



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: David Stuenzi, Principal Planner; David.Stuenzi@slc.gov, 801-535-6135
Date: August 20, 2026
Re: PLNPCM2026-00490, Zoning Map Amendment – 715 S Gudgell Ct

Application Type

PROPERTY ADDRESS: 715 S Gudgell Court
PARCEL ID: 16-07-210-030-0000
GENERAL PLAN: [Central Community](#)
CURRENT ZONING DISTRICT: [RMF-30 \(Low Density Multi-Family\)](#)
PROPOSED ZONING DISTRICT: [RMF-35 \(Moderate Density Multi-Family Residential\)](#)
COUNCIL DISTRICT: District 4, Jennifer Napier-Pearce

REQUEST:

Kalei Masima-Duke, on behalf of the property owner, is requesting approval to amend the zoning map at 715 S Gudgell Court from the existing RMF-30 (Low Density Multi-Family Residential District) to the RMF-35 (Moderate Density Multi-Family Residential District). The property is currently vacant and is 3,387 square feet. The purpose of this rezone is to enable housing development on smaller lots associated with the RMF-35 zoning district.

RECOMMENDATION:

Based on the information and findings listed in this report, staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment with the following conditions:

1. The two units developed shall be offered for sale.

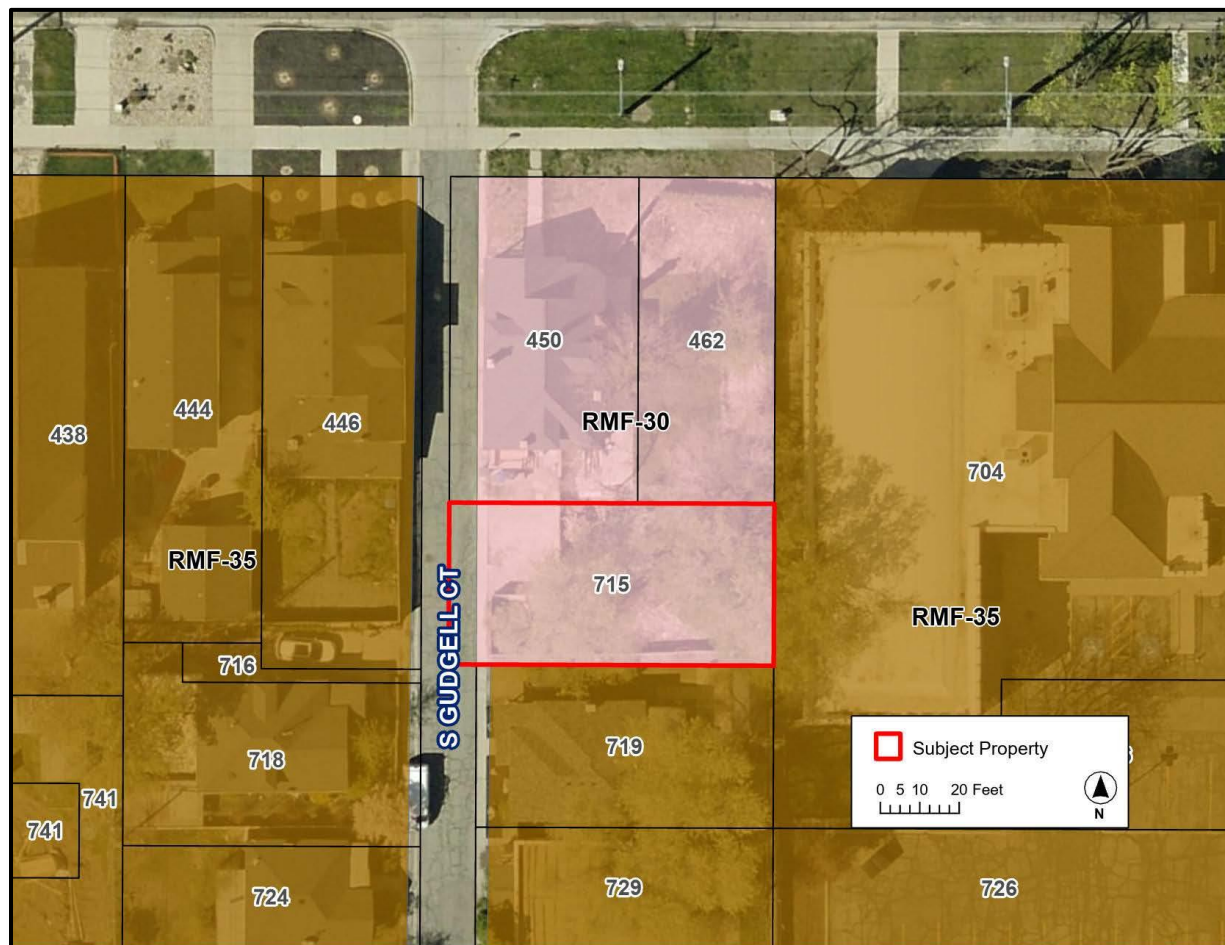
ATTACHMENTS:

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

PROJECT DESCRIPTION

Background

The request is to amend the zoning map for the property located at 715 S Gudgell Court. The applicant, Kalei Masima-Duke, has requested to rezone the parcel from RMF-30 (Low-Density Multi-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential). The existing property is a 3,386 sq. ft. parcel located on Gudgell Ct running between 700 S and 800 S, and between 400 E and 500 E. The parcel contains no buildings and is currently used for two off-street parking spaces serving the adjacent lot to the north, 450 E 700 S. Although the applicant has not submitted any preliminary plans with the proposed amendment, they intend to construct a for-sale two-family structure on the property.



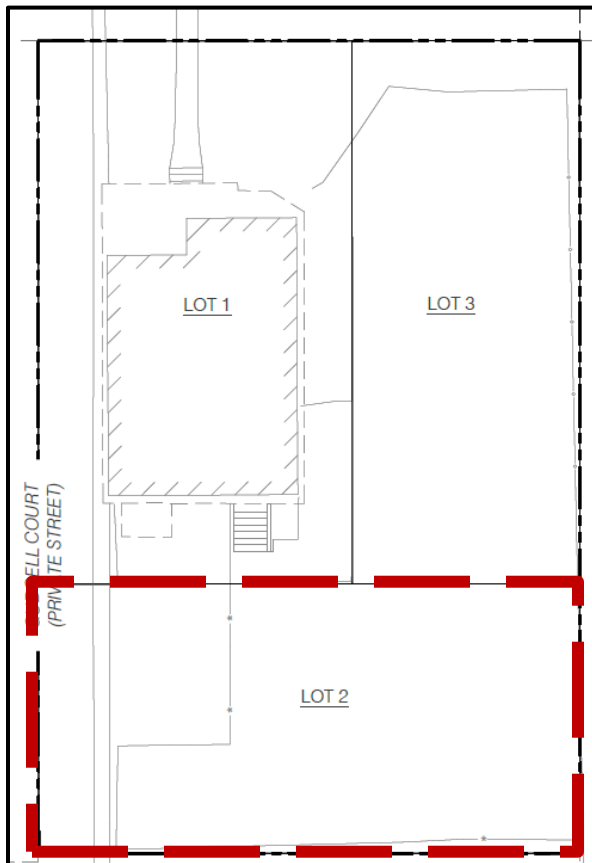
Vicinity Map of Subject Property



Subject Property – 715 S Gudgell Court



Subject Property - Facing North



Early Concept Plan showing the subdivision of the parent parcel into 3 lots. Subject property shown in red.

