



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Senior Planner, aaron.barlow@slc.gov, (801) 535-6182
Jenna Benson, Associate Planner, jenna.benson@slc.gov, (801) 535-7740
Date: July 8, 2026
Re: PLNPCM2026-00187 & PLNPCM2026-00209, Zoning Map and General Plan Amendments at 567 E Warnock Ave

Zoning Map and General Plan Amendments

PROPERTY ADDRESS: 567 E Warnock Ave
PARCEL ID: 16-19-427-001-0000
COMMUNITY PLAN AREA: [Sugar House Community Plan](#)
CURRENT LAND USE DESIGNATION: *Low Density Residential*
PROPOSED LAND USE DESIGNATION: *Medium Density Residential*
CURRENT ZONING DISTRICT: [R-1/7,000 \(Single-Family Residential\)](#)
PROPOSED ZONING DISTRICT: [RMF-35 \(Moderate Density Multi-Family Residential\)](#)
COUNCIL DISTRICT: District 7, Sarah Young

REQUEST:

Jillian Genessy with Altus Development Group, representing the property owner, is seeking approval of zoning map and general plan amendment petitions for the property at 567 E Warnock Ave. The applicant is requesting the following:

- 1. Zoning Map Amendment:** To rezone the property from R-1/7,000 (Single-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential).
- 2. General Plan Amendment:** To amend the site's land use designation in the Sugar House Community Plan Future Land Use Map from *Low Density Residential* to *Medium Density Residential*.

A petition (PLNPCM2025-01099) to vacate the alley abutting the east side of the property was approved by the City Council on July 21, 2026. The vacated alley is included in this request.

RECOMMENDATION:

Based on the findings in this staff report, Planning staff recommend that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map and General Plan Amendments with the following condition:

- A development agreement is recorded to ensure that any future development of the site incorporates the proposed community benefit of open space *available to the public*, that complies with the following:
 1. At least 1,800 square feet in size;
 2. Includes a shade structure or tree(s) providing at least 150 square feet of covered area. If trees are provided, the canopy at maturity may count toward the required minimum shade area; and
 3. Includes outdoor amenities designed to offer outdoor recreation and leisure opportunities, which may consist of playgrounds, seating areas, gardens, sports courts, barbecue grills, pet runs, or other similar features that encourage outdoor activity.

ATTACHMENTS:

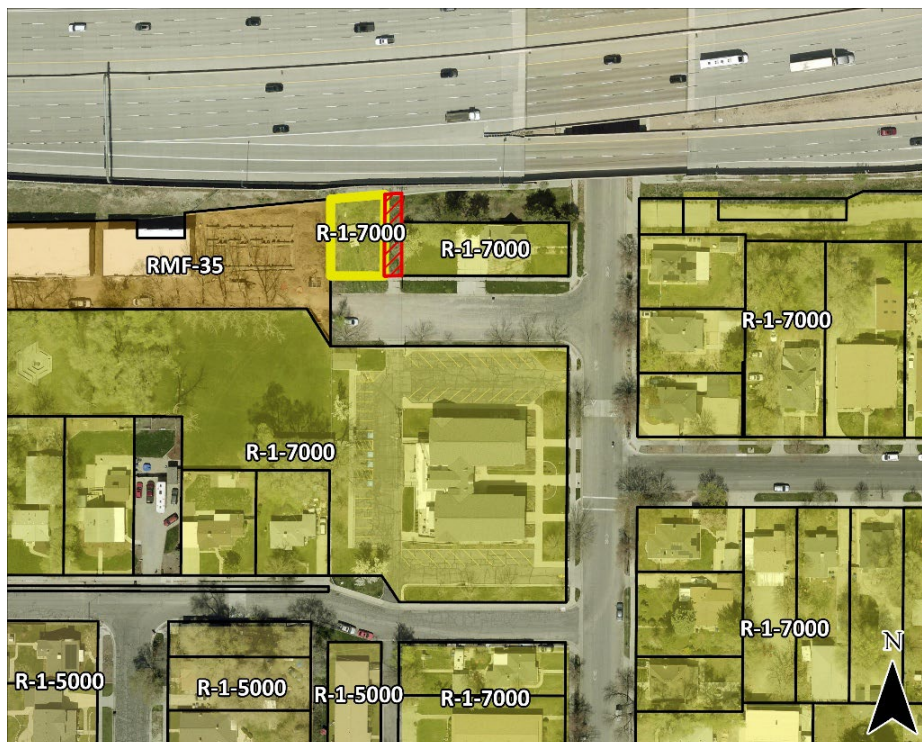
- A. [Vicinity Map](#)
- B. [Applicant Materials](#)
- C. [Property & Vicinity Photos](#)
- D. [Zoning Standards Comparison](#)
- E. [Zoning Map Amendment Standards](#)
- F. [General Plan Amendment Standards](#)
- G. [Citywide and General Plan Policies](#)
- H. [Public Process & Comments](#)
- I. [Department Review Comments](#)

PROJECT DESCRIPTION

Background:

The subject property is a single 0.09-acre lot located at 567 E Warnock Ave. The applicant is requesting a Zoning Amendment (rezone) for the property from R-1/7,000 (Single-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential). The applicant is also requesting an update to the site's land use designation in the Sugar House Community Plan Future Land Use Map from Low Density Residential to Medium Density Residential.

The applicant has submitted these requests with the intent of developing the vacant property with four attached townhome units. The applicant plans to integrate this property and the four dwelling units into the Woodland Commons townhome development at 2435 S 500 E. This development, also zoned RMF-35, is located immediately west of the site and is currently under construction. If approved, the townhome units at 567 E Warnock Ave would match the scale of those under construction at Woodland Commons on the 2435 S 500 E site.



Quick Facts

Property Address:

567 E Warnock Ave

Size: 0.09 acres | 3,754 sq ft

Existing Use: Vacant

Number of Residential Units Proposed: 4

Figure 1. The subject property is highlighted in yellow. The hatched red area highlights an adjacent alley vacation recently approved by the City Council, which is included in this proposal.

The subject site is located immediately south of Interstate-80. In the late 2000s, the property was purchased by the Utah Department of Transportation (UDOT) during an I-80 expansion. At the time, the property contained a single-family home, which was demolished shortly after UDOT's purchase of the property. The property has remained vacant and undeveloped since the home was demolished.

Current and Proposed Zoning:

The following provides an overview of the site's existing and proposed zoning designations.

Current Zoning Designation – [R-1/7,000 \(Single-Family Residential\)](#)

The subject property and lots to the east and south are located within the R-1/7,000 zoning district. The intent behind this zoning district is to create single-family homes on large lots and to preserve the scale, intensity, and character of existing residential neighborhoods. Under the current R-1/7,000 zoning, development is limited to one single-family dwelling per 7,000 square feet of lot area and 50 feet of lot width. This zoning district is meant to be located within areas that adopted city plans have identified as low-density residential.

Proposed Zoning Designation – [RMF-35 \(Moderate Density Multi-Family Residential\)](#)

The RMF-35 zoning district allows for a wider variety of residential building types and more flexibility in density. Permitted dwelling types in this district include two-family homes, cottage developments, row houses, and multi-family residential buildings. The purpose of the RMF-35 zoning district is to act as a transition between low-density neighborhoods and areas with higher land-use intensity. The lot immediately west of the subject property is also zoned RMF-35.

Comparison of Current and Proposed Zoning

Compared to the subject property's current R-1/7,000 zoning designation, RMF-35 offers greater flexibility in terms of unit types, configurations, and residential density. While the R-1/7,000 zone is designed to support detached single-family homes on larger lots, the RMF-35 zone allows for a broader variety of residential building types and higher residential density.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Review Processes: Zoning Map Amendment and General Plan Amendment

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

KEY CONSIDERATIONS

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

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. Neighborhood Context
3. Proposed Community Benefit

Consideration 1: Compliance with Relevant General Plan Policies

The City's adopted plans and policies provide a framework for examining the appropriateness of this request. Relevant planning documents include Salt Lake City's citywide plan (*Plan Salt Lake*), the City's housing plan (*Housing SLC*), and the neighborhood plan for this area (*Sugar House Community Plan*).

