



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Ben Buckley, Principal Planner, Benjamin.buckley@slc.gov
Date: July 8, 2026
Re: PLNPCM2026-00369 – 1395 W Van Buren Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESSES: 1379 W Van Buren Ave, 1395 W Van Buren Ave, and 1384 W Harris Ave
PARCEL ID: 15-15-277-047, 15-15-277-050, 15-15-277-059
NEIGHBORHOOD PLAN: [Westside Plan](#)
CURRENT ZONING: [R-1/7,000](#) – Single-Family Residential District
PROPOSED ZONING: [RMF-30](#) – Low Density Multi-Family Residential District
COUNCIL DISTRICT: District 2, Alejandro Puy

REQUEST

Jonathan Marsh, one of the property owners and representing the other property owners, is requesting approval from the City to amend the zoning map for the properties located at 1379 and 1395 W Van Buren Ave and 1384 W Harris Ave from the R-1/7,000 Single-Family Residential District to the RMF-30 Low Density Multi-Family Residential District. If the request is approved, the property owners intend to construct infill, affordable, for sale housing on the property.

RECOMMENDATION

Based on the information and findings in this report, staff recommends that the Planning Commission forwards a positive recommendation with the following conditions:

1. The development shall be limited to the density authorized by the RMF-30 zoning district (21A.24.120). Increases to density via the Affordable Housing Incentives (21A.52.050) shall not be granted.
2. 50% of the units or lots shall be for sale at 80% Area Median Income or less. The remaining 50% of units or lots shall not be sold for more than 100% Area Median Income.
3. The maximum height shall not exceed 30'.
4. No new unit shall have fewer than two bedrooms and two bathrooms.
5. Parking shall be provided at the established rate of the zoning district per 21A.44.040. No reductions shall be granted.
6. Off-street guest parking spaces shall be provided at a rate of .25 stalls per unit. The guest parking spaces may be located on any lot within the development.
7. No reductions may be made to any required yard.
8. The side and rear yards shall include a 10' wide landscape buffer per [Chapter 21A.48](#).
9. The developer shall provide tenant relocation assistance to tenants displaced by the demolition of the residential dwelling unit at 1395 W Van Buren as specified in subsection 21A.50.050.D.

In addition, the developer shall be subject to the housing unit replacement provisions in 21A.50.050.E.

10. If the existing home at 1379 W Van Buren is demolished, it shall be subject to 21A.50.050.D. and 21A.50.050.E.

ATTACHMENTS:

- [ATTACHMENT A: Vicinity Map](#)
- [ATTACHMENT B: Application Materials](#)
- [ATTACHMENT C: Property & Vicinity Photos](#)
- [ATTACHMENT D: Zoning District Comparison](#)
- [ATTACHMENT E: Zoning Map Amendment Standards](#)
- [ATTACHMENT F: Public Process & Comments](#)
- [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION

Jonathan Marsh, one of the property owners and representing the other property owners, is requesting approval from the City to amend the zoning map for the properties located at 1379 and 1395 W Van Buren Ave and 1384 W Harris Ave from the R-1/7,000 Single-Family Residential District to the RMF-30 Low Density Multi-Family Residential District. The requested amendment would enable the property owners to build infill housing that would be for sale.



Quick Facts

Property Address: 1379 & 1395 W Van Buren Ave, 1384 W Harris Ave
Size: 1.25 acres (52,780 sq. ft.)
Existing Use: Two single-family homes
Proposed Use: Retention of the home at 1379 W Van Buren + 24 infill, for-sale housing units

No specific development plans have been submitted with this application. However, the applicant has indicated the intent is to retain the owner-occupied home at 1379 W Van Buren Ave and build 24 new housing units on the remaining property. The applicant also stated that the new housing units would be for sale at 80%-100% of the area median income. The applicants are also willing to enter into a development agreement to ensure that the new homes would be for sale. The single-family home and accessory structure at 1395 W Van Buren Ave are currently being demolished.

Existing & Proposed Zoning

Existing: R-1/7,000

The R-1/7,000 zoning district's purpose is "to provide for single-family residential dwellings and affordable housing incentives developments with up to four units on lots not less than seven thousand (7,000) square feet in size." With the existing site being 52,780 sq. ft., seven single-family homes could be accommodated based on lot area. However, other zoning requirements constrain the development potential of the site. These include a minimum lot width of 50 feet per lot and the limitation of one principal structure per R-1/7,000 lot. As a result, under the current zoning regulations, the property could accommodate three dwelling units without planned development approval. Alternatively, the

applicants could pursue a planned development, which would allow greater flexibility in site design and building placement to achieve the seven single-family units allowed by the site's overall area.

Proposed: RMF-30

The purpose of the RMF-30 zoning district is as follows:

The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.

Like the R-1/7,000 district, the RMF-30 district is intended to promote low density residential development. However, the RMF-30 zone permits a broader range of housing types, like rowhomes, cottages, and other missing middle housing. The development types are intended to be compatible with existing single-family structures. If approved, the RMF-30 zone could accommodate between 26 and 35 units, depending on the building type, plus one bonus unit for retaining the existing single-family home on 1379 W Van Buren, subject to compliance with applicable development standards. See Key Consideration 3 for more information regarding development potential of the site.

Comparison of the R-1/7,000 and RMF-30 Zoning Districts

Both districts are intended to provide low density residential development, but the RMF-30 district allows for a greater variety in building types and a moderate increase in density. Both districts are appropriate for the site; however, the RMF-30 district will allow for infill development that is otherwise not permitted in the R-1/7,000 district. The RMF-30 district also supports the City's goals of increasing housing choice, encouraging efficient use of existing infrastructure, and accommodating thoughtfully designed infill housing within established neighborhoods.

In addition to permitting a broader range of housing types, the RMF-30 district includes design standards intended to ensure high-quality development that is compatible with surrounding neighborhoods. These standards include requirements for durable exterior building materials, minimum glazing requirements, limitations on blank wall areas, and the incorporation of building entrance features to create more attractive and pedestrian-oriented streetscapes.

A full zoning district comparison table may be found in [ATTACHMENT D](#).

APPROVAL PROCESS AND COMMISSION AUTHORITY

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

KEY CONSIDERATIONS

Staff identified five key considerations during analysis of the request:

1. [General Plan Compatibility](#)
2. [Neighborhood Context](#)
3. [Development Potential: R-1/5,000 vs. RMF-30](#)
4. [Proposed Community Benefits](#)
5. [Public Feedback](#)

Consideration 1: General Plan and Ordinance Compatibility

As detailed in [21A.50.50.B.1 and 2](#), City Council should consider how a proposed map amendment helps implement the purposes, goals, objectives, and policies of the City's adopted planning documents. These documents include [Plan Salt Lake \(2015\)](#), [Housing SLC \(2023\)](#), and the [Westside Plan \(2014\)](#).

[Plan Salt Lake](#)

Plan Salt Lake includes various different policies and recommendations that support the proposed map amendment:

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

The requested zoning map amendment would permit a maximum of 26 units on an underutilized 1.25 acres. The proposed RMF-30 district would introduce gentle infill housing to a neighborhood that has existing infrastructure and nearby amenities, including bike lanes, bus routes, and parks. The proposed map amendment would increase medium-density housing types where appropriate within an established neighborhood.

[Housing SLC](#)

Housing SLC includes three goals, all of which support this proposal:

1. Make progress toward closing the gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.
2. Increase housing stability throughout the city
3. Increase opportunities for homeownership and other wealth and equity building opportunities.

The applicants are proposing that all new units be for sale and at a price between 80-100% area median income. For a family of four, this income would equate to \$100,900-\$126,100, according to the [Housing Stability Division](#). The proposed map amendment allows for new housing types in the neighborhood that are meant for homeownership and family occupancy.

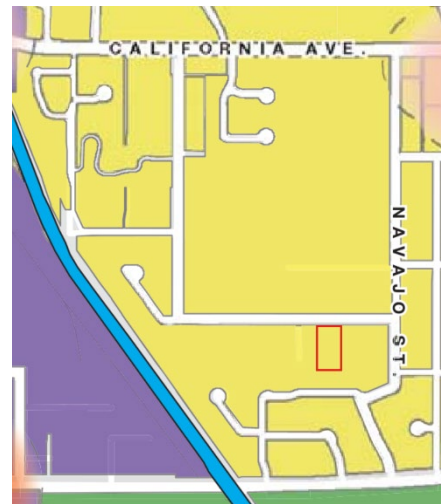
[Westside Plan](#)

The subject properties fall within the Westside Plan area. The plan includes two goals that are supportive of the map amendment:

1. Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community’s vision while maintaining the character of Westside’s existing stable neighborhoods
2. Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high density residential development where needed, appropriate or desired.

The properties’ existing density of 0.625 dwelling units per acre makes the properties severely underutilized. By allowing new, low-medium density housing helps promote redevelopment in the Westside community while maintaining the character of the existing neighborhood.

Furthermore, the future land use map designates the properties as “Neighborhoods.” The Neighborhoods section of the Westside Plan encourages the city to “determine unique and compatible ways to add incremental density through infill development,” possibly by “allowing two- or multi-family development on lots that are zoned for only single-family where appropriate. Appropriate cases include lots that have unique shapes or where the impact on adjacent properties would be negligible due to the unique properties of the parcels.”



Westside Plan's Future Land Use Map. The subject properties are outlined in red.

While the subject properties do not have a unique shape as they are generally rectangular, they are significantly larger than the surrounding lots. In order to mitigate the impact on adjacent properties, staff recommends that conditions be placed on the properties that ensures landscape buffers will be installed.

Consideration 2: Neighborhood Context

The subject properties are in the Glendale neighborhood within the Westside Plan boundaries. The area is predominantly R-1/7000 single-family zoning. Lots in this neighborhood are abnormally large, particularly for the underlying zoning district, which typically consists of 7,000 square foot lots. Along Van Buren, some lots approach 40,000 square feet in area. Furthermore, there are six flag lots and numerous landlock parcels. These large lots allow for a moderate increase in density while also preserving the neighborhood character through buffer yards and other design elements. Recent development proposals include a four-unit Affordable Housing Incentives project at 1541 S Navajo Street.

[WalkableSLC](#) shows that the subject properties are located in a moderately walkable neighborhood. As the applicant noted in the narrative, the site has convenient access to Mountain View Elementary School, Glendale Middle School, the new Glendale Regional Park, the Glendale Library, and numerous



Map showing proximity to nearby amenities.

other parks, bike lanes, and bus stops. With the site’s proximity to nearby amenities, the RMF-30 zoning district would enable gentle infill housing at the existing neighborhood scale while also allowing new residents to be close to various amenities.

Some concerns have been raised by the neighborhood that the units would be out of place or would tower over the existing homes. Staff suggests conditions in the development agreement that ensure the buildings are compatible with the neighborhood, such as limiting the height to 30’ (28’ is allowed in the R-1/7,000 zone) and requiring side and rear yards to include 10’ wide landscaped buffer yards.

Consideration 3: Development Potential: R-1/7,000 vs. RMF-30

The R-1/7,000 zoning district has development standards such as lot area (7,000 sq. ft. per lot) and lot width (50ft per lot) that would allow the property owners to split the subject parcels into three conforming lots through the subdivision process. While the lot area is enough to accommodate seven single-family lots, this would require planned development and subdivision approvals due to lot width and street frontage limitations. In addition, the Affordable Housing Incentives (AHI) would allow up to four units per lot with a maximum of 28 units across the seven potential 7,000 sq. ft. lots. In total, the properties could accommodate anywhere from three to 28 dwellings if all development requirements, such as fire access, can be met.

Under the requested RMF-30 zoning, between 1,500 square feet and 2,000 square feet of lot area is required depending on the building type. The district does not have a lot width minimum. This means that the properties could accommodate between 26 and 35 units, depending on the building type, plus one bonus unit for retaining the existing single-family home on 1379 W Van Buren. A planned development may be necessary to create lots without street frontage. While the AHI would provide no density or unit maximums, allowing the site to exceed the maximum density of 35 units, staff recommends a provision in the development agreement limiting density to what is otherwise permitted by the RMF-30 district, with no additional density bonuses or processes allowed to exceed that threshold.

Consideration 4: Proposed Community Benefits

The applicants’ proposed community benefit is that all new units constructed will be for sale and at a price that is affordable to those with an income of 80-100% of the area median income. Analysis of the Standards for Community Benefits may be found in [ATTACHMENT E](#). Staff finds that this community benefit generally meets the requirements of Community Benefit A:

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

The table below compares the census tract the subject properties are in (1028.02) and Salt Lake City:

	Census Tract 1028.02	Salt Lake City
Median Income	\$75,085.00	\$ 77,186.00
Housing Burdened	40.8%	59.3%
Owner-occupied	57.7%	44.1%

While fewer residents are cost burdened and more homes are owner-occupied in the area, affordable, for-sale housing is still a large need in the city and area. By adding to the stock of affordable housing and for-sale housing, the proposal helps contribute to a critical need within the city as a whole. Nearly 70% of the census tract would meet the income threshold of 80% AMI discussed in Consideration 1, as only 32.2% of households make more than \$100,000. The for-sale aspect of the community benefit also helps promote wealth-building in an area with a lower median household income and will help residents not to be cost burdened.

The City Council has final authority regarding the proposed community benefit. The Council may accept the proposed community benefit, modify the benefit, require a different benefit, or waive the requirement altogether based on the merits of the proposal. If approved, the details of the community benefit will be recorded in a development agreement with the City. The development agreement will run with the land.

Consideration 5: Public Feedback

Staff received numerous public comments, majority of which were in opposition to the proposal. While there were many comments that touched on various topics, the most prevalent topics were parking and utilities/infrastructure. Included in the public comments is a petition with over 300 signatures in opposition to the proposal.

Parking

Parking was a main concern during the public engagement for the proposed map amendment. Many comments mentioned how there is not enough space for on-street parking and that the new dwellings will introduce more vehicles without anywhere to put them. Any proposed dwelling in the RMF-30 district requires off-street parking at the following rates:

- Single-family dwellings (attached or detached): 2 spaces per unit
- Twin home and two-family dwellings: 2 spaces per unit
- Multifamily
 - o Studios and one bedroom: 1 space per unit
 - o Two or more bedrooms: 1.25 spaces per unit

Reductions to required on-site parking could potentially be made through utilization of the [Affordable Housing Incentives \(21A.52.050.H.2b\)](#). The incentives would allow parking to be reduced to ½ stall per dwelling unit. Due to the neighborhood’s concern, staff recommends a provision in the development agreement that does not allow for a reduction in parking. The development would have to provide parking at the rate as described in [Table 21A.44.040-A](#). Furthermore, staff suggests adding a provision requiring off-street guest parking at a rate of ¼ stall per unit.

Utilities and Infrastructure

Staff also received numerous comments regarding the undersized water utilities and some even noted a drop in water pressure due to nearby development. All public utility upgrades or replacements that may be required by the development of the properties would be at the cost to the developer, including any downstream replacements necessary. The addition of gentle density in the neighborhood could prove beneficial to the broader neighborhood due to the improved, larger utilities that would be needed to support the additional capacity.

Some commenters noted a somewhat frequent loss of power and are concerned that an increase in residents would exacerbate this issue. Staff reached out to Rocky Mountain Power, requesting that they look into these claims and whether this would be the case. The field engineer confirmed that there have

been three outages since January 1, 2025. One was caused by a limb falling on the lines, one was caused by severe weather, and the last was caused by a broken crossarm. While three outages is certainly more than one should expect and hope for, these instances are attributable to force majeure events and are not indicative of systematic issues. An increase in neighborhood residences would not increase the likelihood of such events and outages.

STAFF RECOMMENDATION

Based on the information and findings in this report, staff recommends that the Planning Commission forwards a positive recommendation with conditions to the City Council for the proposed zoning map amendment.

NEXT STEPS

The City Council has the final decision-making authority on all zoning map amendments. The zoning ordinance authorizes the Planning Commission to make recommendations to the City Council on zoning amendments. The Planning Commission may provide a positive or negative recommendation for the proposal and can request that changes be made to the proposal.

The recommendation and any modifications requested will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposed changes. The City Council may adopt the proposed amendment, adopt the proposed amendment with modifications, or deny the proposed amendment.

If ultimately approved by the City Council, the changes would be incorporated into City zoning map.

ATTACHMENT A: Vicinity Map

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Vicinity Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

Salt Lake City Planning Division 5/7/2026

ATTACHMENT B: Application Materials

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David Fetu'u, Siutiti Tuiono, Jonathan Marsh and Carrie Marsh

April 26th, 2026

Rezone Application for 1379 Van Buren Ave and 1395 Van Buren Ave, Salt Lake City, UT 84104

Submittal Requirements Checklist

A statement declaring the purpose and justification for the proposed amendment.

Our rezone request is based on our intent to provide low density and missing middle housing ownership opportunities via infill development on three parcels in the Glendale neighborhood of Salt Lake City by changing the zoning from R1-7000 to RMF-30. The current parcels consist of two single family homes fronting Van Buren Ave and a rear parcel without any structures.

Historically the land encompassed by the three parcels has been underutilized for housing as it was used for large yards for single-family homes or small-scale agricultural uses. In many other areas of Glendale additional roads were constructed through the rear areas of the large, deep lots during the subdivision development process that occurred during the 60s and 70s.

The subject parcels, along with other properties on Van Buren Avenue and the northern section of Navajo Street, were not developed beyond their initial construction and lack any additional rear access beyond minimal street frontage. As a result, no additional development occurred leaving very large lots with limited frontage that prevent the addition of housing without a rezone or PUD. The current parcels would either have to be subdivided as flag lots or require a PUD to create lots without public street frontage.

We acknowledge the lack of investment and development that has traditionally occurred in areas such as Glendale and our intent is to provide for additional home ownership opportunities that would not be possible with the current R1-7000 zoning. This rezone would help create additional housing options that meet the city's goals as outlined in the General Plan, Housing SLC and the Westside Plan including the following:

Growth

- **Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors**
- **Promote infill and redevelopment of underutilized land**
- **Accommodate and promote an increase in the City's population**
- **The Westside Plan denotes vacant properties as opportunities for multi-family residential developments**

Housing

- **Increase the number of medium-density housing types and options**

- **Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented**
- **Enable moderate density increases within existing neighborhoods where appropriate**
- **Promote energy efficient housing and rehabilitation of existing housing stock**
- **Housing SLC identifies a need for additional family-sized units and missing middle housing citywide**

A written general description of any future development that is planned for the property including the anticipated use, density, scale of development, timing of development, the anticipated impact to existing land uses and occupants of the land subject to the proposal, and any additional land use petitions that may be anticipated to develop the site. Visual renderings and basic site plans may be provided by the applicant.

Our intent is to create a mix of single family, twin homes and row homes on these three parcels up to approximately 24 new units given the size of the parcels and the constraints of needing to add fire lane access. All of the new housing units are intended to be offered between 80% to 100% AMI consisting of either two or three bedrooms. We do not have a specific site plan to submit with this request. We recognize that an additional planning process will be required after a rezone in order to further develop the land under RMF-30 zoning. All new housing options would meet all building and community development standards laid out in.

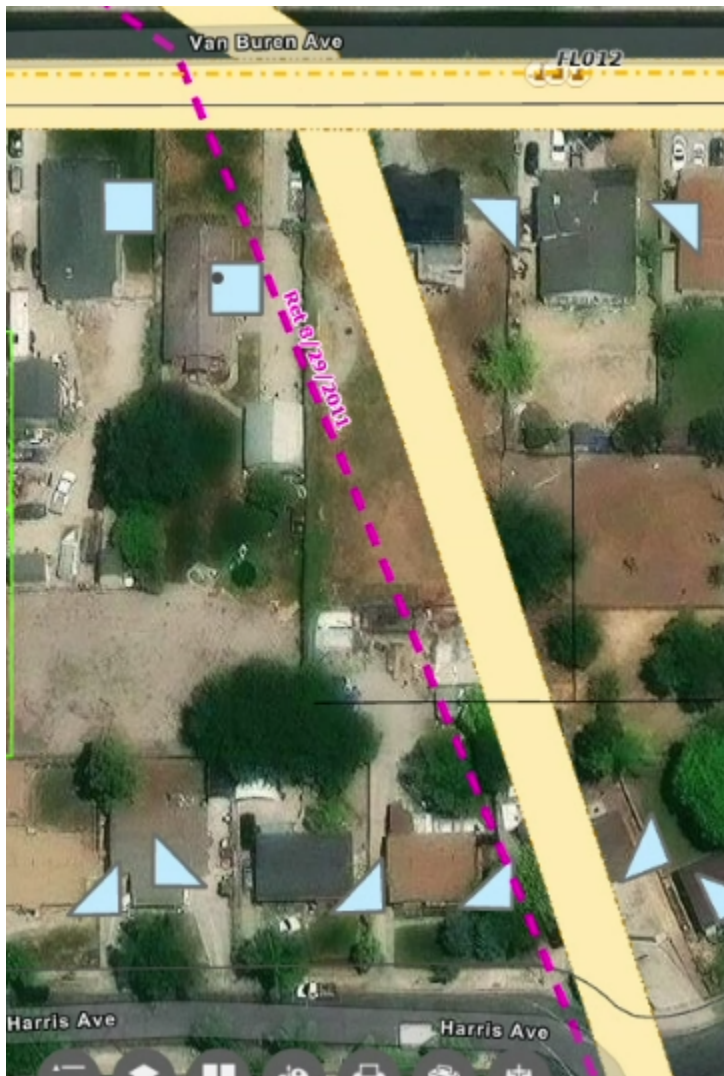
Our intent is to provide more families with housing within walking and biking distance of the following to help connect our community without increasing traffic:

- Glendale Middle School - 1/5 mile**
- Mountain View Elementary School - 1/4 mile**
- Glendale Regional Park - 2/5 mile**
- Glendale Library - 2/5 mile**
- Bike lane on 17th S - 1/3 mile**
- Bike lane on California Ave - 2/5 mile**
- 17th S River Park - 1/2 mile**
- 9 and 513 bus lines on California Ave - 1/2 mile**
- 217 and 509 bus lines at 17th and Redwood Rd - 3/4 mile**
- Grocery Stores on Redwood Rd - 0.9 miles and 1.2 miles**
- Three Creeks Confluence Park - 1.1 miles**

We have engaged local community organizations including NeighborWorks and the Community Development Corporation of Utah and both have expressed interest in the project. A nearby project that could potentially serve as a model is the Wasatch Commons Cohousing community around the corner on Cheyenne St with units that are 3 bedrooms and 1,600 square feet each.

Our intent is also to make all new units for sale and we are open to a development agreement with Salt Lake City that ensures this. We are not proposing requiring ownership or rental restrictions for the single family home at 1379 Van Buren Ave as part of a future development agreement.

The total combined size of the three parcels is 53,982 square feet per recent survey. The single-family home at 1379 Van Buren is being preserved, the detached garage and single-family home at 1395 Van Buren are in the process of being removed due to their age, condition and proximity to an abandoned high-pressure gas pipeline that runs underneath all three parcels and adjacent to and potentially underneath the two structures. This pipeline is in the process of being removed by Enbridge with the cost being covered by the applicants. The removal of the pipeline, garage and home will enable future development on the site. See picture below of pipeline location along the dashed line:



Draft Survey for Reference

https://drive.google.com/file/d/1m6_68IAB0v1Hk9O77YnHPtOSmDKmexWD/view?usp=sharing

Is the request amending the Zoning Map?

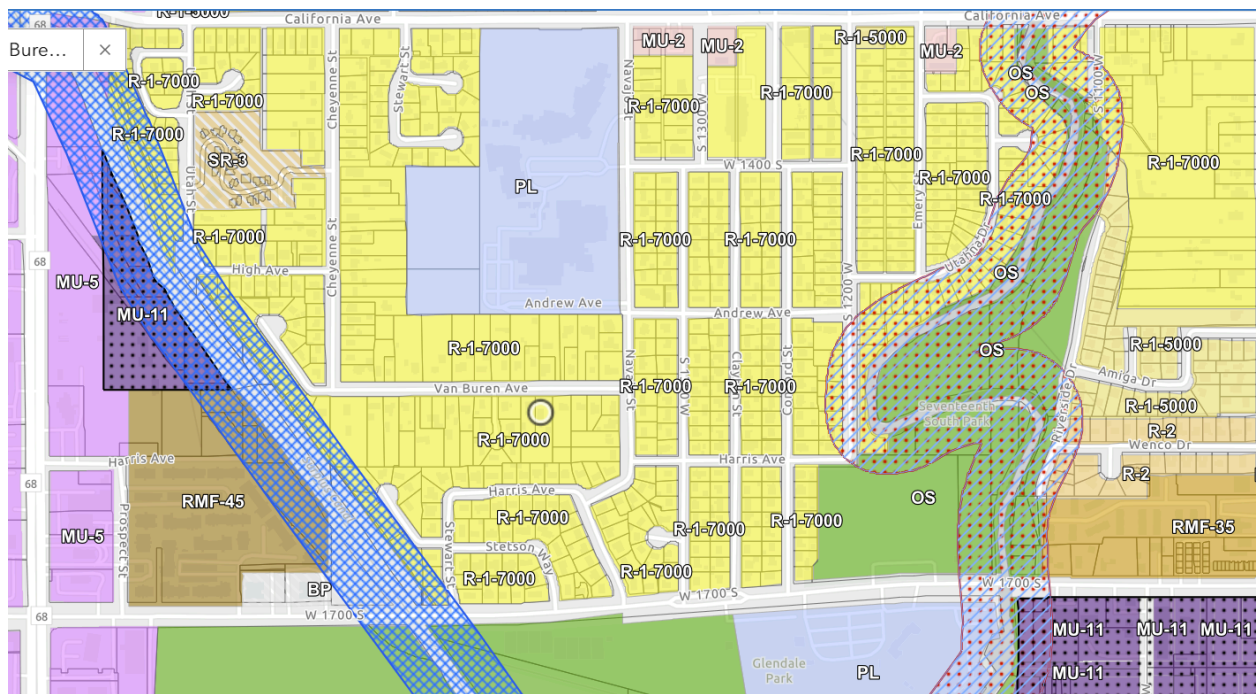
Yes

If so, please list the parcel numbers to be changed and a map that shows the current use of the subject property and adjacent properties.