The parcel at 715 S Gudgell Court was recently created through a deed recordation approved in September of 2025. The subdivision split a larger lot into three lots while preserving the historic home at 450 E 700 S. The subdivision's intent was to create additional lots for potential residential development, as shown in the early site plan to the left.

In addition to being recently created, the parcel was also rezoned from RMF-35 to RMF-30 in October 2024. At that time, the RMF-30 district offered greater development flexibility than the RMF-35 district. Since then, however, updates to the RMF-35 zoning district took effect in December 2025, which resulted in it being the more flexible of the two zones. As a result, the applicant requests that the parcel be rezoned back to RMF-35.

The applicant has not submitted formal development plans but is willing to enter into a development agreement with the city that requires the two units to be for sale to meet the community benefit requirements associated with the zoning map amendment. All submitted building permits must comply with fire, zoning, and building codes, provided that the zoning amendment is approved.

Under the current RMF-30 zoning designation, a minimum lot area of 2,000 square feet per unit is required for a twin-family dwelling or row house. The subject lot, at 3,386 square feet, does not currently meet this minimum for a two-unit development. The proposed RMF-35 zoning designation would reduce the minimum lot area requirement to 1,500 square feet per unit for a

two-family or row house dwelling. Provided the proposal satisfies all other applicable zoning and building code requirements, the RMF-35 designation would permit the construction of a two-unit dwelling on this lot, whereas the current RMF-30 designation would not. More context behind the RMF-30 and RMF-35 development potential is discussed in Consideration 3 of this report, and a comparison of the two zoning districts is provided in [Attachment D](#) of this report.

Neighborhood Context

This property falls within the Central City Neighborhood of the larger Central Community Master Plan. This neighborhood is located between 200 East and 700 East from South Temple to 900 South.

The neighborhood sits in the middle of the city, located within walking distance to State Street, Liberty Park, Downtown, Trolley Square, and many other amenities. The neighborhood is urban in character and shows the characteristics of a true medium-density walkable neighborhood.

Historically, this area of the city featured ten-acre blocks that were later divided in the 1900s by civic courts, alleys, and interior court streets, such as the Gudgell Court on which this property sits. These interior court streets were built with small front-yard setbacks and limited space for off-street parking, as seen in the photo below.



Gudgell Court, a Typical Interior Street in the Central Community

The Central City Neighborhood offers a diverse mix of housing types, ranging from small single-family homes to large apartment buildings, as discussed further in [Consideration 2](#) of this report. Because the Central Community is one of the older communities in Salt Lake City, it also has a range of architectural styles, depending on the development trends at the time of construction. The neighborhood has many Victorian, Craftsman, bungalow, brick multi-family, Tudor Revival, and modern style homes.

APPROVAL PROCESS AND COMMISSION AUTHORITY

Zoning map amendment requests are legislative decisions reviewed against the standards set forth in Section 21A.50 of the City Code. These standards are discussed in “[Attachment E](#).” The Planning Commission must recommend to the City Council either approval, denial, or approval with modifications, and should do so based on its review of the applicable standards. The City Council may approve, deny, or modify the proposed amendment request as it sees fit and is not limited by any single 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. Compatibility with Nearby Properties
3. Development Potential Comparison of RMF-30 vs. RMF-35
4. Proposed Community Benefit

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

Zoning map amendments are reviewed for compliance with applicable city community plans and adopted policies. The proposed rezone is compatible with Plan Salt Lake, the Central Community Plan, Housing SLC, and Thriving in Place, as discussed below:

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

Plan Salt Lake is the adopted citywide plan that outlines the vision for Salt Lake City’s growth for the next 25 years. The proposed rezone helps support the following initiatives, which are outlined within the plan:

Growth:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Promote infill and redevelopment of underutilized lands.*
- *Accommodate and promote an increase in the City’s population.*

Housing:

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

The proposed amendment aligns with multiple initiatives within the growth and housing subsections of *Plan Salt Lake*. The proposed zone, RMF-35, is similar to the existing RMF-30 in density but allows greater flexibility in constructing moderate-density buildings. The current lot is vacant and limited in size, so this flexibility is crucial to support moderate infill development within the city.

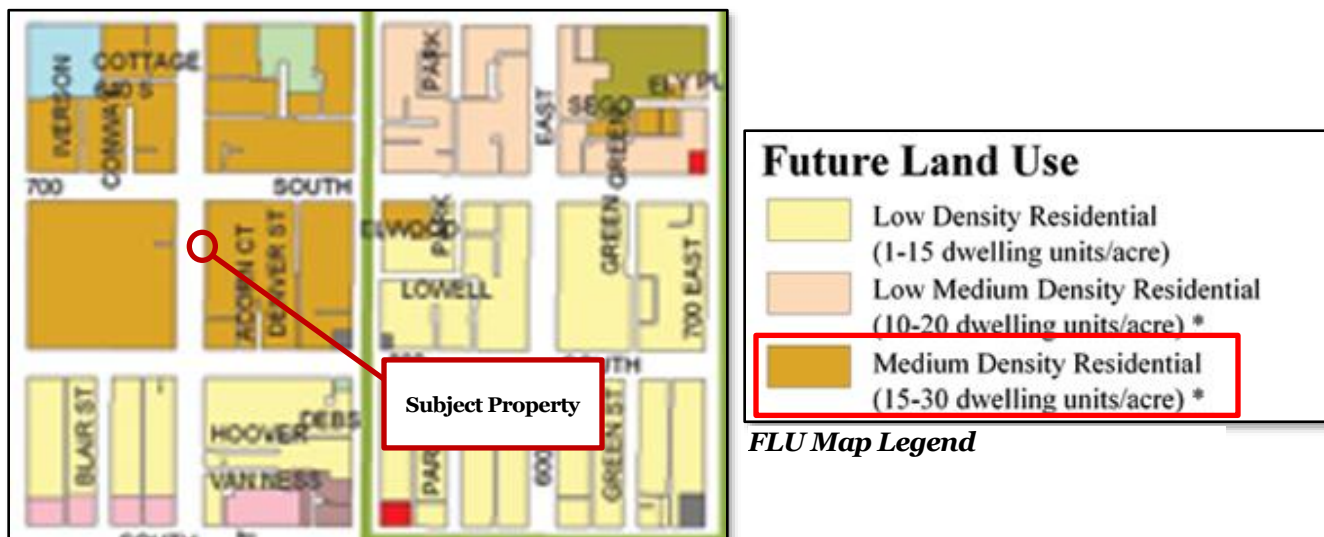
Central Community Plan (2005)

The Central Community Plan has specific goals, objectives, and policies within it to accomplish the following:

- *Protect and improve the quality of life for everyone living in the community, regardless of age or ability.*
- *Provide opportunities for smarter and more creative development practices to better serve the community.*
- *Encourage specific types of growth in specific parts of the community.*
- *Preserve historic structures and residential neighborhoods.*

The plan also has a vision to “create livable communities and neighborhoods,” which calls for the following:

- *A variety of residential land use supports all types of housing and the affordability of the housing stock.*
- *The appropriate transition of multi-family housing with mixed and uses in designated areas supports sustainable development within the community.*



Future Land Use Map found in the Central Community Master Plan, Subject Property is Circled in Red

The future land use map for this area designates the subject property and the surrounding parcels as “Medium Density Residential.”