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

Several of the initiatives outlined in Plan Salt Lake's guiding principles *Growth*, *Housing*, and *Equity* are relevant to this request:

Guiding Principle 2 – Growth (pg. 19)

- *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.*

- *Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).*

Guiding Principle 3 – Housing (pg. 21)

- *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.*

Guiding Principle 11 – Equity (pg. 37)

- *Support policies that provide housing choices, including affordability, accessibility and aging in place.*

The goals outlined in Plan Salt Lake support the proposal. These goals encourage infill development, particularly where infrastructure and amenities are already in place to accommodate new growth. The request supports the development of underutilized land by allowing additional residential density on the site. The subject property benefits from its proximity to numerous public and private amenities, public transit services, and transportation corridors. The site provides access to recreational opportunities to support new residents while promoting walkability and public transit.

Housing SLC (2022)

Housing SLC identifies promoting missing middle housing types as a key strategy to address housing needs in Salt Lake City. Missing middle housing refers to small-scale, multi-unit housing types that offer a transition between single-family development and larger multi-family buildings. The proposal supports this objective by expanding the dwelling types and density allowed on the subject property. The plan also encourages increasing the City's overall housing stock and promoting stability amongst residents. The proposal

Sugar House Community Plan (2001)

The Sugar House Community Plan outlines several Community Development Objectives relevant to this proposal (pg. 1):

- *Maintain, protect, and upgrade Sugar House as a residential community with a vital supporting commercial core.*
- *Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area.*
- *Provide a mix of housing types, densities, and costs to allow residents to work and live in the same community. Locate higher density housing on or near public transportation routes to afford residents the ability to reduce their reliance on the automobile.*

The plan also lists several policies specific to the *Medium-Density Residential* land use type that support this proposal (pg. 2):

- *Encourage new Medium-Density housing opportunities in appropriate locations in Sugar House.*
- *Encourage a variety of densities in the Medium-Density range while ensuring the design of these projects is compatible with surrounding residential structures.*

The neighborhood plan emphasizes locating medium-density housing near community amenities, including commercial businesses and public transit, to reduce reliance on vehicles. Changing the zoning to accommodate a wider range of housing types and densities supports these goals by offering more housing options in an area with easy access to services, jobs, shopping, and transit.

The Sugar House Community Plan specifies location criteria for the Medium-Density Residential land use type. These include proximity to arterial and collector streets, the urban town center of the Sugar House Business District, and existing and planned open spaces. This proposal meets all of these criteria. As previously discussed, the mix of medium- and low-density housing in the area suggests support from the Sugar House Community Plan. Given the current density in the

neighborhood, the proposal would not significantly alter land use patterns or residential character.

Consideration 2: Neighborhood Context

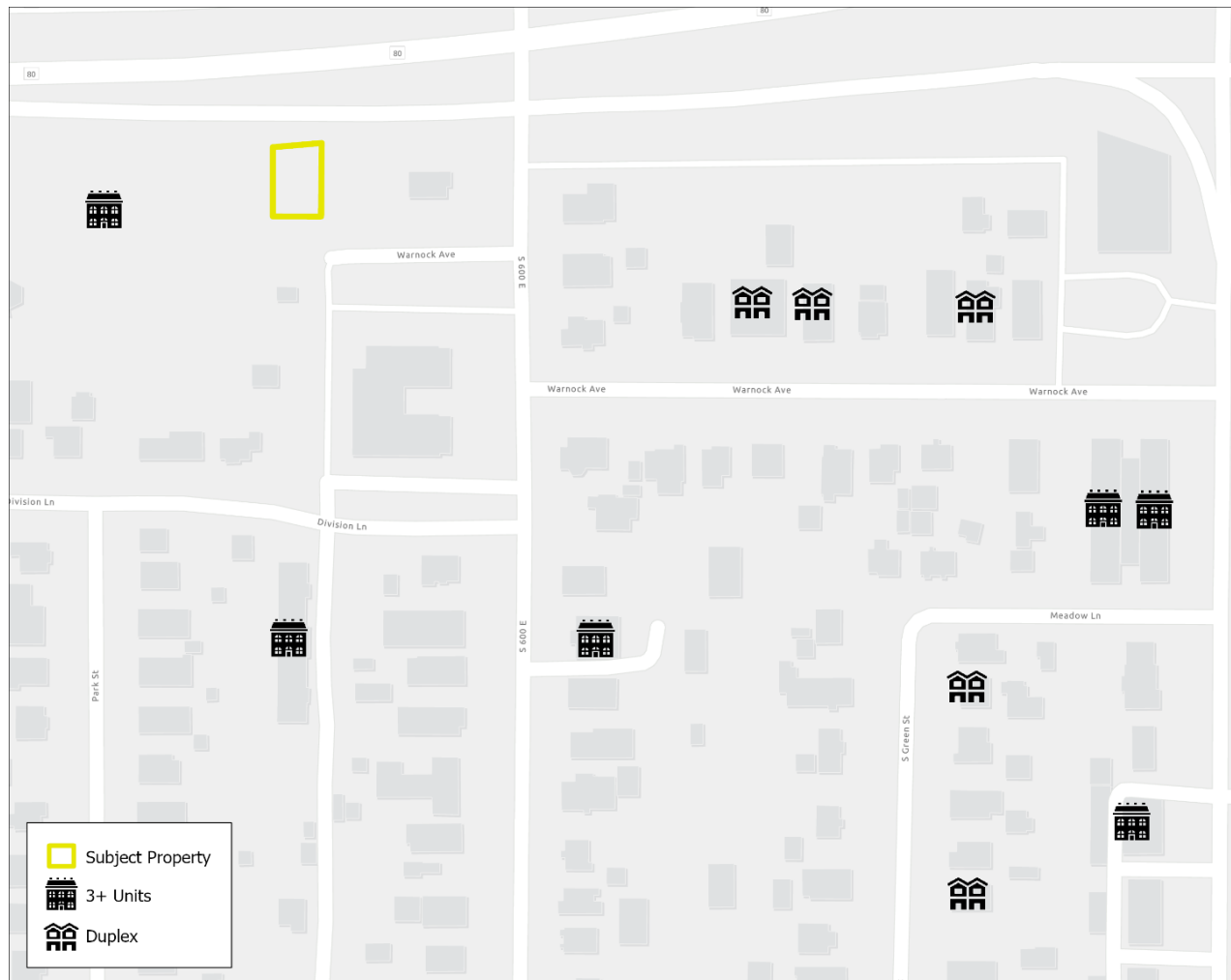


Figure 2. Duplexes and developments with three or more dwelling units near the subject property.

The subject property is located within Salt Lake City's Sugar House community, an area characterized by a mix of residential, commercial, and mixed-use development that supports a walkable business district. Lots in the area are generally compact and typically smaller than 7,000 square feet.

Residential Density

The immediate area surrounding the subject property is residential, with a mix of medium- and low-density residential uses. Although single-family homes make up a significant portion of the surrounding residential development, several duplexes, fourplexes, and other multi-family developments are located in the immediate area around the property.

Transportation

The property is located within half a mile of two S-Line stations, about 0.3 miles from the 500 East Station and 0.4 miles from the 700 East Station. A UTA Route 205 bus stop is just 0.1 miles away, offering regular service to Downtown Salt Lake City. Route 21 on 2100 South, approximately 0.5 miles from the site, provides frequent east-west bus service connecting to the University of Utah. The property also has convenient access to Parley's Trail, a shared-use trail that runs along the S-Line corridor, via bike lanes on both 500 and 600 East.

The Utah Transit Authority (UTA) is currently planning an extension of the S-Line, with construction anticipated to begin in 2026 and continue through mid-2027. The extension will add a new station at Highland Drive and Simpson Avenue, enhancing transit access to the Sugar House Business District and surrounding neighborhoods.

Infrastructure and Utilities

Warnock Avenue currently lacks public water and sewer services. While there is a storm drain in the vicinity, it is publicly and privately owned, and new development will need to address any ownership issues. New development will likely affect the property's water, sewer, and storm drain demands, so utility improvements paid for or built by the applicant will likely be necessary.

Community Amenities

The subject property is located within one mile of the Sugar House Business District, providing convenient access to a variety of shopping, food, entertainment, and cultural amenities. Access to the business district and its amenities is enhanced through UTA's S-Line and Parley's Trail.