15-15-277-050

15-15-277-059

15-15-277-047



Is the request amending the text of the Zoning Ordinance?

No

For residential properties, the following information must be provided:

- The current or prior number of dwellings

2

- Square footage and number of bedrooms for each dwelling unit;

1395 - 2250 and 3 bedrooms

1379 - 2069 and 4 bedrooms

- The current cost of rent and the cost of rent for the previous 36 months;
 - 1395 - Not rented, owner occupied previously, estimated rent at \$1900**
 - 1379 - Not rented, owner occupied, estimated rent at \$2500**

- The total number of people residing on the property.
 - 1395 - 0**
 - 1379 - 6**

A written description regarding the proposed community benefit(s) associated with the amendment. The description shall adequately describe the necessary details to demonstrate that the proposed community benefit is roughly proportionate to the potential increase in development right if the proposed amendment were to be adopted.

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

While we do not have a specific site plan to submit with this application it is expected rezoning these parcels for infill development would enable the following community benefits:

- A. Enable the development of approximately 24 additional housing units by providing a mix of housing types including affordable midding-middle housing priced between 80% and 100% AMI**
- B. Contributing to Salt Lake City’s goals of providing over 10,000 new units and 2,000 new affordable units**
- C. RMF-30 enables housing forms that are underrepresented in Glendale and more prevalent in nearby neighborhoods with higher homeownership rates, allowing these housing types provides a community benefit by expanding opportunities for family-sized, ownership-oriented housing, diversifying the neighborhood’s housing structure, and furthering adopted City housing goals**
- D. Preserving the single-family residence at 1379 Van Buren**
- E. Providing family-sized housing within walking and biking distance to schools, parks, bike paths and transit to help connect our community without increasing traffic**
- F. Potential donation or sale of water rights attached to 1395 Van Buren to Salt Lake City for use by Glendale Regional Park or other city properties nearby**

Note: The following renderings were submitted on July 1, 2026, and were not evaluated as part of the petition. These images were provided by the applicant as potential structures that would front Van Buren.



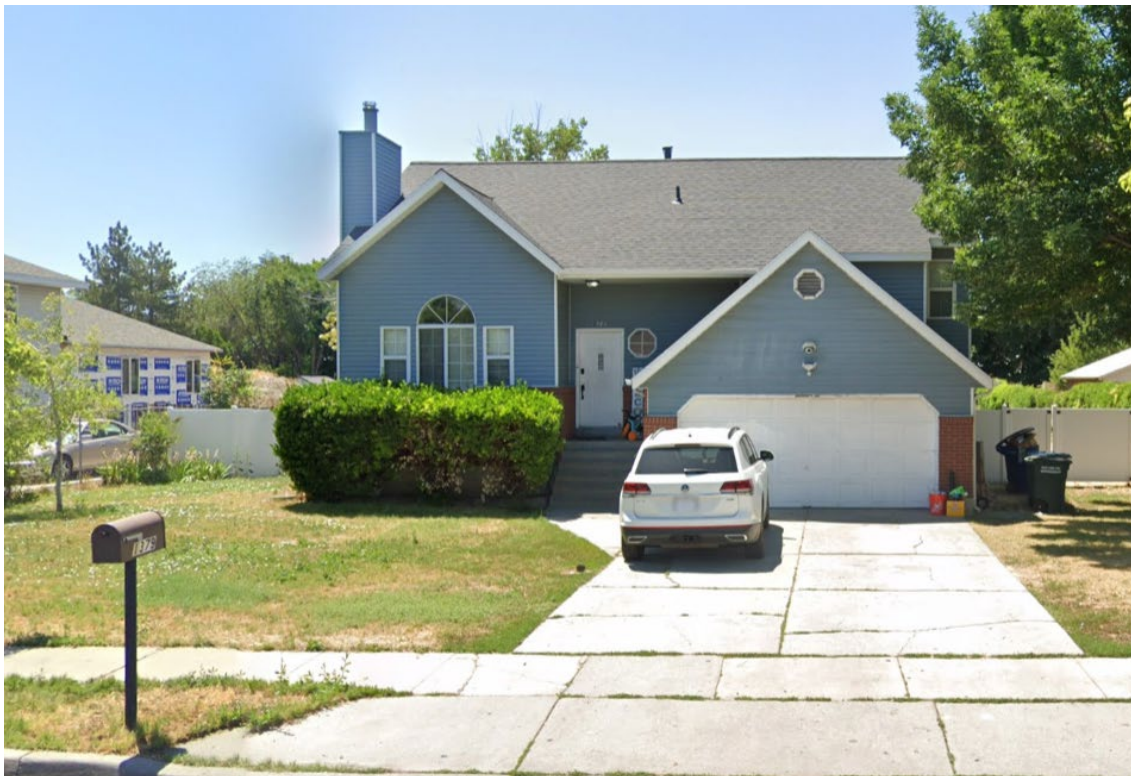


ATTACHMENT C: Property & Vicinity Photos

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Subject properties. 1379 W Van Buren is on the left and is proposed to remain. The brick home is currently being demolished.



1379 W Van Buren, proposed to remain.



1395 W Van Buren. The home and the accessory structure are currently being demolished.



Looking west down Van Buren Ave. 1379 W Van Buren is seen on the left.



Glendale Regional Park, located approximately .3 miles away.



Intersection of Navajo Street and Van Buren Avenue.



Glendale Middle School which is located approximately .2 miles away.



Mountain View Elementary School is located approximately .3 miles away.



17th South River Park, approximately .5 miles away.



Glendale Branch Public Library, approximately .4 miles away.

ATTACHMENT D: Zoning District Comparison

The table below is a side-by-side comparison of the development standards of the R-1/7,000 and RMF-30 zoning districts. Notably, the RMF-30 district requires various design standards while the R-1/7,000 does not.

R-1/7,000 Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for single-family residential dwellings and affordable housing incentives developments with up to four units on lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

RMF-30 Purpose Statement: The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small-scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes

District regulations	R-1/7,000	RMF-30
Maximum building height	28' for pitched roofs 20' for flat roofs	16' for tiny houses 30' for all other structures
Minimum lot size	7,000 sq. ft.	1,500 sq. ft./unit for cottages & tiny houses 2,000 sq. ft./unit for other residential uses 5,000 sq. Ft./unit for non-residential uses
Maximum lot size	10,500 sq. ft.	No maximum
Lot width minimum	50'	No minimum
Lot width maximum	No maximum	110'
Minimum front yard	Average of block face or 20'	
Minimum corner side yard	10'	
Minimum interior side yard	6' & 10'	4' and 10' single and two family 4' for row houses 6' and 10' for sideways row houses 4' cottage and tiny homes

Minimum rear yard	25'	10' for multi-family structures 20% of lot depth, not to exceed 25'
Maximum dwelling units per form	-	8 multi-family units 8 cottages (per development) 6 row homes
Landscape yard	Front and corner side yard	
Landscape buffers	-	10' for multi-family, row house, and non-residential uses
Maximum building coverage	40%	50%
Design standards	R-1/7,000	RMF-30
Building materials: ground floor	-	50%
Building materials: upper floors	-	50%
Glass: ground floor	-	20%
Glass: upper floors	-	15%
Building entrances	-	X
Blank wall: maximum length	-	15 ft
Screening of mechanical equipment	-	X
Screening of service areas	-	X
Entry features	-	X

The table below highlights the changes in permitted and conditional land uses. The complete list of permitted and conditional uses may be found in [21A.33.020](#).

Land Use Table Changes	R-1/7,000	RMF-30
Community garden	C	P
Dwelling; dormitory, fraternity, sorority	P	-
Dwelling, group home (large)	-	C
Dwelling, multi- family	P*	P
Dwelling, single- family (attached)	-	P
Dwelling, twin home and two- family	-	P
Plazas	-	P

*Subject to conformance with the provisions of Subsection [21A.52.060.A](#).

P = Permitted; C = Conditional; - = Not Permitted

ATTACHMENT E: Zoning Map Amendment Standards

Zoning Map Amendment

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

- 1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;**

Finding: Complies

Discussion: The application is consistent with the adopted purposes, goals, objectives, and policies of the City. *Plan Salt Lake, Housing SLC, and the Westside Plan* all encourage infill development of medium density housing and for-sale housing. Furthermore, the properties are located within walking distance to numerous neighborhood amenities including schools, parks, and libraries.

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

Finding: Complies

Discussion: The proposal helps foster the city's residential development by allowing for medium density, missing middle housing on an underutilized property. The small-scale nature of the RMF-30 district will help maintain the existing physical character of the established neighborhood while allowing incremental growth.

General Purpose and Intent of the Salt Lake City Zoning Ordinance

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

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

Current Zoning District Purpose Statement

R-1/7,000

The purpose of the R-1/7,000 Single-Family Residential District is to provide for single-family residential dwellings and affordable housing incentives developments with up to four units on lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Proposed Zoning District Purpose Statement

RMF-30

The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The

primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.

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

Finding: Complies with Conditions

Discussion: The RMF-30 district intends to allow for incremental growth in established neighborhoods that is compatible in mass and scale. The lot and bulk regulations for the RMF-30 district are similar to the R-1/7,000 district and staff recommends a condition that the developers provide a 10' wide landscape buffer yard on the sides and rear to minimize impacts to neighboring properties.

No commercial uses are allowed in the RMF-30 district, and all uses and building typologies are compatible with the neighborhood. The properties could currently accommodate between three to 28 units depending on processes.

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

Finding: Not Applicable

Discussion: There are no overlay zoning districts on the subject properties.

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

Finding: Complies

Discussion:

Roadways

The City's Transportation division reviewed the applicant's zoning amendment proposal and did not note any issues or concerns related to roadway capacity.

Parks and Recreation

The Jordan River Parkway and Glendale Regional Park are located within close proximity to the site.

Police and Fire Protection

The Police and Fire did not raise any concerns in their comments.

Schools

Mountain View Elementary School is .3 miles and Glendale Middle School is .2 miles from the subject properties.

Stormwater, Water Supply, Wastewater and Other Services

Public Utilities has made the applicant aware that if utility replacement and upgrades are necessary, it will be at the applicant's cost, including any downstream replacements.

Refuse Collection

Any future development must provide refuse collection on site.

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

Finding: Complies

Discussion: The properties are nearby the Jordan River Trail, a north/south mixed-use trail that connects to other various trails within the city such as the 9-Line to the north and Parley's Trail to the south.

While no fixed-rail stations are nearby, the subject properties are less than a mile from a bus stop on the corner of Redwood Road and 1700 S.

The proposed map amendment would have no impact on any planned changes to transportation infrastructure within the city.

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

Finding: Complies

Discussion:

Parks/Open Space

The new Glendale Regional Park and the 17th South River Park (with access to the Jordan River Trail), both located along 1700 S, are roughly 1/2 mile from the site.

Schools

Mountain View Elementary School and Glendale Middle School are both located near the properties, both being less than a 10 minute walk.

Fresh Food, Entertainment, Cultural Facilities

The surrounding areas are typically residential in nature and offer little to no neighborhood commercial or cultural facilities. The prevalent zoning of the neighborhood does not offer residents access to these necessary assets and would require broadscale zoning changes to allow easy access to daily needs for all residents, not just the subject properties.

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

Finding: Complies

Discussion: The SLC Police Department and Fire Department did not note any concerns regarding the proposal. More comments may be provided at a later date.

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

Finding: Complies with Conditions

Discussion: While the applicants have demolished the home at 1395 W Van Buren, the home on 1379 will remain occupied. Due to the demolition of an existing unit, staff recommends a condition that one housing unit within the development has the same number of bedrooms as the demolished unit.

Furthermore, it is recommended that the applicants enter into an agreement that either (1) the replacement unit shall be rented at the same amount as the demolished unit with no more than a 3% annual increase on the rental rate for 20 years or (2) the applicants make a payment into the city's housing fund to offset the loss of affordable housing that shall be equal to the monthly

rent of the unit multiplied by the number of months between the unit being vacated and a new certificate of occupancy for the replacement unit.

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

Finding: Not Applicable

Discussion: There are no existing businesses located within the boundaries of the proposed map amendment.

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

Finding: Complies with Conditions

Discussion: The proposal provides Community Benefit A by providing housing that will be for sale and include two- and three-bedroom units. The proposed zone is compatible in scale and character with the surrounding neighborhood. Staff recommends a condition that this be included in the development agreement.

Community Benefit Standards

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

Community Benefit Type

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

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

Finding: Complies with Conditions

Discussion: The applicant proposes that all new units within the development be for sale at 80-100% AMI. Staff recommends that both be included in a legally binding development agreement.

Community Benefit Evaluation Criteria

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

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

Finding: Complies with Conditions

Discussion: The proposed map amendment provides Community Benefit A: providing new housing that will be for sale and include two- and three-bedrooms. The applicants are also proposing that the units be affordable to those making 80-100% of the area median income which is between \$100,900 and \$126,100 for a family of four. Family-sized affordable housing and

ownership opportunities are housing types that are supported by various city plans, including Plan Salt Lake, Housing SLC, and the Westside Plan. Staff recommends a condition that the development agreement includes provisions that all new units are for sale and at an affordable price.

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

Finding: Not Applicable

Discussion: There is no commercial space proposed.

c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;

Finding: Not Applicable

Discussion: There is no public open space proposed.

d. The relative size and environmental value of any land that is to be dedicated;

Finding: Not Applicable

Discussion: There is no land dedicated.

e. The historic significance of the structures proposed to be preserved;

Finding: Not Applicable

Discussion: While the applicants are retaining the structure at 1379 W Van Buren, the home is not historically significant.

f. The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area;

Finding: Not Applicable

Discussion: The applicants are aware that they would have to fund any public utility upgrades required by their development, including downstream upgrades. However, this provision is not applicable to the request as this is not the claimed community benefit.

g. The input received related to the community benefit during the 45-day engagement period;

Finding: Not Applicable

Discussion: Many comments were received during the public engagement period for this proposal. However, no comments regarding Community Benefit A were received. Instead, the comments were concerned with new housing, parking, criminal activity, traffic, and general opposition to the proposal.

h. Policies in the general plan that support the proposed community benefit.

Finding: Complies

Discussion: Plan Salt Lake, Housing SLC, and the Westside Plan are supportive of the proposed community benefit.

Plan Salt Lake

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

- c. Enable moderate density increases within existing neighborhoods where appropriate.

Housing SLC

1. Make progress toward closing the gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.
2. Increase housing stability throughout the city.
3. Increase opportunities for homeownership and other wealth and equity building opportunities.

Westside Plan

1. Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods
2. Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high density residential development where needed, appropriate or desired.

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed text amendment since the petition was initiated:

- May 7, 2026
 - The required 45-day notice was sent to the Glendale Community Council chair.
- May 11, 2026
 - Property owners and occupants within 300' of the subject properties were provided early notification of the proposal
- May 12, 2026
 - The project was posted to the [Online Open House webpage](#).
- May 14, 2026
 - The applicants posted public notices on site.
- June 3, 2026
 - An in-person meeting with the Glendale Community Council was attended by staff and the applicants

Notice of the public hearing regarding the request included:

- June 23, 2026
 - Property owners and occupants within 300' of the subject properties were provided with notification of the public hearing.
 - The applicants posted signs on the properties advertising the public hearing.

Public Input

Staff received numerous emails, many of which were in opposition to the proposal. Only three emails were in support of the proposal. Staff received several phone calls regarding the petition, all in opposition to the proposal. The Glendale Community Council also provided a letter of opposition. A change.org petition was also submitted with a public comment. The petition has over 300 signatures in opposition to the proposal.

At the time of publishing, no other input was received.



GLENDALE

July 1, 2026

Board of Directors

Benjamin Buckley, Principal Planner
Planning Division, Salt Lake City Corporation
RE: PLNPCM2026-00369 Van Buren Zoning Map Amendment Application

Jennifer Madrigal
Chair

To whom it may concern at the City and at the Planning Division & Commission,

Augustino Kuol
Vice Chair

The Glendale Neighborhood Council Board has voted unanimously to to oppose Petition No.PLNPCM2026-00369, the Van Buren Rezone to RMF-30, with the associated plans to develop 23 townhomes on the current 3-parcel property. While the majority of Glendale residents voted to outright deny the rezone request, Board support of the application would require a strict deed-restriction mandated cap in the maximum number of units allowed, from 23 to a maximum of 8-10 units on the entire (currently 3 lot) parcel.

Megan Crowley
Webmaster

On **June 10th**, at our monthly Board meeting, **all 8 GNC Board members present unanimously voted to contingently oppose the Van Buren Rezone to RMF-30 unless the plans are revised and the rezoned lot deed-restricted to permit a maximum of 8-10 units.** This vote came after deliberation and concern regarding, among other things, the contradictions of this application with the Westside Master Plan, major disruption of the neighborhood character, logistic concerns, and an abnormal amount of public outcry from surrounding residents. These residents have several diverse concerns about the implications of this confined development, which is proposed in the middle of a mile-wide Glendale block with narrow streets and a majority single-family R1-5/7000 composition.

Sarah Wolfe
Treasurer

Billy Palmer
Secretary

Turner Bitton
Ex-officio Member

In addition to the Board vote, **a public vote was taken on June 3rd** after a presentation on the proposal by two of the applicants. **The in-person attendee count excluding applicants was 57.** As the purpose of this meeting was to present two separate rezone applications, a sheet was sent around the room to ask which rezone people were present for. A count of 24 were present for both rezones, 20 were specifically present for the Van Buren rezone, and 2 were present for the separate rezone. This means that about a dozen people did not fill out the form to note which rezone they were present for.

Conor Flynn
At-Large Member

Ebay Hamilton
At-Large Member

Sagan Gotberg
At-Large Member

Of those in attendance, **2 voted "Yes"** to the rezone, **4 voted "Contingent" to approve only if the number of units was reduced to reflect the density of similar surrounding smaller lots (capping the max to approximately 8-10 units)**, and by eye, nearly every other hand that hadn't voted "Yes/Contingent" voted "No". If the vote is extrapolated to account for all in attendance, there was **an approximate count of at least 45 "No" votes by eye** (57 (attending) -2 (California Rezone) -2 ("Yes" votes) -4 ("Contingent" votes) = 49). A more conservative count of the "No" votes, accounting only for those who directly wrote that they were present for the Van Buren rezone, there would be ((24+20) -2 ("Yes") -4 ("Contingent"))=38) **a conservative total of 38 "No" votes.** Two of those who indicated presence for the Van Buren rezone gave zip codes outside of Glendale. Votes that were found to be associated with the applicants were not counted. As moderator, the Chair did not vote.

Stephanie Glaittli
At-Large Member

Ashley Chestnut
At-Large Member

Mac Borrowman
At-Large Member

A separate communication will be drawn up by the Chair of the GNC detailing the evidence that this rezone runs contrary to the Westside Master Plan and Salt Lake City values as detailed in several officially adopted city Plans.

Sincerely,

The Glendale Neighborhood Council

July 1, 2026

To whom it may concern:

Please read through the information below as official public comment before considering the Van Buren Rezone, Petition Number PLNPCM2026-00369.

The Glendale Neighborhood Council Board has voted unanimously to oppose the Van Buren Rezone to RMF-30 with the associated plans to develop 23 townhomes on the current 3-parcel property. The proposed development runs contrary to the “**Westside Master Plan**”, contrary to the “**Community Preservation Plan**”, incompatible with the “**Housing SLC 2023-2027 Plan**” and “**Plan Salt Lake**” goals of sustainable growth, contrary to Plan Salt Lake’s initiatives to address growth, housing, and neighborhood goals, and with a design that has been developed in a way that runs contrary to the “**Connect SLC**” plan and the “**Thriving in Place**” plan. **Approval by the Board would require a strict deed-restriction mandated reduction in the maximum number of units allowed, from 23 to a maximum of 8-10 units.**

*Various relevant excerpts from the **Westside Master Plan** (<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>) supporting the opposition are quoted below, with additional bulleted context written by the Glendale Neighborhood Council Chair regarding this specific rezone (bold/underlined modifications by the Chair):*

“**The areas of change in a community such as the Westside**, where a large portion of the community is comprised of established neighborhoods, tend to come in two forms. They are either small and localized areas such as intersections and nodes, or they are large districts that are separated from a majority of the area by some type of boundary.”

- The proposed rezone location is not near one of these nodes. In fact, on a map of these nodes as generated by the City in the Westside Master Plan, **the location is essentially as far away as one can get from a Glendale node.** The proposed location is in the middle of a winding, detached single-family dominant housing type, culdesac-filled block, connected to the main neighborhood streets only to the North and South, via narrow residential streets.

“**The extent of the change needed or desired**—from zoning changes to urban design treatments—is largely a product of the typology and the existing conditions of the location.”

- **The typology of the proposal does not fit the neighborhood, in which all housing types have yard space.** Additionally, there is not easy or fast access to and from the main collector roads in Glendale. The location of the proposal **does not provide conditions which facilitate additional traffic from 23 2-3 bedroom residential units to collector streets.**

“The Westside community members mapped out the locations where they saw opportunities for growth and redevelopment... **The success of any given project at meeting the vision is based partly on how it interfaces with and complements its neighbors.**”

- Unfortunately, **neighbors surrounding the rezone proposal boundaries were not consulted prior to project planning in order to understand the history of and challenges within the neighborhood, which should inform residential development.** While door-to-door discussion by the Glendale Neighborhood Council has revealed that some residents were actually excited about the idea of some infill, it has been made very clear that even these residents do not agree with the volume of units proposed.

“**The concept of a node is a critical one** because nodes represent one of the key types of locations for redevelopment. For the purposes of this plan, a node is an intersection consisting of at least one major road where there is potential for changes in land use and the development pattern. There are nodes scattered throughout the Westside that are identified later in this document... The extent to which each node should or will experience change is largely dependent on the existing conditions of the node and the classification of the node in the overarching hierarchy. The same factors also impact the physical extent of the node. Many of the nodes discussed in this plan are found in the aforementioned larger areas of change—the 900 West and Redwood Road corridors in particular.”

“The **900 West corridor** is effectively Westside’s primary community corridor because it is **the only road other than Redwood Road that provides north-south connectivity...**”

“...while some changes are anticipated throughout the entire corridor, **a majority of the changes should be anchored around the nodes. Those nodes are at the major intersections** along 900 West: 400 South, 800 South, 900 South, California Avenue and 1700 South. Each of these nodes has specific elements or opportunities that correspond to a specific node type within the hierarchy defined in the following section. In that sense, **the intensity of the proposed changes are tied to the intersections’ position on the hierarchy.**”

“900 West is one of the few places that can accommodate some residential and commercial growth **without impacting the stability of the community’s interior.**”

“The following intersections are current or future neighborhood nodes:

- 900 West at 700 South
- 900 West at 900 South
- Indiana Avenue at Navajo Street, 1400 South and Pueblo Street
- 400 South at Concord Street
- Glendale Drive at Navajo Street”

“The Westside is primarily a single-family community and there is no need to see an overhaul in the composition or character of the neighborhoods. Generally speaking, **most of the redevelopment in the Westside will be around those single-family neighborhoods.** Redeveloping around them, though, presents challenges because it is easy to disrupt their character with tall buildings, dense residential complexes or intense commercial activities. **There are distinct limitations in the Westside** for these reasons.”

“If the neighborhoods are limited with regard to new residential and commercial development, the opportunities for that type of growth must be located elsewhere. In the Westside, those areas **are at the edges of the neighborhoods and specific intersections within them. Both the size and scope of these opportunities vary significantly based on the site and situation.** If preserving the fabric of the neighborhoods is a primary goal, these areas of opportunity need to be identified and their strengths and weaknesses must be reviewed in detail.”

→ **This rezone proposal location is nowhere near a neighborhood node, much less along a corridor, and, according to the Westside Master Plan, should not be prioritized for rezoning.** There are practical reasons for this guidance. A map of Glendale will show that not only is the proposal location nestled deep within a neighborhood block, **there is no access to East or West exit routes to leave the 0.5x1.0 mile neighborhood “block” due to the property being sandwiched between the Jordan River to the East and the Surplus Canal to the West. This funnels North/South traffic from the site and surrounding neighbors along a single neighborhood street,** Navajo St. While this proposal is smaller than a similar 70+ unit project in development on Navajo St and Glendale Dr (similarly blocked from East/West connectivity in a 0.5x1.0 mile block), the aforementioned 70+ unit project is still under construction, and thus **we do not yet know the implications of requiring a single narrow residential street in Glendale to act as a high-volume “corridor”.** The implications are likely many, including reduced ease of access by emergency vehicles due to traffic and street parking, increased congestion during school/work commute times (which is already a noted problem by residents), and decreased child pedestrian safety (as three schools require access through Navajo St).