Although the existing RMF-30 zone is called “low density multi-family residential” in the Salt Lake City zoning ordinance, both the existing RMF-30 zone and the proposed RMF-35 zone fall within the “Medium Density Residential designation found on the future land use map.

The Medium Density Residential land use designation allows single-family homes, duplexes, triplexes, fourplexes, townhouses, and apartments, all of which are unit types found in both zones. The property is approximately 0.08 acres in size; therefore, it could support 1 to 2 units, based on the Medium Density designation, which allows 15-30 units per acre. ($0.08 \text{ acres} \times 15 \text{ du/ac} = 1.17 \text{ units}$; $0.08 \text{ acres} \times 30 \text{ du/ac} = 2.33 \text{ units}$, rounded to 1-2 units). The applicant has stated that they intend to build two units on the property, which falls within the desired range.

A rezone from RMF-30 to RMF-35 aligns with the vision set out in the current Central Community Plan. Although both zones fall within the Medium Density Residential designation found on the future land use map, the RMF-35 offers smaller lot minimums for developing a two-unit home, supporting the plan's goal of establishing this area as a diverse, transitional zone within an existing residential neighborhood.

Housing SLC (2023)

Housing SLC includes the following applicable goals:

1. *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.*
2. *Increase housing stability throughout the city.*
3. *Increase opportunities for homeownership and other wealth and equity building opportunities.*

Housing SLC calls for a “bold response” to the housing crisis affecting Salt Lake City. Housing supply has struggled to keep pace with demand, resulting in a lack of affordable homeownership opportunities across the city. The proposed map amendment meets the goals of Housing SLC by allowing homeowners to develop in a more flexible zone, providing more small-scale infill housing, a critical need for the city.

Thriving in Place (2023)

Thriving in Place is a policy plan adopted by the city to reduce gentrification and displacement as the city grows. Although this property is currently vacant and will not displace any residents, the following policies within the plan would support this rezone:

- *Strategic Priority 3C- Facilitate [the] creation of more diverse housing choices: Create more diverse housing choices in all areas so that people can find housing that meets their needs in locations that work for them.*

Under this priority, the plan highlights the significance of supporting zone changes to enable the development of “missing middle housing” throughout the city. Rezoning from RMF-30 to RMF-35 would enable the construction of two-family units or rowhomes, which fall under the missing middle housing category.

Consideration 2: Compatibility with Nearby Properties

The subject property fronts Gudgell Court, a small private street where homes tend to sit close to the roadway on relatively small lots, generally under 4,000 square feet. Midway through the block, Gudgell Court becomes Denver Street, a public street that continues south to 800 S. Along Denver Street, additional housing types appear, including duplexes, rowhouses, and apartment buildings.



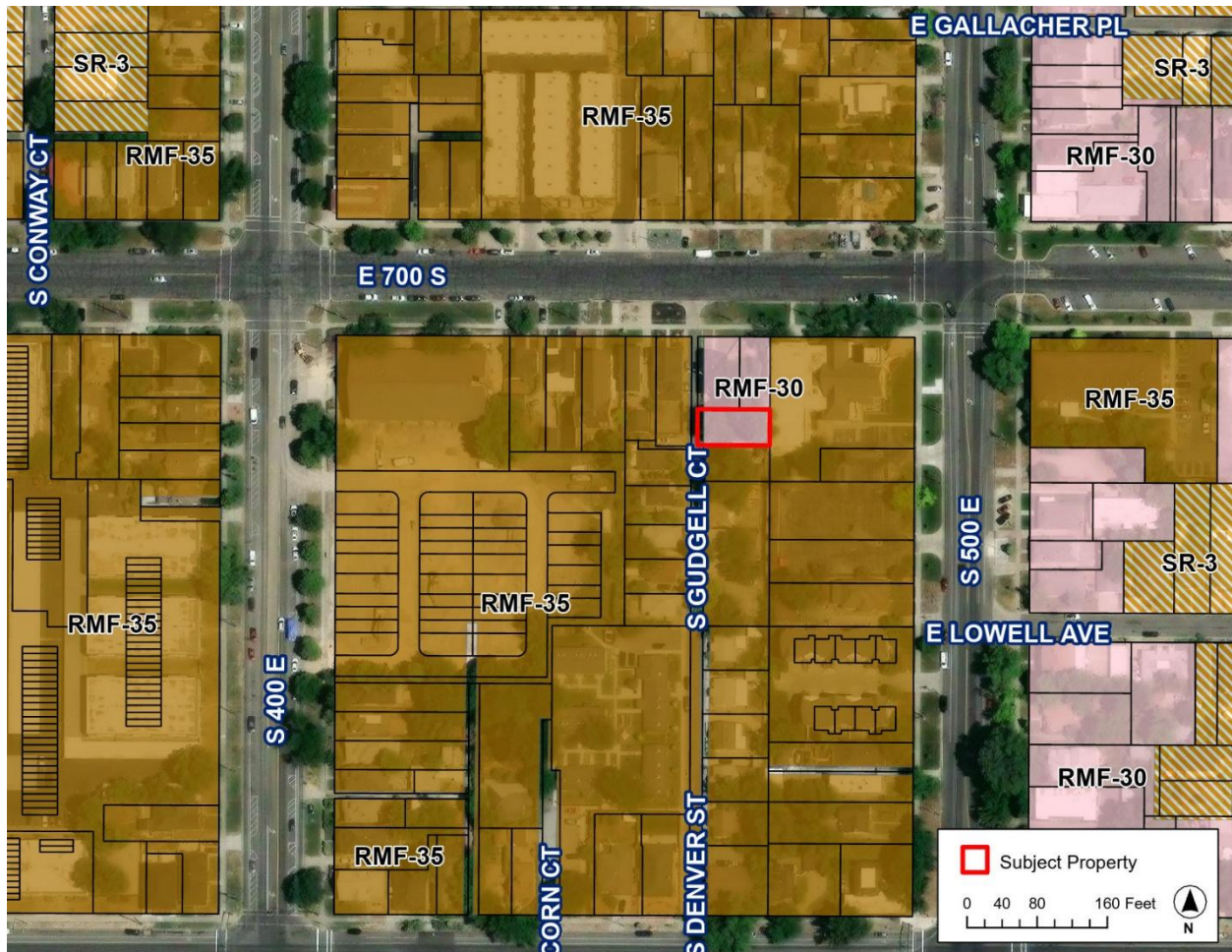
***Single Family Home on Gudgell Court,
directly across subject property***



Quadplex on Denver Street



Townhomes on the North Side of 700 S



Apart from the neighboring parcels zoned RMF-30, which were previously RMF-35 and included the subject property, the rest of the block is zoned RMF-35. The surrounding neighborhood is predominantly residential and features a variety of housing types ranging in density from single-family homes to multi-family apartment buildings.

Consideration 3: Development Potential of the RMF-35 District vs. the RMF-30 District

Historically, the subject property was zoned RMF-35 until it was subdivided and re-zoned to RMF-30 in 2023. At the time of the previous rezone, the RMF-35 zoning district had more restrictive minimum lot size requirements, limiting the site's development potential.