Several parks and recreational amenities are nearby, including Bickley Park (~0.25 miles; in South Salt Lake), Fairmont Park (~0.5 miles), Fitts Park (~0.9 miles; in South Salt Lake), and Sugar House Park (~1.1 miles). The property is located approximately one-half mile from YouthCity at Fairmont Park, the Fairmont Aquatic Center, and the Sugar House Boys & Girls Club. The South Salt Lake Community Center is approximately 0.25 miles away from the property. The entrances to Nibley Golf Course and Forest Dale Golf Course are both approximately 0.6 miles away from the site. These amenities provide numerous recreational opportunities and community resources near the site.

Educational facilities are also easily accessible, with Nibley Park Elementary School roughly 0.5 miles from the subject property and Woodrow Wilson Elementary School in South Salt Lake, approximately 0.7 miles away.

Together, these nearby amenities provide future residents with convenient access to everyday services, transportation options, and recreation, supporting a well-connected, walkable neighborhood that reduces reliance on personal vehicles.

Consideration 3: Community Benefit

Per 21A.50.050.C, a community benefit must be proposed as part of any request for a zoning map or general plan amendment:

"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."

As part of this request for zoning map and general plan amendments, the applicant has proposed dedicating public open space to fulfill this requirement. The proposed open space measures approximately 30 feet wide by 75 feet deep and would be located on the east end of the subject site. The open space will serve as a buffer between the proposed units at 567 E Warnock Ave and the single-family lot to the east.

The proposed community benefit aligns with the requested zoning map change. The request to rezone from R-1/7,000 to RMF-35 is a relatively small increase in development potential. Considering the site's size and relevant development standards, the zoning change would likely allow only 4 to 5 additional dwelling units than are currently permitted. Staff believes that the proposed public open space is an appropriate community benefit, proportionate to the scope of the zoning change.

The open space will include land from the alley vacation approved by the City Council on July 21, 2026 (PLNPCM2025-01099). The applicant has also submitted a petition for a lot line adjustment (PLNSUB2026-00597) to acquire the remainder of the alley and 15 feet of the lot to the east. This adjustment is necessary to provide the area for the open space.

An analysis of the Standards for Community Benefits is outlined in [Attachment E](#). The City Council has final authority regarding the proposed Community Benefit. The City Council may accept the proposed public benefit, modify the benefit, require a different public benefit, or waive the public benefit based on the merits of the proposal. Upon approval, the details of the Community Benefit will be recorded in a Development Agreement with the City.

STAFF RECOMMENDATION

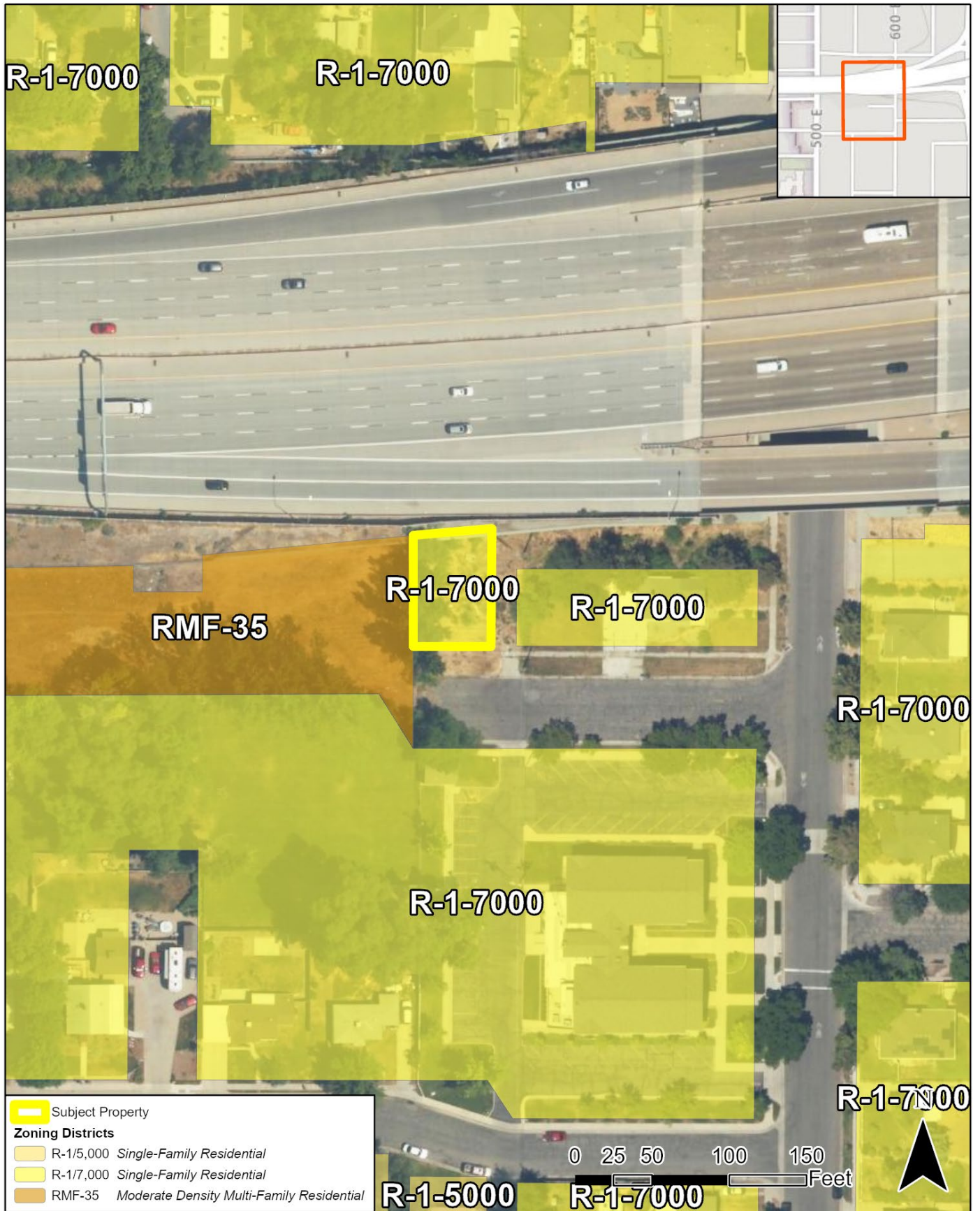
Based on the information and findings in this report, as well as the goals and policy statements in the applicable plans, Planning staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map and General Plan Amendments, with a condition that the proposed open space area is accessible to the public.

NEXT STEPS

The Planning Commission can recommend approval or denial of the proposal and may include conditions or request changes as part of the recommendation. This recommendation, along with any conditions or changes, will be sent to the City Council, which will hold a briefing and an additional public hearing on the proposed General Plan and Zoning Map Amendments. The City Council may modify the proposal as they see fit and decide to approve or deny this request.

If ultimately approved by the City Council, the changes would be incorporated into the Sugar House Community Plan and City Zoning map. However, if the City Council does not approve the proposed zoning amendment, the property would remain subject to the standards of the R-1/7,000 zoning district.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Applicant Materials

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March 4, 2026

Aaron Barlow
Senior Planner
Salt Lake City Corporation
451 South State
Salt Lake City, UT 84111
Aaron.barlow@slc.gov

Re:

Zoning Change for 567 E Warnock Avenue and neighboring alley way to RMF-35
PLNPCM2026-00187

On behalf of the Owners, Gray Willow, LLC and the Developer, Altus Development Group, we wish to submit this application for a zoning amendment from the proposed R-1-7000 to RMF-35. This Zoning amendment request includes our parcel at 567 E Warnock Avenue and an adjacent alley to the East of our parcel and to the west of a parcel located at 2434 S. 600 E. The above-mentioned alley has a vacation petition in process known as PLNPCM2025-01099.

A. Project Description A. A statement declaring the purpose for the Zoning amendment;

This zoning amendment will allow for a medium density residential typology that fits in with the Sugar House Community Master Plan, Growing SLC: A 5 Year Housing Plan, and Plan Salt Lake. All of which call for more housing options, specifically for medium density housing like row-houses.