“As with any community with 140 years of history, the Westside is not a blank slate. There are well-defined single family neighborhoods that have not yielded to expanding commercial districts over the years. So, **for better or worse, creep from the small commercial nodes within the community has been limited, thus limiting the scope of retail and services in the Westside.** Further, there has been very little additional density stemming from multifamily residential development. The infill development in the Westside over the past couple of decades has been primarily single-family in nature. And while the population of the Westside has been climbing at a rate exceeding that of the city as a whole, that growth seems to be tied to younger generations. **Families in the Westside are on average bigger because there are more children in those families.** Over time the demand for new housing will necessitate a change in the community’s development pattern. **Where this change occurs will likely follow the same course that has already been set; that is, it will not be found deep within the neighborhoods.”**

“Glendale and Poplar Grove share similar development patterns. Chief among these are the rigid western boundary at Redwood Road, the fluid eastern boundary along the 700 West industrial corridor, and **prominent isolation from the rest of Salt Lake City due to transportation barriers.** Additionally, **the later development of Glendale and Poplar Grove meant that there was some divergence from the original city design. Blocks farther west are generally smaller and the roads narrower than their counterparts elsewhere in the city,** as the influence of the Plat of Zion decreased in later subdivisions. Each of these has a significant role in the opportunities for future development...”

"Later **subdivisions in Glendale tended to forego the grid pattern altogether, resulting in diagonal streets,** such as Glendale Drive and Glenrose Drive (in the Glendale Gardens subdivision) **or more suburban, cul-de-sac type development,** as found in the Madison Estates subdivision (at Redwood Road and California Avenue). **Blocks in Glendale tend also to be larger and less uniform because of this development...** The larger lots and blocks in Glendale subdivisions may provide more flexibility for infill projects, but overall, both neighborhoods have similar limitations when it comes to redevelopment within them.”

- Dense residential complexes indeed disrupt the character of the neighborhood. Regardless of “character,” however, is the issue of the feasibility of high-density infill. With the exception of the 70+ unit development approved in the middle of the single-family residential block North of California Ave, **new multi-family developments approved by the City in recent years fall along the high-trafficked corridors of 900 W, 1700 S, and Redwood Road, following the guidance of the Westside Master Plan.** Due to the difficulties in accessing collector roads from within the middle of these abnormal non-grid neighborhoods (surrounded and blocked on the East and West by a river and a canal), **the interior of these neighborhoods cannot support the level of infill proposed by the applicants, especially if this sets a precedent** for a pattern of high-density development

requests by subsequent rezone applicants with interior-neighborhood property ownership.

“Regulations for infill development are guided primarily by compatibility with the existing neighborhood fabric, which includes **elements like height, bulk, setbacks, architecture, landscaping and building materials**. This development will not change the character of the neighborhood. Rather, it will be a complement to the areas of opportunity detailed later in this document.”

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

“New residential and commercial development that is adjacent to established single family neighborhoods should be buffered with landscaping and side or rear yard setbacks based upon the distance between the proposed building and the existing buildings.”

“Neighborhood nodes are small-scale intersections that incorporate small commercial establishments and residential options. These nodes are easily accessible from the surrounding neighborhoods by foot or bicycle but provide very little parking, as they are not normally major attractions for residents outside of the neighborhood. They are also ideal locations for uses that cater to everyday needs and walking trips such as corner markets, cafes/restaurants, and salons or barbershops. In the Westside, these nodes are generally surrounded by single family homes, so the **new residential component must be compatible. Appropriate development would consist of one or two stories of apartments or condominiums above the ground-floor commercial use**, accommodating densities between ten and 15 units per acre.”

→ The proposed rezone does not include greenspace. In fact, **the applicants have already recently torn out 7 mature trees between all three of the parcels in question, in an apparent preparation for their presumed rezone approval by the City.** Residents have expressed enthusiasm for development of 4-6 detached family homes at the proposal site, which matches the density of the smallest surrounding plots in landscaping, setbacks, and design pattern. However, the three parcels are a combined total of $0.64+0.14+0.47=1.25$ acres with the current house occupying about 0.15+ acres. **According to the Westside Master Plan, a density of $23/1.1=20.9$ units per acre is too high even for a residential development at a higher-trafficked neighborhood node,** much less for a deep-interior location in a 100% residential area.

“A market profile of the area indicates **there are commercial demands that are not being met**. Within a half-mile radius, there are 6,000 residents and only a handful of market types are being met within a half-mile radius of the node. **The highest demands—automotive parts, grocery stores, gas stations, general merchandise stores and all types of restaurants—are all underserved**. The unfulfilled grocery store demand is noteworthy because Supermercado de las Americas is one of only three grocery stores in the community and the only one in Glendale.”

- **The single Glendale grocery store mentioned above, present at the time of adoption of the Westside Master Plan, has been demolished for new infill**, leaving the Westside portion of the Glendale neighborhood with a single market only accessible by crossing the state-managed street Redwood Road. **Between 2023 and 2026, the Glendale neighborhood has absorbed a city infill of over 600 units** (considering residential projects approved, constructed, and/or expected to have construction finish through 2026). According to the “2023 ACS Five-Year Estimates” for Salt Lake City Council Districts and Census Tracts, Glendale, which is comprised of Map Code W12 and W11, is estimated to contain 2902 (1,201+1701) to 3,900 (1,700+2,200) households, or roughly 3,401 households. That is roughly a $600/3401=0.176$ or **~15% increase in the size of the neighborhood by household within 3 years, without a proportionate increase in commercial needs met**. The City must pivot to focusing on business development in Glendale to support current residents before continuing on with blanket high-density residential rezone approvals.
- According to the 2025 Kem C. Gardner Salt Lake City Data Book, approximately **80% of Glendale residents drive to work, and 20% work from home. The lack of resident use of public transit is not a choice**. There are only 3 buses that traverse the entire neighborhood, and no Trax lines. Residential **Glendale is isolated on three sides by freeways and railroads. Trains to the East often stop multiple times a day for a full hour due to fueling refills to the North, making access to resources and commerce difficult, and active travel difficult to plan**. When a train stops, there are only two access points in Glendale to reach the Eastern part of the city- 1300 S and 2100 S. Increased infill over the past decade has not resulted in a corresponding increase in business development that meets the demands of a growing number of residents. **Until the issue of the train barrier is addressed to expand the market supply for retail business in Glendale, inconvenience and risk will continue to discourage business development and discourage active forms of commute**, which in turn continues to force each adult in the home to use a vehicle for transport to work. **It does not make sense for the City to approve additional high-density infill with limited parking without first successfully addressing these barriers**, which are a significant cause for Glendale’s historic low rate of development.

Various relevant excerpts from the **Community Preservation Plan** (<https://www.slcdocs.com/Planning/MasterPlansMaps/presplan.pdf>) supporting the opposition are quoted below, with additional bulleted context from the Glendale Neighborhood Council regarding this specific rezone:

“Community Character Preservation is the preservation of important area development characteristics, as identified by the property owners, in order to maintain the distinctive character of an area and to ensure ongoing stability of the area.”

“The goal of community character preservation... is to provide some assurance that the important physical characteristics of a neighborhood, as identified by the current property owners, will be preserved which in turn can help stabilize the neighborhood. The goal of preserving community character is not necessarily to the degree of protecting the overall public interest as it is with local historic preservation and therefore, the regulations are less stringent. **The purpose is not to preserve the area based on history, but rather based on current property owner desire** and therefore, assessing support of the regulation, by those whose properties would be regulated is appropriate prior to the placement of the regulation.”

- Glendale historically receives attendance of less than 30 people at our public meetings per month. A special rezone-meeting was called to address this rezone and a separate rezone on California Ave. The vast majority were there for this rezone, with 59 community members in attendance, and all but 4 voted to deny the rezone request. While some of these community members may be renting, **it has been clear from feedback** at the meetings, via outreach to the Glendale Chair email address, and in face-to-face conversations, **that properties owners do not believe that a 23-unit townhome cluster in the middle of a predominantly single-family neighborhood will preserve the character of the neighborhood, nor stabilize it.**

“The City’s Community Housing Plan includes the following important policies relating to historic preservation and community character preservation.

- **Respect the character** and charm of predominantly residential districts, including those with historic character and qualities, **while also providing opportunities for the provision of local goods and services easily accessed by neighborhoods.**
- Maintaining the fabric of the neighborhood and **discouraging demolitions is important. Demolition should be discouraged where there is no authorized re-use plan.**
- **Require architectural designs that are contextually compatible with the surrounding structures** and overall fabric of the neighborhood. Especially **preserve and incorporate**

open space, interface well with public spaces and incorporate energy efficient technologies and design.

• **Ensure better compatibility with existing neighborhoods** for new infill development.”

- **The applicants have recently demolished the existing single family home and killed 7 mature trees on the property.** A block of conjoined multi-level buildings does not respect the character of the residential area, and the proposed density does not preserve or incorporate open space. **The lack of communication with and consideration of input from residents** before producing the proposal **does not instill confidence that the architectural design will be compatible with the overall fabric of the neighborhood, nor with respect to the surrounding structures.** There has been an apparent pattern of dismissal of residents which is concerning. An abutting fence has already been partially destroyed by the applicants during removal of one of the mature trees, with an associated boundary dispute, and recent demolition of the house on the property resulted in insulation drifting across this resident’s property. A perceived lack of respect by residents extends to a lack of good faith that the architectural design will be compatible with the surrounding structures and neighborhood fabric.
- As mentioned above, Glendale does not attract retail businesses, and goods and services are not easily accessible by the Glendale neighborhood. **The argument that increased infill will attract business does not hold for this unique case, as Glendale is still isolated from the rest of the city and from surrounding cities,** which decreases the interest by potential business owners to place a stake in a Glendale business.

*Various excerpts from the **Housing SLC 2023-2027 Plan** (<http://www.slcdocs.com/Planning/General%20Plans/Housing/Housing%20SLC%202023-2027.pdf>) supporting the opposition are quoted below, with additional bulleted context from the Glendale Neighborhood Council regarding this specific rezone:*

“E MARKET CONDITIONS **The current housing affordability crisis is larger than Salt Lake City.** It extends along the Wasatch Front and throughout the state and nation. Variables such as federal interest rates, local unemployment rates, and state and local laws and regulations all impact the market conditions for housing. Efforts made in Salt Lake City are crucial and will make housing more stable and affordable for many, but they are not sufficient to end the crisis completely. **Because housing markets extend beyond municipal boundaries, we need efforts across jurisdictions to address the issues.**”

- As mentioned above, **Glendale has experienced tremendous relative residential growth in the past decade, but the housing developments have not necessarily**

been beneficial for Glendale residents seeking homeownership. For-sale townhomes have been seen being purchased as real estate investments and put up for rent. Advertising by developers attracts national attention and brings in **new owners from outside the city and state.** There is no guarantee under the current proposal of 2-3 bedroom units that this housing will benefit Glendale residents, who have higher rates of poverty and an average household size nearly twice that of Salt Lake City’s average household (3.92 vs 2.19 according to the Kem C. Gardner 2025 Salt Lake City Data Book).

“H SUSTAINABLE GROWTH A growing population and an increase in multifamily housing creates additional pressures and challenges on water resources and the infrastructure system. As the city continues to grow, continued commitment to maintaining and building resiliency in our critical infrastructure will be required to meet the challenges that we face in order to **protect and sustain our vital water resources** for both residential and commercial customers. Salt Lake City also faces **significant air quality challenges that have the potential to be exacerbated by a growing population as transportation- and housing- related emissions increase.** Mitigating the potential negative consequences of population growth on our air quality will require smart policies and programs that improve efficiencies. Salt Lake City is committed to protecting the public health and safety of its residents, including ensuring access to clean air, clean water, and a livable environment.”

→ In Salt Lake City, the Westside is most impacted by the effects of the drying of the Great Salt Lake, and, **as mentioned above, the layout of Glendale forces most residents to own cars in order to make a living and access goods such as food.** In addition, **due to accessibility of 900 W and California Ave to multiple freeways, cut-through/commuter traffic puts an additional smog burden on the area,** especially when commuters use these roads to avoid freeway-accident traffic. **The increasing number of R1-7000 to RMF-30 rezones in Glendale is putting additional undue environmental and health burden on our historically redlined neighborhood and residents, and is not sustainable.** This rezone would add to the burden.

“-Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

-Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;

-Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones”

→ **The Housing SLC plan calls for rezones near commercial/employment/transit centers. This proposed rezone location is near none of these center types or corridors, and is not in a walkable location,** precluding it from rezone priority.

“Strategy P / Goal 1

Promote the development of affordable family-sized housing units with 3+ bedrooms”

→ As mentioned above, **the proposed rezone plan includes 2 bedroom townhomes, while the average family size in Glendale is 3.92 people. To have a residential development serve the area, larger home sizes should be prioritized.**

*Various excerpts from the **Plan Salt Lake Plan** (<https://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>) supporting the opposition are quoted below, with additional bulleted context from the Glendale Neighborhood Council regarding this specific rezone:*

“Sustainable Growth & Development

Compatibility of development generally refers to how a development integrates into the existing scale and character of a neighborhood. **New development should be context sensitive to the surrounding development, taking into account the existing character of the neighborhood** while providing opportunities for new growth and to enhance the sense of place.”

→ See comments mentioned above in the Westside Master Plan

“Neighborhoods

INITIATIVES

1. **Maintain neighborhood stability and character.**

2. Support neighborhoods and districts in carrying out the City’s collective Vision.

3. Create a safe and convenient place for people to carry out their daily lives.

4. **Support neighborhood identity and diversity.”**

→ The proposed rezone does not maintain neighborhood stability or character. It **disrupts the dominant single-family detached residency character deep in the interior of the neighborhood, and disrupts neighborhood stability regarding sewer/water usage, garbage collection, parking, and traffic.** Some residents have also expressed concern about the high density units being rented out and possibly attracting criminal activity by virtue of the higher density and/or fostering reduced neighborhood pride and care via the introduction of non-homeowners.

“GROWTH

The key strategies for responsible growth are addressed in the following Initiatives and include an emphasis on transit oriented development (TOD), infill and redevelopment of underutilized properties, and locating growth and new density in areas that are already serviced by existing infrastructure including Downtown, along transit corridors, and within large commercial nodes such as the Sugar House Business District.”

“INITIATIVES

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.
4. Preserve open space and critical environmental areas.
5. **Reduce consumption of natural resources, including water.**
6. Accommodate and promote an increase in the City’s population.
7. Work with regional partners and stakeholders to **address growth collaboratively.**
8. **Provide access to opportunities for a healthy lifestyle** (including parks, trails, recreation, and healthy food).”

- The proposed rezone is not a new development in an area with existing infrastructure, and **would require major construction to the waterlines to support the increased density**. It does not preserve open space or reduce water consumption- it increases water consumption and reduces open space.
- The proposal was also not addressed collaboratively with resident stakeholders. **Residents voted against the rezone, even with the possibility of deed restrictions limiting development to 8-10 homes, because they do not trust the City to stay true to this promise. If approved, this rezone will increase the rift between the City and Glendale residents** and increase the distrust of city officials by a neighborhood that has by-and-large felt unheard and left out of city plans for years.

“HOUSING INITIATIVES

1. Ensure access to affordable housing citywide (including rental and very low income).
2. Increase the number of medium density housing types and options.
3. **Encourage housing options that accommodate aging in place.**
4. **Direct new growth toward areas with existing infrastructure and services** that have the potential to be people-oriented.
5. **Enable moderate density increases within existing neighborhoods where appropriate**”

→ Again, the rezone does not direct growth in an area with existing infrastructure. There is **no high school within 4.5 miles** of the location. **Medical care** is not found within a walkable distance, nor are the many aforementioned **commercial services**. Glendale does not have a **coffee shop, nor a single grocery store located in the Westside-Glendale boundaries**. While a moderate density increase between the combined parcels to around 6-8 units has been welcomed and accepted by many residents, **an increase from 1 unit to 23-units on an acre of land is not a moderate density increase**. Additionally, resident feedback has included **concern from handicapped wheelchair-bound residents** who are being left out of housing options, with nearly all (if not all) multi-family developments approved in the past 5 years in Glendale being multi-level builds. **This design form does not accommodate aging in place**, and makes Salt Lake City less ADA-friendly.

*Various excerpts from the **Connect SLC Plan** (<https://www.slc.gov/transportation/plans-studies/tmp>) supporting the opposition are quoted below, with additional bulleted context from the Glendale Neighborhood Council regarding this specific rezone:*

“Healing the East-West Divide

Heal past harms by building trust with the community and reinvesting in Westside neighborhoods.

5.1 Develop a community-driven east-west transportation strategy

Action: **Elevate voices of communities on the Westside** and those most impacted by transportation infrastructure

Action: **Center human safety, health, and experience**

Action: Craft a community-centric East-West Transportation Strategy that addresses immediate needs and inspires bold action”

→ Approving this rezone with strong opposition from Glendale neighborhood residents, many of whom have lived here for decades, will weaken, not strengthen, trust in the City government.

“Authentic and Intentional Public Engagement

Our strategies

1.1 Prioritize underserved populations and marginalized voices

1.2 Redefine engagement as an opportunity for co-creation

1.3 Facilitate long-term, ongoing dialogue between the City and local community”

- Prioritizing underserved and marginalized voices of Glendale, a historically redlined neighborhood with high rates of poverty and minority ethnicities, includes **modifying this rezone request to reflect the issues facing Glendale residents while supporting a reasonable amount of infill that can be sustained over multiple large lots in the interior of Glendale that will be requesting rezoning in the future.** This is also an opportunity to start an ongoing dialogue between the City and local community to inform the Planning Department about the issues facing Glendale residents, to better support our needs while addressing other priorities of the City such as increased density infill, and to communicate to residents why the City is taking the actions it is taking.

“Strategy 1.1: Prioritize underserved populations and marginalized voices
Amplify the voices of communities that have been historically disenfranchised by planning processes and level the playing field in civic participation.

ACTION

Improve staff understanding of the local community by meeting people where they are. Formal public meetings can be a barrier to many people, since they traditionally take place during the evenings when white-collar workers (including planners) are available, while those with varying shift jobs are not. This skews engagement toward those who work during the day and have the time, energy, and resources to attend, while often missing the voices of those directly impacted by changes. To truly meet our residents where they are means beginning with an understanding of who they are and what challenges they face.”

- Consider the volume of people that have taken the time to oppose this rezone given the fact that there is not strong community involvement in local formal public meetings.

Action

Center community input and needs in directing future investments for the Westside **The Westside of SLC—segregated from the Eastside by I-15 and at-grade freight rail—has long been disproportionately impacted by inequitable transportation investment, causing long-standing frustration and distrust towards City planning processes.** In 2023, SLC received a federal Reconnecting Communities grant to study options for healing the East-West divide. This is a landmark opportunity to correct and remedy past harms by practicing authentic and intentional community partnerships.”

- The neighborhood is literally segregated from the Eastside. City planners who are not familiar with the daily 24-hour 7-day issues facing residents can take this opportunity to listen to the community, be flexible, and support the desires of residents to heal the social divide.

“Strategy 1.2: Redefine engagement as an opportunity for co-creation

Weave community members’ participation into the process to collaboratively develop solutions with planning staff.

ACTION

Give communities agency in planning contexts and empower neighborhood voices in leading outreach efforts

A proactive and inclusive approach to community engagement creates opportunities for co-creation. This strategy empowers both government and the public to collaborate in decision-making, jointly designing, planning, and executing project work. A key component of co-creation is centering events designed and led by residents, including bike rides, walk audits, charrettes, and healing spaces. These events cement residents’ ownership of the narrative surrounding their communities and the changes they wish to see. **City staff should be trained to support and empower local voices to lead in these contexts”**

- Reconsidering approval for a smaller-scale development in place of a higher-density development promotes the narrative of community engagement and joint designing and decision-making.

“The Westside is a historically redlined area of the city where residents were more likely to be denied mortgages to secure homeownership and build general wealth.

- People living in Westside neighborhoods feel disconnected from Downtown SLC and the Eastside neighborhoods.
- People don’t feel safe crossing the east-west divide. People walking and bicycling are exposed to unsafe travel conditions, highway ramps, and unwelcoming environments.
- **Significant street and public space investments are needed to close gaps caused by I-15, the Union Pacific railroad tracks, I-215, and S.R 201.**
- **There is a lack of trust in local government from years of feeling unheard during major transportation decisions that have divided community members from the rest of the city.”**

- Considering the wealth gap in Glendale, and the different makeup of larger, multi-generational families, the proposed developments in this rezone application will provide little benefit to Westside residents or families of Westside residents.
- Until the literal segregation between Glendale and the rest of Salt Lake City and Salt Lake County is resolved, large-scale one-off rezone requests that pack in more density without accompanied accessibility to resources such as food and retail will not benefit Glendale residents.

Various excerpts from the ***Thriving in Place Plan*** (<https://www.slcdocs.com/Planning/General%20Plans/Housing/Thriving%20in%20Place.pdf>) supporting the opposition are quoted below, with additional bulleted context from the Glendale Neighborhood Council regarding this specific rezone:

“Launch an Ongoing Community Partnership to Coordinate Action + Investment in the Highest Risk Areas

Launch Ongoing Community Partnership Create cross-dept. team to coordinate investments and work in partnership with community to counter displacement (in Westside, Ballpark, Central City, and Liberty Wells areas).”

“Both direct and indirect displacement can result in neighborhood changes, as current residents and businesses are replaced with new ones. **The people who are displaced are often lower income households of color and immigrants, while the people moving in are often higher income and white.** As a result, even people who are able to stay may feel a sense of loss as their friends and neighbors leave, familiar businesses close, and their neighborhood transforms. **This is the aspect of displacement that affects everyone, even those who can afford to remain in place.**”

“The patterns of displacement reflect historic patterns of discrimination and segregation, with areas experiencing high displacement risk closely aligning with areas that were redlined in the past.”

→ The Thriving in Place plan of 2023 has promised partnership with the community to counter displacement, yet this has not yet been seen in Glendale. **Approval of multiple one-off rezones in the heart of Glendale residential neighborhoods without consulting residents on how this results in displacement runs contrary to the goals of this Thriving in Place plan.**

“City investments and land donations should prioritize housing developments in areas that are walkable and with good transit access, so that lower income residents can access opportunity without having to own a car.”

→ As mentioned in the Westside Master Plan, this location is not walkable and does not have good transit access. Residents must own a car or rely on someone with a car in order to access food and essential supplies for the home such as toilet paper and other comestibles. Therefore, this should not be a prioritized location for housing developments.

Note that although the current rezone does not go against the City's Urban Forest Action Plan

<https://www.slcdocs.com/Planning/Master%20Plans/Urban%20Forest%20Action%20Plan/Urban%20Forest%20Action%20Plan.pdf>, **the actions of the applicants to demolish the 7 mature trees on all three properties before having the application presented to the Planning Commission sends a message** to other developers that if they do not want rezone stipulations encouraging tree preservation, the answer is to simply rip out the trees before said proposal is put in front of the Planning Commission. Killing these trees is at odds with the Mayor's emphasis on maintaining and growing our urban forest.

Final notes:

As the Chair of the Glendale Neighborhood Council newly elected this year, one of my main goals is to facilitate communication between residents and the city, and to advocate for their needs, especially when they do not have the wherewithal to advocate for themselves. The plan in this rezone application does not serve Glendale residents, and I cannot in good faith support it.

Residents understand that there is a housing crisis and that infill is needed, and during my time meeting with residents around the Van Buren Ave area I was met with many people that actually would like to see additional infill of around 4-6 units at this location, to bring in more families with children. However, at the public meeting to address the rezone, those community members voted against the rezone even with the contingency to limit the number of units. These people have told me that they do not trust the city and the developers to follow the original plans in the rezone approval, and have cited other developments where original plans were replaced.

I believe that deed-restricting and *truly* enforcing deed-restrictions to a maximum of 8-10 units on this property, in whatever type of zoning or parcel-splitting occurs, while taking into consideration the other concerns of residents (such as aging water and sewer infrastructure, and the need for higher numbers of parking spaces than other parts of the city with public transit infrastructure and retail), will do a lot to build trust between the City and the community. I am happy to discuss any of this information in person or online!

Thank you for your consideration for our Glendale residents,

JENNIFER MADRIGAL

Chair | **Glendale Neighborhood Council**

chair@glendaleslc.org



Buckley, Benjamin

From: Esther [REDACTED]
Sent: Thursday, May 14, 2026 7:53 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Opposition to Proposed Zoning Map Amendment – PLNPCM2026-00369

You don't often get email from [REDACTED]

[Learn why this is important](#)

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

To Whom It May Concern,

I am writing to express my opposition to the proposed zoning map amendment for 1379 and 1395 W Van Buren Ave and 1384 W Harris Ave (Petition Number PLNPCM2026-00369).

