.com](mailto:council.comments@slcgov.com). All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal, please call Sara Javoronok at 801-535-7625 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com). You may review the file online at <https://citizenportal.slcgov.com/citizen>, by selecting the Planning tab, and entering the petition number PLNPCM2019-01086 and PLNPCM2019-01087.

### **3. PLANNING COMMISSION**

#### **A. Mailing Notice**

March 26, 2020



## SALT LAKE CITY PLANNING COMMISSION MEETING

April 8, 2020, at 5:30 p.m.

*This meeting will be an electronic meeting pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b)*

**A public hearing will be held on the following matter. Comments from the Applicant, City Staff and the public will be taken.**

### **Zoning Map and Master Plan Amendment at approximately 261 N Redwood Rd. -**

The property owner, Iain Cameron, is requesting Master Plan and Zoning Map amendments for an approximately 0.94-acre property located at approximately 261 N. Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The property is currently split-zoned with the approximately 172' feet closest to Redwood Road zoned RMF-35 and the remaining approximately 366' zoned R-1/5,000. The applicant is requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35. The subject property is located within District 1, represented by James Rogers. (Staff Contact: Sara Javoronok at (801) 535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com))  
**Case Numbers PLNPCM2019-01086 and PLNPCM2019-01087**

**For additional information please contact the Staff Planner.**

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### **Important Meeting information:**

**This Meeting will not have an anchor location at the City and County Building.** Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable.

If you are interested in watching the Planning Commission meeting, it will be available on the following platforms:

- **YouTube:** [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- **SLCtv Channel 17 Live:** [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

### **Providing Comments:**

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email: [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on Webex at:

- <https://saltlakecity.webex.com/saltlakecity/onstage/g.php?MTID=e5b1ac4b74376cb992dc30b0a85230851>

Instructions for using Webex will be provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

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*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.*



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Salt Lake City Planning Division Sara Javoronok  
PO BOX 145480  
Salt Lake City UT 84114

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### **3. PLANNING COMMISSION**

#### **B. Staff Report**

April 8, 2020





# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Planning Commission  
From: Sara Javoronok, Senior Planner, 801-535-7625  
Date: April 8, 2020  
Re: PLNPCM2019-01086 and PLNPCM2019-01087

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## Master Plan and Zoning Map Amendment

**PROPERTY ADDRESS:** 261 N Redwood Road

**PARCEL ID:** 08-34-331-029-0000

**MASTER PLAN:** Northwest

**ZONING DISTRICTS:** RMF-35 (Moderate Density Multi-family Residential District) and R-1/5,000 (Single-family Residential District)

**REQUEST:** The property owner, Iain Cameron, is requesting Master Plan and Zoning Map amendments for an approximately 0.94 acre property located at approximately 261 N. Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The applicant is also requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35 (Moderate Density Multi-family Residential). The property is currently split-zoned with the approximately 172' feet of property closest to Redwood Road zoned RMF-35 and the remaining approximately 366' zoned R-1/5,000 (Single-family Residential District). The applicant has not submitted future development plans, but states that the rezone is anticipated to allow for the redevelopment of the site with additional housing.

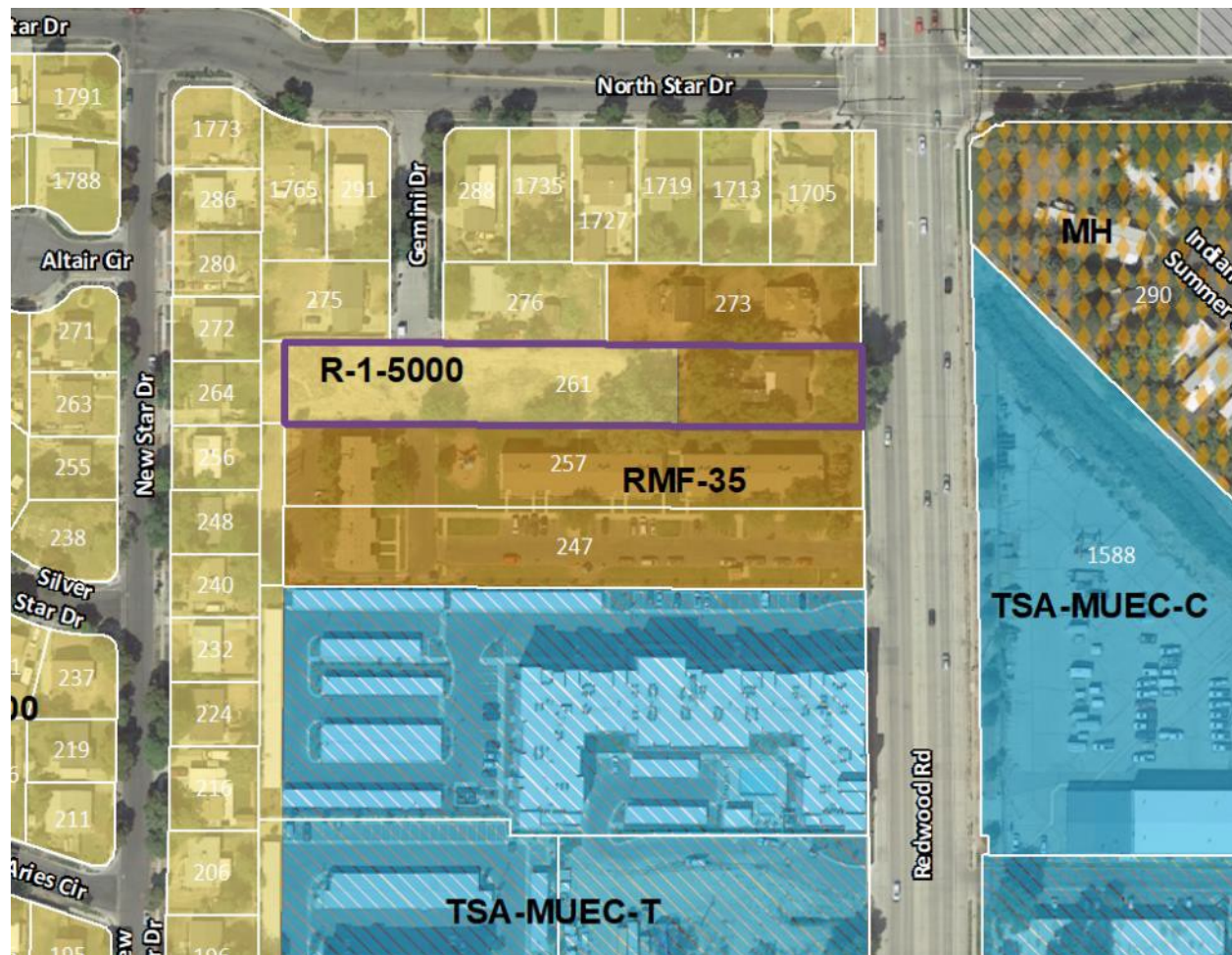
**RECOMMENDATION:** Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed master plan and zoning map amendments.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Photographs](#)
- C. [Additional Applicant Information](#)
- D. [Existing Conditions & Development Standards](#)
- E. [Analysis of Standards](#)
- F. [Public Process & Comments](#)
- G. [Department Review Comments](#)
- H. [1987 Legislative Action](#)

## BACKGROUND/PROJECT DESCRIPTION:

The property is approximately 0.94 acres and is split-zoned with the approximately 172' feet of property closest to Redwood Road zoned RMF-35 and the remaining approximately 366' of property zoned R-1/5,000. The applicant is requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35. Prior to 1987, the entire property was zoned Residential R-2A. This district allowed for single-family homes and duplexes, and, on larger properties, Planned Unit Developments allowed for higher densities of residential units. In 1987 it was included in an approximately 750-acre area located west of Redwood Road, east of I-215, and between North Temple and 1800 North that was rezoned from R-2A to R-1. Per the 1987 staff report ([Attachment H](#)), the rezoning was consistent with the Northwest Community Master Plan and was to address resident concerns with the construction of apartments and the potential for duplexes. The Northwest Community Master Plan was adopted in 1992 and the Future Land Use Map designates this area as Low Density Residential. The designation of the entire parcel as RMF-35 requires a change in the land use to Medium Density Residential.



*Map showing the area proposed for rezoning outlined in purple with existing adjacent zoning identified*

## KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, community input, and department review comments.

### Issue 1: Compatibility with adopted planning documents

The proposed rezoning is compatible with *Plan Salt Lake*, *Growing SLC*, and the *North Temple Master Plan*. The proposed master plan amendment is necessary to make the requested amendments

compatible with the *Northwest Master Plan*. This is appropriate given the policies in citywide plans, the *North Temple Master Plan*, and existing development trends in the neighborhood.

### ***Plan Salt Lake (2015)***

Consistent with *Plan Salt Lake*, the applicant is anticipating redevelopment of the underutilized land. The plan identifies several initiatives that the proposed rezoning and master plan amendments help to implement. In the Growth Chapter, the following apply:

1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
2. Encourage a mix of land uses.
3. Promote infill and redevelopment of underutilized land.

The proposed rezoning is in an area with existing infrastructure and high-capacity (Trax Green Line) and high-frequency transit (UTA Bus 217). It is on the west side of Redwood Road less than one-quarter mile north of the intersection with North Temple. It is approximately one-half mile from the 1950 W/State Offices and Power Station/Cornell Trax stations. The proposed rezoning and master plan amendments are consistent with the development on the property immediately to the south which are zoned RMF-35. The property approximately 150 feet to the south is zoned TSA-MUEC-T, which permits building height up to 60 feet and was recently redeveloped with apartments. It would also serve as a continued transition from additional recent TSA redevelopment closer to North Temple with the single-family homes to the north and west of Redwood Road.