On December 9th, 2025, the City Council approved updates that affected both the RMF-35 and RMF-45 zoning districts to make the following changes:

- Reduced the minimum lot size requirements,
- Added new design standards for new developments,
- Eliminated lot width minimums and replaced them with a maximum of 110 feet (about ¼ block),
- Offered incentives to preserve existing housing units, and
- Changed standards to allow multiple buildings per lot.

The intent of these updates was to make it easier to build a variety of housing types within the two districts, helping them fulfill their intended purpose as transitional zones that allow

incremental increases of small- to medium-scale housing while preserving neighborhood character. Because of these changes, the RMF-35 zone is now less restrictive than it used to be. Therefore, the applicant is interested in having the subject property returned to its previous zoning designation, RMF-35.

Both the RMF-30 and RMF-35 zones were created to function as transition zones between single-family homes and large apartment buildings, and both zones encourage the same housing options, such as duplexes, small apartments, row homes, cottage courts, and other similar building types. The primary difference between the RMF-30 and RMF-35 zones is the building regulations for certain building types.

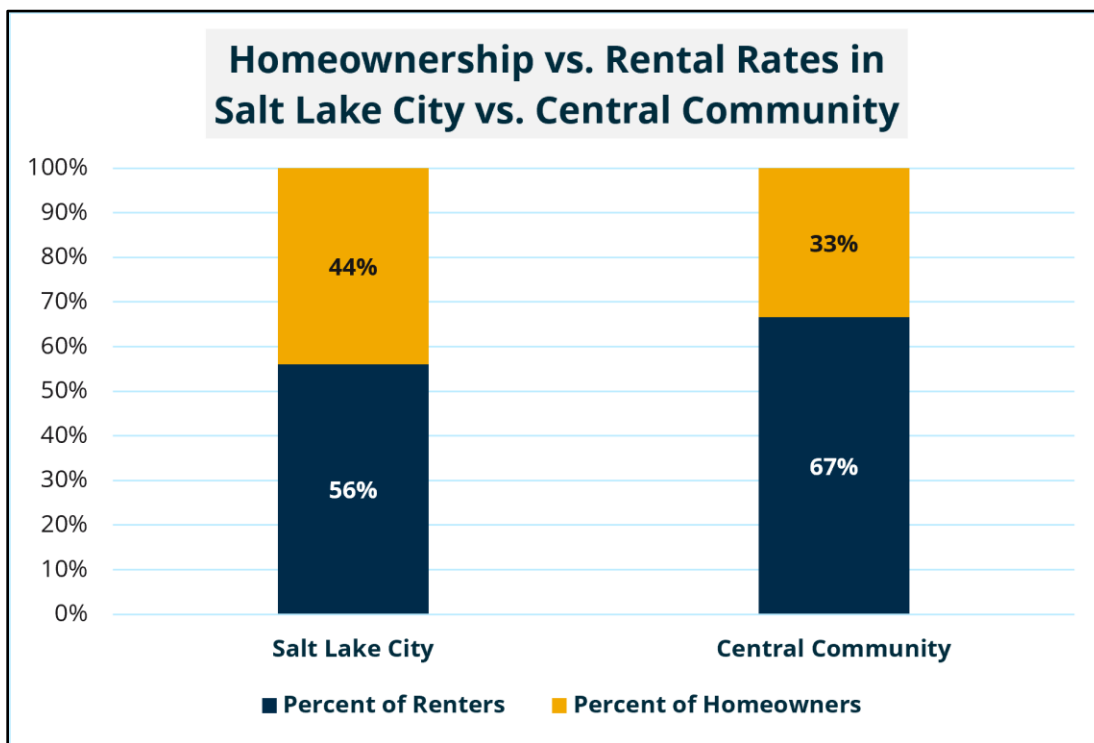
The applicant has expressed interest in constructing a two-unit building on the subject property, which would be classified as either a two-family dwelling or a row house. Under the current RMF-30 zone, the applicant would be permitted to build a home with an accessory dwelling unit (ADU); however, the ADU could not be for sale and would be subject to separate ADU regulations. A switch to the RMF-35 would allow two units to be sold on this property rather than one. Other building regulations within the RMF-35 zoning district that differ from RMF-30 include an increased allowable building height (35 feet instead of 30 feet), reduced setbacks, and increased building lot coverage. Because the subject property is relatively small, these changes would make development of the parcel easier. A more detailed comparison of the two zones is provided in [Attachment D](#).

Consideration 4: Proposed Community Benefit

Salt Lake City Code [21A.50.50](#).C requires each petition for a zoning amendment that is initiated by a private property owner to identify a community benefit provided by the proposal that would not otherwise be provided without the amendment. Analysis of the Standards for Community Benefits may be found in [Attachment E](#). The applicant has stated that they will meet the standards of community benefit A, seen below:

“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.”

Although no official site plans have been submitted by the applicant, they have selected this option, stating that they would provide two for-sale units on the property, each with two bedrooms. The RMF-35 zone would result in the construction of an additional unit, which would help improve housing availability within the city. Additionally, the RMF-35 zone offers slightly increased height and reduced setbacks, allowing the draft plans to be larger.



Source: 2023 American Community Survey (ACS), which is the most recent census data on the tract level for the Central Community.

As shown in the chart above, renters make up a significantly larger share of the Central Community population (67%) than the citywide average (56%), an 11-percentage-point difference. According to Housing SLC, more than half of renters in Salt Lake City are cost-burdened, spending more than 30 percent of their income on housing costs. Unlike renting, homeownership allows residents to build equity over time, contributing to long-term financial stability. Expanding homeownership opportunities in Central Community is essential to align with citywide trends, ease housing costs, and create equity-building opportunities for long-term residents.

The City Council has the final authority regarding the proposed community benefit. The council may accept the proposed benefit, modify it, require a different benefit, or waive it altogether based on the proposal. If the zoning amendment is approved, the details of the proposed community benefit will be recorded in a development agreement with the city.

STAFF RECOMMENDATION

The proposal to rezone the property to the RMF-35 (Moderate Density Multi-Family Residential District) is supported by the objectives in adopted citywide and neighborhood plans and is compatible with and complementary to the existing residential neighborhood. Planning Staff recommends the Planning Commission forward a positive recommendation to the City Council.

NEXT STEPS

Approval of the Request

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the Council approves the proposed Zoning Amendment, the applicant will be permitted to develop the property in accordance with regulations for the RMF-35 zone, and the restrictions outlined in the Development Agreement.

The applicant will need to obtain all necessary approvals and permits for any new development on the subject property.

