



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Eric Daems, AICP, eric.daems@slc.gov, 801-535-7236
Date: September 23, 2026 (hearing), September 17, 2026 (publication)
Re: PLNPCM2026-00385 – California Avenue – Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESSES: 1469 W California Ave (approximate)

PARCEL ID: 15-15-226-002-0000

GENERAL PLAN: [Westside Plan](#)

CURRENT ZONING DISTRICT: [R-1/7,000 Single-Family Residential](#)

PROPOSED ZONING DISTRICT: FB-UN1 Form Based Urban Neighborhood 1

REQUEST:

Drake Powell, on behalf of the property owners, is requesting approval from the City for a Zoning Map Amendment for the property at approximately 1469 W California Avenue. The proposal is for the property to be rezoned from the R-1/7,000 (Single-Family Residential) to the FB-UN-1 (Form Based Urban-Neighborhood 1) zoning district. The FB-UN-1 zone would allow for additional housing types than are permitted in the R-1/7,000 zone, such as two-family homes and single-family attached dwellings with a maximum height of 30 feet. Although specific plans have not been provided at this stage, the applicant intends to construct family-sized, for-sale housing on the lot. Currently the land is vacant. Although the applicant has requested that the property be rezoned to the FB-UN1 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics.

RECOMMENDATION:

Based on the information and findings listed in the staff report Staff recommends that the Planning Commission forward a positive recommendation to the City Council with the following recommended conditions:

1. A development agreement be recorded to ensure that the proposed community benefit to create for-sale family-sized housing is accomplished. The development agreement shall include the following provisions:
 - a. The property shall be subdivided such that all of the units are available for individual ownership.
 - b. All units shall be owner-occupied for a period of no less than 30 years.
 - c. No dwelling shall have fewer than three bedrooms and two bathrooms.
 - d. Parking shall be provided at a minimum of 1.5 stalls per unit.
 - e. Bed and breakfast use is prohibited.

- f. Pursuant to 21A.50.050.E.2, before issuance of a building permit for any dwellings on the site the property owner shall pay into the City's housing fund to offset the loss of affordable housing. The payment shall be equal to the estimated monthly rent of the unit prior to demolition (\$1,100) multiplied by the number of months between the time the unit was vacated prior to demolition until a certificate of occupancy for the replacement dwellings are issued.
- g. Pursuant to 21A.50.050.F and 21A.50.050.D, before issuance of a building permit for any dwellings on the site the property owner shall pay to the City the tenant relocation assistance amounts required in 21A.50.050.D for the purpose of providing other tenant relocation assistance. The amounts shall be the maximum amounts allowed for moving expenses (\$1,500) and monthly rental assistance (\$7,200) and shall be an estimated average for application fees (\$250) and rental deposit amounts (\$1,100).

ATTACHMENTS:

- A. [ATTACHMENT A: Zoning Map](#)
- B. [ATTACHMENT B: Application Materials](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Zoning Standards](#)
- E. [ATTACHMENT E: Analysis of Consideration Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION



Quick Facts

Property Address: 1469 W. California Ave

Property Size: .30 acres (13,157 sq ft)

Existing Use: Vacant (single-family home demolished 2025)

Future Land Use Designation: Single-family or "incremental and compatible density" infill

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

Proposed Zoning: FB-UN1 (Form Based Urban Neighborhood 1)

Review Process & Standards: Zoning map amendment, standards

Drake Powell is requesting a Zoning Map Amendment for the property at 1469 W. California Avenue. The request is for the property to be rezoned to FB-UN-1 from its current designation as R-1/7,000. The FB-UN-1 zone would allow for additional housing types than are permitted in the R-1/7,000 zoning district, such as two-family homes, cottages, and row homes. The FB-UN-1 zone allows a maximum building height of 30' where the R-1/7,000 allows a maximum of 28'.

Although specific development plans have not been provided at this stage, the applicant intends to construct family-sized, for-sale housing on the lot. The property is approximately .30 acres and in the most common scenarios could feasibly accommodate 4 to 10 homes under the proposed zone.

The applicant has proposed a Community Benefit of providing housing that aligns with the current and future needs of the community as determined by the general plan. The applicant is planning to construct 3-bedroom units made available for sale as they will each be on separate lots through the subdivision process. The property is in the *Westside Plan* area.

The subject property is currently vacant. It previously had a 1-bedroom single-family home that was approximately 600 square feet. The home was vacant when it was purchased by the current owners in December of 2022 and was boarded up some time thereafter to deter break-ins. It was then demolished in 2025. The specific rental rates are unknown, but average rental rates for similar properties in 2022 were around \$1,100 - \$1,200 per month.