Three initiatives in the Housing Chapter apply as well:

- Increase the number of medium density housing types and options.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.

The applicant has not submitted plans, but anticipates redeveloping the property with apartments. The zoning and master plan amendments would allow for the construction of medium density housing in an area with existing infrastructure and services. Additionally, the use is appropriate for the neighborhood since it has a mix of existing types of housing and uses.

### ***Growing SLC: A Five-Year Housing Plan (2017)***

The proposal is also consistent with Goal 1 in *Growing SLC: A Five-Year Housing Plan, 2018-2022*. The plan addresses the increasing divide between income and housing costs and promotes additional strategies to increase the supply of available and affordable housing. Goal 1 is particularly relevant to this proposal stating: “Increase housing options: reform city practices to promote a responsive, affordable, high-opportunity housing market.” The proposed rezoning is anticipated to increase the types of housing options and provide additional housing units in the community.

### ***North Temple Master Plan (2010)***

As detailed above, the property is near two Trax stations. The Power Station/Cornell and 1940 West/State Offices station area plans designate the property as within a “stable area”. However, the proposal to remove the split-zoning designation and redevelop the underutilized parcel is consistent with the station area policies and strategies to “allow for a more intense, compact mix of uses” and provide a broader mix of housing types and densities just outside the transition area. As stated above, the applicant has not submitted plans, but intends to redevelop the site with additional residential units.

The plan also emphasizes the Redwood Road and North Temple intersection. It states that it is the busiest intersection in the corridor and that it is important to encourage high-density mixed-use development on all four corners. While the proposed development is north of the intersection, as stated

above, the proposal would provide additional medium density housing and further the transition to the single-family neighborhoods to the north and west. In addition, it could also provide potential customers for existing and future retail/services in the area.

### ***The Northwest Master Plan (1992)***

The *Northwest Master Plan* was adopted in 1992. Given its age, it may not reflect current policies or goals related to housing growth in the community. Consistent with what is stated above, it details how many properties were rezoned to address concerns regarding the construction of apartments. However, with the adoption of the North Temple Master Plan in 2010 and the opening of the Trax Green Line in 2011, recently adopted plans have identified opportunities for additional growth in the area. *Growing SLC* also highlights the importance of constructing more medium density residential housing. Given this, staff recommends considering the policies in the more recent plans – *Plan Salt Lake*, *Growing SLC*, and the *North Temple Master Plan* when evaluating this proposal. The West Station and District North apartments have added approximately 300 units to the area and the RR/Hive apartments under construction will add an additional approximately 300 units.

### **Issue 2: Zoning compatibility with adjacent properties**

As detailed above and in Attachment A – Vicinity Maps and Attachment D – Existing Conditions and Development Standards, the properties to the north, west, and south are zoned RMF-35 and R-1/5,000. The property to the east is zoned TSA-MUEC-C. The proposed rezoning is compatible with the property to the south, which is zoned RMF-35 and has three two-story multi-family buildings. The property to the north and adjacent to Redwood is zoned RMF-35, but has a single-family residence. The property to the north and to the rear and the property to the rear are zoned R-1/5,000 and have single-family residences. The proposal for RMF-35 would allow for greater density, lot coverage, and height, but the setbacks would be similar. The TSA-MUEC-C property to the east allows for height up to 60 feet and reduced setbacks compared to the RMF-35 and R-1/5,000 zones. As stated above, the proposed RMF-35 would provide a transition between the more intensive zones and the nearby single-family, while also allowing for redevelopment of the currently underutilized parcel.

### **Issue 3: Existing zoning limitations and proposed zone**

The subject property is currently split-zoned RMF-35 and R-1/5,000 and has one residential building with four units. The existing RMF-35 zoned area is approximately 13,000 square feet, which is enough area to allow for five multi-family units, one more than is currently existing on the site. The width of the lot is approximately 75 feet, five feet less than the minimum width required for multi-family residential development. As a result, redevelopment of the site with a multi-family dwelling would require a Planned Development.

The existing R-1/5,000 zoned area is approximately 27,000 square feet. The R-1/5,000 zoning district allows for single-family dwellings, but not two-family or multi-family units. The property has the land area for up to five single-family dwellings, but this number of units would likely be difficult to construct given the limited street frontage. Access from Gemini Drive would likely be required for the dwellings. Development of more than two units would likely require a Planned Development since there would be lots without frontage. Relief from setback requirements may also be required as a Planned Development. The additional units on Gemini Drive may also require the construction of a cul-de-sac bulb or other acceptable turnaround.

The proposed change to RMF-35 for the entire property would allow for up to 26 multifamily units. As stated above, a Planned Development would be required since the lot width is less than the minimum required.

### **DISCUSSION:**

The proposed master plan and zoning map amendments from the split-zoned RMF-35 and R-1/5,000 to RMF-35 would allow for a more intensive redevelopment of the site. This is consistent with citywide plans and compatible with recent redevelopment and changes in the neighborhood. It is also consistent with the zoning on the properties to the south and northeast. Additionally, it

would serve as a transition from the TSA zoned property to the south and east with the single-family development to the north and west. The existing zoning limits the development on the property and the rezoning would allow for its development in a manner similar to the property to the south. As such, the proposed zoning map and master plan amendments are appropriate for the property given its context and evolving city plans and policies.

**NEXT STEPS:**

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If ultimately approved, the applicant may proceed with the submission of plans to redevelop the site. If ultimately denied, the applicant would be able to maintain the existing four units or add an additional unit on the RMF-35 portion of the site and would have the ability to develop the R-/5,000 zoned portion of the site with single-family residences.



## **ATTACHMENT A: VICINITY MAP**



**Legend**

Subject Property

0 35 70 140 210 280 Feet

176

175

196

195

Aries Cir

New Star Dr

211

219

237

238

255

263

271

272

280

286

1773

1791

Altair Cir

North Star Dr

275

276

273

261

257

247

240

232

224

208

196

175

Geminl Dr

1705

1713

1719

1727

1735

288

1704

1712

1720

1728

1736

1744

1752

1760

1768

1776

1784

1792

1753

1759

1765

1771

1787

1795

Patricia Way

Jennifer Way

1718

1710

307

315

323

1746

1756

344

New Star Dr

1809

1790

Redwood Rd

1588

290

400 N

Jennifer Way

Patricia Way

Star Crest Dr

Silver Star Dr

New Star Dr

Redwood Rd

Gertie Ave

North Star Dr

Spring St

Jordan River Parkway

Cottonwood Park

Sun Arbor



## **ATTACHMENT B: SITE PHOTOGRAPHS**

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*View of the property and existing structure from Redwood Road.*



*View of the rear yard of the subject property from terminus of Gemini Drive and facing east.*





*View of multifamily property located to the south.*



*View of residence located to the north.*





*View of the state-owned facilities yard located across Redwood and to the east.*



*View of the rear of the property (facing west) and rear yards of the single-family residential homes located to the west of the subject property.*





*View of the property located on the east side of Gemini Drive and north of the subject property.*



*View of the property located on the west side of Gemini Drive and north of the subject property.*

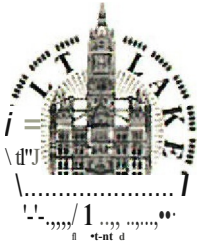


*Birds eye view – approximate boundaries of subject property shown in orange.*

## **ATTACHMENT C: ADDITIONAL APPLICANT INFORMATION**

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# Zoning Amendment

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

## OFFICE USE ONLY

Re

?

~~£~~ £

Date Received:

1/15/2019

Project#:

PLNPM 2019-01086

Name or Section/s of Zoning Amendment:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

h. N / <..eclwood Rd Salt lake city utah

Name of Applicant:

IA, ^! CAMERON

Phone:

[REDACTED]

Address of Applicant:

1595E Elm leaf cove Salt lake city ut. 84117

E-mail of Applicant:

[REDACTED]

Cell/Fax:

[REDACTED]

Applicant's Interest in Subject Property:

☐ Owner

☒ Contractor

☒ Architect

☐ Other:

Name of Property Owner (if different from applicant):

1  
[REDACTED]

" Please note that additional information may be required by the project planner to ensure adequate

- information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

\ If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

## REQUIRED FEE

- \ **Map Amendment:** filing fee of \$1,034, plus \$121 per acre in excess of one acre
- \ **Text Amendment:** filing fee of \$1,035, plus \$100 for newspaper notice.
- \ Plus additional fee for mailed public notices.

## SIGNATURE

\ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

y.,, C

Date:

11/15

Updated 7/1/19

SALT LAKE CITY PLANNING

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## SUBMITTAL REQUIREMENTS

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Staff Review

### 1. Project Description (please attach additional sheets.)

- ☐ GZ1 A statement declaring the purpose for the amendment.
- ☐ GZ1 A description of the proposed use of the property being rezoned.
- ☐ GZ1 List the reasons why the present zoning may not be appropriate for the area.
- ☐ ☐ Is the request amending the Zoning Map?  
If so, please list the parcel numbers to be changed.
- ☐ ☐ Is the request amending the text of the Zoning Ordinance?  
If so, please include language and the reference to the Zoning Ordinance to be changed.