As a nearby resident, I am concerned about changing the zoning from single-family residential (R-1/7,000) to RMF-30 multi-family residential. Many of us who live in this neighborhood chose this area because of its existing character, lower density, and the stability that single-family zoning provides.

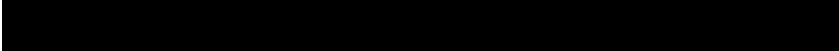
We are concerned that this proposed change could significantly increase density in a way that is not compatible with the surrounding neighborhood. Additional traffic, parking congestion, strain on infrastructure, noise, and the overall impact on the character of the community are all serious concerns for nearby residents.

While we understand the importance of thoughtful development and housing opportunities, we do not feel this proposal is an appropriate fit for this location. We respectfully ask the City to carefully consider the concerns of the residents who currently live here and deny this zoning amendment request.

Thank you for your time and consideration.

Sincerely,

Alex and Esther Widner



Sent from my iPhone

Buckley, Benjamin

From: Gina Manchego [REDACTED]
Sent: Thursday, May 14, 2026 8:12 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Opposition to Proposed Zoning Map Amendment PLNPCM2026-00369

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

To Whom It May Concern,

I am writing to express my opposition to the proposed zoning map amendment for 1379 and 1395 W Van Buren Ave and 1384 W Harris Ave (Petition Number PLNPCM2026-00369).

As the neighbor right next store, we are concerned about changing the zoning from single-family residential (R-1/7,000) to RMF-30 multi-family residential. Many of us who live in this neighborhood chose this area because of its existing character, lower density, and the stability that single-family zoning provides.

We are concerned that this proposed change could significantly increase density in a way that is not compatible with the surrounding neighborhood. Additional traffic, parking congestion, strain on infrastructure, noise, and the overall impact on the character of the community are all serious concerns for nearby residents.

While we understand the importance of thoughtful development and housing opportunities, we do not feel this proposal is an appropriate fit for this location. We respectfully ask the City to carefully consider the concerns of the residents who currently live here and deny this zoning amendment request.

Thank you for your time and consideration.

Sincerely,

Lawrence and Gina Manchego
[REDACTED]

Buckley, Benjamin

From: Rachel Havens [REDACTED]
Sent: Saturday, May 16, 2026 12:37 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Land use application zoning map amendment 1379 & 1395 W. Van Buren and 1384 W. Harris

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi Benjamin,

I got a letter in the mail about a zoning change directly across the street from me. My biggest concern about this is that I want anything that is put there to have enough parking off street that it does not cause issues with our current on-street parking situation which is already an issue. There is already not enough parking for the vehicles in the area and we have had issues getting our mail because of where people choose to park. I don't want more of that happening! I especially don't want that happening during a construction period, and I don't want to deal with a bunch of construction noise for a year plus. I live in my home, but I do have a roommate who rents and I cannot in good conscience agree to a bunch of construction that will damage his right to quiet enjoyment. I am also curious as to whether the waterlines here can handle an increase in tenants in such a way that they won't break and then have all of the tenants parking on the street three or four times a summer while the road is repaired (if it blocked the entrance to their parking).

Otherwise, I am curious about what in particular the plan is that this is being submitted for. It allows for a whole range of development types. It would be awesome to have more housing for people in the area because I do think this is a nice area to live and has two schools right nearby and it is a great area for young families with children, because it is a very short walk to school. So I am overall not opposed to the concept, but I'm really interested in what is being planned for that area because it is so open ended I can't envision it.

I hope this is OK feedback! I know it came with a bunch of questions though so I apologize about that 🙏

-Rachel

Buckley, Benjamin

From: Rachel Havens [REDACTED]
Sent: Tuesday, May 26, 2026 8:26 PM
To: Buckley, Benjamin
Subject: Re: (EXTERNAL) Land use application zoning map amendment 1379 & 1395 W. Van Buren and 1384 W. Harris

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Hi Benjamin!

I had to go looking for some more information after I had some neighbors come by to ask me if I had heard about what was going on. After reading through the zoning information more thoroughly, I would like to go on record opposing this zoning change. I do not think that this is the right place for this zoning change— We already deal with parking issues on this street as well as driver safety this close to two schools, and I must in good conscience oppose adding to that quite this close.

There are much better places for this type of rezone, with better infrastructure already in place, and the zoning just allows for many many more dwelling units for the land than I was imagining. I was envisioning 5-8 units where there are currently 2. I think that 5-8 would be a little concerning but something I could hear out, but I read through the project narrative and they want to build up to 24 dwelling units on the property. Yikes! This is a much larger plan than I could imagine for this area. It really would change our neighborhood dramatically, and part of what makes this particular part of Salt Lake City so charming is the larger yards and comfortable, quiet feel so close to the busier areas of the city. It's part of why I bought my home and I don't want to be forced to move and end up having to sell my home at a loss just to get away from poorly-rezoned housing developments.

Additionally, I have lived in a neighborhood that did have housing with this type of parking setup, and mainly what happened it was people ended up parking in front of my driveway and I was blocked in. And people would park in my driveway without asking. I'm a little biased here, but it's very clear that 2 parking spots is not enough parking for most Utah families.

It would make so much more sense to build two 4plexes with ample parking and green space, set back from the street, allowing for gradual change in our neighborhood with slightly higher density (8 instead of 2) while keeping the neighborhood character, charm, and road safety intact. I have really loved living here. And I have put a lot of work and love into my home! I love my neighbors and I don't want to see this neighborhood become a victim of poor rezone design.

- Rachel

On Sun, May 24, 2026 at 12:35 PM Rachel Havens [REDACTED]
[REDACTED] time to reply to me.

-Rachel

On Mon, May 18, 2026 at 10:24 AM Buckley, Benjamin <benjamin.buckley@slc.gov> wrote:

Good morning,

Thank you for your comments. They will be included in the public record.

To answer a couple of your questions:

1. Public utilities would likely require upsizing water lines and such. However, I cannot guarantee that they would as this is outside of my realm.
2. This table shows the required parking in the RMF-30 district.

Manufactured home	2 spaces per DU
Mobile home	
Single-family (attached)	
Single-family (detached)	
Twin home	2 spaces per DU
Two-family	
Multi-family	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 spaces per DU

- a.
3. The applicants have not submitted development plans with this petition, nor are they required to. However, in their narrative, they suggest infill, for sale housing and are willing to sign a development agreement that requires the units to be for sale. Attached is the narrative.

Public notices will be sent out prior to the public hearing with the planning commission. Please let me know if you have any other questions.

Thank you,



BEN BUCKLEY | (He/Him/His)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7142
Email: benjamin.buckley@slc.gov
WWW.SLC.GOV www.slc.gov/planning

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

From: Rachel Havens [REDACTED]
Sent: Saturday, May 16, 2026 12:37 PM
To: Buckley, Benjamin <benjamin.buckley@slc.gov>
Subject: (EXTERNAL) Land use application zoning map amendment 1379 & 1395 W. Van Buren and 1384 W. Harris

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi Benjamin,

I got a letter in the mail about a zoning change directly across the street from me. My biggest concern about this is that I want anything that is put there to have enough parking off street that it does not cause issues with our current on-street parking situation which is already an issue. There is already not enough parking for the vehicles in the area and we have had issues getting our mail because of where people choose to park. I don't want more of that happening! I especially don't want that happening during a construction period, and I don't want to deal with a bunch of construction noise for a year

plus. I live in my home, but I do have a roommate who rents and I cannot in good conscience agree to a bunch of construction that will damage his right to quiet enjoyment. I am also curious as to whether the waterlines here can handle an increase in tenants in such a way that they won't break and then have all of the tenants parking on the street three or four times a summer while the road is repaired (If it blocked the entrance to their parking).

Otherwise, I am curious about what in particular the plan is that this is being submitted for. It allows for a whole range of development types. It would be awesome to have more housing for people in the area because I do think this is a nice area to live and has two schools right nearby and it is a great area for young families with children, because it is a very short walk to school. So I am overall not opposed to the concept, but I'm really interested in what is being planned for that area because it is so open ended I can't envision it.

I hope this is OK feedback! I know it came with a bunch of questions though so I apologize about that



-Rachel

Buckley, Benjamin

From: Jesse Glines [REDACTED]
Sent: Sunday, May 17, 2026 2:51 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Home owners at [REDACTED]. (Petition#: PLNPCM2026-00369)

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Benjamin,

A solid, No, from our household. This would be a terrible thing for our community and us personally. Please keep us informed of this application status. If for some reason, it gets approved, we would be leaving the area as soon as possible. Our neighbors feel the same and I have advised them to write to you as well. It is hard to keep negative emotions out of this email, as this would effectively ruin what we have built here. Understanding that we cannot directly control what will happen, it is as if our home and wellbeing are hanging in the balance and it is terrifying.

If there is anything more that we can proactively do to stop this, please let us know.

Thank you for alerting us to this situation.

--

Jesse Glines
[REDACTED]

Buckley, Benjamin

From: steven langi [REDACTED]
Sent: Monday, May 18, 2026 3:19 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Zoning Petition PLNPCM2026-00369

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We do not need more expensive and compact housing in glendale. Do not amend the zoning map.

Buckley, Benjamin

From: Russ Ware [REDACTED]
Sent: Monday, May 18, 2026 5:44 PM
To: Buckley, Benjamin
Cc: Russ Ware
Subject: (EXTERNAL) Petition Number:PLNPCM2026-00369

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Sir, I have a number of concerns about this application. First, the houses on these property sites are very nice houses and are suitable to have a family living in them. Second, To have some one buy up these properties and immediately want to remove them and put several other residences on the property just because the property is large does not seem to be a good enough reason to destroy these 2 residences and replace them with some other type of accommodations. My main concern about this whole proposal is that in this area of Glendale numerous homes have been sold in the last one to two decades to buyers that sometimes live in the home they purchased and more often have just used the home to be a rental property with renters being allowed to only rent a room. Hence a 3-5 bedroom house would now have 5-10 new individuals living in a home that was built and intended to be used for a family. The result is numerous vehicles being parked in a driveway intended for only one or two vehicles and numerous vehicles being parked on the street causing congestion at certain times of the day on streets that are not wide enough to have two cars pass each other safely. This also creates a hazard to those families in the area that have children who like being outside during good weather months and riding their bikes or scooters etc. There is also the concern about the ability of services and utilities being overburdened with a higher density population than can be currently supported. I have lived in my home for 36 years come July and have seen water pressure drop every time someone starts renting out rooms to more individuals.

There is also the problem of the homes that are being used as multiple resident rentals are for the most part not maintained well. Such as all the houses that have weeds growing in their yards that are knee high or more. It also makes it hard to go for a walk in the neighborhood as the weeds in some yards grow clear out over the sidewalk so pedestrians have to move from the sidewalk to the street around all the parked cars. It just seems to me to be a real bad situation to allow someone to turn 2 single family dwellings into a multiple number of buildings which can be a future problem that will need to be resolved in the future which could be avoided by just leaving the properties alone as they are currently being used. Thank you for allowing me express my thoughts on this situation. Russ Ware

Buckley, Benjamin

From: Russ Ware [REDACTED]
Sent: Sunday, May 31, 2026 11:43 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Re: Petition Number:PLNPCM2026-00369

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I wanted to file a follow up message to my first regarding the petition to remove an established home and build multiple units on the existing property.

I find it interesting that the public hearing on this matter has not been held yet and the existing house on the property is already being destroyed. The home that is already being destroyed was a perfectly livable in home and its destruction could have been put off until after all hearings had been concluded. This raises a number of questions regarding the whole process of having hearings and allowing the residents currently living in this area to air their objections to this plan, This looks as if the decision has already been made and makes the whole process suspicious. It has also been brought to the attention of the existing residents of this area that the individual that is applying to add all these living units on this small to medium area is an employee of the city. This raises some very interesting suspicions regarding this entire matter. In a case like this I feel all the individuals on the city, from the mayor on down should be reclused from making any decision on this matter.

On Monday, May 18, 2026 at 05:43:38 PM MDT, Russ Ware [REDACTED]

Sir, I have a number of concerns about this application. First, the houses on these property sites are very nice houses and are suitable to have a family living in them. Second, To have some one buy up these properties and immediately want to remove them and put several other residences on the property just because the property is large does not seem to be a good enough reason to destroy these 2 residences and replace them with some other type of accommodations. My main concern about this whole proposal is that in this area of Glendale numerous homes have been sold in the last one to two decades to buyers that sometimes live in the home they purchased and more often have just used the home to be a rental property with renters being allowed to only rent a room. Hence a 3-5 bedroom house would now have 5-10 new individuals living in a home that was built and intended to be used for a family. The result is numerous vehicles being parked in a driveway intended for only one or two vehicles and numerous vehicles being parked on the street causing congestion at certain times of the day on streets that are not wide enough to have two cars pass each other safely. This also creates a hazard to those families in the area that have children who like being outside during good weather months and riding their bikes or scooters etc. There is also the concern about the ability of services and utilities being overburdened with a higher density population than can be currently supported. I have lived in my home for 36 years come July and have seen water pressure drop every time someone starts renting out rooms to more individuals.

There is also the problem of the homes that are being used as multiple resident rentals are for the most part not maintained well. Such as all the houses that have weeds growing in their yards that are knee high or more. It also makes it hard to go for a walk in the neighborhood as the weeds in some yards grow clear out over the sidewalk so pedestrians have to move from the sidewalk to the street around all the parked cars. It just seems to me to be a real bad situation to allow someone to turn 2 single family dwellings into a multiple number of buildings which can be a future problem that will

need to be resolved in the future which could be avoided by just leaving the properties alone as they are currently being used. Thank you for allowing me express my thoughts on this situation. Russ Ware

Buckley, Benjamin

From: yaimara96 [REDACTED]
Sent: Tuesday, May 19, 2026 7:55 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Opposition to Proposed Land Use / Development Request

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Dear Assigned Planner,

I am writing to express my opposition to the proposed project and land use application for this location. As a resident and neighbor in the area, I believe this development could negatively affect the community, including increased traffic, loss of open space, and impacts on the neighborhood's peace and quality of life. I am also concerned about how this project may affect the surrounding environment and existing infrastructure.

For these reasons, I respectfully ask that my concerns be taken into consideration and that this proposal be denied or reevaluated before any approval moves forward.

Thank you for considering my comments.

Sincerely,

Yaimara Sanchez

May 26, 2026

Mr Buckley,

Petition PLNPCM2026-00369

We received a public input notice regarding an application for a property located by our home to petition for a zoning map amendment. This is a request to change the zoning from an existing R-1/700 Single Family Resident District to a RMF-30 Low Density Multi-Family Residential District.

We feel that Mr Jonathan Marsh, bought up properties in our area with this intent before applying for the permit. These properties effect a lot of neighbors who some are elderly and have lived here for years. We also have lived here for over 50 years and my husband almost 80 years. He remembers neighborhood fighting to get the R-1/700 to make sure it was kept a single-family residential district. We feel this project would change our neighborhood in not a positive way. Several things have not been researched enough to see the impact this would make. One of them being parking and traffic. We feel a Traffic Impact Analysis to evaluate the speed, through traffic, pedestrian safety, street parking; which would really impact our neighborhood with all these units. A Sewer Capacity Analysis or study Flow Projections, Downstream Analysis, Infrastructure Upgrades (if system lacks capacity, the developer is usually responsible for funding necessary upgrades or paying connection/impact fees.) This would also require approvals from the Salt Lake City Public Utilities department where an engineering capacity study to verify that the development does not exceed local limits or trigger localized flooding this should be done. I don't think any due diligence on Mr Marsh's part of these studies were done and brought forward along with the request for permit. And finally can Mr Marsh guarantee that the project will have enough funding to complete it and not be abandoned like the one on 1225 Glendale Dr, which is 57 units. Construction was started but not finished leaving an un safe construction site and eye sore for those who live by it. It would have been a nice improvement to our area but this is on a street with other existing units like the Senior Center and businesses and a school and was not built right in

the middle of existing homes like Mr Marsh is trying to do. So now who knows what will happen with the property on Glendale drive. Land is now up for sale. He has mentioned affordable housing yet he rebuilt some homes in the neighborhood and when completed sold for \$500,000. What will he be asking for these units.

We do not think the permit should be approved, it will drastically change our neighborhood and not only allow this project but other projects like it to come in. And as existing homeowners Mr Marsh was not forthcoming about what his plans were until this permit request. We have enough multi-family units in our area; 1700 So: 900 West between California Ave and 1700 So, but these are in more of a business area not a residential area.

Thank you for allowing our input to this matter, we hope you will be considerate of our concerns.

Van & Wendy Turner



Buckley, Benjamin

From: [REDACTED]
Sent: Thursday, May 28, 2026 7:46 AM
To: Buckley, Benjamin; Glendale
Subject: (EXTERNAL) Public Comment Opposing PLNPCM2026-00369

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Dear Benjamin,

I live a few houses from the proposed zoning amendment at 1379/1395 W Van Buren and 1384 W Harris (PLNPCM2026-00369).

I am concerned about the long-term impacts on neighborhood character, parking, traffic, privacy, infrastructure, and precedent for future higher-density development in this immediate residential area. I respectfully ask that these concerns be fully considered before any recommendation or approval is made.

I would also appreciate responses to the following questions:

- What specific protections will exist to prevent future overdevelopment beyond the concept currently shown?
- How will neighboring homeowners' privacy and property impacts be mitigated?
- Why is a permanent zoning change necessary rather than a project compatible with current zoning?
- What traffic study has been completed for Van Buren and Harris, especially considering existing congestion, school nearby, street parking, and pedestrian safety? Where will guest parking realistically occur? How will overflow parking impact neighboring homes and existing residents?
- Have utilities, drainage, sewer capacity, and stormwater impacts been evaluated for increased density? We have had issues with water pipes twice in the last year.

Thanks, Ana

Sent from my iPhone

Buckley, Benjamin

From: David Lykins [REDACTED]
Sent: Sunday, May 31, 2026 8:41 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Land use application1379,1395 W Van Buren

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Mr. Ben Buckley
Assigned Planner for zoning map amendment

Mr. Buckley,

My husband and I have lived at [REDACTED] in the neighborhood for 39 years. We have witnessed many changes granted by the planning commission in our neighborhood where new development was added, houses and condominiums. Many houses and condominiums and apartments dot this neighbor

We are not in agreement that a mixed-use condominiums/houses or more apartments are good for this neighborhood.

1. The sewer line on Van Buren is very old.
2. Water lines are very old.
3. My neighbor directly to the West of me was denied a permit to build a home behind her house because of the inadequate sewer and water lines.
4. We were told by our then city councilman, Van Turner, that our infrastructure could not support more lines (water or sewer) being hooked to the main.
5. In the last two years on Van Buren and Cheyenne Street there have been five water line breaks that I'm aware of. We had one on Van Buren just a few months ago. No water for a day on this street and around the corner.
6. We have more power outages as more houses added to the grid in our area.
7. Van Buren has become the main street for traffic going to 17th South from Utah Street, High Ave, Cheyenne, Van Buren Circle and Van Buren. And traffic coming down Van Buren to bypass the schools.

8. It is my understanding that when this house at approximately 1395 Van Buren was bought it was with the intention to build condominiums; it is not condominiums but 24 row houses, which leads to at least 48 cars, 24 houses plugged into a sewer and water system that is approximately 90 years old. A sewer and water system not capable of handling that flow.
9. The man who bought this property is an employee of the city. Many of us in the neighborhood are concerned that this makes this a done deal.
10. This neighborhood has apartments and condominiums, so the argument that we think "not in our backyard" does not apply here. What does apply here is that we don't want more broken water lines, days without water, absentee landowners, so many cars parked on the street that you feel you going up and down the street is unsafe, quality of life diminished by increased motor traffic, more parked cars, more pollution, and more noise.
11. But really, 24 houses in that small area, this is a quiet residential area, I want to have a good quality of life on this street.

In short, we are totally opposed to this amount and type of development on a street where nothing has changed regarding infrastructure, i.e., sewer, water, electrical and street construction for the increase of cars (potentially a nearly 100% increase based on the number of planned homes added to the existing ones).

Thank you,
Frances and David Lykins



Buckley, Benjamin

From: Sarah Lykins [REDACTED]
Sent: Monday, June 1, 2026 3:31 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Zoning Amendment on W. Van Buren and W Harris Ave.

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Benjamin Buckley,

It has come to my attention that there's a zoning amendment in the works for construction on W. Van Buren and W. Harris Ave. The proposal does not take into account that the infrastructure in our area is not equipped for this volume of construction and use. I live one street over from this proposed development.

The water and sewer is close to capacity now, with leaks and breakage happening fairly regularly. I've had my water shut off several times to fix broken pipes on Cheyenne and Van Buren. The power has also been out several times in the last year alone due to aging infrastructure and repairs. Putting this kind of load on an already aged area is a prescription for failures on all of these items. There is also not enough parking to accommodate the volume of proposed housing.

The zoning might change, but redoing the infrastructure to accommodate this new addition and all of its units could well sink any possible benefits the development might have.

This would better be suited to a few more expensive residences rather than the proposed multi-row house units.

Please take this expense and concern into consideration.

The shutoff records for both power and water should be available from the utilities themselves.

Thank you for your time.

Sarah Lykins

Buckley, Benjamin

From: Kevin Bell [REDACTED]
Sent: Monday, June 1, 2026 8:08 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) PLNPCM2026-00369... NO!

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NIMBY.

"Intends" to build for-sale units. "Intends" isn't good enough. I lived between 2 high density places before moving to protected zoning, and the cops were always there. NO! Let's change the zoning next to the Mayor's house to allow 7-11's! Not likely.

Other than non-binding language, I don't want a developer making money just to increase traffic and property taxes in my neighborhood.

How does "Thriving in Place" account for this?!

Kev
(I live on the block)

Buckley, Benjamin

From: Brian Black <[REDACTED]>
Sent: Wednesday, June 3, 2026 7:33 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Van Buren Rezoning

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I am writing in opposition to the proposed rezoning at approximately 1379 & 1395 W Van Buren Ave. I have lived on Van Buren Ave for over 53 years. The street has always been single family dwellings. A change to this zoning would have a negative impact on the neighborhood, and decrease my property value, along with the rest of Van Buren's residents.

I am adamantly opposed to the proposal!

I intend on attending the public hearing this evening.

--

Brian Black
[REDACTED]

Buckley, Benjamin

From: Cari Pinkowski [REDACTED]
Sent: Wednesday, June 3, 2026 1:59 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) PLNPCM2026-00369

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Benjamin,

I am writing to express my support for the rezoning of the properties at 1379 and 1395 West Van Buren Avenue. My husband and I have lived on Van Buren Avenue for more than 20 years and raised our 2 kids here, who are now in their 20s. It would be great to have more housing so that maybe younger people could also afford to buy a home in this neighborhood like we did 20 years ago.

Cari Pinkowski
[REDACTED]

Buckley, Benjamin

From: Dave Brach [REDACTED]
Sent: Wednesday, June 3, 2026 1:51 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) PLNPCM2026-00369

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Hi Benjamin, I [REDACTED] I am writing to express my full support for the re-zoning. The lot is huge and there is plenty of room on the block for higher density housing. I look forward to seeing what the future holds.

Dave Brach
[REDACTED]

Buckley, Benjamin

From: Ronan Brach [REDACTED]
Sent: Wednesday, June 3, 2026 3:31 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Van Buren Zoning Amendment

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Hello Benjamin,

I have seen the growth in my neighborhood over the past 20 years I have lived here and it continues to improve because of decisions such as this one. As prices continue to rise in the valley, Glendale has been one of the only good options for families to settle down in Salt Lake City. This will provide further support and I approve this amendment & construction prospect.

Thanks
Ronan

Buckley, Benjamin

From: Cindy Spangler [REDACTED]
Sent: Thursday, June 11, 2026 9:19 AM
To: Buckley, Benjamin
Cc: Brandon Besser
Subject: Re: (EXTERNAL) Re: Van Buren Rezone

You don't often get email from [REDACTED]

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Good morning Ben,

Thank you for the acknowledgement of receipt.

I wanted to add a few more pieces after reading the West Master Plan and a recent article about the Point in Draper. I want to make sure that the city is really looking at how this developer's plan actually goes against the city's own **Westside Master Plan**.

Our community leaders and long time residents spent years working with the city to design a plan for how Glendale and Poplar Grove should grow. But right now, this developer is using affordable housing incentives as a loophole to completely bypass that vision.

If you look at the Westside Master Plan and other state housing developments, four things really stand out that prove this project doesn't belong here:

1. It's in the wrong place and violates core goals.

The Master Plan is very clear about where density should go. It says apartments and multi-family buildings belong in specific areas called "Nodes." The plan explicitly lists a core goal to "protect and encourage ongoing investment in existing, low-density residential neighborhoods" while maintaining a "seamless pattern of stable residential neighborhoods." Pushing an RMF development into an established R-1 neighborhood directly violates that promise.

Right now, we are facing an aggressive wave of piece-meal rezoning that completely ignores this strategy. There are currently three active rezone proposals within a half-mile of our home, with a probable fourth on the way. As Brandon pointed out, there are several other properties in this immediate area primed for the exact same treatment.