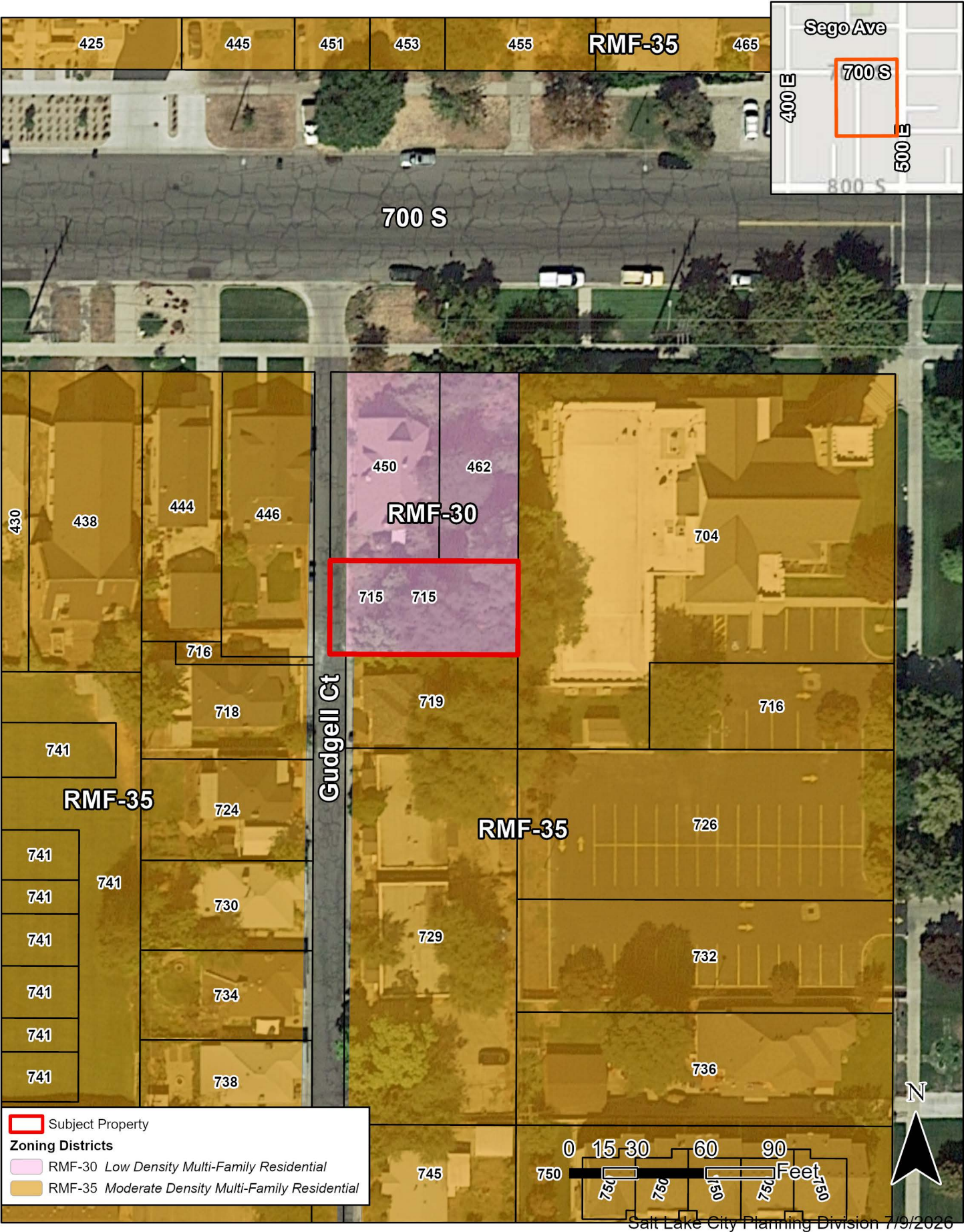
Denial of the Request

If the proposed Zoning Amendment is denied, the property will remain zoned RMF-30 Low Density Multi-Family. The property could still be developed but would be subject to the RMF-30 regulations.

ATTACHMENT A: Vicinity Map

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Vicinity Map



ATTACHMENT B: Applicant Submission

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715 Gudgell Court – Zoning Map Amendment Narrative (RMF-30 to RMF-35)

Property Information

Property Address: 715 Gudgell Court, Salt Lake City, Utah.

Current Zoning: RMF-30.

Requested Zoning: RMF-35.

This application requests an amendment to the Official Zoning Map for the subject property only.

Purpose and Justification

715 Gudgell Court was created from the subdivision of a property that was originally zoned RMF-35. At the time, the property was changed to RMF-30 because the RMF-35 dimensional standards did not allow the new lot to be created. Since then, Salt Lake City has updated the RMF-35 district to encourage more housing choices, support missing-middle housing, and remove barriers to quality infill development. The standards that led to the original downzoning have changed, making an amendment to RMF-35 consistent with the City's current housing policies and zoning standards.

Future Development Description

The property is intended for future residential development consistent with the RMF-35 zoning district. Final building plans have not yet been completed. Any future development will continue to meet all applicable zoning requirements, building codes, design standards, and City review processes. The current development concept anticipates two residential units with on-site garage parking provided for each home.

Consistency with Surrounding Neighborhood

The subject property is surrounded primarily by RMF-35 zoning. Updating the property's zoning to RMF-35 would bring this parcel into alignment with the surrounding neighborhood instead of leaving it as an isolated RMF-30 lot. The proposed amendment does not introduce a new pattern of development. Instead, it allows the property to develop under the same zoning framework that already characterizes much of the surrounding area, preserving the existing neighborhood character.

Community Benefits

The primary community benefit of this request is to create additional housing opportunities in a part of the city where streets, utilities, parks, transit, and other public services already exist. Rather than expanding development outward, this request allows a vacant parcel to contribute more fully to the City's housing needs while making better use of the infrastructure and services already in place.

The proposed zoning amendment reflects the vision of the Central Community Plan by supporting infill housing, expanding housing choice, and encouraging thoughtful growth within the community. Updating the property's zoning to RMF-35 helps advance those objectives while remaining compatible with the surrounding area, where RMF-35 is already the predominant zoning designation.

It is also worth recognizing that this property was originally zoned RMF-35. The change to RMF-30 was based on dimensional standards that have since been updated by the City. Amending the zoning to RMF-35 reflects those updated standards as well as the City's current approach to providing additional housing opportunities.

During the subdivision process, neighboring property owners expressed support for allowing an accessory dwelling unit on the property. While this application is different from an ADU request, that

feedback indicates the neighborhood is generally supportive of accommodating additional housing on the property when it is thoughtfully integrated into the surrounding neighborhood. RMF-35 simply provides those households with additional flexibility and living space while remaining compatible with nearby development.

The proposed development will create two homes that will be offered for sale, increasing the availability of housing for purchase within Salt Lake City. The homes are anticipated to be functional two-bedroom residences that can accommodate a broader range of households than studio or one-bedroom units, including small families. These features directly support the City's goals of expanding homeownership opportunities and providing a greater variety of housing choices within an established neighborhood.

Existing Conditions and Occupancy Information

The subject property is currently vacant and contains no residential units. There has been no residential occupancy or rental income associated with the property during the previous 36 months.

Conclusion

This request recognizes that the City's housing policies and zoning standards have evolved over time. Rather than expanding development into new areas, it provides an opportunity to add housing within an existing neighborhood in a way that is consistent with the City's long-term vision. Updating the property's zoning to RMF-35 brings it into alignment with the surrounding neighborhood, supports the goals of the Central Community Plan, and creates opportunities for additional housing where the infrastructure and public services already exist. We respectfully believe this is a practical, neighborhood-compatible request that benefits both the property and the broader community.