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### WHERE TO FILE THE COMPLETE APPLICATION

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<i>Mailing Address:</i>	Planning Counter	<i>In Person:</i>	Planning Counter
	PO Box 145471		451 South State Street, Room 215
	Salt Lake City, UT 84114		Telephone : (801) 535-7700

---

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

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Third af ProP rt1 ALReady  
 Zoned {tr<\ .35

261 n redwood road slc, ut.

purpose of amendment is to rezone entire lot to rm35

proposed use of property to build low income, 26 2bed 1bath apartment building

zoning not appropriate as is ,it doesn't allow for low income. Apartments

**AS Se.L.tJ A 17-t/RJ) of 07/oPe.c-t/ IS Q\\_t.aJy 2D RN\it 35**

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## **Parcel 0834331029**

### **261 N Redwood Road zoning and master plan amendment**

Iain Cameron, owner proposes combining current zoning to rm35 at 261 N Redwood Road (“subject property”) over one third of property is already zoned rm35. Proposed designation will provide residential use creating a walkable environment in that area.

The purpose for this amendment is to provide more compatible zoning with the properties directly to the south and north while maintaining residential character of existing neighborhood. The proposed change supports the four fundamental goals for the community, identified by the master plan, by:

- Enhancing livability of neighborhood and providing a variety of residential land use to support housing and residential growth in the area.
- Supporting commerce that allows employees to live and work in the area.
- Providing land uses within a 10 minute walk to the TRAX station, to increase pedestrian mobility and accessibility to neighborhood business and commerce.

Subject property is located within one half mile or a 10 minute walk to the nearest TRAX station which is located along north temple. It will also provide transportation to the area around the airport. Requested Amendment is compatible and consistent with the goal and vision of the master plan.

## ATTACHMENT D: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

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### CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY

#### Abutting property to the north:

The property to the north and on Redwood Road is zoned RMF-35 (Moderate Density Multi-family District). The properties located to the north and on Gemini Drive are zoned R-1/5,000 (Single-family Residential District). Single-family residences are located on these properties.

#### Abutting property to the south:

The property to the south is zoned RMF-35 (Moderate Density Multi-family District) and contains three two-story buildings with apartments.

#### Abutting property to the east:

The property to the east is zoned TSA-MUEC-C and is a facilities yard owned by the state.

#### Abutting property to the west:

There is a small parcel (0.04 acres) located to the rear of the subject property that is owned by Salt Lake County. To the west of it is a single-family residence. These properties are zoned R-1/5,000 (Single-family Residential District).

### CURRENT AND PROPOSED ZONING STANDARDS (21A.24.070 and 21A.24.130)

The subject property is currently split-zoned RMF-35 (Moderate Density Multi-family District and R-1/5,000 (Single-family Residential District). The proposal is for the entire property to be zoned RMF-35. The following table provides the general yard and bulk requirements for development within the zoning districts.

RMF-35 Zoning District	
Minimum Lot Area (for 12 or more multi-family units)	Minimum Lot Width
26,000 square feet for 12 units, plus 1,000 square feet for each additional dwelling unit up to 1 acre.	80 ft.

R-1/5,000 Zoning District	
Minimum Lot Area (single-family detached dwellings)	Minimum Lot Width
5,000 sq. ft.	50 ft.

RMF-35 Zoning District (Multi-family)							
Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards	Height	Maximum Building Coverage	Landscape Yards	Buffer Yards
20 ft.	10 ft.	25% of lot depth, but not less than 20 ft., and need not exceed 25 ft.	10 ft.	35 ft.	60%	Front, corner side, and interior	Must comply with 21A.48, which requires a 10' landscaped buffer when adjacent to single-family residential

R-1/5,000 Zoning District (Single-family)					
Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards	Maximum Building Coverage	Height
Average of block face	10 ft.	25% of lot depth or 20 ft., whichever is less	4 ft. on one or 10 ft. on the other	40%	28 ft. to the ridge or the average of the block face; 20 ft. for flat roofs

### Allowed uses in each zone:

Land use tables for each zone are below for reference.

Permitted and Conditional Uses by District		
Use	R-1/5,000	RMF-35
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C <sup>8</sup>	C <sup>1</sup>
Community garden	C	F
Daycare center, child	C <sup>22</sup>	C <sup>22</sup>
Daycare, nonregistered home daycare	P <sup>22</sup>	P <sup>22</sup>
Daycare, registered home daycare or preschool	P <sup>22</sup>	P <sup>22</sup>
Dwelling, accessory unit	C	F
Dwelling, assisted living facility (limited capacity)	C	C
Dwelling, group home (large) <sup>14</sup>		C
Dwelling, group home (small) <sup>15</sup>	P	P
Dwelling, manufactured home	P	P
Dwelling, multi-family		P
Dwelling, single-family (attached)		P
Dwelling, single-family (detached)	P	P
Dwelling, twin home and two-family		P
Eleemosynary facility	C	C
Governmental facility	C	C
Home occupation	P <sup>24</sup>	P <sup>24</sup>
Municipal service use, including City utility use and police and fire station	C	C
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, park and ride lot shared with existing use	P	P
Place of worship on lots less than 4 acres in size	C	C
School, seminary and religious institute	C	C
Temporary use of closed schools and churches	C <sup>23</sup>	C <sup>23</sup>
Urban farm	P	P
Utility, building or structure	P <sup>5</sup>	P <sup>1</sup>
Utility, transmission wire, line, pipe or pole	P <sup>5</sup>	P <sup>1</sup>

Qualifying provisions:

5. See subsection [21A.02.050B](#) of this title for utility regulations.

8. Subject to conformance with the provisions of subsection [21A.24.010S](#) of this title.

shall be located above the ground floor.

22. Subject to section [21A.36.130](#) of this title.

23. Subject to section [21A.36.170](#) of this title.

24. Subject to section [21A.36.030](#) of this title.



# ATTACHMENT E: ANALYSIS OF STANDARDS

## MASTER PLAN AMENDMENTS

State Law, Utah Code Annotated, Title 10 Chapter 9a, requires that all municipalities have a master plan. However, there is no specific criteria relating to master plan amendments. The City does not have specific criteria relating to master plan amendments. However, City Code Section 21A.02.040 – Effect of Adopted Master Plans or General Plans addresses this issue in the following way:

All master plans or general plans adopted by the planning commission and city council for the city, or for an area of the city, shall serve as an advisory guide for land use decisions. Amendments to the text of this title or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City. (Ord. 26-95 § 2(1-4), 1995)

In this case, the master plan is being amended in order to provide consistency between the *Northwest Master Plan* and the proposed zoning designation of the subject property. In this particular case, the master plan is nearly 30 years old and does not reflect current development trends in the neighborhood. The zoning map and master plan requests facilitate a rezoning of the property to a district that will allow for the more intense redevelopment of the property with a multi-family use that is consistent with recent development in the neighborhood. State Law does include a required process in relation to a public hearing and recommendation from the Planning Commission for a master plan amendment. The required process and noticing requirements have been met. Should the Planning Commission make a positive recommendation for the zoning map amendment, an amendment to the master plan is also appropriate.

## ZONING MAP AMENDMENTS

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

Factor	Finding	Rationale
<b>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b>	<b>Complies</b>	As discussed in Issue 1, the proposed zoning amendment is consistent with <i>Plan Salt Lake, Growing SLC</i> , and the <i>North Temple Master Plan</i> . The master plan amendment will provide consistency with the <i>Northwest Master Plan</i> . In particular, the master plan is nearly 30 years old. Other more recent plans anticipate more intensive development in the neighborhood and this proposal would provide a transition from the more intensive development to the nearby single-family development.
<b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b>	<b>Complies</b>	Section 21A.02.030 of the Salt Lake City Code provides the purpose and intent of the overall Zoning Ordinance stating that it is to, “promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to

		<p>implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act...and other relevant statutes.” Additionally, it is to address the following:</p> <ul style="list-style-type: none"> <li>A. Lessen congestion in the streets or roads;</li> <li>B. Secure safety from fire and other dangers;</li> <li>C. Provide adequate light and air;</li> <li>D. Classify land uses and distribute land development and utilization;</li> <li>E. Protect the tax base;</li> <li>F. Secure economy in governmental expenditures;</li> <li>G. Foster the city’s industrial, business and residential development; and</li> <li>H. Protect the environment.</li> </ul> <p>The proposed master plan and map amendments would foster the city’s residential development and allow for the redevelopment of an underutilized site with additional housing units. It would protect, and likely increase, the tax base and possibly lessen congestion in the streets by placing more housing units in high-frequency transit areas.</p>
<b>3. The extent to which a proposed map amendment will affect adjacent properties;</b>	<b>Complies</b>	<p>As discussed in Issue 2 and Attachment D, the proposed map amendment will have an effect on the adjacent properties since a more intense development could be constructed. However, the parcel is split-zoned and the proposed rezoning would establish a single zone on the parcel. The proposed zone is consistent with the development to the south and would provide a transition from the more intensively zoned parcels further to the south and to the east with the single-family zones that are located to the north and west. Additionally, there would be a landscape buffer to the north and west that would mitigate the impacts to the adjacent single-family residences.</p>
<b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b>	<b>The zone is consistent with any other applicable overlays.</b>	<p>The site is located within the Airport Flight Path Protection Zone C overlay. New development would be required to comply with any of its provisions.</p>

<p><b>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.</b></p>	<p><b>City services can be provided to the site.</b></p>	<p>The subject property is located within a built environment where public facilities and services already exist. Redevelopment on this property may require upgrading or installation of utilities and drainage systems.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for development on these properties as long as normal development requirements are met.</p>
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## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

### **Public Notice, Meetings, Comments**

The following is a list of public meetings and other public input opportunities related to the proposed project:

#### **Notice of Application to Recognized Community Organization:**

A notice of application was sent to the Jordan Meadows Community Council on January 30, 2020. The community council was given 45 days to respond with any concerns or to request staff to meet with them and discuss the proposed zoning amendment.