If the Council approves this, you are opening the floodgates for a Domino effect of uncoordinated, piece-meal high-density housing. This completely throws our master plan out the window and leaves our neighborhood with all of the density burdens and none of the infrastructure promises.

2. It completely ignores scale.

Even in the areas where the Master Plan *does* allow bigger buildings, it requires them to be appropriately scaled so they don't loom over or negatively impact the surrounding single-family houses. This developer is doing the exact opposite. They are pushing the absolute limits of the rules to cram as many units as possible into a space where it just doesn't fit.

3. The walkability promise was just a sales pitch.

The Master Plan talks a lot about creating walkable neighborhoods with local shops and businesses. The developer talked a big game about this in our neighborhood meetings, too. But if you look at their actual filed plans, there is zero space for local businesses, zero community spaces, and zero infrastructure for walking. It's just rows of density that will clog our streets with cars. They are doing the bare minimum the city requires, while completely ignoring the actual spirit of the plan.

4. A Double Standard in Urban Design: The Point vs. Our Neighborhood

I look at what the state and developers are currently building at The Point in Draper. The master plan for that project is being celebrated for its innovation because it actively prioritizes a "one-car community," pedestrian-first promenades, open green spaces, and integrated local retail hubs. It is designed to be a vibrant, wealth-building community where people can live, work, and thrive long-term.

Why is that level of thoughtful, mixed-use, human-centric urban design reserved for massive new developments, while our established neighborhood is expected to accept bare-minimum RMF projects that are nothing more than dense bedroom blocks?

If the city truly believes in the walkable, community-first principles being implemented at the Draper site, it should demand that same standard of excellence from developers here and that the City holds to the masterplan, since this is the only way to have a cohesive development in Glendale and Popular Grove. We deserve projects that integrate true mixed-use spaces, community gathering points, and a ladder of financial growth—not just lazy density that exploits city minimums to maximize corporate profits while dragging our neighborhood down for the next 30 years.

The Westside Master Plan was created to protect our neighborhoods from this exact kind of incompatible development. Just because a developer has the right to ask for a rezone doesn't mean the leaders should give it to them.

Please hold this project to the standards that our community actually agreed on, and reject this R-1 to RMF rezoning.

Thank you,

Cindy

On Thu, Jun 11, 2026 at 8:38 AM Buckley, Benjamin <benjamin.buckley@slc.gov> wrote:

Good morning,

Thank you both for your thoughtful comments. Staff is still evaluating the proposal and the standards for zoning map amendments. When a public hearing is scheduled with the Planning Commission, notices will be sent prior to the meeting letting residents know about it.

Please let me know if you have any questions.

Best,



BEN BUCKLEY | *(He/Him/His)*
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7142
Email: benjamin.buckley@slc.gov
WWW.SLC.GOV www.slc.gov/planning

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From: Brandon Besser [REDACTED]
Sent: Wednesday, June 10, 2026 9:10 PM
To: Cindy Spangler [REDACTED]
Cc: Buckley, Benjamin <benjamin.buckley@slc.gov>
Subject: (EXTERNAL) Re: Van Buren Rezone

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Mr Buckley,

Obviously, I am also strongly against allowing this development to proceed. Cindy covered many of the same issues that I have with the proposed development, but I have some additional concerns.

One of my major issues with the proposal is the precedent that is being set by allowing this development to proceed. There are already at least 3 developments under consideration in the area. This 24 unit development, a 4 unit development adjacent to our house where the developer is trying to smash three more houses onto the existing two lots, and the development on California where they want to cram eight more units onto a single lot.

Allowing these developments is setting the stage for all of the other large lots in this neighborhood being turned into similar developments. Allowing these developments will tell developers that not only do they have the green light from the city to come in and densify a neighborhood they don't live in, but the city will even incentivize them to do it.

We moved to this neighborhood because we didn't want to be surrounded by high density. We wanted a neighborhood with good sized lots, we wanted a neighborhood with diversity of architectural styles, we wanted to be able to walk around and see what the neighbors are doing with their yards, what they are growing in their gardens, what projects they are working on. We didn't want to have to fight for parking in front of our own house. If we wanted to live in cookie cutter houses that all look the same or search for parking all the time, we would have moved to a condo or to South Jordan.

This type of development and increasing density is fundamentally changing the fabric of this neighborhood. It is stripping the area of everything that makes it unique and interesting while giving nothing back to the people that already live here. The only people that truly benefit from these developments are the developers, who noticeably do not live in the area.

Thank you for your time,

-BRANDON BESSER

"He who breaks a thing to find out what it is, has lost the path of wisdom" - Gandalf

On Wed, Jun 10, 2026 at 5:59 PM Cindy Spangler [REDACTED] wrote:

My name is Cindy Spangler, my partner and I purchased our home in Glendale in 2022, and we are both lifelong residents of Utah, growing up in West Valley and Sandy.

I am writing to you today as a resident of Salt Lake City to express my deep concerns regarding the current trajectory of R-1 to RMF rezoning, and specifically how affordable housing incentives are being utilized by developers in our neighborhood.

I want to start by being entirely clear: I absolutely support the creation of affordable housing. Our city needs it. But I am here to tell you that the way we are doing this—specifically with this R-1 to RMF rezoning—is completely missing the mark. We are so focused on just getting rooftops up that we are forgetting about building actual wealth for the people living under them, while completely destroying the feel of our communities.

When people choose an R-1 neighborhood, they are choosing a community built around the concept of a home. This rezoning strips that away. It replaces a welcoming neighborhood where people plant roots with dense, uniform rows of structures that do not contribute to a true community feel.

During the recent meetings, the developer talked about walkability. But there are no plans to bring in businesses or support local grocery stores or businesses. There are no vibrant spaces for local businesses, no gathering areas, and no real infrastructure. They mentioned how the city sets minimum requirements for these things and threw out some vague lines about designing it with extras—but let's be honest, they are still just doing the bare minimum required by law to maximize their density footprint.

The developer has the legal right to do this. I understand it. But just because it is legal doesn't mean it is right for our community. This bare-minimum approach is going to impact our neighborhood in a deeply negative way, essentially devaluing our community fabric and stalling localized growth for at least the next 30 years.

Even though these developments offer units for purchase, the financial reality for buyers is bleak. Because of how these specific models are structured, buyers will not build equity fast enough to keep up with Salt Lake's skyrocketing prices. They will buy into the neighborhood but find themselves effectively priced out of ever moving up within the SLC market. It keeps families financially stuck.

Urban revitalization strategist Majora Carter talks extensively about the concept of talent retention in neighborhood planning. She argues that a healthy, resilient neighborhood needs a ladder of growth and true community hubs—not just cheap boxes.

When we wipe out R-1 homes for these bare-minimum RMF projects, we lose that next step housing stock. When a local family works hard, saves up, and wants to transition into a home with a small yard for their kids, our current zoning forces them to leave Salt Lake City entirely to find it. We are literally exporting our neighborhood's talent, stability, and success to the suburbs.

Salt Lake City should not be satisfied with merely housing people; we should be building communities. Let's stop letting developers check a box by doing the bare minimum while our neighborhood pays the price for the next three decades.

I urge the Council to look past the rhetoric of developer presentations. Please pause these rezonings and demand development models that prioritize actual resident wealth, true mixed-use spaces, and the preservation of our neighborhood communities.

Thank you for your time, your leadership, and your consideration of this critical matter.

Thank you,

Cindy Spangler

[REDACTED]

[REDACTED]

--
[REDACTED]

Buckley, Benjamin

From: Marchant Family [REDACTED]
Sent: Monday, June 15, 2026 12:53 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Glendale Zoning and Housing
Attachments: Glendale Zoning and Housing.docx

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Dear Mr. Buckley,
Please see the attached letter regarding the prevention of a zoning amendment on Van Buren Avenue and Harris Avenue.

Thank you!

Jennifer Marchant
[REDACTED]

Attn. Ben Buckley,

June 15, 2026

I'm writing today to express my concerns with the re-zoning between Van Buren and Harris Avenues in the Glendale neighborhood of Salt Lake City. While I have been an advocate for affordable housing, my concern is the location for this particular project. The intended purpose for this neighborhood was for single-family homes, and the infrastructure was built accordingly.

The proposed housing project falls inside what is called, "missing middle housing." (An area in the middle of a block that has a field, *and* borders on our back fences.) The proposed project is far *too large* and *too tall* to be crammed into such a small area. It would create an overarching and peering monstrosity that lurks behind our back fences and neighborhoods. Two or three *single family homes* would be more appropriate, especially as that was the original intent of the current zoning.

In addition, our streets are small and residential, and they cannot accommodate the traffic of a 24-unit condo-townhouse or apartment complex. More problematic is that this would create denser enclaves behind our fences for people to hide. It provides the perfect place for criminal activity. Our neighborhood has fought against gangs and drugs for decades. Many residents have lost their lives. I'll list *some* of their names:

- My brother-in-law's nephew, Joshua Boyd, was murdered on March 1, 1997.
- A hairdresser, Faviola Hernandez was shot and killed on Aug. 15, 2007, on the corner of Navajo Street and California Avenue.
- Vincent Samora was murdered on Glendale Drive on November 27, 2007.
- A security guard, Verne Jenkins, was killed on December 27, 2007 while escorting an aggressive customer out of Sapp Brothers truck stop on California Avenue.
- Store manager, Wally Knapton, was murdered during a robbery at the Family Dollar Store on 1145 S. Glendale Drive (behind the current Dual Immersion Academy) on March 12, 2008.
- A seven-year-old girl, Maria Del Carmen Menchaca, was shot and killed while playing outside her home by a drive-by-shooter on July 6, 2008. The bullet that killed her was intended for someone else; she just happened to be outside.
- Krystal Flores was shot and killed on 1309 Stewart Street July 19, 2009 at her home while resting on the couch. Gang members entered the wrong house looking for other rival gang members.
- Multiple people were shot in a robbery gone wrong on June 6, 2022 at The Seasons at Pebble Creek Apartments on Prospect Street and 1700 S. (near the corner of Redwood Road and 1700 S.).
- Nico Christopher Patino was shot and killed on May 26, 2024 on 1810 W. Fortune Ave. (near Redwood Road and California Avenue).
- Two days later, on May 28, 2024 Thomas Priest was killed in the Industrial Area after an argument.
- **In May of 2025, the Salt Lake Gang Unit recovered 12 guns in Glendale to disrupt gang violence.**
- This is not a comprehensive list, because **1.** I could not list *all* the deaths. **2.** I need to keep this letter to two pages.

I moved back to Glendale in 2013 and the residents on Harris Avenue have had to constantly call the police for suspicious activity on our street. At times, the police could not get here for 2 or 3 hours! Please be aware, that Harris Avenue and Van Buren Avenue are moderately well-lit streets without a lot of places to hide, and people still pull over to buy and sell drugs, anyway. As long as the good people of Glendale stay on a 24-7 vigilance and intervene with the police, we've been able to keep our neighborhood somewhat safe.

I know the definition of a safe neighborhood, as I've lived in downtown Salt Lake City, the Eastside of Salt Lake City, and Heber City. If Glendale had been allotted a small fraction of the inane privilege and attention of other areas, we wouldn't be in this situation.

It feels like these developers / property managers *from the outside* singlehandedly decided that they knew what was best for our neighborhood. My mother has lived here for 53 years and many of our neighbors have lived here for many more decades than that. They have invested their lives into this area and helped pull it through terrible times. They know what risk factors drive up crime and what mitigates it.

These *are* legitimate fears that cannot be dismissed or minimized and the people in Glendale have been through enough. I'm fully aware of the housing options that need to be available for the different needs in our city. However, these developers / property managers haven't been forced to live through Glendale's history.

The type of re-zoning development that is being proposed must be on an extremely well-lit major thoroughfare and in a safe neighborhood - and not crammed behind residential homes! How can we monitor criminal activity if we cannot see it? Arguably, we would be able to *hear* it, since it's to be developed along our back fences (or across the street) - and this is not appropriate. We cannot see what is going on in a tightly packed 24-unit-housing project that towers up against our backyards.

In 2008, the crime was so bad in Glendale that the neighborhood gained the nickname, "Gundale." I know this because I was living elsewhere at the time, and heard it enter the vernacular conversation throughout northern Utah. Neighborhoods don't really ever fully recover from the kind of trauma that Glendale has endured. Therefore, our residents have *adapted* and *evolved* by *never letting their guard down*. Residents have learned to see the early signs of gang or drug activity and this type of proposed zoning change with denser-types of housing will serve as a **"welcome mat"** for such opportunities. *We do not want this*. If this message has not mentally registered, what can we do for legal recourse? (Especially not **if** but **when** the crime occurs in this new development?)

This proposed zoning change is the variety that has been conducive to increased drugs, gangs, and other crimes in Glendale. I urge you, vehemently, to *ethically* reconsider *not* re-zoning this neighborhood. Please keep it zoned for single-family houses for the wellbeing and safety for all.

Thank you, Jennifer Marchant. [REDACTED]

Buckley, Benjamin

From: TNJ GIBSON [REDACTED]
Sent: Thursday, June 18, 2026 12:19 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Zoning amendment on W Vanburen and W Harris Ave.

You don't often get email from [REDACTED] [Learn why this is important](#)

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

As a long-time resident of this west Salt Lake Community, I STRONGLY OPPOSE the proposed zoning amendment. I have lived in this neighborhood for 46 years. It has always been a family-oriented area with single family homes. Some of the older homes are on large properties. Keeping these properties as one or two single family homes would use less resources such as water, power, and gas. This area is mostly made up of low-income families. This zoning amendment would most likely put major financial stress on not only the resources, but property taxes. It would change the aesthetics of the entire area. We should not have to suffer for some people who don't even care about the area and won't even live here, to get rich.

I thank you for your consideration in declining this amendment for the good of our community,

Joline Alvera

Buckley, Benjamin

From: Helen Black [REDACTED]
Sent: Tuesday, June 16, 2026 9:37 PM
To: Buckley, Benjamin
Cc: Puy, Alejandro; De Leon, Alicia
Subject: (EXTERNAL) Van Buren Ave and Harris Ave Zoning Amendment

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

Dear Mr. Buckley,

I just read my daughter's (Eva Whitaker) letter that she wrote to you concerning this neighborhood and I agree with her 100%. I was born and raised in this area more than 90 years ago, closer to Redwood Road. It has changed a lot over the years, but not like the change the Marsh's want to make.

If they built homes like they want, I don't know where they could park all of the cars. On garbage day, there wouldn't be room for all of the garbage cans on the side of the street. I don't think we should have this kind of change on this street or in this neighborhood. We couldn't even build our garage on our house because we needed so many feet from our house to the property line. I realize that was more than 50 years ago, but I don't think the change they want to make should be allowed.

Please vote against the zoning amendment and require them to build single family homes within the current zoning laws.

Thank you for your consideration.

Sincerely,

Helen Black
[REDACTED]

Buckley, Benjamin

From: Lani Whitaker <[REDACTED]>
Sent: Tuesday, June 16, 2026 9:49 PM
To: Buckley, Benjamin
Cc: Puy, Alejandro; De Leon, Alicia
Subject: (EXTERNAL) Zoning Amendment Van Buren, Harris and California Ave

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

Dear Mr. Buckley,

I am writing to you at this time to voice my opposition to the proposed zoning amendment at 1379, 1395 W Van Buren Ave. and 1384 W. Harris. It is my understanding that it is proposed to change the current zoning at this location from R-1/7,000 Single Family Residential District to the RMF-30 Low Density Multi-Family Residential District.

I have lived on Van Buren Ave for over 50 years. During that time, I have seen many changes to the neighborhood. Some have been positive changes, and some have been very negative changes. I understand that change can be difficult but I also understand that change can have a negative impact on areas and I have seen it first hand. When I was growing up I felt that we had a wonderful and safe neighborhood. We would play outside riding our bikes and playing with friends until dark or until my dad whistled for us to come home. We always felt safe and I'm sure my parents always felt we were safe, or they wouldn't have allowed to stay outside unaccompanied for so many hours. We had many fields around our neighborhood which allowed many hours of adventures and bike riding for many young kids. I recall in about 1987 the Hartland Apartments were built in the area of 1700 South and Redwood Rd. I was in high school at that time so I am sure I did not pay much attention to what that development would mean for the area. It only took a few years for the changes to become very noticeable. In the beginning they were very nice, well maintained apartments. However, over the years they have become an area known for crime, gangs and apartments full of roaches and insects. In fact, I know that there has been management in place over the years that does not run any credit checks or background checks on applicants and simply refers them to the bishop of the local Church of Jesus Christ of Latter-Day Saints to get their rent paid. This type of non-maintained "affordable" housing has in turn depreciated the entire area of Glendale. We have more rentals in this area than ever before which has also brought about unmaintained yards, crime and gang activity. There was a time that I did not feel safe to walk around the neighborhood after dark and would not have allowed any children I was in charge of to play outside unattended. We as a community and neighborhood have fought hard against the gangs in the area and I believe we have helped improve the safety of the area.

Many people who have stayed living in this area or who have chosen to move to this neighborhood have done so because of the unique character of the neighborhood. We have single family homes and yards that we can enjoy. Kids are able to play outside with their siblings and friends because they have yards and they don't have to travel to a park in order to play outside. Unlike many parts of the valley, we are unique in that we still have green space around our homes. It provides us the ability to have gardens and grow much of the fruits and vegetables that we love. It also allows us the opportunity to spend time outside in our yards and get to

know our neighbors as they are also spending time outside. By changing the area to low density multi family housing, it would take away that character of the neighborhood.

According to the Westside Master Plan it states "the goal of the plan is to preserve the character, scale and land use of the neighborhood." But allowing this zoning amendment to pass and therefore allowing Jonathan and Carrie Marsh the ability to build 23 townhomes in this area would completely go against the character and scale and land use of this unique neighborhood. We have many homes on this street that were built over 100 years ago. All of the other homes that have been added over the years are each unique and add to the character of the neighborhood. By adding this many and this type of housing would stick out like a sore thumb, for lack of a better term. To put this many units on a small residential street would increase traffic and parking issues which would then in turn decrease the safety of the street. At our community meeting Jonathan and Carrie Marsh were unable to provide a picture or image of their plan but it was made clear that there will be no green space around the units. In fact, they have already removed at least 7 mature trees off of the property. Trees that have been part of the landscape of the neighborhood for decades, and to my knowledge there is no plan to replace any of the trees.

In addition to my concerns of safety, traffic and crime, I am also concerned about the infrastructure. Since this is such an old neighborhood the infrastructure is old as well. We have had many, probably at least 5 or 6, water main breaks in the last couple of years. Many years ago we had a neighbor who owned one of the homes on a large lot on this street. They wanted to build another home on their lot for their daughter and her family. They were told that there were already too many homes on this street for the current infrastructure and they were denied their request. Since that time there have been at least 8 homes added to this street and no change in the infrastructure. I understand that it was a different administration at that time and I understand that the current administration of Salt Lake City values development and housing above all else. But what I don't understand is the constant overbuilding all in the name of "affordable housing". I don't have the magic answer to solve all of the problems of society or of the homeless, but I do not believe that the answer lies in overbuilding and removing all green space. I also do not believe that the answer is multi family low density housing at every turn. We have had many townhomes added to our area. Out on 1700 South, west of 900 West, there are 3 separate townhome communities that have been added as well as on 900 West, just north of 1700 South. I feel that these buildings look completely out of place in our area and have definitely increased traffic and traffic accidents. While I don't like them, at least they are on busier streets and not tucked away in a neighborhood on a small residential street.

When Marge Holman passed away, I was heartbroken. Her and her husband lived there for many years and raised their family in that home. Bob Holman loved to garden and loved to share his garden with the neighborhood. They were great neighbors and were always looking out for others. When Judy Thomas, their next-door neighbor to the west, was living in her home by herself after her husband passed away, Bob and Marge always looked out for her. When it became difficult for her to care for her yard and difficult for her financially, Bob and Marge purchased part of her backyard. This allowed Judy some extra income and provided Bob with more space for his garden. No one was surprised about this because that's just the type of people that the Holman's were. That's the type of neighborhood that this is. When Marge passed away and her children decided to sell the home and the property and go their separate ways, I was heartbroken once again. When Joni informed me that it had been sold and that the new owners told her that they planned to tear down the house and then build 3-4 homes, I was again heartbroken. I made the comment to her that I didn't know if the zoning would allow it, and she said that the new owners told her that they work for the city and knew people and could make it happen. It was sad to me that no one wanted to buy the home and keep the property, but it didn't surprise me, and I braced myself for 3-4 homes on a property where there had been one. But then to find out that Jonathan and Carrie Marsh have chosen to purchase additional land from

surrounding neighbors and change their plan from 3-4 homes to 23 homes, I was downright shocked and blown away. According to the Marshes, with the current zoning they stated that they can put in almost as many homes as they plan to with the amendment but have chosen to seek this amendment to make the process easier for them which I also assume means it will be cheaper for them and then also allows them to add additional homes which in turn will make them more money.

I am disappointed in Jonathan and Carrie Marsh and their absolute disregard for our neighborhood and this street which I call home. It seems to me that they are trying to capitalize on the current cry for "affordable housing" while lining their pocketbooks. Ms. Marsh stated to me that she is concerned about the housing situation because she has 2 grown adult kids still living at home as they can't afford housing. I'm sorry, but I don't feel it is our neighborhood's responsibility to provide her children with housing. I'm guessing that the Marshes have already spent at least a million dollars on this property, and it seems to me that with that money they could help their children find housing of their own and not be so greedy as to destroy our neighborhood. The "local architect" that they hired to do the drawings has also stated that he is concerned about his daughter and her ability to afford housing. However, he bought an older house on our street with a large lot, tore it down and rebuilt a home for him and his family. He also built two additional homes that are about 2100 square feet and sold them each for over \$600,000.00. Doesn't seem affordable to me, nor does it seem that he is truly concerned about affordable housing.

I don't expect the Marshes to understand the character and uniqueness of this street and neighborhood as they don't live in the area. In fact, they don't even live in Salt Lake City. They are coming from another city and trying to tell us what is best for us and our neighborhood. I am so grateful that I live within 300 feet of this proposed amendment so that I was notified of this issue. In the future I would hope that you would consider changing that notification area to increase it to include a much larger area. Something as significant as a zoning change impacts more than just a 300-foot radius, and everyone should be made aware so that they can be well informed. My husband and I have made it our mission to notify as many people as possible of this proposal as it will affect all in our neighborhood.

In conclusion, I truly hope that you will take into consideration what this zoning amendment would mean to our little neighborhood. I hope you will value the history, character, and safety of our neighborhood over tax dollars. Please vote against this zoning amendment and please limit the number of single-family homes that will be allowed at this property.

Thank you for your time and attention to this matter.

Sincerely,

Eva L. Whitaker

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates that might have been present.

Buckley, Benjamin

From: WENDY TURNER [REDACTED]
Sent: Friday, June 19, 2026 1:16 PM
To: Buckley, Benjamin; De Leon, Alicia
Subject: (EXTERNAL) Zoning Petition PLNPCM2026-00369

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Mr Buckley and Ms Deleon,

This is Wendy Turner , The deadline is fast approaching for this petition. I wanted to continue to voice my opinion on this matter. My husband and I attended the community council meeting on June 3rd at the Glendale Library and came away quite frustrated. The meeting seemed pretty one sided allowing the petitioner Mr Marsh to take up most of the time. There was not any time for those of us there to weigh in on our concerns, which we thought was the whole purpose of the meeting. Mr Marsh did a nice job presenting it but did not present any cons, it was all pros. That being said we hope that at the Public Hearing we will have the opportunity to convey our concerns. I did learn a few things at the meeting that whether we prevent the zoning change, Mr Marsh will still be allowed to construct a lesser amount of units. I also learned that affordable housing was talked about but no-one could answer if it would be for our zip code 84104 or based on the entire city. With looking at the density housing in our area none of it is affordable for our neighbors.

As business owners we are against the project, We appreciate change, but in away that conforms to existing neighborhood. With being here 50 years we have been part of the changes some good some not so good. We have great schools, community center, library, new pickle ball courts and new Glendale Park . A great reason to want to live here but not in a high density housing units that will make more congestion on our streets, less parking, and neighbors you may never get to know.

Thank you for your attention to this matter

Wendy Turner

Buckley, Benjamin

From: Jennifer Madrigal <chair@glendaleslc.org>
Sent: Friday, June 5, 2026 5:03 PM
To: Buckley, Benjamin
Cc: [REDACTED]
Subject: (EXTERNAL) Fwd: Special Meeting Tonight

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

Hi Ben, can you enter the email below into the record for the application for the Van Buren Rezone?
Thanks!

Jennifer Madrigal

----- Forwarded message -----

From: Glendale Council <council@glendaleslc.org>
Date: Wed, Jun 3, 2026 at 9:28 AM
Subject: Special Meeting Tonight
To: [REDACTED]

Residential property rezone



Hi Neighbor!

The Glendale Neighborhood Council is holding a special meeting tonight, Wednesday, June 3, to discuss two rezone proposals. Come and learn what these project are and how they impact the neighborhood. We hope to see you there!