ATTACHMENT C: Property & Vicinity Photos

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Subject Property - 715 S Gudgell Court



Subject Property - View from South facing North



Intersection of 700 S and Gudgell Court



Gudgell Court - Facing North



Abutting Properties to the North: Left (Vacant), Right (Single Family Home)



Adjacent Property to West of Subject Property



Properties to South of Subject Property along Gudgell Ct



Adjacent property Northwest of Subject Property

ATTACHMENT D: Zoning District Comparison

The tables below present a side-by-side comparison of the zoning standards, design standards, and allowed land uses for the RMF-30 and RMF-35 zoning districts. While the zoning and land uses differ between the zones, the design standards are identical.

RMF-30 Low Density Multi-Family Residential District (Existing):

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.

RMF-35 and RMF-45 Moderate Density Multi-Family Residential District (Proposed):

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	RMF-30 (Existing)	RMF-35 (Proposed)
Maximum Building Height	<u>Varying Heights</u> Single-Family, Two-Family, Multi-Family, Row House, Sideways Row House, and Non-Residential Buildings: 30' Cottage Development: - 23' (Pitched Roof) - 16' (Flat Roof) Tiny House: 16'	<u>Varying Heights</u> Urban House, Two-Family, Multi-Family, Row House, and Non-Residential Buildings: 35' Cottage Development: 23' (Both pitched and flat roofs) Tiny House: 16'
Front & Corner Side Yard Setback	Front Yard: 20' or the average of the block face Corner Side Yard: 10'	Front Yard: 10' Corner Side Yard: 4'
Interior Side Yard Setback	Single-Family: 4' & 10' Two-Family: 4' & 10'	Urban House, Two-Family, Cottage Development: 4'

	Multi-Family: 10' Row House: 4' Sideways Row House: 6' and 10' Cottage Development: 4' Tiny House: 4' Non-Residential: 10'	Row House, Multi-Family, Non-Residential: 4' [*] <i>*When the interior side yard abuts an R-1, R-2, FR, or SR zoning district along the side lot line, the minimum is 10 feet unless a street or alley separates the properties.</i>
Rear Setback	Single-Family, Two-Family, Multi-Family, Row House, Sideways Row House, and Non-Residential Buildings: Minimum of 20% lot depth, need not exceed 25' Cottage Developments and Tiny Houses: 10'	Urban House, Two-Family, Cottage Development: 10' Row House, Multi-Family, Non-Residential: 10' [*] <i>*When the interior side yard abuts an R-1, R-2, FR, or SR zoning district along the rear lot line, the minimum is 15 feet unless a street or alley separates the properties.</i>
Minimum Lot Size	Single-Family, Two-Family, Multi-Family, Row House, and Sideways Row House Buildings: 2,000 sq. ft. per dwelling unit Cottage Development and Tiny House: 1,500 sq. ft. per dwelling unit Non-Residential: 5,000 sq. ft. per building	Urban House and Two-Family: 1,500 sq. ft. per unit Cottage Development: 500 sq. ft. per unit Row House and Multi-Family: 750 sq. ft. per unit Non-Residential: 5,000 sq. ft. per building
Maximum Dwelling Units per Form	Single Family: 1 Two-Family: 2 Multi-Family: 8 Row House and Sideways Row House: 6 Cottage Development: 8 per development Tiny House: 1	Urban House and Two-Family: 2 Cottage Development: 1 dwelling per cottage Row House: 6 Multi-Family: 20
Maximum Building Coverage	All building types: 50%	Urban House and Two Family: 60% [*] <i>*When a development includes multiple lots, the building coverage limit shall apply to the development site as a whole.</i>
Open Space Area	All building types: none	Cottage Developments: 150 square feet of personal open space area per dwelling unit or 100 square feet of common open space area per dwelling unit. Row House: 200 square feet of personal open space area per dwelling unit or 150 square

		feet of common open space area per dwelling unit. All other building types: none
Landscaping & Buffering (21A.48)	A 10' landscape buffer is required when abutting Single- and Two-Family, FB-UN1, Foothill, & Special Development districts. All landscaped yards must comply with the residential district standards found in 21A.48.060	A 10' landscape buffer is required when abutting Single- and Two-Family, FB-UN1, Foothill, & Special Development districts. All landscaped yards must comply with the residential district standards found in 21A.48.060

Design Standards

All new buildings within the RMF-30 and RMF-35 zoning districts are subject to additional design standards (as directed by the table in [21A.37.060](#)). The design standards for both zoning districts are the same and are outlined in the table below:

Standard	RMF-30 and RMF-35 (Standards are the same)
Building materials: ground floor (21A.37.050.B3)	50%
Building materials: upper floor (21A.37.050.B4)	50%
Glass: ground floor (21A.37.050.C1)	20%
Glass: upper floors (21A.37.050.C2)	15%
Ground floor residential entrances (21A.37.050.D2)	Required
Building Entrance Features (21A.37.050.D3).	Required
Blank wall: maximum length (21A.37.050.F)	15 ft
Screening of mechanical equipment (21A.37.050.J)	Required

Changes in Allowed Land Uses

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

Land Use Table Changes	RMF-30 (Existing)	RMF-35 (Proposed)
Community recreation center	-	C
Daycare center, adult	-	P
Dwelling, assisted living facility (large)	-	P
Dwelling, assisted living facility (limited capacity)	C	P
Dwelling, assisted living facility (small)	-	P
Dwelling, congregate care facility (large)	-	P
Dwelling, congregate care facility (small)	C	P
Dwelling, group home (large)	C	P
Dwelling, residential support (large)	-	P
Dwelling, residential support (small)	-	P
Dwelling, rooming (boarding) house	-	P
Nursing Care Facility	-	P

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

ATTACHMENT E: Zoning Map Amendment Factors

Zoning Map Amendment

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

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

Finding: Complies

Discussion:

The proposed rezone is consistent with and helps implement the purposes, goals, objectives, and policies set forth in Plan Salt Lake, the Central Community Plan, Housing SLC, and Thriving in Place. These plans all encourage appropriate infill development within this portion of the city to satisfy the overall housing shortage. Additionally, the plans call for growth in walkable areas of the city with adequate access to amenities and public infrastructure. An analysis of specific policies can be found in [Consideration 1](#) of this report.

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

Finding: Complies

Discussion:

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.*

Part of the general purpose of the Salt Lake City Zoning Ordinance is to implement the goals and policies set forth in the city's adopted plans. As outlined previously in [Consideration 1](#), this zoning map amendment would align the zoning with the desired future land use in the Central Community Plan, while also furthering the goals of providing more medium-density housing in appropriate

locations. Additionally, the amendment would help foster residential development as mentioned in policy “G” above.

Purpose Statements of the Existing and the Proposed Zoning Districts

RMF-30 Low Density Multi-Family Residential District

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.

RMF-35 (Moderate Density Multi-Family Residential District)

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

The purpose of both the RMF-30 and RMF-35 zoning districts is to serve as transitional areas with a variety of housing types between low-density neighborhoods and higher-density areas. Although both zones are similar in purpose, the RMF-35 zone would offer greater flexibility than the RMF-30 zone, which would fulfill the goal of enabling infill development and incremental construction of new units.

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

Finding: Complies

Discussion:

The proposed zoning amendment is not anticipated to negatively affect adjacent or nearby properties due to development potential. The proposed RMF-35 zone is designed to accommodate incremental growth of appropriate mass and scale within established neighborhoods, in a manner consistent with the surrounding context. Additionally, both the current and proposed zoning designations are multi-family with similar allowed uses.