No written comments were received and the community council did not request a formal meeting as part of the zoning amendment process.

#### **Open House:**

An open house was not required.

#### **Notice of the public hearing for the proposal included:**

Early notification sent to property owners within 300' on January 30, 2020.

Public hearing notice posted on March 26, 2020.

Public notice posted on City and State website and Planning Division list serve on March 26, 2020.

Public hearing notice sent to property owners within 300' on March 26, 2020.

#### **Public Input:**

Staff received one phone call with general questions. No other public comment was received as of April 2, 2020.

## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

**Zoning** – Greg Mikolash

Building Services finds no zoning related issues associated with this proposed Master Plan Amendment or Rezone associated with PLNPCM2019-01087. Future comments may be associated with a building permit review.

**Building** – Greg Mikolash

Building Services finds no building code related issues associated with this proposed Master Plan Amendment or Rezone associated with PLNPCM2019-01087. Future comments may be associated with a building permit review.

**Engineering** – Scott Weiler

No objections.

**Fire** – Greg Mikolash

Building Services finds no fire code related issues associated with this proposed Master Plan Amendment or Rezone associated with PLNPCM2019-01087. Future comments may be associated with a building permit review.

**Transportation** – Michael Barry

No issues from Transportation.

**Public Utilities** – No comments received.

**Police** – No comments received.

## **ATTACHMENT H: 1987 LEGISLATIVE ACTION**

VERNON JORGENSEN  
PLANNING DIRECTOR

MILDRED G. SNIDER  
SECRETARY

EX-OFFICIO MEMBERS:  
MAYOR OF SALT LAKE CITY  
CITY ENGINEER  
CITY TRAFFIC ENGINEER  
CITY BUILDING OFFICIAL



DEPARTMENT OF DEVELOPMENT SERVICES  
Planning and Zoning Commission

324 SOUTH STATE STREET, ROOM 200  
SALT LAKE CITY, UTAH 84111  
535-7757

May 1, 1987

MEMBERS:  
THOMAS A. ELLISON  
ALICE KASAI  
LAVONE LIDDLE-GAMONAL  
RALPH P. NEILSON  
GEORGE NICOLATUS  
WILLIAM PRICE  
JOHN M. SCHUMANN  
F. KEITH STEPAN  
PETER VANALSTYNE  
KATHY WACKER  
I. J. WAGNER

Honorable Palmer DePaulis  
Salt Lake City Mayor  
Suite 500 City Hall  
Salt Lake City, Utah

Dear Mayor DePaulis:

Returned herewith is Petition No. 400-505 by Legislative Action/City Council, Florence B. Bittner, requesting the rezoning of certain properties in the area bounded by North Temple on the south, Redwood Road on the east, by I-215 on the west and by the City limits on the north from the present Residential "R-2A" to a Residential "R-1" classification.

An informal hearing was held by the Planning Commission on Thursday, April 9th. Following the hearing, it was the recommendation of the Planning Commission that a public hearing be held to consider changing the zoning on those properties bounded by North Temple on the south, Redwood Road on the east, the City limits on the north and I-215 on the west which are now zoned Residential "R-2A" to Residential "R-1" excepting those areas occupied by planned unit developments or where planned unit developments are called for in the previously detailed Master Plan for the area. Attached is a legal description of this property.

Attached is a staff report going into more detailed characteristics of the area and the recommendation from the staff, and also a portion of the minutes of the Planning Commission.

Respectfully,

*cc: 7A t Ct-U 7 / rt7 c, l.-AJ J' /1-li!!I(*  
Vernon F. Jorgensen  
Planning Director

VFJ:ms  
attchs.

PC Minutes  
Page 5

April 9, 1987

Mr. Nicolatus seconded the motion with the majority voting "Aye". Opposed were Mrs. Wacker and Mr. Ellison. Mr. Stepan abstained.

Petition No. 500-50 by the Silver Dollar Lounge, requesting to waive the 600 foot requirement from a public park for a lounge at 244 West 400 South Street.

Mr. Jorgensen stated this petition was held from the meeting of March 26, 1987 in order to receive additional information from the Police Department. He stated that although no one was present from the Police Department, they had been contacted and they reiterated their opposition to the waiver based upon the other uses in the area and the fact that the application was falsified with incorrect information. They also cannot meet the City's parking ordinances without getting a variance. The difference between this club and Studebaker's is Studebaker's does meet all zoning requirements and no waiver was needed for the club as the City/County grounds are not a park. The Planning staff still recommends this petition be denied. The Police Department did not supply any further information in writing.

Mr. James Luebke, representing his family who owns the building, stated the owners of the Silver Dollar Inc. were not able to attend and asked him to represent their interest. He states that the building, up to this point, has not been viable for rental but now they have a tenant that will upgrade the property and disallow the transient population from the premises. The parking lot would be lit and they feel it would be an improvement to the area. They don't feel they will attract so many patrons that parking will be an issue. He stated that beer is being sold at two locations near Pioneer Park at the present time. Their patrons will be members of the community with no transients allowed.

Mr. Wagner made the motion to recommend this petition be denied; motion seconded by Mr. Price with majority voting "Aye". Opposed were Mr. Nicolatus and Mrs. Wacker. Mr. Nicolatus and Mrs. Wacker stated they did not feel adequate information was provided by the Police Department even though it was specifically requested. Mr. Ellison and Mr. Neilson abstained.

#### HEARING

Petition No. 400-505 by Legislative Action/City Council to rezone from "R-2A" to "R-1" properties bounded on the south by North Temple; by Redwood Road on the east; by the north city limits on the north; and by I-215 on the west.

Mr. Joyce stated the present zoning classification allows for single-family residences on a minimum of 5,000 square foot lots, duplexes on 6,000 square foot lots, and with 2.5 acres of land the potential for a Planned Unit Development with a maximum density of 20 units per acre. The "R-1" zoning classification allows only single-family residences on a minimum of 7,000 square foot lots. The general area of the petition is approximately 753 acres. Presently subdivided properties affected by the petition contain



Page 6

approximately 1170 individual subdivision lots. Of the 1170 lots, 710 would become nonconforming in lot size under the "R-1" zoning classification, but would conform in regards to land use.

The "R-1" zone classification would create several nonconforming lots as to size only. This zoning would protect the area from the concerns of residents with regards to apartments intruding into the single family neighborhood areas which were not a part of the originally approved Master Plan. Seventy-three percent of the housing in this area is single family homes, 3.5% is duplex, 3.5% is fourplexes and 20% multiple structures of five or more units. The Master Plan identifies low density residential uses for the area. The "R-2A" meets the requirement as do "R-2" and "R-1". All three alternatives are supportive and acceptable.

Mr. Jorgensen stated originally the area was zoned "R-6". In the original plan, areas were set aside for PUD development. Most of these were constructed first as financing was available. Financing has now become less available for this type of use. The rezoning would not affect the Master Plan, but would remove the fear that the vacant land would be used for PUD's instead of single-family residences as called for. Also, the lot area would be increased. There are now areas where single-family dwellings were constructed on 5,000 square foot lots and people are already asking for variances in this area because their homes are too small and the 5,000 square foot lots do not allow for expansion.

Mr. Bill Eccleston, representing the North Redwood Community Council, stated the council is fully supportive of the down zoning to "R-1". At their last meeting, 24 people were in attendance and voted unanimously to support this down zoning. The council has been actively pursuing this matter for the last few years. He submitted a letter from the North Redwood Community Council and a petition signed by residents in support of single-family dwellings. The council feels adversely about apartment complexes and strongly recommend the down zoning. He feels it is time for the city to take positive steps toward single-family zoning.

Mr. Heber Jacobsen, a developer, who does not live in the area but does own commercial property in the area, is not against the down zoning, but questions the wisdom of rezoning the complete area. He asked the Planning Commission to consider the overall housing element in Salt Lake City. He feels Salt Lake City is inhospitable toward dense housing developments which are needed if the City is to grow.

Mr. Alex Gilbert, 1790 W. 800 N., is opposed to multiple units and strongly favors single-family dwellings.

Mr. Bob Lowe, 713 Starcrest Drive, has been involved in other petitions for down zoning in this area. As a community council, he feels they have been sensitive to development needs in the area. He would like to protect the area

April 9, 1987

from future apartment encroachment. He has worked with developers in the past and is not anti-development but apartment and multiple-unit construction should be clamped down on and single-family dwellings should be enforced. He supports down zoning the area.

Mr. Ellison is a supporter of down zoning but he is concerned that the rezoning would make housing less affordable by increasing the lot size and would not allow for the growth that is needed for this area. He feels that both sides of the lot size issue (from 5,000 square feet to 7,000 square feet) have not been considered.

Mrs. Liddle-Gamonal stated that people in the area want the 'R-1' zoning and like the larger lot sizes. She stated that multiple dwellings in the area are not well occupied.

Mr. Nicolatus stated the larger lots would increase the value of the homes and would allow for expansion if needed and would improve the neighborhood as well as make them more desirable for future marketability.

Mrs. Wacker moved that the Planning Commission recommend to the City Council to rezone the area to R-1 to uphold the Master Plan agreement and that there is adequate PUD developable land in the area at present. Motion seconded by Mrs. Kasai with all voting "Aye".