GLENDALE

**SPECIAL
MEETING**

**WEDNESDAY, JUNE 3
6:30 PM @ GLENDALE LIBRARY**

PURPOSE Discuss the proposals to rezone single family properties in Glendale

AGENDA

1. Van Buren Rezone
2. California Ave Rezone

ATTEND

1. Virtually via Zoom
2. In person at the Glendale library

*** SNACKS PROVIDED ***

IN PERSON MEETING

The meeting will start at 6:30 pm in the Activity Room at the Glendale Library, 1375 Concord St.

VIRTUAL MEETING

If you're not able to join us in person you can participate virtually via Zoom ([click here](#) to create a free account). The virtual meeting will have Spanish translations, and a recording will be posted to [our YouTube channel](#).

Use this link to join the Zoom meeting: bit.ly/GNC-meet

CLICK TO LEARN MORE

- [Van Buren Rezone](#)
 - [California Ave Rezone](#)
-



GLENDALE

1383 S. 900 W. #5 , Salt Lake City, UT 84104, USA

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Buckley, Benjamin

From: Jennifer Madrigal <chair@glendaleslc.org>
Sent: Friday, June 5, 2026 5:08 PM
To: Buckley, Benjamin
Cc: [REDACTED]
Subject: (EXTERNAL) Fwd: Glendale Newsletter, May 2026

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

Hi Ben,

Here is the other email that includes notification to Glendale Residents about the rezone meeting- this is our monthly newsletter. Can you add this to the record for the Van Buren rezone? Thanks!

Jennifer Madrigal

----- Forwarded message -----

From: **Glendale Council** <council@glendaleslc.org>
Date: Sat, May 16, 2026 at 11:10 AM
Subject: Glendale Newsletter, May 2026
To: [REDACTED]

News from the Glendale Neighborhood Council



Glendale Neighborhood News

May 2026

Hi Neighbor!

Thanks for subscribing to our monthly newsletter. Below you will find the details for our upcoming council meeting, neighborhood updates, and Glendale events!

Monthly Council Meeting

We will be meeting this Wednesday, May 20, from 7-8:30 PM at the [Glendale Library](#). All neighbors are invited to attend and participate. Come learn about what's happening in our community!

If you're not able to join us in person you can participate virtually via Zoom ([click here](#) to create a free account). The virtual meeting will have Spanish translations, and a recording will be posted to [our YouTube channel](#).

A promotional poster for a community meeting. The top left shows a photograph of a large group of people seated in a room, facing a stage area. The rest of the poster has a teal and yellow background. Text includes 'GLENDALE NEIGHBORHOOD COUNCIL', 'COMMUNITY MEETING', 'JOIN US AT THE GLENDALE LIBRARY!', 'WEDNESDAY @ 7:00 PM', and 'Learn more at glendaleSLC.org'. A yellow starburst graphic contains the text 'Join us to learn more about your community!'. A logo for the Glendale Neighborhood Council is in the bottom right.

GLENDALE NEIGHBORHOOD COUNCIL
COMMUNITY MEETING

JOIN US AT THE GLENDALE LIBRARY!

WEDNESDAY
@ 7:00 PM

Learn more at
glendaleSLC.org

Join us to learn more about your community!

May Meeting Agenda

Welcome

- Introductions & general information

Presentations

1. **Utah Department of Transportation** - Lisa Zundel, Region Two Deputy Director
2. **Salt Lake City Police Department** - Chief Redd
3. **Neighborhood Business Improvement Program (NBIP) facade grant** - Shyann Hugoe
4. **Business Highlight: SpyHop/Central 9th Youth Coalition** - Kitzia Rodriguez, Betty Manaris, Steve Williams
5. **My Hometown** - Scott Kjar

Occasionally we will have members of community organizations and local government join our meetings. The following will be given time to present if they are in attendance:

- **Community Organizations:** NeighborWorks Salt Lake, Neighborhood House, Sorenson Community Campus, Glendale Arts Committee
- **Salt Lake City Officials:**
 - City Council - Council member [Alejando Puy](#)
 - Mayor's Office - [Alicia de León](#)
 - Salt Lake City Police Department - [Detective Oliver](#)
 - Salt Lake City Fire Department
 - Salt Lake City School Board - [Charlotte Fife-Jepperson](#)
- **State Officials:**
 - Representative [Angela Romero](#)
 - Senator [Luz Escamilla](#)
 - Senator [Jen Plumb](#)

New Mural + Love Your Block Applications Now Open!



Have you seen the new mural on [Stoneground Bakery](#)? It's a wonderful addition to the neighborhood, and it was funded by the Love Your Block (LYB) program. LYB provides mini-grants to fund projects up to \$3,000 for community-driven neighborhood improvements.

Residents, businesses, and organizations in Glendale are encouraged to apply!

[Click here](#) to learn more about Love Your Block.

Neighborhood Business Improvement Program



Salt Lake Barber Company, before & after receiving the NBIP grant

Apply for an **NBIP grant** from the city to increase the street appeal of your business! The program focuses on helping you make new external changes to your building. We especially love painted murals! Other changes can include ADA accommodations, and bringing internal building features up to City code.

You may receive up to \$50,000 as a grant to cover some or all costs for these changes. Businesses willing to cover some of the improvement costs may receive priority.

The application deadline is May 31. [Click here](#) to learn more.

Sign Up for shapeSLC



Salt Lake City's official public participation platform makes it easier for you to:

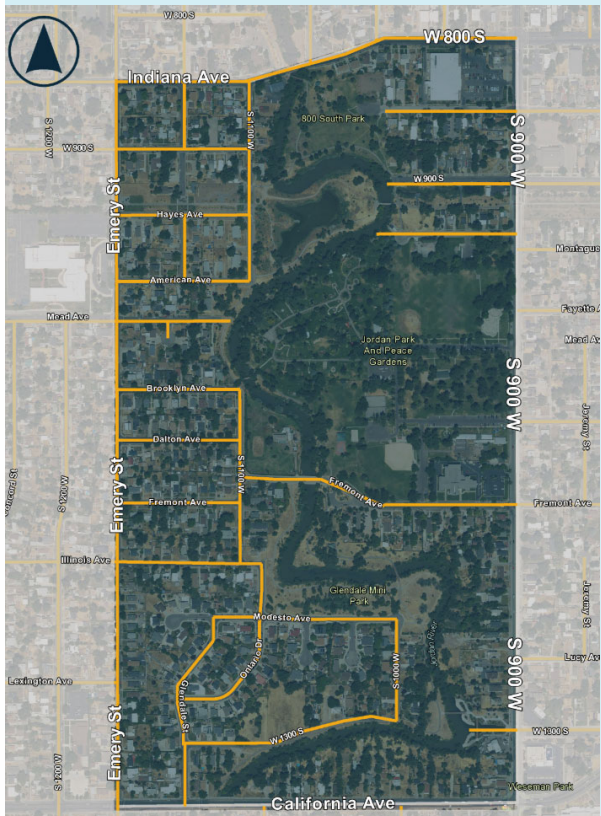
- **Learn** about projects in your neighborhood

- **Share** feedback that City teams actually review
- **Get updates** on what matters to you

[Click here](#) to visit the shapeSLC website and create an account.

Livable Streets Traffic Calming Program

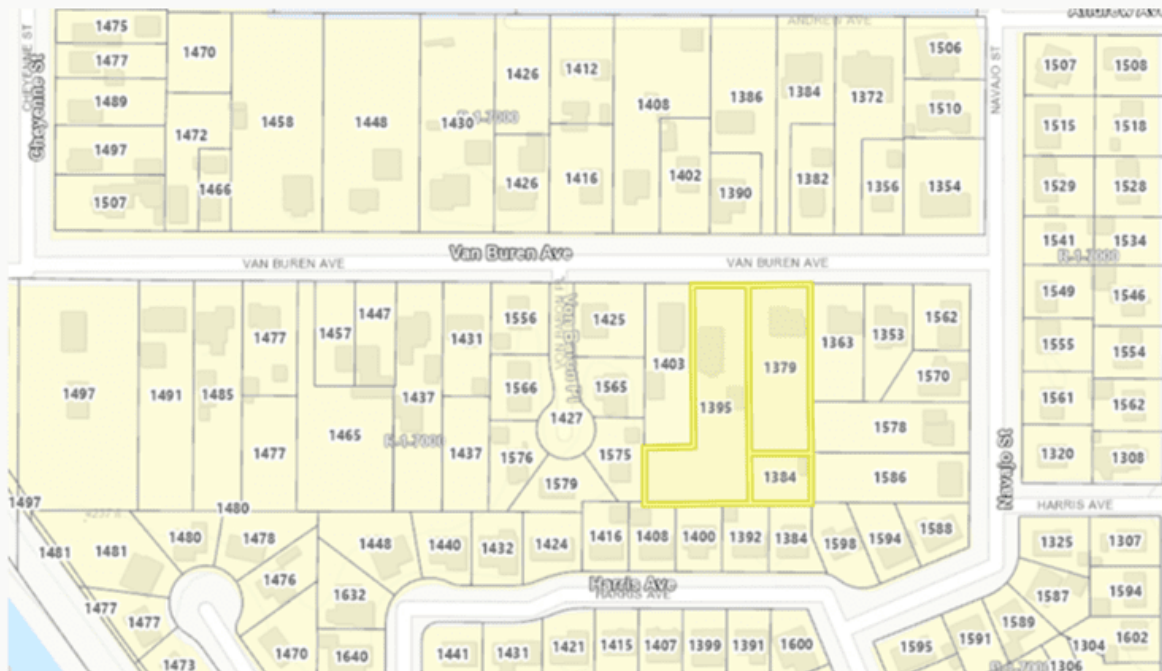
The Livable Streets team is using [shapeSLC](#) to post updates and collect feedback. The updated online engagement experience will make it easier to keep in touch with them throughout the whole process during each zone project. The [new Livable Streets homepage](#) will allow us to see upcoming zones, RSVP for zone specific events, and give us much needed feedback through the "Report traffic safety issue" form!



The Livable Streets team is currently seeking input on Zone 18: Glendale at the Peace Gardens. [Click here](#) to share your feedback!

Zoning Map Amendment

Proposed Project Map



Jonathan Marsh, property owner and applicant, is requesting approval from the City to amend the zoning map at 1379 and 1395 W Van Buren Ave and 1384 W Harris Ave. If approved, the applicant intends to construct infill, for-sale housing on the lots. The rezone would all for single-family, two-family, small-scale multifamily, row house, and cottage developments. [Click here](#) to learn more about the project.

UPCOMING PUBLIC MEETING

The Glendale Neighborhood Council will be hosting a public event with the applicant and a representative from the city. This is our opportunity to ask questions about the proposal and share feedback.

We will be meeting at the [Glendale Library](#) on Wednesday, June 3, at 6:30 PM.

Bridge Closure on Jordan River Trail

The city recently announced the indefinite closure of a bridge at [Cottonwood Park](#), 1600 N Star Drive. The bridge has been damaged and is no longer safe for pedestrian use. [Click here](#) to learn more.



Big thank you to those who attended Art @ the Gardens last month. We had an amazing turnout, a wonderful time, and the best weather!

We would love your feedback about the experience. Below are some questions, and you can share your answers via email to Sarah, arts@glendaleslc.org.

1. How did you find out about the event?
2. What was your favorite part of the event, and why?
3. What would you like to see change?

We can't wait to see you again next year!



WESTSIDE PRIMARY ELECTION FORUM

Meet your candidates. Be informed voters

MAY 28, 2026

7-8pm
Utah Fairgrounds
Deseret Building



Following the Fairpark Community Council meeting (6:30–6:50 PM), join us for a casual candidate meet-and-greet. Stop by tables, ask questions, and get informed before you vote. Pizza provided.

www.WestsideSLC.org



GLENDALE

Neighborhood Input Request

Do you have something to share with the Glendale Neighborhood Council? Feedback, ideas, events - whatever it is we'd love to hear from you!

Here's how to reach us:

- Send an email to council@glendaleutah.org
- Send us a message through [our website](#)
- DM us on social media! You can find us on [Facebook](#) and [Instagram](#) @GlendaleSLC
- Come to a neighborhood council meeting! They are hosted monthly on the third Wednesday, at the Glendale library.



GLENDALE

1383 S. 900 W. #5 , Salt Lake City, UT 84104, USA

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Buckley, Benjamin

From: Lani Whitaker [REDACTED]
Sent: Tuesday, June 23, 2026 9:02 PM
To: Buckley, Benjamin
Cc: Puy, Alejandro; De Leon, Alicia; Representative Angela Romero
Subject: (EXTERNAL) Opposition to Proposed Zoning Amendment Van Buren, Harris and California Ave

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

Dear Ben Buckley,

I am writing to you to express my objection and opposition to the changing of the lot located at **1395 Van Buren Ave** from a R-1/7000 single family Residential District to an RMF-30 Low Density Multi-Family Residential District.

In December of 2014 after many years of research the **Westside Master Plan** was adopted by the Salt Lake City Council. In it, it states:

"The goal of the plan is to preserve the character, scale and land use of the neighborhoods while promoting appropriate growth at identified nodes. Any new development should consider the nature of the surrounding area.

Appropriate areas for infill development (single family dwellings, small lot residential development, and multi-family housing at or near the nodes) accessory dwelling units, and urban agriculture are identified in the plan."

Nodes

"The concept of a node is a critical one because nodes represent one of the key types of locations for redevelopment. For the purposes of this plan, a node is an intersection consisting of at least one major road where there is potential for changes in land use and the development pattern. There are nodes scattered throughout the Westside that are identified later in this document. While 900 West and Redwood Road can be more accurately called as districts or corridors of change, nodes are truly localized areas of change."

The proposed location **1395 Van Buren** is **not** on a major road or next to an intersection for land use and development pattern.

I have done my research and read over the standards and procedures for making amendments to the text of this title and to the zoning map.

I don't need to copy and paste all the standards in 21A.50.050. They all go against what the Marshes are proposing to do to the property, but to highlight a few:

A: 1 *"Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents."*

The proposed zoning change goes completely against the goals, objective and policies of the Westside Master plan in keeping with the integrity of the community.

5. *"The impact that the proposed text amendment may have on city resources necessary to carry out the provisions and processes required by this title."*

I am concerned about the impact on the city resources such as snow removal and garbage pick-up. I talked to the Director of Streets, James Aguilar, and he has concerns with these items as well. I am also concerned about added parking on the street. When I talked to the David Brach of Brach Architecture Design, (who is the designer on this project) I asked him about the parking and my concern of cars parking on the street. He told me, "that's what streets are for, to park cars on."

Another big concern of mine as well as many others in the area is water usage and the stress it will have on the well-aged water and sewage lines (we have had over 3 water main breaks in the last year alone).

6. *"The impact that the proposed text amendment may have on other properties that would be subject to the proposal and properties adjacent to the subject properties."*

The impact with other properties is that it will be completely different and will not adhere to the neighboring homes next to it or on the street as a whole. The 2-3 story structures will enable those residents to look down into the adjacent existing homes which will compromise the privacy of those said homes.

I have physically gone door to door (along with several other residents in the neighborhood) to talk with the residents and found that the majority of them oppose this rezoning. We want this neighborhood to be a single-family home neighborhood where you can have a yard with green space where it is self-sustainable with gardens and fruit trees.

If the city is still wanting to keep with the Westside Master Plan, then there is no question as to why this rezoning should not be granted.

Our own Glendale community Council opposes this rezoning. I talked to our Utah State House of Representative for our District (District 25) Angela Romero, and she is very concerned about this rezoning.

Ben, you told me on several occasions to refer to the zoning standards found in 21A.50.050 I would also encourage you to consider the following when presenting your findings:

The Westside Master Plan, the comments in the on-line petition Change.org (West Van Buren and West Harris), all the emails you have received, and finally all the names and signatures of the on-line petition and the paper petition.

Please include all of these items in your findings. You are a city employee and expected to represent both sides. I trust you will do just that.

Sincerely,

Ross J. Whitaker

Sent from [Outlook](#)

Buckley, Benjamin

From: Turner Bitton [REDACTED]
Sent: Wednesday, June 24, 2026 11:36 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Support for PLNPCM2026-00369
Attachments: 1395 Van Buren Development Comment Letter.pdf

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

Hi Ben,

I'm submitting formal written comment on behalf of Wasatch Advocates for Livable Communities (WALC), I am writing to express our support for PLNPCM2026-00369. Attached is WALC's comment letter outlining our evaluation and reasons for supporting this proposal.

We believe this project represents thoughtful infill development that expands housing opportunities while advancing the goals of Housing SLC, Plan Salt Lake, and the Westside Master Plan. By creating additional housing in an established neighborhood, the proposal helps implement the City's adopted vision for increasing housing choice and making efficient use of existing infrastructure.

Please feel free to reach out if you have any questions about our comments.

Sincerely,
Turner C. Bitton (he/him)
Executive Director
Wasatch Advocates for Livable Communities
[REDACTED]

www.wasatchalc.org



June 24, 2026

Dear Commissioners,

Wasatch Advocates for Livable Communities (WALC) strongly supports the proposed zoning map amendment (PLNPCM2026-00369) at 1379 and 1395 Van Buren Avenue and 1384 West Harris Avenue.

This project represents a meaningful contribution to Salt Lake City's housing goals, particularly in Glendale, where opportunities for attainable homeownership, family-sized housing, and missing middle housing remain limited. The proposed rezoning from R-1-7000 to RMF-30 would enable approximately 24 new homes, including new missing middle options, creating housing opportunities that are difficult to provide under the existing zoning. The proposal aligns with Salt Lake City's housing and community development goals in several key ways:

Affordable Housing

The applicant has committed to developing homes targeted to households earning approximately 80% to 100% of Area Median Income, creating a meaningful opportunity to expand attainable homeownership opportunities in Glendale. Mixed-income communities help create stronger neighborhoods by allowing residents from a variety of income levels to access housing, schools, parks, and economic opportunities.

This proposal directly supports Housing SLC's goal of increasing housing affordability through expanded housing supply and a greater diversity of housing types. Housing SLC recognizes that Salt Lake City must create thousands of additional housing units across multiple price points to improve affordability and ensure residents can continue to live in the communities they call home.

Increasing Housing Options

The proposed 24-unit development would significantly increase housing choice in an area that is currently zoned exclusively for large-lot single-family homes. By introducing ownership-oriented missing middle housing types, the project helps bridge the gap between detached single-family homes and more affordable multifamily developments.

The Westside Master Plan specifically identifies a need for additional housing options and moderate-density housing forms throughout westside neighborhoods. The Plan notes that many westside neighborhoods have limited housing diversity and encourages housing choices that can accommodate households at different stages of life and income levels. This proposal



directly advances those goals by providing family-sized ownership opportunities in a neighborhood where such housing options are currently underrepresented.

Housing SLC similarly identifies missing middle housing as a critical component of addressing the city's housing needs. By enabling housing forms that are difficult to build under existing zoning, the proposal supports the City's objective of creating more diverse and attainable housing opportunities throughout established neighborhoods.

Transportation and Location Efficiency

The site benefits from proximity to schools, parks, bicycle infrastructure, and transit service that connect residents to jobs and destinations throughout Salt Lake City. Future residents will be located near Mountain View Elementary School, Glendale Middle School, Glendale Regional Park, Glendale Library, bicycle facilities on 1700 South and California Avenue, and multiple UTA bus routes.

The Westside Master Plan emphasizes the importance of creating neighborhoods where residents can access daily needs, schools, parks, and community services without relying entirely on personal vehicles. The proposal supports that vision by placing additional housing within an established neighborhood that already benefits from public infrastructure and community amenities.

Housing SLC likewise encourages directing housing growth to locations where residents can take advantage of existing services and transportation networks, reducing household transportation costs while supporting more sustainable growth patterns.

Efficient Land Use

The proposed development requires a zoning map amendment from R-1-7000 to RMF-30, allowing more productive use of three underutilized parcels that currently contain only two homes. The rezoning would enable approximately 24 homes on land already served by existing infrastructure, utilities, streets, schools, and parks.

The Westside Master Plan specifically encourages infill development and redevelopment of underutilized land as a strategy for accommodating future growth while strengthening existing neighborhoods. The Plan also identifies opportunities to increase housing options in locations where infrastructure and services already exist.

Similarly, Housing SLC promotes directing growth toward areas with existing infrastructure and encouraging moderate density increases in appropriate locations. This proposal advances both



goals by creating substantially more housing on land that is already urbanized and served by public facilities.

Additional Community Benefits

In addition to increasing housing supply, the proposal includes several important community benefits. The project would preserve the existing single-family home at 1379 Van Buren Avenue while enabling additional housing on the site. The development is also expected to provide predominantly family-sized homes with two- and three-bedroom floor plans, addressing an important need identified in Housing SLC for housing that can accommodate families.

The proposal would also facilitate the removal of an abandoned high-pressure gas pipeline that currently runs through the property, helping address a longstanding site constraint while preparing the land for productive residential use.

Perhaps most importantly, the project is designed as a for-sale development. Expanding homeownership opportunities remains one of the most effective ways to help households build wealth, achieve long-term stability, and remain invested in their communities. The Westside Master Plan identifies homeownership as an important community goal, and this proposal would create opportunities for more families to achieve that goal.

WALC supports the thoughtful redevelopment of these underutilized parcels to provide more housing options, including attainable homeownership opportunities for moderate-income families, within an established Glendale neighborhood. The proposal advances the goals of both the Westside Master Plan and Housing SLC by increasing housing supply, expanding missing middle housing options, supporting family-sized housing, promoting homeownership, and directing growth toward areas with existing infrastructure and community amenities.

Thank you for the opportunity to comment.

Respectfully submitted,

Turner Bitton

Executive Director

Wasatch Advocates for Livable Communities (WALC)

A handwritten signature in black ink, appearing to read 'Turner Bitton', is written over a black rectangular redaction box.

From: [REDACTED]
To: [Buckley, Benjamin](#)
Subject: (EXTERNAL) Van Buren Townhomes Zoning.
Date: Thursday, June 25, 2026 3:28:15 PM

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Good afternoon Benjamin, my name is Pila Moimoi and I am a resident a couple houses down for where they want to build townhomes, No, I'm 18 and I've been around the neighborhood pretty much my whole life and to see these changes all around me Kind of make me sad, You see there's a point where building townhomes kinda get too much. People are getting greedy and I believe here in Glendale. There's already enough townhomes and not enough single-family homes. When I was younger, I remember that there was a super Mercado on Glendale Drive Near Dual emerging school, I used to go there with my grandpa when I was younger and now to see that store gone and then building more townhomes. Kind of makes me sad. So if you see this email, please consider Glendale needing more single-family homes and not townhomes!

Buckley, Benjamin

From: David Lykins [REDACTED]
Sent: Thursday, June 25, 2026 5:57 PM
To: Buckley, Benjamin; De Leon, Alicia
Subject: (EXTERNAL) Land use application1379,1395 W Van Buren petition #PLNPCM2026-00369

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Mr. Buckley,

These comments are to express my concerns about the proposed zoning change at 1379, 1395 W Van Buren, etc. I am a near neighbor ([REDACTED]) of the property in question and definitely oppose the proposed change. Among my concerns are the following:

1). Inadequate water resources, including:

a: water and sewer- I'm aware that the property owners are committed to providing the necessary water line upgrade that 20 or so new residences will require. However, at some point the new lines will still have to connect to the old existing lines. I believe that truly adequate sewer/water would require replacing the entire neighborhood's existing lines, which is well beyond the scope of existing assurances.

b: drinking water- I believe that it is irresponsible to add this extra burden to an already strained water supply in the midst of an extended drought.

2). Traffic, parking- At a community council meeting held on 6/3, the property owners maintained that based on the parking to be included and on statistical projections of automobile use that traffic and parking would actually be improved. This is disingenuous, ignoring the simple fact that cars for 20+ new homes will inevitably increase the traffic pressures of the neighborhood. There will be no increase in the carrying capacity of streets that connect and feed into the new housing, but there will certainly be an increase in load.

3). This is not quantifiable and therefore may be discounted, but I believe that the city has an obligation to consider factors such as the following. Best introduced by referring to a KUTV report on the previously mentioned community council meeting, which opened by framing the discussion ironically as a low income neighborhood objecting to the addition of new affordable housing in the area. Lazy reporting aside, there are good reasons for our concerns that should not be dismissed as a simply NIMBY knee-jerk. If we grant the premise of the KUTV characterization, might we not conclude that the best course for a "low income area" might not be the addition of buildings that will reduce the major source of whatever wealth does exist there, that is, the property values? I'm not fond of our west-side defensiveness, but I can't help but think that a proposal to add a similar number of "affordable" houses in an east-side neighborhood (Harvard, Yale, maybe) would never have gained the traction that we see here.

4). The property owners have repeatedly reminded the community that they don't need the zoning changes to develop their properties, so let's not change the zoning. Zoning should be considered a commitment to the character and very nature of the affected community, and to do so when even the petitioners acknowledge that it is unnecessary is not a justified act.

David R. Lykins



Buckley, Benjamin

From: David Lykins [REDACTED]
Sent: Thursday, June 25, 2026 8:22 PM
To: Buckley, Benjamin; De Leon, Alicia
Subject: Re: (EXTERNAL) Land use application1379,1395 W Van Buren

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Mr. Buckley,

Thank you for answering some of the questions I had regarding this land use application. Some of the issues I raised in a previous email below and are still there. I am adding and expanding on issues as I have learned more regarding the developers after their meeting with the community.