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

Finding: Complies

Discussion:

[21A.34.060](#): Groundwater Source Protection Overlay District: *The purpose of this section is to protect, preserve, and maintain existing and potential public drinking groundwater sources in order to safeguard the public health, safety and welfare of customers and other users of the City's public drinking water supply, distribution and delivery system.*

The proposed amendment does not conflict with the goals of the Groundwater Source Protection Overlay District. The proposed district has land uses similar to those of the previous district, which are allowable within the overlay.

5. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property and other properties based on the additional development potential of future development including any impact that may result in exceeding existing or planned capacities that may be located further away from the subject property.

Finding: Complies

Discussion:

The city's Public Utility and Police Departments raised no concerns regarding the proposed zoning amendment. The parcel is situated in an established neighborhood in the city center, with adequate access to all the relevant facilities and services listed. Public Utilities have noted that should the increase in density resulting from development on this parcel exceed the capacity of the infrastructure, the property owner/developer will be responsible for upgrading the off-site public utilities. The subject property benefits from proximity to several parks and recreation facilities, including Taufer Park, Richmond Park, and Liberty Park. It also sits less than a mile away from Liberty Elementary School and the Salt Lake Arts Academy. East High School and Salt Lake Community College, while slightly more than a mile away, remain within reasonable proximity as well.

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 property is near several existing transportation facilities, including UTA bus routes and TRAX fixed-rail stations.

Future residents would be in proximity to the following bus routes:

- Route 205 on 500 E.
- Route 9, which runs along 900 S.
- Route 200 along State Street.

Additionally, the property is also located in proximity to the following Trax Stations:

- Approximately 1/2 a mile from Trolley Station, connecting potential residents to the red line.
- .70 miles from 600 South Station, which has access to the red, blue, and green lines.

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:

In addition to the property being in proximity to several public transit options, the property's central location within the city and proximity to downtown make it within walking distance of several necessary amenities, including the following:

Parks/Open Space

The property is roughly 0.12 miles away from Richmond Park and about 0.25 miles away from Liberty Park.

Schools

The property is 0.44 miles away from Salt Lake Arts Academy and 0.61 miles from Liberty Elementary School.

Fresh Food, Entertainment, Cultural Facilities

The property is near plenty of food options, 0.35 miles from Smith's Marketplace and 0.28 miles from the Wasatch Food Co-Op. Additionally, it is 0.28 miles from Trolley Square, which features a Whole Foods and plenty of entertainment and shopping options. The property's proximity to State Street, 900 S, and Downtown also links it to a variety of other food, entertainment, and cultural facilities. Cultural facilities within the area include the Salt Lake City Public Library and several religious facilities for congregants.

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 Salt Lake City Police Department has been notified of this petition and has indicated that the potential increase in development from this zoning amendment does not cause any concerns.

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: N/A

Discussion: The property proposed for rezoning is vacant; therefore, this standard does not apply.
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: N/A
Discussion: There are no businesses located within the boundary of this 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: The applicant is providing two for-sale homeownership opportunities that meet benefit “a” within the community benefit standards. The community benefit standards are discussed in more detail in the next section of this report.

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

a. The proposed community benefit(s) shall be within any of the following categories: a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase; b. Providing commercial space for local businesses or charitable organizations; c. Providing a dedication of public open space; d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands; e. Preserving historic structures not otherwise protected; f. Expanding public infrastructure that expands capacity for future development.
Finding: Complies
Discussion: The proposal complies with community benefit “a”; the applicant has stated that these units will be for sale and are not intended to be rentals. Due to minimum lot size restrictions, a twin-family home

would not be permitted on the subject property under the current zone. A rezone to the RMF-35 zone would allow an additional unit, helping meet housing needs within the city.

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: N/A

Discussion:

The applicant's proposal meets the homeownership requirement in benefit "a." The applicant has not submitted any formal site plans for the lot and has not explicitly stated what level of affordability the for-sale units will be at.

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

Finding: N/A

Discussion:

This provision does not apply to the request; no commercial uses are 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: N/A

Discussion:

This provision does not apply to the request because this lot is privately owned. Any proposed structures in the future will need to meet the open space requirements of the RMF-35 zoning district, as determined by building form.

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

Finding: N/A

Discussion:

This provision is not applicable to the request.

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

Finding: N/A

Discussion:

This provision does not apply to the request because the current lot is vacant. For further context, the subject property was previously part of a larger lot that included a historic home, which is currently directly to the north. Through subdivision and building preservation incentives, the larger lot was subdivided to allow for more homes while preserving the existing house at 450 E 700 S.

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: Complies

Discussion:

During the public notice period, the Salt Lake City Public Utilities Department reviewed the zoning request and had no concerns. The homeowner/developer may be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development at the time of permit submission. The applicant will need to work with the Salt Lake City Fire Department during the building permit process to ensure that the proposal meets fire safety standards.

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

Finding: Complies

Discussion:

Staff received one comment directly related to the applicant's proposed community benefit. The comment disagreed with the assertion that there is a housing shortage in Salt Lake City and did not believe that the community benefit would benefit the community.

Although there has been an influx of apartment units throughout Salt Lake City, Housing SLC clarifies that, despite a recent housing boom, there remains a shortage of housing supply overall, especially “missing middle” housing, which is medium- to low-scale that typically blend in single-family neighborhoods.

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

Finding: The proposed community benefit aligns with the city's adopted plans, including Plan Salt Lake, the Central Community Plan, Housing SLC, and Thriving in Place.

Discussion:

The proposed community benefit, offering housing for sale, meets the goals of the general plans discussed in detail in [Key Consideration 1](#). All the plans call for an increase in housing types throughout the city and support a moderate increase in density in appropriate locations with existing infrastructure and access to amenities.

Additionally, *Housing SLC* directly mentions the need for more homeownership opportunities throughout the city:

1. Increase opportunities for homeownership and other wealth and equity building opportunities.

The proposed community benefit would increase the number of for-sale homes on the market, helping ease the city's housing shortage and giving families a chance to build wealth through permanent home ownership.

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

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

- June 30, 2026 – The Central City Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments.
- July 1, 2026 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- June – August 2026 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- July 1, 2026
 - Public hearing notice sign posted on the property
- July 2, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv
- August 26, 2026
 - Planning Commission Hearing Date

Public Input:

At the time of this staff report, three public comments were received. Two comments were against the proposed amendment, raising concerns about increased density. A third public comment was received in support of the rezone, but with the preference that the applicant build a single-family home with an ADU instead of two separate for-sale units.



(EXTERNAL) PLNPCM2026-00490

From Jenny Wolff <[REDACTED]>
Date Thu 7/16/2026 3:46 PM
To Stuenzi, David <david.stuenzi@slc.gov>

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

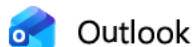
Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Mr. Stuenzi,

I am not in favor of approving the above petition. I have an investment propertie and land in the area and up by the university. The city is already allowing developers to build without having to make reparations or contribute to the city with... As well as releasing them from complying with setbacks. This is creating crowded neighborhoods and congestion. New builds are not in short supply and there are more starting slated to be finished between now and 2029, so the desparate need for more multi housing is over. It's also doubtful this build will be afordable housing, but yet another another hedge fund wanting to purchase from the current owner listed. I myself get these solicitations all the time.