#### Sugar House Redevelopment Report

Mr. Bill Wright explained the status of the Sugar House Redevelopment area. He stated Mr. Willie Stoler established a committee in February to recommend what to do with the first budget year. The Redevelopment Agency has to have a budget in place before a tax increment is taken or the increment will be redistributed back to the other taxing entities. This committee is comprised of businessmen and a representative from the Sugar House Community Council. The committee reviewed the planning elements and planning concepts of the Redevelopment plan as to what could be done with the money. The anticipated tax revenue for the first year is \$150,000. Following is the projected breakdown:

\$50,000	Planning Project to study parking and traffic patterns. Existing street pattern does not function for the new development in the area. The layout of new streets needs to be established. The parking study will focus on parking lot improvements along the North side of 2100 South Street.
\$60,000	Infrastructure improvements to begin implementing the recommendations of the traffic and the parking studies.

VERNON JORGENSEN  
PLANNING DIRECTOR

MILDRED C. SNIDER  
SECRETARY

EX. OFFICE MEMBERS:  
MAYOR OF SALT LAKE CITY  
CITY ENGINEER  
CITY TRAFFIC ENGINEER  
CITY BUILDING OFFICIAL

## SALT LAKE CITY CORPORATION

### DEPARTMENT OF DEVELOPMENT SERVICES Planning and Zoning Commission

324 SOUTH STATE STREET, ROOM 200  
SALT LAKE CITY, UTAH 84111  
535-7757

March 31, 1987

MEMBERS:  
THOMAS A. ELLISON  
ALICE KASAI  
LAVONE LIDDLE-GAMONAL  
RALPH P. NEILSON  
GEORGE NICOLATIS  
WILLIAM PRICE  
JOHN M. SCHUMANN  
F. KEITH STEPAN  
PETER VANALSTYNE  
KATHY WACKER  
I. J. WAGNER

TO WHOM IT MAY CONCERN:

The Planning Commission has before them Petition No. 400-505 by Legislative Action/City Council requesting that the properties bounded by North Temple on the south, Redwood Road on the east, the City limits on the north and I-215 on the west which are now zoned Residential "R-2A" to Residential "R-1", excepting those areas occupied by Planned Unit Developments or where Planned Unit Developments are called for in the previously approved Master Plan for the area.

The "R-1" zoning classification will allow single-family dwellings and certain public and semi-public buildings only.

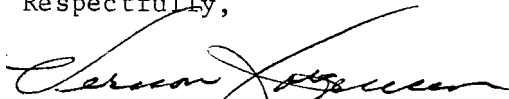
As a part of their study prior to making a recommendation to the City Council, the Planning Commission is holding an informal hearing on this matter where a short informational presentation will be made and opportunity will be given for interested persons to comment on the proposal.

You are invited to be present at the hearing if you so desire:

Date: April 9, 1987  
Time: 5:30 p.m.  
Place: 324 South State Street, Room 203

We are not able to contact every person who may be affected, so please discuss this with your neighbors, and inform them of the hearing.

Respectfully,



Vernon F. Jorgensen  
Planning Director

VFJ:ms

SALT LAKE CITY PLANNING COMMISSION STAFF REPORT ON PETITION  
400-505-87 BY LEGISLATIVE ACTION OF THE CITY COUNCIL TO  
REZONE PROPERTY IN THE NORTHWEST COMMUNITY FROM "R-2A" to  
"R-1" ZONING CLASSIFICATION

## OVERVIEW AND BACKGROUND

Properties contained in this petition are located between Redwood Road - Interstate 215 and North Temple - 1800 North Street.

The present zoning classification allows for single family residences on a minimum of 5,000 square foot lots, duplexes on 6,000 square foot lots, and with 2.5 acres of land the potential for a Planned Unit Development with a maximum density of 20 units per acre. The "R-1" zoning classification allows only single family residences on a minimum of 7,000 square foot lots. Either of these zones allow for public and quasi-public buildings.

### ANALYSIS

The general area of the petition is approximately 753 acres. The table below depicts the general residential land use pattern. Within the area 63 acres are in agricultural use and 7.43 acres are vacant and undeveloped land.

Land Use	Units	Acres	% Total
Single Family	1117	192	73.0
Duplex	90	9	3.5
3-4 Units	152	9	3.5
<u>5 + Units</u>	<u>1323*</u>	<u>52</u>	<u>20.0</u>
Total		<u>262</u>	100.0

\* Includes 569 units in Sun Arroyo development.

Presently subdivided properties affected by the petition contain approximately 1170 individual subdivision lots. Lot sizes are depicted in the table below.

Lot Size	Number of lots
under 6,000 square feet	380
6,000-7,000 square feet	330
over 7,000 square feet	<b>460</b>
Total subdivided lots	1170

Of the 1170 lots 710 would become nonconforming in lot size under the "R-1" zoning classification. However, these lots would not become nonconforming with regards to land use.

Petition 400-505

Page 2

The proposed rezoning would create 26 nonconforming duplexes. There would be 24 nonconforming fourplexes and 12 multiple unit apartment structures with a total of 111 apartments. The existing fourplexes were made nonconforming by a previous rezoning action from "R-6" to "R-2A".

#### Master Plan Considerations

The Northwest Community Master Plan identifies the desired land use for this area to be low density residential. A low density land use classification could be supported by several residential zones, including the present "R-2A" zone and also the residential "R-1" and "R-2" zones.

In 1980 the area from 900 North Street to 1800 North Street was rezoned from residential "R-6" to "R-2A" for reasons of design flexibility in establishing the Westpointe master plan. The requested "R-1" zoning would affect only the areas of the Westpointe development that are designated for single family use.

The Northwest Community master plan update is presently in the plan adoption process. In obtaining resident input in the development of the update plan concern was expressed over the problems of numerous apartments in the area. Residents expressed opposition to the potential for duplexes in the discussion of rezoning the "R-2A" area to "R-2" as a solution to their concerns regarding apartments.

#### CONCLUSIONS AND RECOMMENDATIONS

Alternative actions to the petitioner's request are 1) let the area remain in a "R-2A" classification, 2) rezone the area to a "R-2" classification, or 3) rezone the area to the requested "R-1" classification.

##### R-2A alternative

Leaving the area zoned "R-2A" would provide the flexibility of obtaining approval for smaller lot sizes. Under the present Westpointe PUD master plan the petitioned areas are already slated for single family development and the "R-2A" designation would only provide confusion as to the development potential of vacant land within the area. Even though the Westpointe area is under the guidelines of a planned unit development master plan the potential does exist for amendment to the existing plan, which is of concern to area residents.

##### R-2 alternative

Rezoning to "R-2" would eliminate the potential for further development of apartments on the present undeveloped land identified for single family use. The "R-2" zone classification allows for single family homes on 5,000 square foot lots and the possibility of duplexes on 6,000 square foot lots. The "R-2" zone would eliminate the creation of nonconforming 61 percent of existing subdivided lots as to lot size.

Petition 400-505  
Page 3

R-1 alternative

The "R-1" zone classification would create several nonconforming lots as to size only. This zoning would best protect the area from the concerns of residents with regards to apartments intruding into the single family neighborhood areas. Also the impact of future conversions of duplexes upon the existing character would be eliminated.

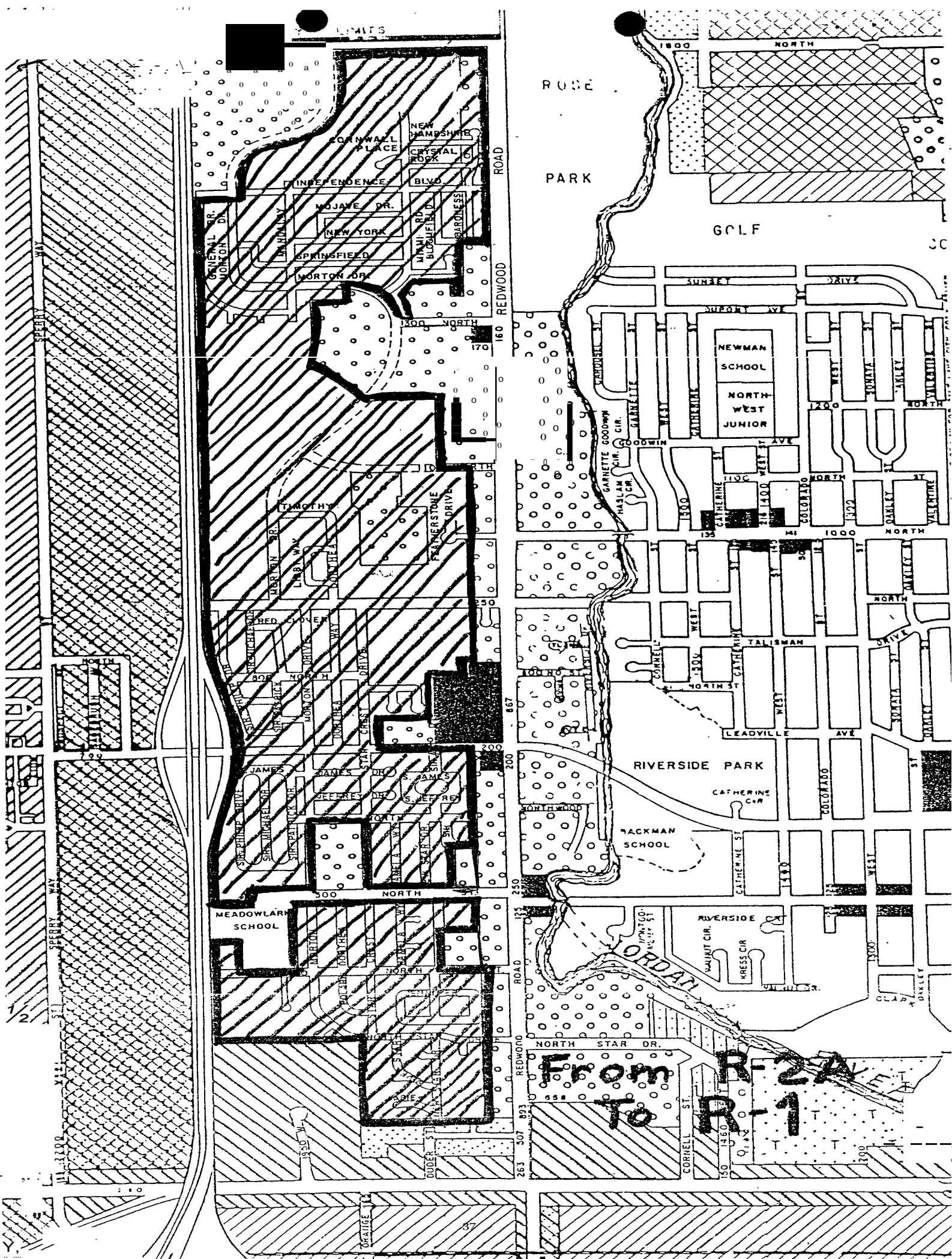
The Planning Commission should hold a public hearing to obtain additional information on the rezoning. Based upon the master plan and the plan update draft policies the petition request is in compliance with the plans and the action of rezoning the depicted properties to residential "R-1" would be appropriate.