Home in July 2025



Home in October 2022

There is a private alley along the south side of the parcel. The properties to the east, south, and west are all zoned R-1/7,000, while those along California Avenue to the north are zoned R-1/5,000. The neighborhood primarily consists of 1-2 story single-family homes on medium to large lots. The Glendale Branch of the library is a few blocks east of the property, while Mountain View Elementary and Glendale Middle School are within two blocks. Several large parks are in the area, including Glendale Regional Park and the Jordan Park. The closest cluster of retail development is along Redwood Road, which is less than a half mile from the property.



*Neighborhood
zoning with subject
property highlighted
in green*

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission can provide a positive or negative recommendation for the proposed zoning map amendment. Their recommendation will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposal. The City Council may approve, deny or make modifications to proposed amendment requests as they see 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. General Plan Compatibility
2. Proposed Community Benefit
3. Neighborhood Context and Compatibility with Nearby Properties
4. Public Feedback

Consideration 1: General Plan Compatibility

The proposed rezoning is generally compatible with the city's adopted plans and policies. These are discussed below.

Plan Salt Lake

The plan identifies several principles and initiatives that the proposed map amendment helps to implement:

1. *Neighborhoods*
 - a. *Support policies that provides people a choice to stay in their home and neighborhood as they grow older and household demographics change.*
2. *Growth*

- a. *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
 - b. *Promote infill and redevelopment of underutilized land.*
 - c. *Accommodate and promote an increase in the City's population.*
3. *Housing*
 - a. *Increase the number of medium density housing types and options.*
 - b. *Enable moderate density increases within existing neighborhoods where appropriate.*

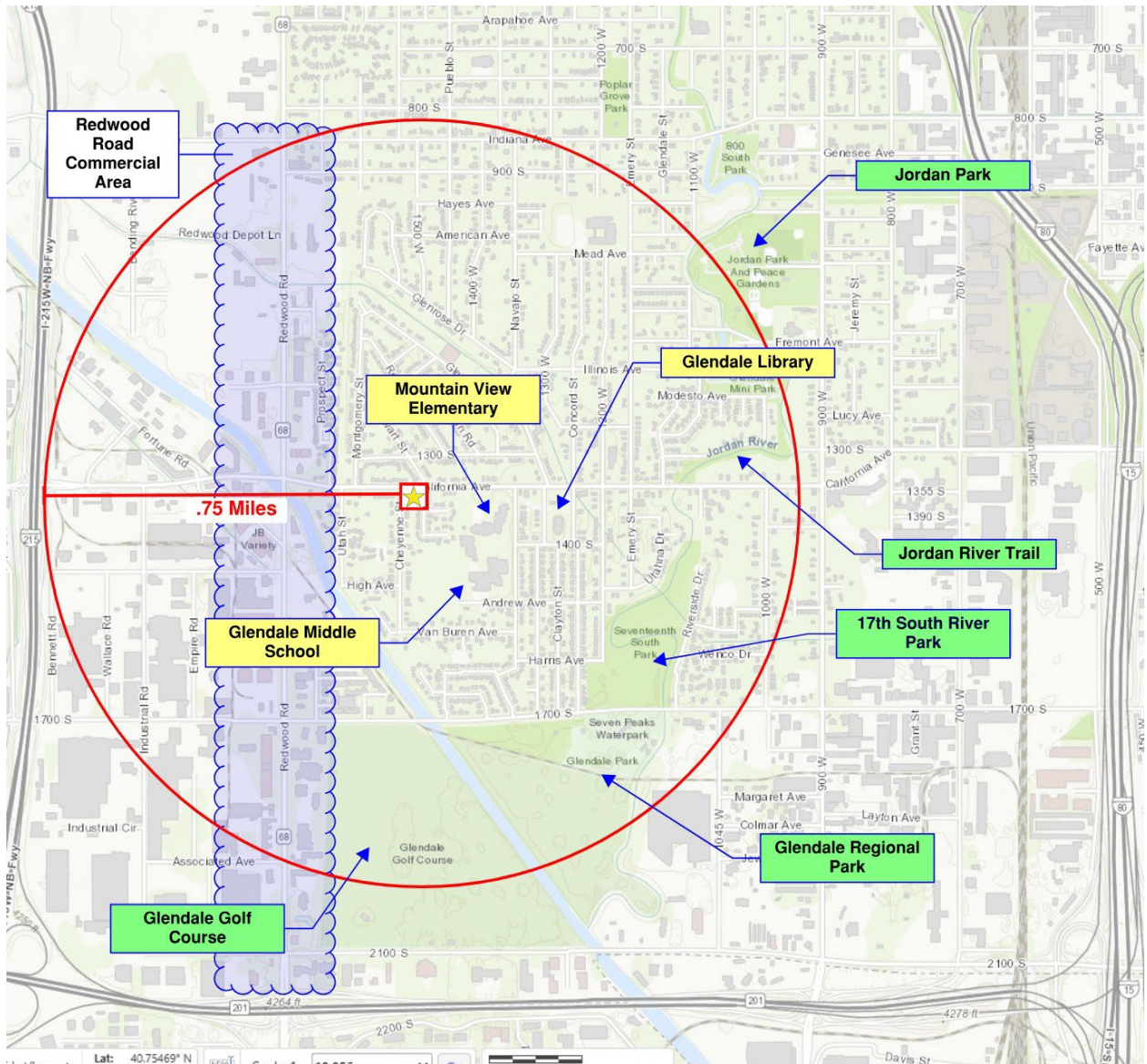
The proposed FB-UN-1 zone allows housing types such as cottages, twin homes, and row houses, that are not permitted in the R-1-/7,000 zone. These housing choices can promote aging in place as they allow people to transition through different stages of life while staying in the same neighborhood.