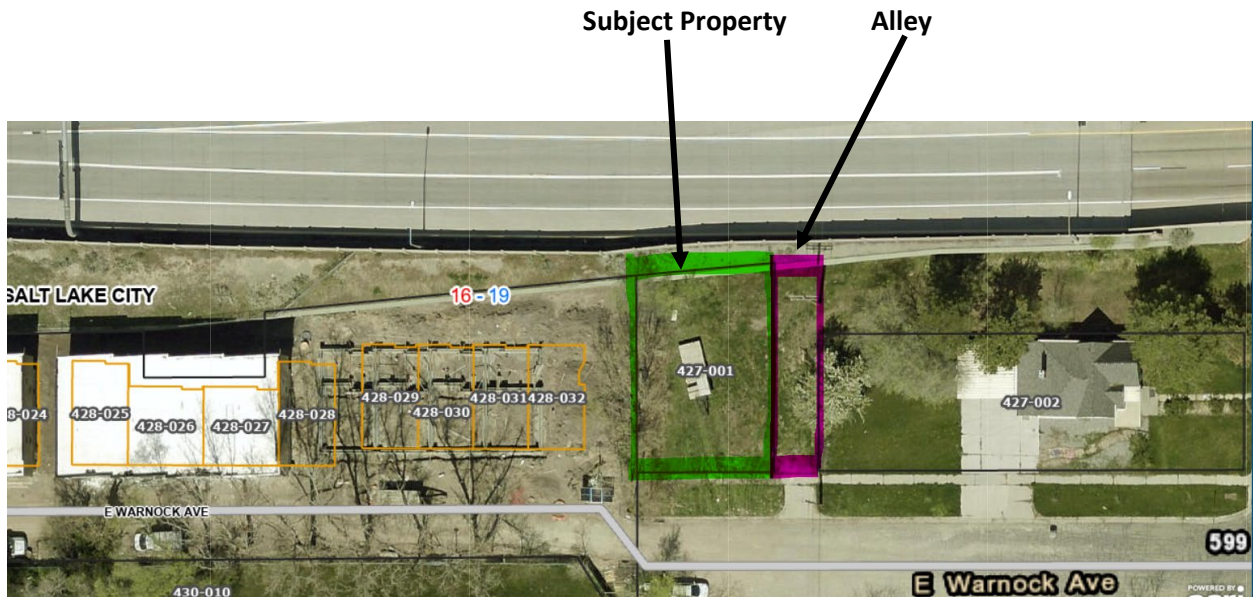
B. A description of the proposed use of the property being rezoned. The use of the property being rezoned will be the third phase of the Woodland Commons development on the two western adjacent sites. It will include 4 row-houses in 1 building for a total of 8 buildings across all three sites. The lot will be consolidated and share a common through street connecting 500 East to Warnock Avenue.

C. List the reasons why the present zoning may not be appropriate for the area. Current zoning in the neighborhood includes a mix of densities near our site, including RMF-35 of the first phase of the project and other nearby sites. Moreover, several properties nearby share non-conforming uses with greater density. This includes the property adjacent to the south with a density of 8.3 dwelling units per acre, as well as the property directly across 500 East which features density of 13.3 dwelling units per acre. Additionally, while most zoning on Warnock cutting the highway is R-1-7000, this area which has very similar characteristics to the site of Woodland Commons, is shown as medium-density on the Future Land Uses Map.

D. Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.

1. Address: 567 E Warnock Avenue, Salt Lake City, UT 84106; Parcel Number: 16-19-427-001-0000;
Legal Description: BEG 1 RD W FR SW COR LOT 122 HANSEN'S ADD TO FOREST DALE W 49.9 FT N 72.3 FT E'LY 50 FT M OR L S 76.44 FT TO BEG BEING IN LOT 5 BLK 43-10-AC-A. 5162-868 8450-8671 8450-8673 9129-4007 9250-0852

2. Alley Parcel Information pending



Thank You
Jill Genessy
Asset Manager
Altus Development Group, LLC



March 12, 2026

Aaron Barlow
Senior Planner
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451 South State
Salt Lake City, UT 84111
Aaron.barlow@slc.gov

Master Plan Amendment- PLNPCM2026-00209
Zoning Amendment – PLNPC2026-00187
Alley Vacation - PLNPCM2025-01099
567 East Warnock Avenue
Vacant Alley – Address not assigned

Zoning Map Amendment and Master Plan Amendment Application Narrative

Statement of Purpose

On behalf of the property owners, Gray Willow, LLC, and the Developer, Altus Development Group, we respectfully submit this application to request a Zoning Map Amendment and a Master Plan Amendment for the property located at 567 E Warnock Avenue and the adjacent alley located immediately east of the subject property and west of the parcel located at 2434 S. 600 East.

1. **Zoning Map Amendment:** Amend the Salt Lake City Zoning Map designation from R-1-7000 (Single family Residential) to RMF-35 (Moderate Density Multi-Family Residential) for the subject property and the adjacent alley area.
2. **Master Plan Amendment:** Amend the Sugar House Master Plan Land Use Map designation from Low Density Residential to Medium Density Residential for the subject property.

Justification

The proposed amendments are consistent with the broader development pattern in the surrounding neighborhood. The subject property is located in close proximity to major transportation corridors, including **500 East**, which provides transit access and connections to nearby commercial and employment areas. A bus stop is located near the primary entrance to the Woodland Commons development, providing convenient access to public transportation.

The surrounding area includes a mix of residential densities, including the RMF-35 zoning approved for the first phase of the Woodland Commons development, as well as other nearby properties along Warnock Avenue. Several properties in the vicinity also contain higher-density or nonconforming residential uses, demonstrating that moderate-density housing is already part of the established neighborhood pattern.

The proposed townhomes support the Sugar House Master Plan's policies encouraging medium-density residential development in appropriate locations. The project will contribute to the neighborhood by

increasing housing opportunities, adding variety to the local housing stock, and reinforcing long-term residential investment in the area while remaining compatible with surrounding properties.

The requested amendments would facilitate the development of additional housing opportunities within the city while supporting efficient land use and proximity to existing infrastructure, services, and amenities. The amendment will also allow the subject property to be incorporated into and complete the Woodland Commons Townhome Development currently under construction, ensuring a cohesive and well-planned residential project rather than leaving an isolated parcel undeveloped.

The proposed Master Plan and Zoning Map amendments bring the subject property into alignment with the surrounding development pattern and allow the parcel to be incorporated into the existing Woodland Commons Townhome Development, completing a cohesive residential project that is consistent with adopted planning policies and compatible with nearby residential uses.

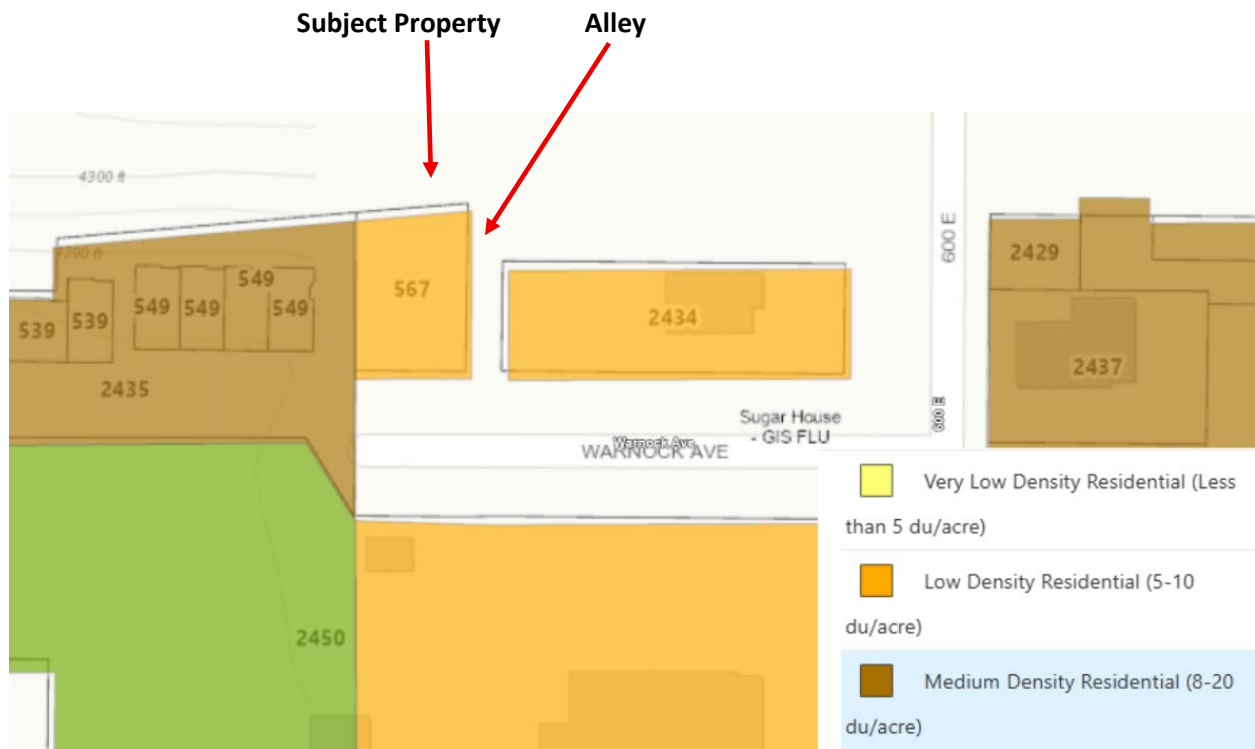
Consistency with the Sugar House Master Plan