ELJ  
April 1, 1987











**Petition No.** 400505

By Legislative Action/City Council

Florence B Bittner

Request for rezoning the property bounded by North Temple on the South, Redwood Road on the east, by I-15 on the West, and by the City limits on the north.

The change would take the property from R-2A to R-1

**Date Filed** March 9, 1987

**Address** Rm. 300 City Hall

**j1@a**

MAR 9)987

CITY PLANNING &  
ONING **COMMISSION**

**RECEIVED**  
**CITY ATTORNEY'S OFFICE**

DATE.....**aj.f/f J.** \_ \_ \_

KATHRYN MARSHALL  
CITY RECORDER

~~ADMINISTRATIVE SERVICES DEPARTMENT~~  
-- : - ' ( ity Recorder --  
324 SOUTH STATE STREET, 5TH FLOOR  
SALT LAKE CITY, UTAH 84111  
-- ( 801 ) 535-7671

PALMER DEPAULIS  
MAYOR

March 3, 1987

Memo to Julie Dickson, Development Services  
2nd Floor, City Hall

On February 3, 1987, the Salt Lake City Council initiated a legislative action to rezone from "R-2A" to "R-1" certain properties lying within the area bounded by North Temple on the south, Redwood Road on the east, 1-15 on the west, and the city limits on the north.

The Council voted to refer this issue to the Planning Commission for a recommendation. Attached for your information are documents pertaining to this issue.

I understand that you will be assigning this matter a petition number. As soon as you do, please give me that number for my records.

Thank you,  
r.

L  
Chief Deputy City Recorder

LD/bh  
attachments

**3. PLANNING COMMISSION**  
**C. Agenda/Minutes/Newspaper Notice**  
April 8, 2020

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**This meeting will be an electronic meeting pursuant to Salt Lake City Emergency**  
**Proclamation No. 2 of 2020 (2)(b)**  
**April 8, 2020, at 5:30 p.m.**  
**(The order of the items may change at the Commission's discretion)**

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCtv Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on Webex at:

- <https://saltlakecity.webex.com/saltlakecity/onstage/g.php?MTID=e5b1ac4b74376cb992dc30b0a85230851>
  - Instructions for using Webex will be provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM**  
**APPROVAL OF MINUTES FOR MARCH 11, 2020**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Rose Park Buddhist Temple Conditional Use at approximately 1185 West 1000 North** - K.C. Liao, of KCL Design, representing the Rose Park Buddhist Temple, is requesting Conditional Use approval for a renovated 2-story church building to be located at 1185 W 1000 N in the R-1/7,000 Single Family zoning district. The site currently contains an existing church building which will be renovated to include sanctuary space, office, and support spaces. The property is located within Council District 1, represented by James Rogers. (Staff Contact: Krissy Gilmore at (801) 535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)) **Case Number PLNPCM2020-00078**
2. **The Ellie Planned Development and Preliminary Plat at approximately 347, 353 & 359 North 700 West** – A request by CW Land Co., representing RECM Investments, LLC, for approval of a planned development petition and related preliminary subdivision plat for a proposed 24-unit residential project at approximately 347, 353, and 359 N 700 W. The proposal includes four separate principal buildings with six units in each building. The buildings will be approximately 30 feet tall, and each unit footprint will be its own lot that does not front a public street. The project as proposed is subject to a pending zoning change from SR-1 (Special Development Pattern Residential) to RMF-35 (Moderate Density Multi-Family Residential) that is being considered by the Salt Lake City Council. The site is located in Council district #2, represented by Andrew Johnston (Staff contact; Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) **Case numbers PLNSUB2019-00963 & PLNSUB2020-00169**

3. **Salt Lake Crossing Design Review at approximately 470 West 200 North** - Salt Lake City has received a request from Brian Hobbs, with Salt Development, for approval of modifications to the design standards to construct a new mixed-use development. The standards proposed to be modified include ground-floor use other than parking along at least 80% of the street-facing building facades, ground floor façade consisting of at least 60% glass, providing operable building entrances at least every 40' on street-facing facades, and the maximum length of a street-facing façade of 200'. The project site is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district and is located in Council District 3, represented by Chris Wharton (Staff Contact: Nannette Larsen at (801) 535-7645 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case number PLNPCM2019-01106**
4. **Zoning Map Amendment at approximately 706-740 West 900 South** – A request by West End LLC, the owner of the property, to rezone ten parcels and a portion of a city owned public alley from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use). There are currently two commercial buildings on the site the applicant intends to restore for commercial uses. The applicant intends to redevelop the remainder of the site, and the proposed rezone to R-MU would allow for residential uses that are not currently permitted under the existing M-1 zoning designation. No specific site development proposal has been submitted at this time. The properties are located in Council District 2, represented by Andrew Johnston. (Staff Contact: Amy Thompson at (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case Number PLNPCM2019-01137**
5. **Zoning Map and Master Plan Amendment at approximately 261 N Redwood Rd.** - The property owner, Iain Cameron, is requesting Master Plan and Zoning Map amendments for an approximately 0.94-acre property located at approximately 261 N. Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The property is currently split-zoned with the approximately 172' feet closest to Redwood Road zoned RMF-35 and the remaining approximately 366' zoned R-1/5,000. The applicant is requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35. The subject property is located within District 1, represented by James Rogers. (Staff Contact: Sara Javoronok at (801) 535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case Numbers PLNPCM2019-01086 and PLNPCM2019-01087**

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.*

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, April 8, 2020**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:37:55 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Adrienne Bell; Vice Chairperson Brenda Scheer; Commissioners Maurine Bachman, Amy Barry, Jon Lee, Matt Lyon, Sara Urquhart, and Crystal Young-Otterstrom. Commissioners Carolynn Hoskins, and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Wayne Mills, Planning Manager; John Anderson, Planning Manager; Krissy Gilmore, Principal Planner; Casey Stewart, Senior Planner; Nannette Larsen, Principal Planner; Amy Thompson, Senior Planner; Sara Javoronok, Senior Planner; and Marlene Rankins, Administrative Secretary.

**APPROVAL OF THE MARCH 11, 2020, MEETING MINUTES** [5:38:17 PM](#)

**MOTION** [5:38:28 PM](#)

**Commissioner Scheer moved to approve the March 11, 2020, meeting minutes. Commissioner Urquhart seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Scheer, and Urquhart voted “Aye”. Commissioner Young-Otterstrom abstained from voting. The motion passed 6-1.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:39:18 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:39:41 PM](#)

Nick Norris, Planning Director, provided virtual meeting tips and access information. He also welcomed new Commissioner Crystal Young-Otterstrom to the Planning Commission.

[5:46:35 PM](#)

**Rose Park Buddhist Temple Conditional Use at approximately 1185 West 1000 North** - K.C. Liao, of KCL Design, representing the Rose Park Buddhist Temple, is requesting Conditional Use approval for a renovated 2-story church building to be located at 1185 W 1000 N in the R-1/7,000 Single Family zoning district. The site currently contains an existing church building which will be renovated to include sanctuary space, office, and support spaces. The property is located within Council District 1, represented by James Rogers. (Staff Contact: Krissy Gilmore at (801) 535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com))  
**Case Number PLNPCM2020-00078**

Krissy Gilmore, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the Conditional Use.

KC Liao, architect, provided further design details.

[8:28:38 PM](#)

**Zoning Map and Master Plan Amendment at approximately 261 N Redwood Rd.** - The property owner, Iain Cameron, is requesting Master Plan and Zoning Map amendments for an approximately 0.94-acre property located at approximately 261 N. Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The property is currently split-zoned with the approximately 172' feet closest to Redwood Road zoned RMF-35 and the remaining approximately 366' zoned R-1/5,000. The applicant is requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35. The subject property is located within District 1, represented by James Rogers. (Staff Contact: Sara Javoronok at (801) 535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case Numbers PLNPCM2019-01086 and PLNPCM2019-01087**

Sara Javoronok, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

Iain Cameron, applicant, was present but was experiencing technical difficulties.