Ater writing that Jonathan Marsh worked for the city I learned I was mistaken. His wife Carrie Marsh works for Holiday City her Vita list her as a developer for Holiday City focusing on sustainability, water and open space. Driven by community, place and equity. Ms. Marsh has told the community she is not a developer her Vita she has on line states she is.

Ms. Marsh in a text message stated that "every single person who owns a home can put up to four units on their lot right now without public comment". She restated this in her presentation at the Glendale Community Council (GCC) that was held in June with the caveat that she was only coming to this meeting to inform us what was happening on this property and that she didn't have to have planning commission approval. These comments are on record and can be viewed on the Glendale council You Tube site.

The Marshs stated they were not developers but per Mrs. Marshs Vita for the City of Holiday she is a planner/ developer. This matters because developers do not care about a neighborhood, the feel, character or style of what is here. If my comment feels harsh, all we have to do is see the apartment complexes and developments that have removed beautiful trees and open space in our area in their building.

Per her comments at the GCC and her email comments, the developer (Her and her husband) "will be required by the City to upgrade the main line ...to meet the needs of the development". I spoke with public Utilities Supervisor-Mike, the main water line is not adequately sized for a development of this size and would have to be upgraded from the 4" to a 12" pipe. The developers, i.e. the Marshes said they would be upgrading that pipe from 17th South through Navajo then down Van Buren Ave to Cheyenne. Unofficial costs probably closer to a million dollars with projects of this size probably requiring bonding in case something happens to the project, per the public utilities' supervisor. Undoubtedly we will be paying for water upgrade despite her assurances.

Reemphasizing the water issue: Van Buren Ave and Cheyenne in the last two years have had four or five water main breaks with the last one happening just a couple of months ago. Gratefully the city put us at top priority due to the amount of homes it affected, water to the neighborhood restored by night time.

Another concern with the developers and this development is they want to build 24 low income homes in the neighborhood. When I asked at the GCC if she would do this in her backyard since she was very in favor of more homes and low income homes, both her and her husband said of course they would. I asked them what their neighbors thought of having four homes in her back yard (Mrs. Marsh stated they were looking at putting

four homes in their back yard in North Salt Lake, Bountiful) and I was very pointedly told that neighbors' concerns didn't matter at this meeting. I disagreed because of the double standard and they moved right past the question.

The news cast that Channel 4 did regarding the GCC cast our community as the lowest of incomes in Salt Lake City. Was so poorly done that I felt that maybe people on the planning commission might be as equally biased or uninformed, which would be a great shame.

As per the Mayor, City Council, members of the city planning and economic departments know home wealth is an important wealth for families. The value of our homes is important. Very small homes are selling at \$385,000. The home across from me is valued at \$800,000. My home is small but sits on an acre of land is valued at about \$500,000. How much will her low income homes sell for? And how much will they drive down our property values? Very valid concerns. Concerns that are raised all around the Salt Lake Valley and discussed by the Mayors office.

In their discussion at the GCC they stated that they weren't worried about open space or green space for these homes, the residents' could walk to the park on 17th South , several blocks away or use the green space at the school. Schools are not the green space where neighbors and kids go to play. Very naive on their part. For someone who loves green as they have stated, they promptly removed very mature and beautiful trees, that took years to grow. These people have no commitment to the neighborhood.

I do not want California style housing in our neighborhood. Houses crammed in next to each other, cars and noise all hours, extra pollution that comes from more cars and the increased blind spot for kids. Marsh's state that each house will have parking for two cars and their other cars can park on the street.

I moved into this neighborhood because it was and is a good place to live. 24 homes, really!!

As an aside, only fair as I have quoted from Mrs. Marsh's Vita, I will give you a little of my background. I have a BS in Family studies, I know the importance of family housing, green space and safe places to live. I also worked on a Masters in Consumer Studies. I have raised four children in the Glendale neighborhood and I always felt very safe walking and letting my children play and run in this neighborhood.

Thank you,
Frances Lykins

I attended the

From: Buckley, Benjamin <benjamin.buckley@slc.gov>
Sent: Monday, June 1, 2026 8:41 AM
To: David Lykins [REDACTED]
Subject: RE: (EXTERNAL) Land use application1379,1395 W Van Buren

Good morning,

Thank you for your comments. They will be included in the public record and staff report for this petition.

To answer a couple of your questions/points, please see the following:

1. Public Utilities has made the applicant aware that the sewer and utilities are undersized and could need upgrading. This would be at the applicants/developer's expense.
2. The applicant is willing to enter into an agreement with the City that ensures all homes built on this property would be for-sale.
3. I am not aware that Jonathan Marsh works for Salt Lake City. Do you know what department? I can ensure you that this has no bearing on the petition, recommendation, or ultimate decision by city council.

Thank you,



Ben Buckley | (He/Him/His)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7142
Email: benjamin.buckley@slc.gov
WWW.SLC.GOV www.slc.gov/planning

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From: David Lykins [REDACTED]
Sent: Sunday, May 31, 2026 8:41 PM
To: Buckley, Benjamin <benjamin.buckley@slc.gov>
Subject: (EXTERNAL) Land use application1379,1395 W Van Buren

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Mr. Ben Buckley
Assigned Planner for zoning map amendment

Mr. Buckley,

My husband and I have lived at [REDACTED] over for 11 years, in the neighborhood for 39 years. We have witnessed many changes granted by the planning commission in our neighborhood where new development was added, houses and condominiums. Many houses and condominiums and apartments dot this neighbor

We are not in agreement that a mixed-use condominiums/houses or more apartments are good for this neighborhood.

1. The sewer line on Van Buren is very old.
2. Water lines are very old.
3. My neighbor directly to the West of me was denied a permit to build a home behind her house because of the inadequate sewer and water lines.
4. We were told by our then city councilman, Van Turner, that our infrastructure could not support more lines (water or sewer) being hooked to the main.
5. In the last two years on Van Buren and Cheyenne Street there have been five water line breaks that I'm aware of. We had one on Van Buren just a few months ago. No water for a day on this street and around the corner.
6. We have more power outages as more houses added to the grid in our area.
7. Van Buren has become the main street for traffic going to 17th South from Utah Street, High Ave, Cheyenne, Van Buren Circle and Van Buren. And traffic coming down Van Buren to bypass the schools.
8. It is my understanding that when this house at approximately 1395 Van Buren was bought it was with the intention to build condominiums; it is not condominiums but 24 row houses, which leads to at least 48 cars, 24 houses plugged into a sewer and water system that is approximately 90 years old. A sewer and water system not capable of handling that flow.
9. The man who bought this property is an employee of the city. Many of us in the neighborhood are concerned that this makes this a done deal.
10. This neighborhood has apartments and condominiums, so the argument that we think "not in our backyard" does not apply here. What does apply here is that we don't want more broken water lines, days without water, absentee landowners, so many cars parked on the street that you feel you going up and down the street is unsafe, quality of life diminished by increased motor traffic, more parked cars, more pollution, and more noise.
11. But really, 24 houses in that small area, this is a quiet residential area, I want to have a good quality of life on this street.

In short, we are totally opposed to this amount and type of development on a street where nothing has changed regarding infrastructure, i.e., sewer, water, electrical and street construction for the increase of cars (potentially a nearly 100% increase based on the number of planned homes added to the existing ones).

Thank you,
Frances and David Lykins





Buckley, Benjamin

From: Sandra Mason <[REDACTED]>
Sent: Thursday, June 25, 2026 6:24 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) TOWNHOMES ON VAN BUREN STREET

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We are opposed to the proposal for adding TOWNHOMES on Van Buren Street, which is part of our neighborhood. Many residents in our area have attended the public meetings and expressed our desire that the **rezoning proposal** not be approved.

Ron & Sandra Roskos

Buckley, Benjamin

From: Lynette Robison [REDACTED]
Sent: Thursday, June 25, 2026 4:35 PM
To: Buckley, Benjamin; De Leon, Alicia
Subject: (EXTERNAL) public input prevent zoning amendment on W VanBuren and W Harris Ave

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Ben,

My name is Lynette Robison and I live on High Ave. I am emailing you to hopefully prevent 24 tacky townhomes to be built in this area....

If you drive on 900 West from 1300 South to 1700 South, there are rows of ugly townhomes. Driving west on 1700 South past M&K Automotive, there are even more townhomes. Those townhomes continue on 1000 West.

We have the massive Desert Springs apartment complex. Across Redwood Road, behind Maverick there are even more townhomes.

Driving on Redwood Road north, on corner of 1300 South Redwood Road Staxx Construction is due to build 24 apartment units . It is said to be six units on the ground floor. Going up four stories. They are said to be 350 square feet each.

Even further north of 1300 South and Redwood Road are even more townhomes. Overkill.

The infrastructure in this older area of Salt Lake cannot withstand 24 more tacky townhomes. The sewer system on Van Buren is 90 years old.

The water main on Cheyenne which connects to Van Buren, has broken each year for the last three years.

When school is in session we cannot safely drive on Navajo.

how about the requirements for this land be three or four SINGLE family homes consisting of four bedrooms, two bathrooms and a two garage. This would keep our neighborhood family friendly.

No more townhomes.

Sincerely,

Lynne Robison

Buckley, Benjamin

From: Gilmore, Kristina
Sent: Monday, June 29, 2026 9:29 AM
To: Lani Whitaker
Cc: Buckley, Benjamin
Subject: RE: (EXTERNAL) Rezoning of 1395 Van Buren Ave

Ross,

Staff encourages the commission to familiarize themselves with the site prior to the hearing. With that said, it is not required that they conduct a site visit.

You are correct that a site plan or proposed development plans are not required as part of a rezone application. However, the City Council does have the authority to place conditions on an approval, such as limiting the total number of units, requiring additional parking spaces, and similar measures.

Please let me know if you have any other questions.

Thank you,



KRISSY GILMORE
Planning Manager
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7780
Email: Kristina.Gilmore@slcgov.com
WWW.SLC.GOV

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From: Lani Whitaker [REDACTED]
Sent: Saturday, June 27, 2026 9:51 PM
To: Gilmore, Kristina <kristina.gilmore@slc.gov>
Subject: (EXTERNAL) Rezoning of 1395 Van Buren Ave

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Kristina,

I would like to know if the planning Board, the Planning commissioners, and the Salt Lake city Councilors visit the site of the rezoning area that is under discussion before any of the hearing meetings are held? With the area in question in the middle of a single-family community if that is any concern at all to the above groups

since I know none of the above live in the area. We are very Passionate about our community, we believe in change but not at the expense of 23 row homes.

The landowners have not disclosed what exactly their plans are and with the property, and that makes us nervous. If they are granted the rezone change without said plans, they would/could do anything they wanted. Please help me to understand this process.

Thank you,
Ross Whitaker

Sent from [Outlook](#)

Buckley, Benjamin

From: Gilmore, Kristina
Sent: Monday, June 29, 2026 11:46 AM
To: Lani Whitaker
Cc: Buckley, Benjamin
Subject: RE: (EXTERNAL) 21A.24.120: RMF-30 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

Thank you, Ross. We will include your comments in the public record.



KRISSY GILMORE
Planning Manager
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7780
Email: Kristina.Gilmore@slcgov.com
WWW.SLC.GOV

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From: Lani Whitaker [REDACTED]
Sent: Monday, June 29, 2026 11:33 AM
To: Gilmore, Kristina <kristina.gilmore@slc.gov>
Subject: (EXTERNAL) 21A.24.120: RMF-30 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT:

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In

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-64480

Kristina, I'm sure you know this zoning code

But I wanted to put it on the record to be in the rezoning process and to highlight the following: The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small scale multi-family building types.

This is truly not in the. Physical characteristics or look of our neighborhood

As you can see I am doing my part in researching this issue

It will have a ripple impact in our neighborhood

Thank you

Ross Whitaker

Sent from my iPhone

PREVENT ZONING AMENDMENT

ON W VAN BUREN AND W

HARRIS AVE

SCAN TO SIGN PETITION



change.org

Our community is deeply concerned about the proposed zoning amendment that threatens to change the character of our cherished neighborhoods on W Van Buren Ave and W Harris Ave in Salt Lake City, Utah. Currently, these areas are designated as R-1/7,000 Single Family Residential Districts, providing a quaint and family-friendly atmosphere. The proposed change to RMF-30 Low Density Multi-Family Residential would fundamentally transform our community, bringing a slew of challenges and long-term issues.

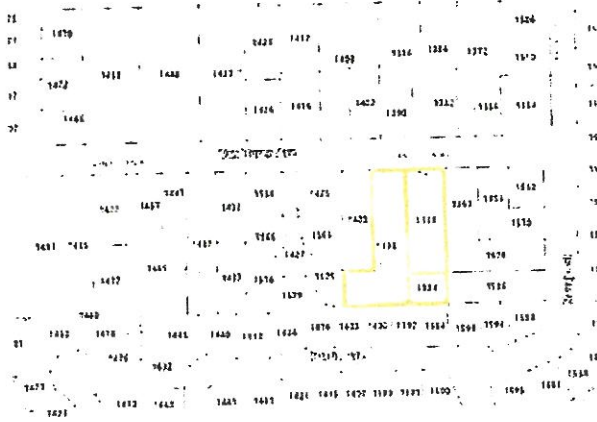
One of our primary concerns is the increased demand this amendment would place on our already aging infrastructure. Our streets, water systems, and sewage facilities are not equipped to handle the increased load that comes with higher population density. Without comprehensive infrastructure improvements, our community will face unbearable strain, leading to more frequent service disruptions and costly repairs that ultimately fall on the taxpayers.

Safety is another pressing issue. With the proposed increase in housing and traffic, the risk of accidents and congestion in our neighborhood will rise. More vehicles and residents could compromise the safety of our children and families, turning quiet streets into busy thoroughfares. This amendment could disrupt the peaceful and secure environment that many families moved here to enjoy.

Furthermore, the construction and ongoing maintenance associated with multi-family units would alter the aesthetic and tranquil nature of our community. Many of us moved to this area for its charm and quiet. Increasing the density would irrevocably change our landscape and could lead to a decline in property values, disadvantaging current homeowners.

PUBLIC INPUT NOTICE

A land use application has been submitted for a property located within 300 feet of your address.



Vicinity Map

ZONING MAP AMENDMENT AT APPROXIMATELY 1379, 1395 W VAN BUREN & 1384 W HARRIS

Petition Number(s): PLNPCM2026-00369

Jonathan Marsh, property owner and applicant, is requesting approval from the City to amend the zoning map at 1379 and 1395 W Van Buren Ave and 1384 W Harris Ave from the existing R-1/7,000 Single Family Residential District to the RMF-30 Low Density Multi-Family Residential District. If approved, the applicant intends to construct infill, for-sale housing on the lots. The proposed RMF-30 zone allows for housing types such as single-family, two-family, small-scale multifamily, row house, and cottage developments. Standards for zoning map amendments may be found in Section 21A.50.050.B of the Salt Lake City Code of Ordinances.

SHARE YOUR INPUT

Email your comments to the assigned planner by the 45-day public input deadline listed below.

Deadline: 06/25/2026

ASSIGNED PLANNER

Ben Buckley
benjamin.buckley@slc.gov (801) 535-7142



PUBLIC HEARING

A decision may be made at a future public hearing scheduled no earlier than the date listed above. An additional mailed notice with details will be provided.

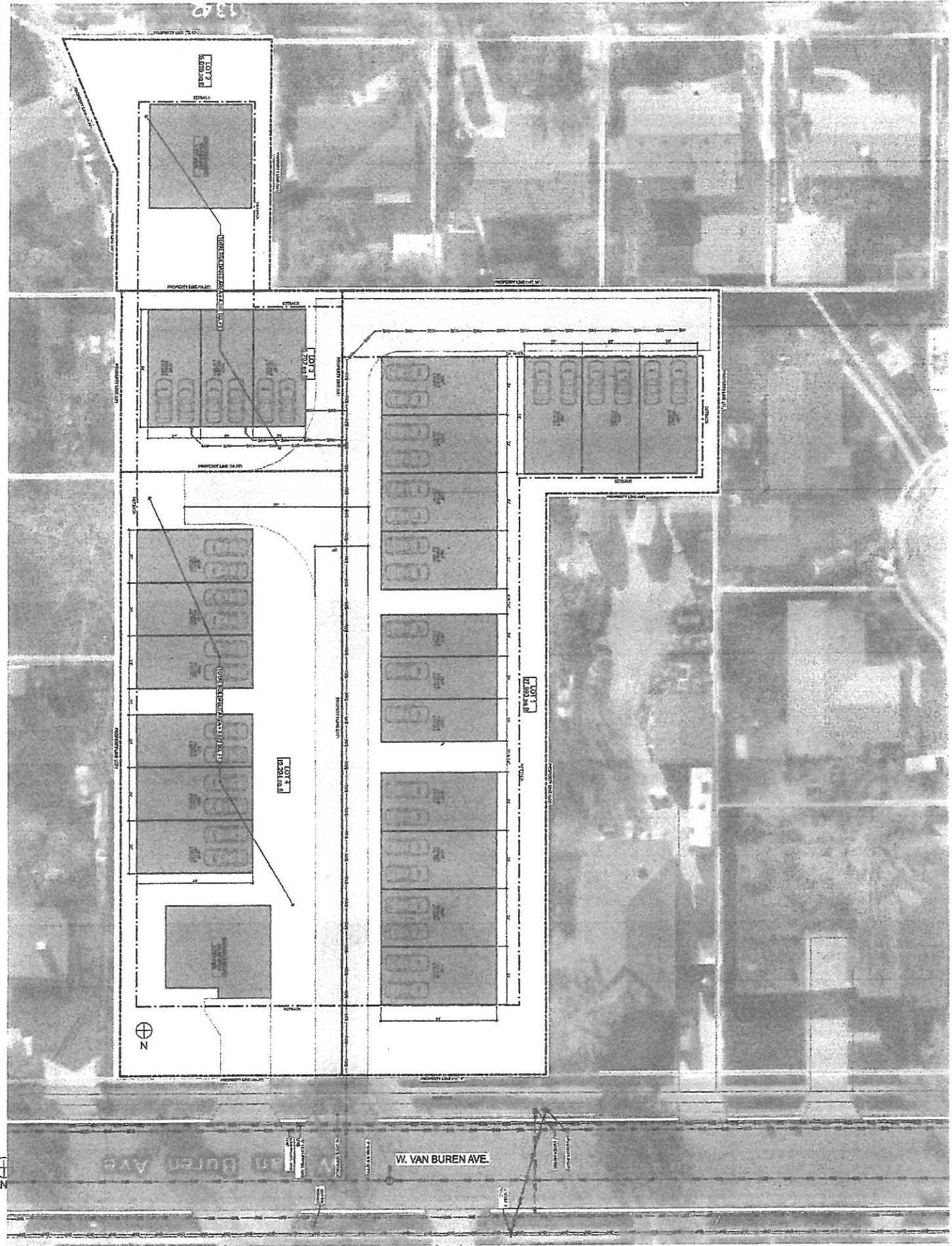
TRADUCCIÓN

Servicios de traducción disponibles a solicitud. Llame al (801) 535-7757. Por favor, considere un plazo de 48 horas para completar el servicio.

LEARN MORE

An online open house is available to learn more and provide input. To access, scan the QR code or visit link.sl.gov/OpenHouses





VAN BUREN-HARRIS HOUSING
 1395 WEST VAN BUREN AVE
 SALT LAKE CITY, UT 84104

PROJECT NO. PLNPCM2026-00369
 SHEET NO. 1 OF 2



 STEVEN A. O'SULLIVAN
 LICENSE NO. 26826
 STATE OF UTAH
 PROFESSIONAL ENGINEER
 CIVIL
 2026

STEVEN A. O'SULLIVAN
 A03.3
 2026

SIGN THE PETITION

Subject of Petition: **Prevent Rezoning on Van Buren Ave and Harris Ave.**

We, the undersigned, are writing to express our collective opposition to rezoning from R-1/7,000 Single Family Residential District to the RMF-30 Low Density Multi-Family Residential District. Our signatures below represent our commitment to this cause and our shared belief in the importance of addressing this issue for the benefit of the community.

Name	Signature	Address	Date
Summer Brown-Turner		1305 W 1400s ^{SLC UT} 84104	6-20-2026
Aeysha Whitmore		1329 California Ave ^{SLC UT} 84104	6-20-26
Miranda De La Cruz	Miranda	1474 Scheyenne St SLC	6-20-26
Devan Turner		1305 W 1400s ^{SLC} 84104	6-20-26
Leslie Vos		1282 W California Ave	6-21-26
Kyle Vos		1282 W California Ave	6-21-26
William Pham	William	1529 South Riverside drive	6-21-26
Chantel Archuleta		1057 W. California Ave	6/22/24
Alyssa Antolin		1218 S Stewart St	6-22-26
Raymond Gonzalez		1282 W California Ave	6-22-26
Shanae Clark		613 S Senate Cir	6-23-26
DAVID CALDERON		413 S SENATE CIR	6-23-26
Eliza Harden		11600 S Navajo St	6-24-26
Emma Harden		11600 S Navajo St	6-24-26

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Name	Signature	Address	Date
Fernando Tepox		1394 S Utah St	06/19/26
Richard Romero		1374 DOKOS LN	06/14/26
Jesus Villa		1374 DOKOS LN	06/14/26
Diogeth Romero-paredes		1374 SDOKOS LN	06/19/26
Victor Delgado		1628 W Marshall Ave.	06/19/26
Cassandra Veloz		1628 W Marshall Ave.	06/19/26
Ruby Campuzano		1620 W Marshall Ave	6-19-26
Sheherazada Robles		1377 South Utah St.	06/19/26
Jesus Martinez-Rodriguez		1119 S 1200 W SLC UT	84104 6-19-26
Fredy #don		1583 DOKO VIEW	6/19/26
Diana Lizdraga		1568 DOKO VIEW	6/21/26
Armando LOPEZ		1568 DOKO VIEW	6/19/26
LORNA TORRES		1568 DOKO VIEW	6/19/26
JOSE A REYNAGA		1572 W DOKOS VIEW CT	84104
Ana Reynaga		1572 W DOKOS VIEW CT	84104 6/19/26
BILL GARDIN		1139 W SPA	SLC 84104
Penny Belgard		1439 W California Ave	6-23-2026 84104

SIGN THE PETITION

Subject of Petition: **Prevent Rezoning on Van Buren Ave and Harris Ave.**

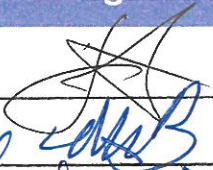
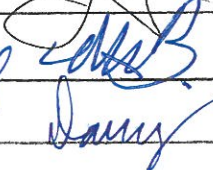
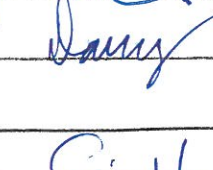
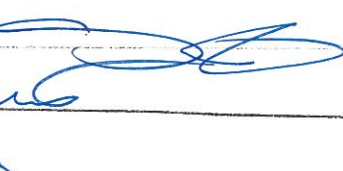

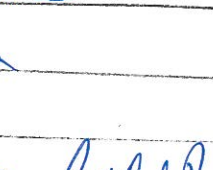
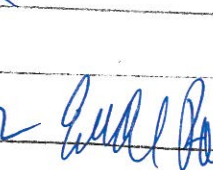
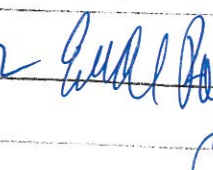
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Name	Signature	Address	Date
Bob R	<i>[Signature]</i>	14415 th Cheyenne St	6/16/26
Ashley Wilson	<i>[Signature]</i>	1328w Pacific	6/16/26
Juan R Aguirre	<i>[Signature]</i>	1328w Pacific	6/16/26
Sandi Brantman	<i>[Signature]</i>	1357 Cheyenne St	6/16/26
Stoko	<i>[Signature]</i>	1400 Cheyenne St	6/16/26
Stoko	<i>[Signature]</i>	"	"
Cristian Nava	<i>[Signature]</i>	1103 Cheyenne St	6/16/26
Paul Nava	<i>[Signature]</i>	1103 Cheyenne St	6/16/26
Leticia Nava	<i>[Signature]</i>	1103 Cheyenne St	6/16/26
Elizabeth Nava	<i>[Signature]</i>	1403 Cheyenne St	6/16/26
Karina Miranda	<i>[Signature]</i>	812 Jefferson St	6/17/26
John Hayward	<i>[Signature]</i>	1567 High Ave	6/17/26
Jose Arvan	<i>[Signature]</i>	1580w High Ave	6/17/26
Thomas B.	<i>[Signature]</i>	1416 S. Utah St	06/22/26
Jose Tepox	<i>[Signature]</i>	13945. Utah St	06/19/26
Lizbeth Tepox	<i>[Signature]</i>	13945. Utah St	06/19/26
Araceli Mendota	<i>[Signature]</i>	13945. Utah St	06/19/24

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Name	Signature	Address	Date
Jose Zarate		1142 W California	6/22/26
Mike Belgard		1439 W California	6-23-26
Danny Maken		1441 California Ave	6-23-26
A S C		1350 Stewart St	6-23-26
Gricelda Cortes	Gricelda C.	1350 Stewart St	6-23-26
Amy Jordan		1366 S Stewart St	6/23/26
Danyel Colon		1465 Anthony Circle	6/23/26
Alexander Choo		1442 W Anthony Cir	6/23/26
Craig		1456 Anthony Circle	6/23/26
Erica Rodriguez		1448 W Anthony Cir	6/23/2026