The proposed Master Plan amendment from Low Density Residential to Medium Density Residential is consistent with the goals of the Sugar House Master Plan, which encourages a variety of housing types and moderate-density residential development in areas with access to existing infrastructure, services, and transportation corridors.

The proposed townhome development supports these goals by providing additional housing opportunities while remaining compatible with the scale and character of the surrounding neighborhood.

Current Sugar House Future Land Use Map





General Description of Proposed Future Development

The requested amendments are intended to facilitate the incorporation of the property located at 567 E. Warnock Avenue, along with the adjacent alley to the east, into the neighboring Woodland Commons Townhome Development, which is currently under construction.

Following approval of the requested amendments, the subject property and alley area will be combined with the existing development site to allow for the continuation and completion of the planned townhome community.

Future Use

The subject property located at 567 E. Warnock Avenue, together with the adjacent alley to the east, is proposed to be incorporated into the Woodland Commons Townhome Development. Upon approval of the requested zoning and master plan amendments, the property will be used for moderate-density residential development as part of the existing townhome community.

The proposed development will include a four-unit residential townhome building designed to match and be consistent with the architecture and design of the neighboring townhomes currently under construction.



Density

The proposed development of the subject property will include four residential dwelling units.

Scale of Development

The proposed development will consist of four residential townhome units integrated into the existing Woodland Commons Townhome Development. The scale and design of the additional units will be consistent with the existing development and compatible with the surrounding residential neighborhood.

Timing of Development

Development of the project is anticipated to commence once construction plans have been completed and all necessary approvals and permits have been obtained from the City.

Anticipated Impact to Existing Land Uses

The proposed development is not expected to create adverse impacts on surrounding land uses. The project will be integrated into the existing Woodland Commons Townhome Development and will be consistent in scale, density, and design with nearby residential properties. The development will contribute to the completion of a cohesive residential project and will maintain compatibility with the surrounding neighborhood.

Subject Property

- **567 East Warnock Avenue**
 - Parcel 16-19-427-001-0000
 - Legal Description: BEG 1 RD W FR SW COR LOT 122 HANSEN'S ADD TO FOREST DALE W 49.9 FT N 72.3 FT E'LY 50 FT M OR L S 76.44 FT TO BEG BEING IN LOT 5 BLK 43-10-AC-A. 5162-868 8450-8671 8450-8673 9129-4007 9250-0852

- **Alley**
 - To be determined

Zoning Ordinance Text Amendment

Is the request amending the Zoning Map?

No. This request does not involve amending the text of the zoning ordinance. The application is limited to a Zoning Map Amendment and Master Plan Land Use Amendment.

Community Benefit

The proposed amendments provide several community benefits:

Additional Housing Opportunities

The amendment allows for four additional residential units, contributing to the City's goal of increasing housing opportunities within established neighborhoods.

Efficient Use of Land

Incorporating the subject property and adjacent alley into the Woodland Commons Townhome Development ensures efficient use of land and eliminates an isolated underutilized parcel.

Completion of a Planned Residential Development

The amendment allows the final integration of the subject parcel into the Woodland Commons Townhome Development, resulting in a cohesive and thoughtfully planned residential community.

Transit Accessibility and Infrastructure Efficiency

The site is located near the 500 East transportation corridor and nearby transit service, allowing residents access to public transportation and existing infrastructure without requiring significant new public investment.

Neighborhood Compatibility and Investment

The proposed townhomes will match the scale, design, and character of the existing Woodland Commons development and surrounding residential properties, reinforcing long-term neighborhood investment and stability.

Additional Property Information

Dwellings

The subject property is currently vacant. The parcel was recently acquired from the Utah Department of Transportation (UDOT), which previously owned the property. Prior to the sale, UDOT demolished a single-family residence that had been located on the site; however, the applicant is not aware of the timeframe in which the structure was removed.

Square Footage and number of bedrooms for each dwelling unit.

Not Applicable at this time.

The current cost of rent and the cost of rent for the previous 36 months.

None. The property is currently vacant.

The total number of people residing on the property.

None.

Conclusion

The proposed amendments represent a logical extension and completion of the Woodland Commons Townhome Development currently under construction. The subject property is located near the 500 East transportation corridor, where transit service is available and where a mix of residential densities already exists. The surrounding neighborhood includes a combination of single-family homes, moderate-density residential uses, and previously approved RMF-35 zoning associated with the first phase of the Woodland Commons project. Incorporating the subject parcel into the existing development will eliminate an isolated underutilized lot and allow for a cohesive and well-planned residential project. The proposed four-unit townhome building will be consistent in design and scale with the existing development and will support the Sugar House Master Plan's goals of encouraging appropriate medium-density housing in areas with access to existing infrastructure, services, and transit.

Thank You
Jill Genessy
Asset Manager
Altus Development Group, LLC

ATTACHMENT C: Property & Vicinity Photos



Subject Property – 567 E Warnock Ave.



Woodland Commons townhome development located directly west of the subject property at 2435 S 500 E.



Single-family home located east of the subject property at 2434 S 600 E.



LDS Church located south of the subject property at 2450 S 600 E.

ATTACHMENT D: R-1/7,000 and RMF-35 Zoning Standards Comparison

R-1/7,000 (Single-Family Residential)

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 by the future land use map in the applicable community 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-35 (Moderate Density Multi-Family Residential)

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

Standard	R-1/7,000	RMF-35 <i>Row House Building Form</i>
Maximum Building Height	28' for pitched roofs 20' for flat roofs	35'
Minimum Front Yard	Average of block face or 20'	10'
Minimum Rear Yard	25'	10'
Minimum Interior Side Yards	6' on one side and 10' on the other	10'
Minimum Lot Area	7,000 sq ft	750 sq ft per unit
Minimum Lot Width	50 ft	No minimum
Maximum Building Coverage	40%	N/A
Landscaping Buffer (21A.48)	N/A	10'* <i>When abutting a single-family zoning district.</i>

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: Staff finds this proposal is consistent with and supports adopted City goals and objectives. [Key Consideration 1](#) and [Attachment F](#) provide further analysis of relevant standards and objectives in the City's adopted planning documents.

The proposed zoning map amendment aligns with initiatives found in relevant adopted neighborhood and city-wide plans. Guiding principles in Salt Lake City's general plan, *Plan Salt Lake* (2015), encourage the development of underutilized land, locating new housing near existing amenities and infrastructure, and increasing medium-density housing where appropriate.

Housing SLC (2023), the City's 5-year housing plan, also encourages the development of missing middle housing to bridge the gap between larger apartment buildings and single-family homes.

The *Sugar House Community Plan* (2001) emphasizes locating housing near amenities and transit to reduce vehicle dependency and encouraging medium-density housing where appropriate.

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

Finding: Complies

Discussion: The proposed amendment generally meets the intent of applicable purpose statements within the zoning ordinance. Applicable purpose statements from the zoning ordinance are included below.