**PUBLIC HEARING** [8:36:07 PM](#)

Chairperson Bell opened the Public Hearing;

Mike Reed – Raised concerns with affordable housing.

Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The Commission and Staff discussed the following:

- Clarification on whether Gemini Drive is closed
- Width of the property
- Whether it would be viable to provide drive-thru access from Redwood with a private drive

Discussion was made on how to proceed with the item as no communication with the applicant was available.

**MOTION** [8:50:29 PM](#)

**Commissioner Scheer stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment, file PLNPCM2019-01086, proposed zone change from R-1/5,000 (Single-family Residential District) to RMF-35 (Moderate Density Multi-family Residential) and file PLNPCM2019-01087 proposed master plan amendment from Low Density Residential to Medium Density Residential.**

**Commissioner Barry seconded the motion. Commissioners Young-Otterstrom, Urquhart, Scheer, Lyon, Lee, Barry, and Bachman voted “Aye”. The motion passed unanimously.**

**The meeting adjourned at** [8:53:38 PM](#)

PROOF OF PUBLICATION CUS TOMER'S COPY

CUSTOMER NAME AND ADDRESS		ACCOUNT NUMBER	
PLANNING DIVISION, ACCOUNTS PAYABLE PO BOX 1 45480		9001394298	
SALT LAKE CITY UT 8411 4		DATE 3/30/2020	
ACCOUNT NAME			
PLANNING DIVISION,			
TELEPHONE	ORDER #	INVOICE NUMBER	
8015357759	0001286307 /		
PUBLICATION SCHEDULE			
START 03/28/2020 END 03/28/2020			
CUSTOMER REFERENCE NUMBER			
Notice of Public Hearing			
CAPTION			
Notice of Public Hearing On Wednesday, April 8, 2020, the Salt Lake City Planning Comm			
SIZE			
50 LINES	2	COLUMN(S)	
TIMES	TOTAL COST		
2	130.00		

Notice of N> Ilc Heamg

On Wednesday, April 8, 2020, the Salt Lake City Planning Commission will hold a public hearing to consider the following to the City Council regarding

**1. Zoning and Master Plan** - The property owner, located at approximately 261 N Redwood Rd. in Cameron, is requesting Master Plan and Zoning Map amendments for an approximately 0.94 acre parcel. The property is currently zoned R-1/5,000. The applicant is requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35. The subject property is located within District 1, represented by James Rogers. (Staff Contact, Sara Javoronok at (801) 535-7825 or sara.javoronok@slcgov.com)

This meeting will not have an anchor location at the City and County Building. Commission Members who cannot attend remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platform:

Webex: <https://slcgov.com/j7>  
www.slctv.com/live/stream/SLCtv-Live/2

If you are interested in participating during the Public Hearing portion of the meeting or providing general comments, please contact the Planning Commission at (801) 535-7825 or sara.javoronok@slcgov.com or

<https://sallakecity.webex.com/sallakecity/join?pwd=5b1ac4b74376cb192dc3Db0a852308SI0>  
Instructions for using Webex will be provided on our website at SLC.GOV/Planning

1286307

UPAXI

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Public Hearing On Wednesday, April 8, 2020, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the Planning Division, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 03/28/2020 End 03/28/2020

DATE 3/30/2020

SIGNATURE 


STATE OF UTAH )

COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 28TH DAY OF MARCH IN THE YEAR 2020

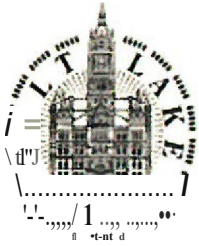
BY LORINE GUDMUNDSON



  
NOTARY PUBLIC SIGNATURE



**4. ORIGINAL PETITIONS**  
PLNPCM2019-01086 & PLNPCM2019-01087



# Zoning Amendment

☒ Amend the text of the Zoning Ordinance ☐ Amend the Zoning Map

## OFFICE USE ONLY

Re

?

~~XXXXXX~~ £

Date Received:

1/15/2019

Project#:

PLNPM 2019-01086

Name or Section/s of Zoning Amendment:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

h. N / <..eclwood Rd Salt Lake City Utah

Name of Applicant:

IA, ^! CAMERON

Phone:

[REDACTED]

Address of Applicant:

1595E Elm leaf cove Salt Lake city ut. 84117

E-mail of Applicant:

[REDACTED]

Cell/Fax:

[REDACTED]

Applicant's Interest in Subject Property:

☐ Owner

☒

Contractor

☒

Architect

☐

Other:

Name of Property Owner (if different from applicant):

-1-

"Please note that additional information may be required by the project planner to ensure adequate

information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

\ If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

## REQUIRED FEE

\ **Map Amendment:** filing fee of \$1,034, plus \$121 per acre in excess of one acre

\ **Text Amendment:** filing fee of \$1,035, plus \$100 for newspaper notice.

\ Plus additional fee for mailed public notices.

## SIGNATURE

\ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

y.,, C

Date:

11/15

SALT LAKE CITY PLANNING

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## SUBMITTAL REQUIREMENTS

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### 1. Project Description (please attach additional sheets.)

- D [21 A statement declaring the purpose for the amendment.
- D GZJ A description of the proposed use of the property being rezoned.
- D GZJ list thereasons why the present zoning may not be appropriate for the area.
- D D Is the request amending the Zoning Map?  
If so, please list the parcel numbers to be changed.
- ☐ ☐ Is the request amending the text of the Zoning Ordinance?  
If so, please include language and the reference to the Zon ing Ordinance to be changed.

---

### WHERE TO FILE THE COMPLETE APPLICATION

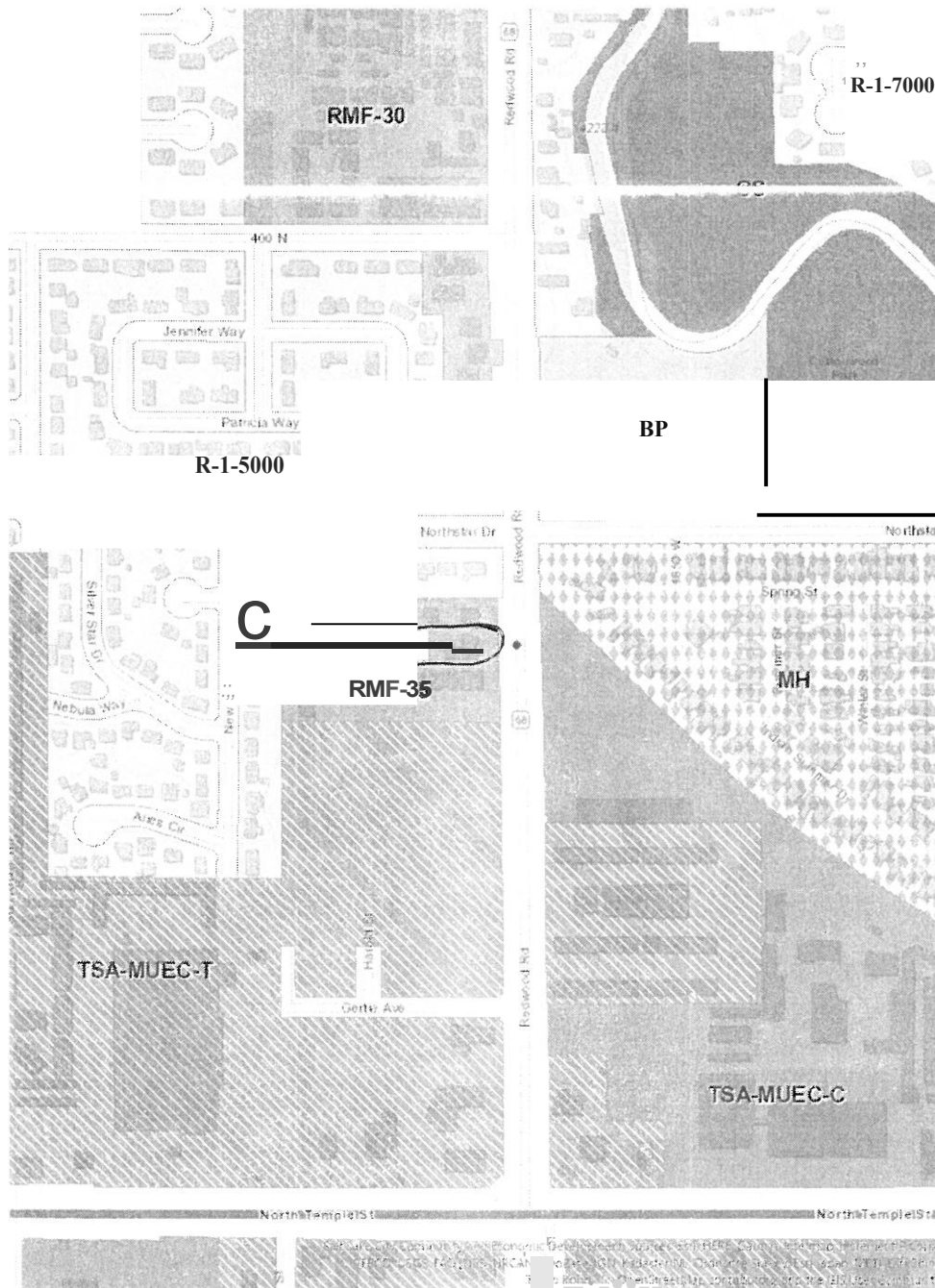
<i>Mailing Address:</i>	Planning Counter	<i>In Person:</i>	Planning Counter
	PO Box 145471		451 South State Street, Room 215
	Salt Lake City, UT 84114		Telephone: (801) 535-7700

---

### INCOMPLETE APPLICATIONS Will NOT BE ACCEPTED

\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following item s are included in the submittal package.