Name	City	State	Postal Code	Signed On
Lani Whitaker				5/24/2026
Tracy diaz	Salt lake city	UT	84120	5/24/2026
Nate Black	Salt Lake City	UT	84189	5/24/2026
Roxanne Langi	Salt Lake City	UT	84104	5/25/2026
Keri Taddie	Sandy	UT	84070	5/25/2026
Sagan Gotberg	Salt Lake City	UT	84104	5/25/2026
Vaiamoe langi	Glendale	UT	84104	5/25/2026
Meliame Iloa	Salt Lake City UT 84104	UT	84104	5/25/2026
Angela Hansen	Salt lake	UT	84104	5/25/2026
Atelaite Langi	Salt Lake City	UT	84104	5/25/2026
Wyatt Lenhart	Highland	UT	84003	5/25/2026
Portia Jones	Salt Lake City	UT	84124	5/25/2026
Donna Lomoro	Stevenville	MI	49127	5/25/2026
Ella gomez	West Valley City	UT	84119	5/25/2026
Jazlyn Baldwin	West Jordan	NV	84084	5/25/2026
Lisa Lutui	Salt Lake City	UT	84103	5/25/2026
Pat Slade	Draper	UT	84020	5/25/2026
Asinate Taumoepeau	Salt Lake City	UT	84115	5/25/2026
Shellee Getts	Salt Lake City	UT	84104	5/25/2026
Nathan Chambers	American Fork	UT	84003	5/25/2026
Sia Lutui Fonua	Utah	UT	84104	5/25/2026
Delilah Dragoona	Syracuse	UT	84075	5/25/2026
Ercel taylor	Clearfield	UT	84015	5/25/2026
Melany Guevara	Mcallen	TX	78504	5/25/2026
Ana Maile	Salt Lake city	UT	84104	5/25/2026
Ava zamora	Salt Lake City	UT	84118	5/25/2026
Heather Nava	Salt Lake City	UT	84115	5/25/2026
Mele Blake	Salt Lake City	UT	84104	5/25/2026
Kristine Clifford	Salt Lake City	UT	84119	5/25/2026
Angela Drakos	Salt Lake City	UT	84118	5/25/2026
Lani latu	Salt lake city	UT	84104	5/25/2026
Holly Duong	Provo	UT	84601	5/25/2026
Fipe vai	Salt Lake City	UT	84104	5/25/2026
Luisa Langi	Salt Lake City	UT	84129	5/25/2026
Selu Tuifua	Salt Lake City	UT	84104	5/25/2026
Julina Motuliki	Salt Lake City	UT	84104	5/25/2026
Melaia Norton	Salt Lake City	UT	84115	5/25/2026
Sarah Lutui	Salt Lake City	UT	84104	5/25/2026
Luseane Halaufia	Salt Lake City	UT	84104	5/25/2026
Mahina Folau	Salt Lake City	UT	84104	5/25/2026
Finau Manu	Salt Lake City	UT	84115	5/25/2026
Teresa Saez	Salt Lake City	UT	84111	5/25/2026
Maata Blake	Salt Lake City	UT	84111	5/25/2026
Andrew Romero	Midvale	UT	84047	5/25/2026
Rayes Sanchez	Salt Lake City	UT	84189	5/25/2026
kris Chavez	Salt Lake City	UT	84129	5/25/2026

Suzy tauai	Salt Lake City	UT	84107	5/25/2026
Joanna Laupata	Salt Lake City	UT	84115	5/25/2026
Limoni Teisina	Salt Lake City	UT	84115	5/25/2026
Cecilia Teisina	West Valley City	UT	84119	5/25/2026
Desiree howell	Delta	UT	84624	5/25/2026
Vika Havili	SLC	UT	84104	5/25/2026
Wendy Johnson	Park City	UT	84098	5/25/2026
Jacob Torrey	Denver	CO	80251	5/25/2026
Kimberly Desmond	West Jordan	UT	84081	5/25/2026
Patricia Busath	Salt Lake City	UT	84104	5/25/2026
Eden Wilde	South Jordan	UT	84095	5/25/2026
Cole Townsend	Logan	UT	84321	5/25/2026
Matthew Langi	Salt Lake City	UT	84104	5/25/2026
Mark Cuvillier	Keokuk	IA	52632	5/25/2026
Julie Irvine	Ogden	UT	89102	5/25/2026
Eakalafi Brown	Glendale	UT	84104	5/25/2026
Amber brown	Lehi	UT	84043	5/25/2026
Huni Brown	Salt Lake City	UT	84115	5/26/2026
Stacey liddiard	Salt Lake City	UT	84115	5/26/2026
Aita Taula	Salt Lake City	UT	84115	5/26/2026
Gina Blake	Salt Lake City	UT	84108	5/26/2026
Keli Cammack	Salt Lake City	UT	84118	5/26/2026
Cynthia Christensen	Syracuse	UT	84075	5/26/2026
Brandy Barker	Salt Lake City	UT	84104	5/26/2026
Moana Vai	Salt Lake City	UT	84108	5/26/2026
Ana Slavoff	Salt Lake City	UT	84104	5/26/2026
Uina bernard	Salt Lake City	UT	84115	5/26/2026
sophia spencer	Centerville	UT	84014	5/26/2026
Alicia Straight	Boise	ID	83704	5/26/2026
Lex Johnson	Salt Lake City	UT	84119	5/26/2026
debra Sanson	Tooele	UT	84074	5/26/2026
Amber Gallacher	Draper	UT	84020	5/26/2026
Christina Jensen	Salt Lake City	UT	84104	5/26/2026
Daniel Simpson	Manti	UT	84642	5/26/2026
Tansy Dennison	Farmington	UT	84025	5/26/2026
Emeli Langi	Salt Lake City	UT	84104	5/26/2026
Sandra Roskos	Salt Lake City	UT	84104	5/26/2026
Niel Dennison	Bountiful	UT	84010	5/26/2026
Gina Manchego	Salt Lake City	UT	84104	5/27/2026
Esther Widner	Salt Lake City	UT	84189	5/27/2026
Alex Widner	Salt Lake City	UT	84104	5/27/2026
rhonan gibson	Draper		84020	5/27/2026
Lawrence Manchego	Salt Lake City	UT	84189	5/27/2026
Rachel Havens	Salt Lake City	UT	84104	5/27/2026
Victoria Dawson	Salt Lake City	UT	84106	5/27/2026
Sarah Shippobotham	Glendale	UT	84104	5/27/2026
C Davis	Salt Lake City	UT	84124	5/27/2026

Adam Bond	Salt Lake City	UT	84104	5/27/2026
Rocky Manchego	Salt Lake City	UT	84129	5/27/2026
Sean Gillane	Salt Lake City	UT	84070	5/27/2026
Mia Meza	Salt Lake City	UT	84129	5/27/2026
Nichole Blades	Springville	UT	84663	5/27/2026
Bri Bird	Ogden	UT	84404	5/27/2026
Halle Rasmussen	West Jordan	UT	84081	5/27/2026
Jackson Eckley	Cedar City	UT	84720	5/27/2026
Angie Cortes	Salt Lake City	UT	84105	5/27/2026
K P	Salt Lake City	UT	84129	5/27/2026
k k	hamburg	AL	24678	5/27/2026
Juan Carlos Domínguez	Fort Lauderdale	FL	33327	5/27/2026
Makila Golightly	Roy	UT	84067	5/27/2026
Alexandra Bond	Salt Lake City	UT	84104	5/27/2026
Michele Anderson	Salt Lake City	UT	84088	5/27/2026
Stephanie vierig	Salt Lake City	UT	84124	5/27/2026
Aubrey Smith	Saint George	UT	84770	5/27/2026
Jaden Stone	Orem	UT	84097	5/28/2026
Shayla olson	West Jordan	UT	84095	5/28/2026
Bianca Salazar	Los Angeles	CA	90032	5/28/2026
Alonzo Alvarez	Salt Lake City	UT	84129	5/28/2026
Alisha Delobel	Salt Lake City	UT	84121	5/28/2026
Kellie Jones	Brigham City	UT	84302	5/28/2026
Swasey Barney	Salt Lake City	UT	84189	5/28/2026
Sosaia Lutui	Salt Lake City	UT	84104	5/28/2026
Nedra Loyola	Salt Lake City	UT	84124	5/28/2026
Stacey Lopez	Salt Lake City	UT	84109	5/28/2026
Gildardo Lopez	Salt Lake City	UT	84104	5/28/2026
Gildardo antonio lopez	1556 s Von baron place	UT	84104	5/28/2026
Juan Ramirez	Salt Lake City	UT	84104	5/28/2026
Andres Lopez	Salt Lake City	UT	84104	5/28/2026
Penny Ramirez	West Valley City	UT	84118	5/28/2026
Rosa Rios	Sandy	UT	84094	5/28/2026
Makenna Kruger	Draper	UT	84020	5/28/2026
Damian Lopez	West Jordan	UT	84081	5/28/2026
Jessica De La Cruz	Salt Lake City	UT	84189	5/28/2026
Arie Jensen	Salt Lake City	UT	84115	5/28/2026
Kim Coombs	south jordan	UT	84009	5/28/2026
Linda Ruiz	Mount Sterling	KY	40353	5/28/2026
Jaysen Melendez	Salt Lake City	UT	84107	5/28/2026
Daniel Spight	Salt Lake City	UT	84116	5/28/2026
Laura Lopez	Salt Lake City	UT	84104	5/28/2026
Stephanie Lopez	Salt Lake City	UT	84104	5/28/2026
Marco vasquez	West Valley City	UT	84120	5/28/2026
Steven Lykins	Salt lake city	UT	84104	5/28/2026
Ross Whitaker	Salt Lake City	UT	84124	5/29/2026
Erika Quintero	Salt Lake City	UT	84115	5/29/2026

Jazmynn Belknap	Salt Lake City	UT	84118	5/29/2026
Whitney Anson	American Fork	UT	84003	5/29/2026
Victoria wells	Draper	UT	84020	5/29/2026
Cindy Spangler	Salt Lake City	UT	84104	5/30/2026
Brandon Besser	Salt lake city	UT	840104	5/30/2026
Cassie harrison	Salt Lake City	UT	84103	5/30/2026
Allan Lykins	Salt Lake City	UT	84123	5/30/2026
Aurora wells	salt Lake	UT	84104	5/30/2026
Ruth Wells	Salt Lake City	UT	84104	5/30/2026
William Wells	Salt lake city	UT	84104	5/30/2026
Russell Ware	Salt Lake City	UT	84104	5/30/2026
Cynthia Ware	Salt Lake City	UT	84104	5/30/2026
Maria Roestenburg	Sandy	UT	84092	5/30/2026
Fernando Garcia	Draper	UT	84020	5/30/2026
Wendy Turner	Salt Lake City	UT	84105	5/30/2026
Burl Moimoi	Salt Lake City	UT	84124	5/30/2026
Aleah Jenson	Saint George	UT	84790	5/30/2026
Guillermo Ibanez	Salt Lake City	UT	84104	5/30/2026
Isaac Doubek	Salt Lake City	UT	84104	5/30/2026
Victoria feldman	Sandy	UT	84093	5/30/2026
London Robert	Spanish Fork	UT	84660	5/30/2026
Gloria Garcia	Mapleton	UT	84664	5/30/2026
Iris Arteaga	Eagle Mountain	TX	84005	5/30/2026
Cyndi Rowe	Salt Lake City	UT	84118	5/31/2026
Kenton Spackman	Riverdale	UT	84405	5/31/2026
Ameia Denos	Draper	UT	84020	5/31/2026
Scott Cummins	TOOELE	UT	84074	5/31/2026
Zac Anderson	Salt Lake City	UT	84106	5/31/2026
Kare McManama-Kearin	Salt Lake City	UT	84106	5/31/2026
Jack Abernathy	Murray	UT	84107	5/31/2026
Belle Miller	American Fork	UT	84003	5/31/2026
Sarita Prasad	The Bronx	NY	10466	5/31/2026
Kate Yeates	American Fork	UT	84003	5/31/2026
Alexandra Scott	Las Vegas	NV	89101	5/31/2026
David Hamilton	Jacksonville	FL	32258	5/31/2026
Trevan Young	Salt Lake City	UT	84189	5/31/2026
Brian Baldwin	Clearfield	UT	84015	6/1/2026
Kennedy Harris	St George	UT	84790	6/1/2026
Courtney Carlson	South Jordan	UT	84095	6/1/2026
Abigail islas	Kearns	UT	84010	6/1/2026
Carrie Marsh	Salt Lake City	UT	84124	6/1/2026
Trinity Powell	Ogden	UT	84404	6/1/2026
Alexis Nez	St. George	UT	84770	6/1/2026
Scott Dickson	Salt Lake City	UT	84129	6/1/2026
Amanda Murray	Washington	UT	84780	6/1/2026
Alyssa Means	Salt Lake City	UT	84118	6/1/2026
Sarah Lykins	Slc	UT	84104	6/1/2026

Deanne Conover	Draper	UT	84020	6/1/2026
Sully nayeli Obeso	Spanish Fork	UT	84660	6/1/2026
Ron Hylton	Heber	UT	84032	6/1/2026
Alec Wardell	Salt Lake City	UT	84081	6/1/2026
Lisa Burker	Salt Lake City	UT	84123	6/1/2026
Klarah Lupeamanu	Salt Lake City	UT	84189	6/2/2026
Grayson wickel	Salt Lake City	UT	84129	6/2/2026
Frances Lykins	Salt Lake City	UT	84104	6/2/2026
Jessica Rangel Olivera	West Valley City	UT	84120	6/2/2026
Brian Stowe	South Jordan	UT	84009	6/2/2026
Helen Black	Salt Lake City	UT	84104	6/2/2026
Jennifer Marchant	Salt Lake City	UT	84104	6/2/2026
Evelyn Cervantes	Salt Lake City		84120	6/2/2026
Cheryl Nicolosi	Heber City	UT	84032	6/2/2026
Michele Harer	American Fork	UT	84003	6/2/2026
Nancy Litchford	Ogden	UT	84403	6/2/2026
Kristine Widner	Salt Lake City	UT	84117	6/2/2026
Bonnie Marchant	Salt Lake City	UT	84104	6/2/2026
Finn Lee	Salt Lake City	UT	84128	6/2/2026
Kristofer Christensen	Provo	UT	84604	6/2/2026
Juliana Anaya	Centerville	UT	84014	6/2/2026
Track Arrington	Salt Lake City	UT	84109	6/2/2026
Nate bellows	Orem	UT	84058	6/2/2026
catherine watson	MAPLETON	UT	84664	6/2/2026
Sandra Garcia	Salt Lake City	UT	84108	6/2/2026
Jana oman	Midvale	UT	84047	6/3/2026
Melini Tukuafu	Salt Lake City	UT	84103	6/3/2026
Samuel Mills	Salt lake city	UT	84104	6/3/2026
alok vardhan	Salt Lake City	UT	84104	6/3/2026
Jenessa Fields	Salt Lake City	UT	84104	6/3/2026
Leslie Stratton	Salt Lake City	UT	84104	6/3/2026
Erica Skillings	Salt Lake City	UT	84104	6/3/2026
Joemalone Kaufusi	Salt Lake City	UT	84189	6/3/2026
Dwayne finau	South Jordan	UT	84104	6/3/2026
Martina hinojosa	Salt Lake City	UT	84189	6/3/2026
Aubrie Maxwell	Salt Lake City	UT	84104	6/3/2026
James Maxwell	Salt Lake City	UT	84104	6/3/2026
Jacob Myers	Salt Lake City	UT	84123	6/3/2026
Kevin Bell	Salt Lake City	UT	84111	6/3/2026
Etina Tuiono	Salt Lake City	UT	84189	6/3/2026
Micheal johnson	Salt Lake City	UT	84103	6/3/2026
Veronica Valdez	Salt Lake City	UT	84123	6/3/2026
Litia Rasmussen	Salt Lake City	NV	84104	6/3/2026
Lynne Robison	Salt Lake City	UT	84104	6/3/2026
Sunny Park	Salt Lake City	UT	84106	6/3/2026
Kathy Nelson	Salt Lake City	UT	84104	6/3/2026
Julie Whitaker	Mapleton	UT	84046	6/3/2026

Stefanie Robison	Salt Lake City	UT	84124	6/3/2026
David Workman	Salt Lake Cty	UT	84104	6/3/2026
Rae workman	Salt Lake City	UT	84104	6/3/2026
Marlene Little	Salt Lake City	UT	84104	6/4/2026
Priscilla wilcox	Salt Lake City	UT	84115	6/4/2026
tala paapme	West Valley City	UT	84119	6/4/2026
lyndee workman	salt lake city	UT	84104	6/4/2026
Dorian Diaemus	Salt Lake City	UT	84103	6/4/2026
Rick Lund	Salt Lake	UT	84104	6/4/2026
Shawn Byles	Salt Lake City	UT	84118	6/4/2026
Penny Peterson	South Jordan	UT	84095	6/4/2026
Mitchell Beauchaine'	Salt Lake City	UT	84115	6/4/2026
Colleen Brady	Utah	UT	84117	6/5/2026
J. R. Bess	West Jordan	UT	84084	6/5/2026
Pam VanCura	Salt Lake City	UT	84117	6/5/2026
Meridian Garcia	Salt Lake City	UT	84117	6/5/2026
Pat Annoni	Midvale	UT	84047	6/6/2026
Linda Hooper	Glendale	UT	84104	6/9/2026
Lilian perez	salt lake city	UT	84104	6/11/2026
Vera Hardenbrook	Salt Lake City	UT	84108	6/11/2026
Claudette Merino Flanders	Salt Lake City	UT	84104	6/11/2026
Cynthia tafolla	Salt Lake City	UT	84118	6/11/2026
Lus tafolla	Salt Lake City	UT	84104	6/11/2026
Tina Robinson	Salt Lake City	UT	84103	6/11/2026
Daniel Montoya	Salt Lake City	UT	84103	6/11/2026
Kj Anderson	Orem		84058	6/11/2026
rylie shepherd	Salt Lake City	UT	84123	6/11/2026
Muhammad Rashid	Brooklyn	NY	11233	6/11/2026
Amelie garay	Salt Lake City	UT	84121	6/11/2026
mary cheney	Centerville	UT	84014	6/11/2026
Robert Harris	Morgan	UT	84050	6/11/2026
Tiffany Maw	Ogden	UT	84404	6/11/2026
Dennis Olsen	Salt Lake City	UT	84118	6/11/2026
Yeimy Perez	Taylorsville	UT	84129	6/12/2026
Anthony Black	W VALLEY CITY	UT	84120	6/13/2026
Jesse Baker	Mesquite	NV	89034	6/13/2026
River Whitaker	Salt Lake City	UT	84118	6/13/2026
Samson KALONI	Salt Lake City	UT	84104	6/16/2026
Zach Hartlyn	SLC	UT	84104	6/17/2026
dmestek@msn.com dmestek@	Salt Lake City	UT	84094	6/17/2026
Sandra Buendia	Salt Lake City	UT	84101	6/18/2026
Evelyn Carter	Salt Lake City	UT	84104	6/18/2026
Keira Shinabery	New Philadelphia	OH	44663	6/18/2026
Kara Henderson	Salt Lake City	UT	84189	6/18/2026
Rachel Carpenter	American Fork	UT	84003	6/18/2026
Kaz Alvera	Salt Lake City	UT	84104	6/18/2026
Michael Haslam	Salt Lake City	UT	84121	6/18/2026

Buckley, Benjamin

From: Lani Whitaker [REDACTED]
Sent: Wednesday, July 1, 2026 10:16 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) transportation Issue

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

Benjamin,

I have looked into the transportation availability in the area in regard to the rezoning issue. There are only 3 bus routes in the area

Route 9 travels down California Ave every 15 minutes and the walk to the bus stop is 1/2 mile from the property at 1395 Van Buren

Route 509 also travels down California every 30 minutes and goes out farther west only in the early morning and late afternoon

Route 513 is the same as 509 early morning 2 trips and late afternoon also 2 times

By rezoning the property, the transportation issue makes it impossible to help families go carless because you need a car to get where you are going in a timely manner.

This shows it is not necessary to rezone the property at 1395 Van Buren

Ross Whitaker

Sent from [Outlook](#)

Kari Marty	Salt Lake City	UT	84104	6/19/2026
Kaedyn marty	Salt Lake City	UT	84106	6/19/2026
Angie Dangerfield	Taylorsville	UT	84129	6/19/2026
Lindsay McKay	Salt Lake City	UT	84104	6/19/2026
Lindsay McKay	Salt Lake City	UT	84104	6/19/2026
Latisha Hensley	Salt Lake City	UT	84104	6/19/2026
Crysta alsop	Salt Lake City	UT	84106	6/19/2026
Onil Louis	Orlando	FL	32808	6/19/2026
Deanna Reyes	Waco	TX	76706	6/19/2026
Oakleigh Cuda	Layton	UT	84041	6/19/2026
ljt ljt	Santa Barbara	CA	93117	6/19/2026
Rachel Horne	Lehi	UT	84043	6/19/2026
Elaine layton	Salt Lake City	UT	84189	6/20/2026
Ana Narvaez	Salt Lake City	UT	84104	6/20/2026
Babita Landes	Salt Lake City	UT	84104	6/20/2026
Richatd Grow	Salt Lake City	UT	84111	6/20/2026
Diana Grow	Salt Lake City	UT	84111	6/20/2026
Jenna Anderson	Salt Lake City	UT	84104	6/21/2026
Jesus Mota	Salt Lake City	UT	84107	6/21/2026
pedro solorio	Salt Lake City	UT	84107	6/21/2026
Erik Mota	Salt Lake City	UT	84107	6/21/2026
Emma mota	Salt Lake City	UT	84107	6/21/2026
Nancy delgado	Salt Lake City	UT	84094	6/21/2026
Victoria perez	Salt lake city	UT	84116	6/21/2026
Valerie Gomez	Kearns	UT	84118	6/21/2026
Jennifer Delgado	Salt Lake City	UT	84104	6/21/2026
Carlos Gutierrez	Millcreek	UT	89169	6/21/2026
Katie Figueroa	West Valley City	UT	84120	6/21/2026
Pedro Martinez	Provo	UT	84601	6/21/2026
Victor Martinez	Sandy	UT	84094	6/21/2026
Lorena Gonzalez	Utah	UT	85036	6/21/2026
Leonardo Acosta	1541 van buren circle Salt Lake City	UT	84104	6/21/2026
Melissa Nuttall	Salt Lake	UT	84118	6/21/2026
Duane Jess	Murray	UT	84123	6/21/2026
marisol Landa	Salt Lake City	UT	84109	6/21/2026
fernando landa	Salt Lake City	UT	84109	6/21/2026
♡ Shawnalee McDonough ♡	Layton	UT	84041	6/21/2026
April gill	slc	UT	84115	6/21/2026
Sandy Osborn	Sandy	UT	84094	6/21/2026
Julie Nuccitelli	South Jordan	UT	84095	6/21/2026
David Gally	Dallas	TX	75211	6/21/2026
Meghan Zach	Salt Lake City	UT	84152	6/22/2026
Jaimie Sparks	Saratoga Springs	UT	84045	6/22/2026
Wendy Garcia	Roy	UT	84067	6/22/2026
Carey Valentine	West Valley City	UT	84120	6/22/2026
Brianna Rossetti	Salt Lake City	UT	84129	6/23/2026

ATTACHMENT G: Department Review Comments

Public Utilities – Kristeen Beitel (kristeen.beitel@slc.gov)

Public Utilities comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval.

- With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- Please note that the water main serving these properties is only 4" in size and is undersized. This will likely need upsized during development. If a new fire hydrant is required or any fire hydrant relocation, then a water main upsize will be required to meet State Law requiring a minimum 8" diameter water main for fire hydrants.

Engineering – Corey Legge (corey.legge@slc.gov)

- No comments received.

Transportation – Jena Carver (jena.carver@slc.gov)

- Transportation has no concerns with the proposed zoning map amendment.

Fire – **Seth Hutchinson** (seth.hutchinson@slc.gov)

- *The comments provided are limited to the information that has been submitted and is for informational purposes only. Additional comments may arise as more information is provided, or an official application is made for a building permit.*
- Applicant shall do their own due diligence to ensure that the minimum requirements of all currently adopted construction and life safety codes, standards, and city ordinances are met.
- The rezone application is acceptable to fire; However, All fire and life safety code requirements must be met for any future development..

Building Code – Heather Gilcrease (heather.gilcrease@slc.gov)

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

Police – Andrew Cluff (Andrew.cluff@slc.gov)

- No public safety concerns. Might have more input once the planning phase begins just based on the area and some of the public safety concerns there.

Urban Forestry – Rick Nelson (rick.nelson@slc.gov)

- If the code for street trees is maintained, then Urban Forestry has no concern with this proposal.

Sustainability – Sophia Nicholas (Sophia.nicholas@slc.gov)

- No comments received.

Housing Stability – Heather Royal (heather.royall@slc.gov)

- No comments received.