The proposal is expected to further the general purposes of the zoning ordinance and intends to increase the allowable density at the site to complement a project currently underway directly to the west.

Rezoning the site from R-1/7,000 to RMF-35 would increase housing capacity in an area served by existing infrastructure and community amenities. The proposal would support more efficient land use by concentrating growth and providing diverse housing options. The proposal aligns with goals to distribute land uses in a manner consistent with neighborhood planning, while encouraging the efficient use of public resources.

The rezone could also contribute to broader objectives, such as reducing traffic congestion by limiting vehicle dependency, supporting the local tax base, and promoting environmental protection through sustainable development patterns.

As other sections of this report have discussed, the proposal would support the purpose of the RMF-35 zone by allowing medium-density residential development in an area served by existing amenities that also contains a mix of housing densities and land uses.

3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;
Finding: Complies
Discussion: Although the proposed map amendment would permit denser development on the property, the site is expected to adequately support future growth without causing negative impacts on neighboring properties. Regulations for properties within the RMF-35 zoning district are designed to reduce potential impacts on lower-density properties, like the adjacent single-family lot. Properties to the west are already within the RMF-35 district.
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: The subject property is not located within an overlay district.
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: The site is not currently served by public water or sewer. Staff from the Department of Public Utilities have noted that the property owner will be responsible for any improvements to water, sewer, and storm drain systems required to develop the site. The Department of Public Lands has also noted that the level of service in this area for parks owned by Salt Lake City, Salt Lake County, and South Salt Lake is lower than the department's target. Significant improvements planned for Fairmont Park using General Obligation (GO) Bond funding may slightly improve the level of service for the area in the near future. See Attachment H for full comments from staff regarding the proposal.
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 subject property is located within a half mile of two S-Line stations, approximately 0.3 miles from the 500 East Station and 0.4 miles from the 700 East Station. UTA is currently planning an extension of the S-Line, with construction anticipated to begin in 2026 and continue through mid-2027. The extension will add a new station at Highland Drive and Simpson Avenue, reducing vehicle reliance and enhancing transit access to the Sugar House Business District and surrounding neighborhood. A UTA Route 205 bus stop is located 0.1 miles from the property, providing direct transit access to Downtown Salt Lake City. The property also has convenient access to Parley's Trail, a shared-use trail that runs along the S-Line corridor, via bike lanes on both 500 and 600 east.

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: The subject property is located near a variety of parks, schools, commercial services (including the Sugar House Business District), transit, and other community amenities. This proximity provides current and future residents with convenient access to daily needs, recreational opportunities, and services while supporting walking, biking, and transit.
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 increase of development potential that may be created by the proposal would not have an impact on public safety resources.
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: Not Applicable
Discussion: The lot has been vacant for nearly two decades. No residents will be displaced as part of this proposal.
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 businesses located within the boundary of the proposed amendment.
11. The community benefits that would result from the proposed map amendment, as identified in Section 21A.50.050.C;
Finding: Complies
Discussion: Please review staff's analysis of the Community Benefit Standards below.

Community Benefit Standards

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

Community Benefit Type

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

Finding: Complies

Discussion: The applicant has proposed dedicating open space as their community benefit, satisfying 21A.50.050.C.1.c.

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: Not Applicable

Discussion: Four units are proposed to be constructed at the site and provided at market rate.

- 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: No commercial space is included in this proposal. This standard is not applicable to the proposed community benefit.

- 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: Complies

Discussion: According to draft plans provided by the applicant, the proposed open space would be roughly 2,300 square feet—more than half the size of the subject property before accounting for setbacks, landscape yards, or open space requirements. The applicant has also indicated that site amenities may include a pergola and barbecue grills.

The proposed community benefit is proportional to the requested zoning map amendment. The request would rezone the property from R-1/7,000 to RMF-35, which is a relatively modest increase in development potential. Based on the site's size and applicable development standards, the proposed zoning would likely allow only four to five additional dwelling units beyond what could be achieved under the existing zoning. Staff finds that the proposed public open space is an appropriate community benefit, commensurate with the scale of the requested zoning change.

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

Finding: Not Applicable

Discussion: This standard is related to the dedication of natural lands or natural resources, which is not proposed as a community benefit.

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

Finding: Not Applicable

Discussion: The site is currently vacant. This standard is not applicable to the proposed community benefit.

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: Any public infrastructure improvements needed will only be made to support the additional units on the subject site and will not expand capacity for future development.

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

Finding: Complies

Discussion: Planning staff did not receive any commentary or feedback from residents or recognized community organizations about the proposed community benefit.

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

Finding: Complies

Discussion: The proposed community benefit is consistent with multiple goals and policies in citywide plans by providing publicly accessible park space with amenities for residents of the proposed development and the surrounding area. As noted by Parks and Public Lands staff, public space is limited in this part of the City. The proposed community open space adds much-needed public space that advances goals regarding access to parks and open space, increasing recreational opportunities, and supporting healthy, livable communities, as outlined in Plan Salt Lake and other adopted citywide plans.

ATTACHMENT F: General Plan Amendment Standards

General Plan Amendments

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

The intent of this section is to establish a list of factors that the planning commission and city council should consider when evaluating a proposed plan or plan amendment. Each factor should be considered with the understanding that not all factors will be applicable to all petitions.

- A. If an amendment is approved by the city council, no certificate of occupancy shall be issued until the property owner demonstrates compliance with the Council approval, an applicable development agreement, and this chapter if required by the approval.
- B. Consideration Factors: In reviewing a proposal to modify the general plan, the planning commission and city council should consider, but are not limited to, the following factors:

1. Whether the proposal is consistent with citywide policies.

Finding: Complies

Discussion: As outlined in [Key Consideration 1](#) and [Attachment F](#), staff finds this application to be consistent with the City's adopted policies in *Plan Salt Lake* (2015) and *Housing SLC* (2023). These plans encourage missing-middle housing, the redevelopment of underutilized land, and new residential development in areas with existing transit and infrastructure. The proposal supports these objectives by increasing housing opportunities in a location with transit access and a variety of community amenities, advancing the City's goals for mobility, housing diversity, sustainable growth, and improved air quality.

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

Finding: Complies

Discussion: The proposal supports the objectives of the *Sugar House Community Plan* (2001), which promote housing diversity and the development of medium-density housing in appropriate areas. The plan encourages new housing in areas located near transit, the Sugar House Business District, and other community services and amenities. Staff finds the proposal supports implementation actions to enhance livability, increase access to transit, and reduce vehicle dependency.

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

Finding: Complies

Discussion: Since the Sugar House Community Plan was adopted in 2001, the area has experienced significant changes. These include the construction of UTA's S-Line and updated citywide housing goals, both driven by population growth. These developments have increased the demand for higher-density development near transit infrastructure to address housing and mobility needs. The proposal reflects these changing conditions and needs, and an update to the adopted plan is warranted.

4. Whether the goals, policies, or implementation actions of the plan to be amended have been achieved, are no longer relevant to or capable of addressing the current issues or needs of the neighborhood or the city, or are no longer aligned with policies in citywide plans.
Finding: Complies
Discussion: The proposed amendment realigns the area’s land use designations with current City priorities for density and transit access. This change maintains policy consistency between local and citywide plans.
5. For petitions submitted by a property owner, the extent, effectiveness, and proportionality of the public benefit proposed by the petitioner to the increase in development potential if the proposal were to be adopted by the city council.
Finding: Complies
Discussion: The applicant’s proposal to dedicate community open space is sufficient for this request. The Department of Public Lands has observed that the current level of service at this site and in the surrounding area, which includes parks owned by Salt Lake City, Salt Lake County, and South Salt Lake, falls below the department’s target. The dedication of open space addresses this deficiency for residents at the site and in nearby areas. The proposed community benefit aligns with the zoning change, from R-1/7,000 to RMF-35, which modestly increases development potential. The new zoning would likely allow only four to five more units than current standards. Staff considers the proposed public open space to be an adequate community benefit, proportional to the change.
6. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
Finding: Not Applicable
Discussion: The lot has been vacant for approximately two decades. No residents will be displaced as part of this proposal.
7. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.
Finding: Not Applicable
Discussion: There are no businesses located within the boundary of the proposed amendment.
8. The potential impacts to properties in the immediate vicinity of the proposal.
Finding: Complies
Discussion: The zoning map amendment would allow construction of a new building form, permit greater density, and slightly increase the allowed height at the site compared to what is currently permitted in the R-1-7,000 zoning district. These changes could affect the property zoned R-1-7,000 directly to the east. The applicant has proposed locating the dedicated open space on the east side of the development, creating a buffer between the single-family lot and the development.

9. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property based on the additional development potential of future development.
Finding: Complies
Discussion: The site currently lacks public water or sewer connections. Staff from the Department of Public Utilities noted that the property owner will be responsible for any upgrades to water, sewer, and storm drain systems needed for development. See Attachment I for staff's full comments on the proposal.
10. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.
Finding: Complies
Discussion: The increase in development potential that may be created by the proposal would not have an impact on public safety resources.
11. The potential impacts to any other city service, infrastructure, or resource that may be impacted by the increase in development potential that may result from the proposed amendment.
Finding: Complies
Discussion: The proposed amendment will have minimal impact on other city services, such as parks, waste collection, and transportation infrastructure. The location is in close proximity to transit and major corridors, which will help reduce vehicle dependency and associated service demands. Overall, the proposal represents an efficient use of city resources and is an example of sustainable city growth.

ATTACHMENT G: Citywide and General Plan Policies

The tables below contain language from several adopted plans that are applicable to this proposal. The table also briefly discusses how the language may apply to the proposal and whether the proposed zoning map and general plan amendments are consistent with the language.

In general, several citywide policies support zoning changes that accommodate additional housing opportunities, particularly those to accommodate further growth and meet the housing needs of residents of all income levels. There are numerous policies in Plan Salt Lake and other City plans that do support the zoning map and general plan amendments.

[Sugar House Community Plan \(2001\)](#)

Residential Land Use Policies (pg. 2)	Status	Discussion
<i>Strengthen and support existing neighborhoods by considering appropriate adjacent land uses.</i>	Consistent	The proposal would provide additional housing opportunities while remaining consistent with existing conditions.
<i>Design new developments with the following in mind:</i> • <i>Creating more affordable housing;</i> • <i>Locating transit and park facilities near residences;</i> • <i>Creating useable connections to existing and future pedestrian and bike path systems; and</i> • <i>Addressing the scale and positive architectural attributes of adjacent housing.</i>	Neutral/Consistent	The proposal does not include affordable units but will contribute to increasing the city's housing supply. If approved, the development would be located near transit and park facilities and connect to existing pedestrian and bike path infrastructure. The scale of the proposal is not out of place with what exists in the neighborhood.
Medium-Density Residential Location Criteria (pg. 2)	Status	Discussion
<i>Proximity to arterial or collector streets.</i>	Consistent	The site is 0.1 miles from 500 East, a collector street, and 0.2 miles from 700 East, an arterial street.
<i>Proximity to higher density residential areas, mixed-use areas, neighborhood commercial nodes or the urban town center of the Business District.</i>	Neutral/Consistent	The site is located about 1.2 miles from the Sugar House Business District, the mixed-use commercial core of the Sugar House area. Access to this area is enhanced by transit, though the site is separated from it by a distance that limits direct pedestrian access.
<i>Proximity to existing and proposed parks and open space.</i>	Neutral/Consistent	Numerous parks, open spaces, and other recreational amenities are located near the site. The Department of Public Lands has noted that the level of service for parks owned by Salt Lake City, Salt Lake County, and South Salt Lake in this area is lower than the department's target.
Medium-Density Residential Policies (pg. 2)	Status	Discussion

<i>Encourage new Medium-Density housing opportunities in appropriate locations in Sugar House.</i>	Neutral/ Consistent	The proposal would increase housing opportunities in an area near amenities and with similar existing residential density. However, the Sugar House Community Plan does not identify this site for “potential infill and reuse areas.”
<i>Encourage a variety of densities in the Medium-Density range while ensuring the design of these projects is compatible with surrounding residential structures.</i>	Consistent	The proposal would introduce new density to the area while remaining consistent with the neighborhood’s existing residential density.

Housing SLC (2022)

Goals (pg. 6)	Status	Discussion
Goal 1: <i>Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.</i>	Consistent	The proposal contributes to the broad goal of increasing Salt Lake City’s housing supply.
Goal 2: <i>Increase housing stability throughout the city.</i>	Consistent	The proposed zoning map amendment would allow additional housing types and densities to help relieve price-increase pressures on existing housing.

Thriving in Place: Salt Lake City’s Anti-Displacement Strategy (2023)

Five Guiding Principles – Increase Housing Everywhere	Status	Discussion
Strategic Priority 3C (pg. 48): <i>Create more diverse housing choices in all areas so that people can find housing that meets their needs in locations that work for them.</i>	Consistent	The proposal would diversify housing supply in an area well served by community amenities, transit, and other resources. Similar residential density exists in the area, and the proposal would increase housing options for residents.
Strategic Priority 3E (pg. 52): <i>Prioritize long-term affordability, integration of support services, and access to transit and other amenities to create stable living environments where lower income families and residents can thrive.</i>	Neutral/ Consistent	Although the proposal does not include affordable dwelling units, the subject site is located near transit and other amenities, providing a living environment that supports residents and alleviates costs in areas outside of housing, such as transportation.

Plan Salt Lake (2015)

Goals/Initiatives	Status	Discussion
Sustainable Growth and Development – Diverse Mix of Uses (pg. 9): <i>By creating places with a diverse mix of uses, building types, connections, and transportation options, people have the choice of where they live, how they live, and how they get around. As our City grows and evolves overtime, having a diverse mix of uses in our neighborhoods citywide will become increasingly important to accommodate responsible growth and provide people with real choices.</i> Growth – Initiative 2.2 (pg. 19): <i>Encourage a mix of land uses.</i>	Consistent	The proposal would locate new housing opportunities in an area well served by transit, community amenities, and other resources.
Sustainable Growth and Development – Density (pg. 9): <i>Density and compact development are important principles of sustainable growth, allowing for more affordable transportation options and creating vibrant and diverse places. Density in the appropriate locations, including near existing infrastructure, compatible development, and major transportation corridors, can help to accommodate future growth more efficiently. This type of compact development allows people to live closer to where they work, recreate, shop, and carry out their daily lives, resulting in less automobile dependency and greater mobility.</i> Growth – Initiative 2.1 (pg. 19): <i>Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.</i> Housing – Initiative 3.4 (pg. 21): <i>Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.</i> Housing – Initiative 3.7 (pg. 21): <i>Promote high density residential in areas served by transit.</i>	Neutral/ Consistent	This language supports additional density near existing infrastructure and transportation corridors. • There are nearby bike lanes on 500 East and 600 East. • The site is located near the S-Line, regular bus Route 205, and frequent bus Route 21. • Parley’s Trail, a shared-use path, is located nearby along the S-Line. • The site is located near 700 East and I-80, both major transportation corridors with high vehicle capacity. There is no public water or public sewer on Warnock Avenue. New public water and sewer mains will be required to be installed in Warnock Avenue at the property owner’s expense.
Growth – Initiative 2.3 (pg. 19) <i>Promote infill and redevelopment of underutilized land.</i>	Consistent	The subject site has been vacant for approximately 20 years. Rezoning the property to RMF-35 would promote infill development of an underutilized parcel.
Neighborhoods – Initiative 1.3 (pg. 17): <i>Create a safe and convenient place for people to carry out their daily lives.</i> Neighborhoods – Initiative 1.3 (pg. 17):	Consistent	The property would increase housing opportunities near numerous transit lines, parks and recreational resources, commercial amenities, schools, and more. The site’s location would provide

<i>Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.</i> Growth – Initiative 2.8 (pg. 19): <i>Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).</i> Equity – Initiative 11.2 (pg. 37): <i>Ensure access to all City amenities and services.</i> Equity – Initiative 11.3 (pg. 37): <i>Pursue equitable access to privately provided services and amenities across the City.</i> Equity – Initiative 11.4 (pg. 37): <i>Support policies that provide housing choices, including affordability, accessibility and aging in place.</i>		residents with access to everyday needs, promoting a healthy, accessible environment.
Sustainable Growth and Development – Compatibility (pg. 10): <i>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.</i> Housing – Initiative 3.2 (pg. 21): <i>Increase the number of medium density housing types and options.</i> Housing – Initiative 3.5 (pg. 21): <i>Enable moderate density increases within existing neighborhoods where appropriate.</i>	Consistent	The proposal would provide more housing opportunities while remaining consistent with existing residential density in the surrounding neighborhood. If approved, the zoning map amendment would increase the medium-density housing in the area.