---



t 1ro\ a f Prore..rt1 AL Ready  
2o w C'\ 35

261 n redwood road slc, ut.

purpose of amendment is to rezone entire lot to rm35

proposed use of property to build low income, 26 2bed 1bath apartment building

zoning not appropriate as is , it doesn't allow for low income. Apartments

AS Stt,J A Tu,R.D of 07to }e.c-t 1 is \re.ady **201-i RMt 3.5**

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## **Parcel 0834331029**

### **261 N Redwood Road zoning and master plan amendment**

Iain Cameron, owner proposes combining current zoning to rm35 at 261 N Redwood Road (“subject property”) over one third of property is already zoned rm35. Proposed designation will provide residential use creating a walkable environment in that area.

The purpose for this amendment is to provide more compatible zoning with the properties directly to the south and north while maintaining residential character of existing neighborhood. The proposed change supports the four fundamental goals for the community, identified by the master plan, by:

- Enhancing livability of neighborhood and providing a variety of residential land use to support housing and residential growth in the area.
- Supporting commerce that allows employees to live and work in the area.
- Providing land uses within a 10 minute walk to the TRAX station, to increase pedestrian mobility and accessibility to neighborhood business and commerce.

Subject property is located within one half mile or a 10 minute walk to the nearest TRAX station which is located along north temple. It will also provide transportation to the area around the airport. Requested Amendment is compatible and consistent with the goal and vision of the master plan.

## **5. MAILING LIST**

OWN_FULL_NAME	OWN_ADDR	OWN_CITY	OWN_STA	OWN_ZIP
LEO A LEONARD; PAMELA RASO (JT)	1760 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
MELE K VAINUKU; TEKITEKI T VAINUKU (JT)	1752 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
ROBERT C MCLAUGHLIN; MARGARET MCLAUGHLIN (JT)	1744 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
E FAM TR	1736 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
LINDA WIGLAMA; ARIE WIGLAMA (JT)	1643 W MILAN DR	SALT LAKE CITY	UT	84116
GILBERT GONZALES; STEPHANIE M GONZALES	1720 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
TRUST NOT IDENTIFIED	1643 W MILAN DR	SALT LAKE CITY	UT	84116
ADAM J FORD; SAMANTHA B SMITH (TC)	PO BOX 711850	SALT LAKE CITY	UT	84171
UTAH DEPARTMENT OF TRANSPORTATION	PO BOX 148420	SALT LAKE CITY	UT	84114
TRUST NOT IDENTIFIED	248 N SILVER STAR DR	SALT LAKE CITY	UT	84116
BERTHA A SARCENO	244 N SILVER STAR DR	SALT LAKE CITY	UT	84116
ROSEANNE M WILSON	1791 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
RESTORE UTAH, LLC	1600 S STATE ST	SALT LAKE CITY	UT	84115
GUSTAVO BAEZA	1804 W ALTAIR CIR	SALT LAKE CITY	UT	84116
MARTHA TILT	1803 W ALTAIR CIR	SALT LAKE CITY	UT	84116
ANTONIUS CATHERINE KIP (JT)	1795 W ALTAIR CIR	SALT LAKE CITY	UT	84116
ELEAZAR IZARRARAZ	271 N NEW STAR DR	SALT LAKE CITY	UT	84116
YAHOO AFAN; ABLEWA YOVOGAN (JT)	263 N NEW STAR DR	SALT LAKE CITY	UT	84116
KAREN KRAUS	238 N SILVER STAR DR	SALT LAKE CITY	UT	84116
DEYVI ROA MEDINA	1773 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
MATEO FELETOA; PATIOLA FELETOA (JT)	286 N NEW STAR DR	SALT LAKE CITY	UT	84116
WILLIAM H SR SAINSBURY; MARY J SAINSBURY (JT)	280 N NEW STAR DR	SALT LAKE CITY	UT	84116
CELIA A GOMEZ; JAVIER GOMEZ (JT)	272 N NEW STAR DR	SALT LAKE CITY	UT	84116
JOSE V SERRATO; MARIA I SERRATO (JT)	264 N NEW STAR DR	SALT LAKE CITY	UT	84116
JOSEPH ARRINGTON; KRISCHA ARRINGTON (JT)	256 N NEW STAR DR	SALT LAKE CITY	UT	84116
JORGE RODRIGUEZ	248 N NEW STAR DR	SALT LAKE CITY	UT	84116
GREG A WOODRING; GLENDA M WOODRING (JT)	240 N NEW STAR DR	SALT LAKE CITY	UT	84116
SAMUEL R VEGA	232 N NEW STAR DR	SALT LAKE CITY	UT	84116
FILIBERTO CHAIRE; MARIA E MONTOYA (JT)	224 N NEW STAR DR	SALT LAKE CITY	UT	84116
ALEJANDRO V LUZ; SANDRA L V LUZ (JT)	1765 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
MELISSA G PENDLETON; DAVID E PENDLETON	291 N GEMINI DR	SALT LAKE CITY	UT	84116
EDUVIGES MARTINEZ; MANEZKA ENRIQUEZ (JT)	275 N GEMINI DR	SALT LAKE CITY	UT	84116
SALT LAKE CITY CORP	PO BOX 145460	SALT LAKE CITY	UT	84114
SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	UT	84114
HOUSING ASSISTANCE MANAGEMENT ENTERPRISE	1776 SOUTH WEST TEMPLE	SALT LAKE CITY	UT	84087
KEVIN C OWEN	241 N SILVER STAR DR	SALT LAKE CITY	UT	84116
237 NORTH SILVER STAR DRIVE, LLC	5414 W DAYBREAK PKWY	SOUTH JORDAN	UT	84009
ROSA E JIMENEZ	288 N GEMINI DR	SALT LAKE CITY	UT	84116
EDWIN COLIN	1735 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
CARLOS CONTRERAS	1727 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
GALE CHRISTY; GWEN C ALEXANDER (JT)	1719 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
STEVEN REDMOND; FAITH MCKINNIE-REDMOND (JT)	1713 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
DUSTIN WARD; CHRISTIE WARD (JT)	1705 W NORTHSTAR DR	SALT LAKE CITY	UT	84116
FIDEL HERNANDEZ	637 N 800 W	SALT LAKE CITY	UT	84116
SERGIO M VALENZUELA; CARMENT RINCON (JT)	273 N REDWOOD RD	SALT LAKE CITY	UT	84116
HOUSING ASSISTANCE MANAGEMENT ENTERPRISE	1776 S WEST TEMPLE ST	SALT LAKE CITY	UT	84115
IAIN CAMERON	1395 E 4600 S	SALT LAKE CITY	UT	84117
WEST STATION NORTH APARTMENTS, LP	PO BOX 682925	PARK CITY	UT	84068
DIV OF FACILITIES CONSTR & MANAGEMENT	450 N STATE ST # 4110	SALT LAKE CITY	UT	84114
MHC ALL SEASONS LLC	PO BOX 06115	CHICAGO	IL	60606
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY	UT	84114
Current Occupant	1760 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	1752 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	1744 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	1736 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	1728 W NORTH STAR DR	Salt Lake City	UT	84116



Current Occupant	1720 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	1712 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	1704 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	305 N REDWOOD RD	Salt Lake City	UT	84116
Current Occupant	248 N SILVER STAR DR	Salt Lake City	UT	84116
Current Occupant	244 N SILVER STAR DR	Salt Lake City	UT	84116
Current Occupant	1791 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	1788 W ALTAIR CIR	Salt Lake City	UT	84116
Current Occupant	1804 W ALTAIR CIR	Salt Lake City	UT	84116
Current Occupant	1803 W ALTAIR CIR	Salt Lake City	UT	84116
Current Occupant	1795 W ALTAIR CIR	Salt Lake City	UT	84116
Current Occupant	271 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	263 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	255 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	238 N SILVER STAR DR	Salt Lake City	UT	84116
Current Occupant	1773 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	286 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	280 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	272 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	264 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	256 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	248 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	240 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	232 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	224 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	1765 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	291 N GEMINI DR	Salt Lake City	UT	84116
Current Occupant	275 N GEMINI DR	Salt Lake City	UT	84116
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Current Occupant	268 N NEW STAR DR	Salt Lake City	UT	84116
Current Occupant	252 N NEW STAR DR	Salt Lake City	UT	84116
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Current Occupant	1713 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	1705 W NORTH STAR DR	Salt Lake City	UT	84116
Current Occupant	276 N GEMINI DR	Salt Lake City	UT	84116
Current Occupant	273 N REDWOOD RD	Salt Lake City	UT	84116
Current Occupant	257 N REDWOOD RD	Salt Lake City	UT	84116
Current Occupant	247 N REDWOOD RD	Salt Lake City	UT	84116
Current Occupant	261 N REDWOOD RD	Salt Lake City	UT	84116
Current Occupant	233 N REDWOOD RD	Salt Lake City	UT	84116
Current Occupant	1588 W NORTH TEMPLE ST	Salt Lake City	UT	84116
Current Occupant	290 N REDWOOD RD	Salt Lake City	UT	84116
Current Occupant	316 N REDWOOD RD	Salt Lake City	UT	84116
Salt Lake City Planning Division Sara Javoronok	PO BOX 145480	Salt Lake City	UT	84114