I implore you to not approve RMF-35.

Sincerely, Jennifer Wolff



(EXTERNAL) Petition #PLNPCM2026-00490

From Jenny Wolff [REDACTED]
Date Wed 8/19/2026 11:29 AM
To Stuenzi, David <david.stuenzi@slc.gov>

You don't often get email from wolffwoodforest@gmail.com. [Learn why this is important](#)

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

Hi David.

I would like to comment that i am not in favor of the above petition. My property is as you know very close to this one. I am not in favor as there is no longer a housing crisis in Salt Lake. There is an apartment glut, so I see no benefit to the community or the neighborhood in rezoning this property to RMF-35. It will only make the glut worse in all of us who are smaller owners and not developers.

Thank you, Jennifer Wolff



(EXTERNAL) Petition number: PLNPCM2026-00490

From kyle richards <[REDACTED]>

Date Thu 7/30/2026 2:38 PM

To Stuenzi, David <david.stuenzi@slc.gov>

You don't often get email from kyle.k.richards@gmail.com. [Learn why this is important](#)

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

David,

I am writing regarding the property at 715 S. Gudgell Ct, Salt Lake City, Utah 84102. There is a proposal to change the zoning for this property and two adjacent parcels from RMF-30 to RMF-35. I am vehemently opposed to this change for two reasons:

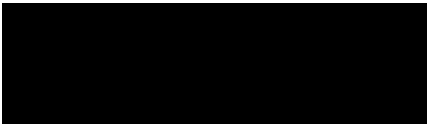
1. Parking - major development is being completed with the Liberty Wells Center and adjacent townhomes. There is not sufficient parking for the residences so they will need street parking. Street parking is not readily available at the moment before the residences are occupied, so once they are finished, it will be far worse. That said, higher density at the the proposed zoning change location will make the matter worse.
2. Historical Ambience - the history in the neighborhood is well documented and the houses and buildings in the area reflect a beautiful mosaic of different architecture, primarily older brick structures. Adding more contemporary townhomes and razing a historic house will not add to this beautiful mosaic. It will only add to the higher-density problems caused by the Liberty Wells Center project.

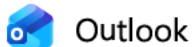
Based on those two points, I want to make sure that my voice is heard regarding this zoning change request. I am happy to provide more insight to my argument if interested.

Thank you for allowing our voices regarding this matter!

--

Kyle Richards





(EXTERNAL) Comment for Zoning Map Amendment – 715 S Gudgell Ct

From Trevor Cell [REDACTED]**Date** Tue 8/4/2026 8:37 AM**To** Stuenzi, David <david.stuenzi@slc.gov>

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

Hi David,

I'm actually the owner of the 715 S Gudgell Ct [REDACTED] in which case the lot will be sold to Kalei. But I also own both properties to the north of the project. I'll first say I wish I hadn't had to rezone to RMF-30 in the first place. It would have been nice to subdivide without going through that 1-2 year long hassel. I worked with Aaron Barlow, who is very familiar with that whole process. If you're going to rezone his lot, feel free to rezone my two lots back to RMF-35 as well!

I'm not going to oppose his project - I'd like to see him be successful in his endeavor. I just want to say that I would prefer if he stuck to my original plan that I proposed and was approved by everyone in the community when we did the rezone the first time around. The plan was for a 3-4 bedroom single family home, which includes a mother and law suite in the basement. I think this satisfies better the stated goals of Central City by adding more single family lots. Furthermore, the single family home could act as a legal duplex, but would still appear to be a cottage style home, which matches the neighboring homes along Gudgell Court.

His plan is to create two homes (I suppose unattached) on this lot and to sell separately. I'm not quite sure how this will work since it's a single lot (unless he'll be able to subdivide again?). In that case the lots will be very small, and he'll likely have to build up which will be out of character for Gudgell Court, and diminish privacy of adjacent lots (compared to my plan). My main concern is that I do not want a 35-foot building blocking out the southern sun for my two properties.

So I'd prefer if he could be convinced to stick with my original plans which was universally supported by the community. But I'll support his rezoning request and what the broader community wants.

Thanks,
Trevor Cell

[REDACTED]

ATTACHMENT G: Department Review Comments

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

Economic Development (Peter Makowski – Peter.Makowski@slc.gov)

Economic Development does not have any comments or concerns on this amendment.

Engineering (Corey Legge – Corey.Legge@slc.gov):

No comments at this time.

Fire (Seth Hutchingson – Seth.Hutchingson@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.

*This property does not meet Fire Department Access roadway requirements, and development on this property will be difficult to meet Fire Code life safety requirements. Gudgell Ct does not meet the minimum 20-foot width for FD access roadways, thus making 700 S the primary FD access roadway. The distance from 700 S to the far side of the lot, measured using straight lines and right angles, exceeds the 150-foot (200-feet for a single family residence) maximum distance for a buildings furthest exterior wall to be built from the FD access roadway, which again is 700 S due to Gudgell being too narrow to comply with Fire Code Requirements. See notes below for FD access roadway and other Fire Code requirements that will be associated with any building on the proposed lot.

*FD access roads must be provided as required in Section 503 and Appendix D in the IFC. These roads must have a minimum unobstructed width of 20 feet not including curbs and gutters, have an unobstructed height of 13 feet 6 inches, must be made of asphalt or concrete capable of supporting 75,000 pounds, be located within 150-feet (200-feet for a single family residence) of all ground level exterior walls, and meet all other requirements for FD access roads in the IFC. Any FD access road that is over 150 feet long and dead ends must be provided with an approved turnaround as defined in Appendix D in the IFC.

*SLC Fire Department Requires a minimum approved FD access pathway from lot lines, fences, other structures, or any other obstruction, to be determined by multiplying the height of the building (measured from grade plane to highest roof surface) by .3 and then adding 4 ($h \times .3 + 4 = \text{Approved Route}$) on two adjacent sides for single family residences, and on all sides with windows for bedrooms for townhomes. This gives the minimum SLCFD approved pathway for safe firefighter access around the building for fire department access as required by Section 503 in the IFC.

*Any building over 30 feet tall must be provided with an aerial fire department access road on one long side of the building. Aerial access roads must be a minimum of 26 feet wide excluding curbs and gutters, be located a minimum of 15 feet and a maximum of 30 feet from the building, must

have no overhead obstructions, and must meet all other requirements in the IFC Appendix D. Overhead obstructions include trees, powerlines, and anything else that would block a ladder being set up. Trees must have a mature height no higher than 20-feet.

*Fire hydrants must meet ALL the requirements from Section 507 and appendices B and C in the IFC. Fire flow must be configured and submitted for review for permitting.

*As required by Section 505.1 in the IFC, New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

Urban Forestry (Rick Nelson – Rick.Nelson@slc.gov):

Urban Forestry has no concerns with this proposal.

Sustainability (Peter Nelson – Peter.Nelson@slc.gov):

Sustainability has no concerns with this proposal.

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

No public safety concerns.

Public Utilities (Kristeen Beitel – Kristeen.Beitel@slc.gov):

Public Utilities has no issues with the proposed zoning map amendment. All SLCDPU requirements must be met to receive a building permit for any development on this lot. PU's support of the zoning map amendment does not constitute any approval of development by SLCDPU.

Please note that 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.