Transit Master Plan (2017)

Land Use Recommendations (pg. 143)	Status	Discussion
Recommendation 6.1: <i>Concentrate and intensify uses along the Frequent Transit Network (FTN).</i>	Consistent	The proposed zoning map amendment would intensify land use and density at the subject site, which is located near an FTN route.
Recommendation 6.3: <i>Continue to monitor zoning along the FTN to ensure transit is supported by a mix of uses, adequate densities, parking requirements, and other transit supportive elements.</i>	Consistent	The new zoning designation would increase housing density near an FTN route.
Recommendation 6.4: <i>Provide a mix of housing options along the FTN to support housing affordability and diversity.</i>	Consistent	The new zoning designation would allow for additional housing options and density at the subject site.

ATTACHMENT H: Public Process & Comments

Public Notice, Meetings, Comments

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

- May 27, 2026 – Staff sent the 45-day required notice for recognized community organizations to the Sugar House Community Council and the Sugar House Chamber of Commerce. No comments were received.
- May 27, 2026 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- May 27, 2026– The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- August 2, 2026: Public hearing notice sign posted on the property.
- July 29, 2026:
 - Public hearing notice mailed.
 - Public notice posted on City and State websites and Planning Division list serve.

Public Input:

Planning Staff did not receive any comments regarding these petitions.

ATTACHMENT I: Department Review Comments

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

Economic Development:

Economic Development has no issues related to the items below and has no comments.

Public Lands:

Regarding the Sugar House Planning Area in general, the 2019 Needs Assessment shows that with Salt Lake City-owned parks, the level of service for public lands is actually the lowest in the City (1.1 acres per thousand residents—see table below for comparison to other planning areas). While there are significant improvements planned for Fairmont Park with the GO Bond, which may minimally improve the level of service, acquisition opportunities in the near future are low, so we are not anticipating significant increases to that number over the next several years. If we are counting County Facilities in addition to City-owned parks, the level of service is still lower than our target and most other planning areas, but improves with the addition of:

- Sugar House Park (still nearly a 2 mile walk from the parcel)
- Tanner Park (3.5 mile walk from the parcel)

In general, we adhere to [Trust for Public Land's "10-minute walk"](#) or .5 miles from location, considered "walking distance" appropriate without access to a vehicle, and none of these are accessible without a private vehicle within that standard.

Regarding other park access, our closest park is Fairmont Park, which is 0.7 miles from the parcel. The location of I-80 between all City and County-owned park acreage also creates a perceived barrier to park access within Salt Lake City.

The closest open space is Bikley Park in South Salt Lake, the only public land/park within half a mile walking distance.

Here is a snapshot of our Needs Assessment data for the Sugar House planning area for more information:

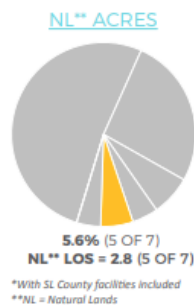
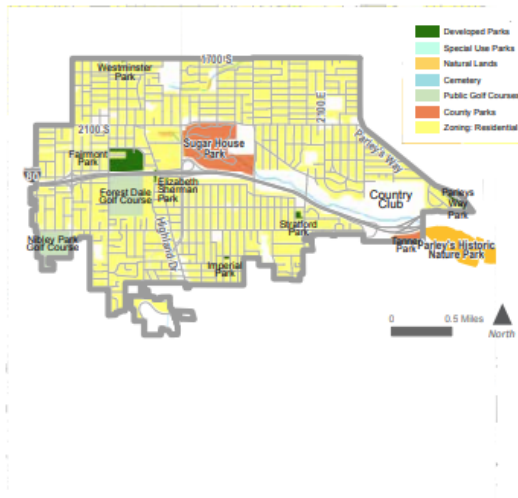
LOS BY PLANNING AREA

Planning Area	Park LOS	Park LOS with County Facilities	Natural Lands LOS
Northwest	7.1	7.6	3.3
West Salt Lake	4.4	4.4	3.0
Capitol Hill	5.5	5.5	113.0
Central Community	2.8	2.8	0.0
Avenues	3.0	3.0	27.0
East Bench	3.2	3.2	2.8
Sugar House	1.1	4.7	2.8

PLANNING AREA: SUGAR HOUSE

The Sugar House planning area lies just south of the Central Community and East Bench planning areas. It is dissected by I-80 and its southern border jogs through the neighborhoods south of the freeway. Westminster College and Sugar House Park are central features within the planning area. The well-known Parleys Historic Nature Park—a city owned natural area—is located just out of the city's eastern boundary.

The main park in the area is Sugar House Park, which is jointly owned by the city and Salt Lake County and is currently managed by the Sugar House Park Authority. This 110-acre park provides a key service for the neighborhood, the city and the region. Without this park the planning area would have the smallest percentage of parks in Salt Lake City. Parleys Historic Nature Park, located just outside the city boundary, is also an important regional draw.



EXISTING PARKS & NATURAL LANDS

Sugar House Parks	Acres	% of Total System
Community Parks		
Fairmont Park	28.5	
Subtotal: Community Parks	28.5	10.2%
Neighborhood Parks		
Parleys Way Park	3.4	
Stratford Park	2.0	
Subtotal: Neighborhood Parks	5.4	3.6%
Mini Parks		
Elizabeth Sherman Park	1.8	
Imperial Park	0.9	
Westminster Park	0.4	
Subtotal: Mini Parks	3.1	13.0%
Grand Total Parks	36.9	5.4%

Sugar House Natural Lands	Acres	% of Total System
Urban Natural Lands		
Blaine Preserve	0.7	
Hidden Hollow & the Draw	4.7	
Parleys Historic Nature Park*	85.6	
Garfield School	1.3	
Subtotal: Urban Natural Lands	92.3	17.5%
Non-Urban Natural Lands		
	0.0	0.0%
Subtotal: Non-Urban Natural Lands	0.0	0.0%
Grand Total Natural Lands	92.3	5.5%

*Located just outside of city boundary

SUGAR HOUSE STATISTICS:	
2017 POPULATION:	33,212
	16.9% OF CITY (3 OF 7)
CITY AREA:	3,361 ACRES
	4.7% OF CITY (6 OF 7)
PARK/NL**/TRAIL FREQUENCY OF USE:	51% (2 OF 7)

106 Salt Lake City Parks & Public Lands Needs Assessment

In terms of nearby schools, the two within Salt Lake City School District are:

- Nibley Park Elementary School (0.9 mile walk)
- Highland High School (2.3-mile walk)
- To note, this property is also near a jurisdictional boundary between SLC School District and Granite School District, so there are a few nearby schools within Granite as well

It may be worth exploring public transportation opportunities near these facilities with data provided by the Transportation Division to determine ease-of-access without a private vehicle. Once they provide information, I'd be happy to help with this as well.

Overall, if the zoning were to change to increase density in this area, the already very low level of service of parks and public lands in this planning area would decrease further, and with few to no larger acquisition opportunities on the horizon, it is likely that the level of service would remain low long-term.

Fire:

No comments necessary at this time.

Urban Forestry:

If the street tree requirement is maintained under this proposal, then Urban Forestry has no concern over this proposal.

Police:

No public safety concerns. Happy to see more eyes on the street in this area.

Public Utilities:

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.

There is not public water or public sewer in Warnock Avenue. New public water and sewer mains will be required to be installed in Warnock Avenue to the far west property line of the subject property at the property owner's expense. The storm drain in the vicinity is publicly and privately owned. Specific connection of storm drain will need to consider storm drain ownership. Additional offsite improvements may also be required to the public sewer, water, and storm drain systems. Required improvements on the public water and sewer system will be determined by the Development Review Engineer during building permit review and may be downstream of the project.