The property is a good candidate for family-sized infill housing as it is currently vacant but is proximate to existing infrastructure such as streets and utilities. Multiple schools and the Glendale Library are within a short walking distance of the property. The area has an abundance of outdoor recreation opportunities nearby including the Jordan Park, 17th South River Park, Glendale Regional Park, and Glendale Golf Course, all of which are connected by the Jordan River Trail.

Although there are only a few businesses along California Avenue, but the property is within .75 miles of a much wider array of commercial businesses and services located along Redwood Road. Area amenities are depicted on the map on the following page.

As public transit is not widely available in the area, Staff is recommending that additional parking be required for the properties (minimum of 1.5 stalls per unit) where the base minimum in the FB-UN-1 is 1 stall per unit.

Overall, a rezone to FB-UN-1 would create opportunity for appropriate infill on underutilized land that could help alleviate the housing shortage in Salt Lake City and accommodate a growing population.



**Area Amenities Within .75 Miles
of the Subject Property**

Housing SLC

The plan includes three goals, all of which this proposal helps to accomplish:

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.*

Through the proposed FB-UN-1 zone, a moderate increase in residential density could be built on the property. Under the R-1/7,000 zone only single-family homes are allowed. The FB-UN-1 zone would allow for single-family, two-family, cottage, and row houses. Due to the smaller lot sizes, the units would be more affordable. These additional housing types would provide more

options to a neighborhood that primarily consists of single-family homes on medium to large lots. The applicant has also indicated they would subdivide the lots to provide opportunities for individual ownership.

Westside Plan

The Westside Plan recognizes the general stability of the area and lack of large-scale redevelopment opportunities. Nonetheless, it does include goals for incremental change.

Goals: There are two primary goals this rezone could help fulfill:

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

The properties' size of 13,157 square feet makes it very large for one single-family home, but not quite large enough for two under the R-1/7,000 zone. It is underutilized for a city experiencing a housing shortage. Allowing a small increase in density through the FB-UN-1 zone, while maintaining similar building heights, helps promote redevelopment in the Westside community while maintaining the character of the existing neighborhood.

The following statements from the Westside plan also indicate support for compatible redevelopment of the land in the area:

- *The overall level of change within Glendale and Poplar Grove will be relatively low, but there are some opportunities for incremental additions to density and minor adjustments to the development pattern to make them more efficient and sustainable.*
- *As with many established communities, the primary dichotomy found in the Westside can be very generally described as stability versus opportunity... When "stability" is used in reference to neighborhoods, it does not imply a lack of change or a lack of opportunities. It only means that the development pattern has remained largely unchanged and major redevelopment is not expected. There are still opportunities in the stable areas, however. Infill development, growth at neighborhood and community nodes and infrastructure improvements are all examples of ways stable neighborhoods can still experience change.*
- *There are also several vacant or underutilized parcels that can be developed as infill parcels, and, depending on their size, can be seen as opportunities for multifamily projects. Spaces like this within Glendale and Poplar Grove provide opportunities for creating new homes in the community... This development will not change the character of the neighborhood. Rather, it will be a complement to the areas of opportunity.*
- *Determine unique and compatible ways to add incremental density through infill development.*

The proposed zoning map amendment generally helps implement each of these goals and strategies.

Consideration 2: Proposed Community Benefit

Each petition for a zoning map amendment that is initiated by a private property owner is required to select at least one community benefit that would be implemented as part of the rezone. Potential community benefits to be included are found in 21A.50.050.C of the zoning code and to be something that would not otherwise be required without the amendment. The applicant is proposing the following community benefit:

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

To accomplish this, the applicant has indicated they would construct 3-bedroom units and subdivide the property to create opportunities for home ownership. This configuration, combined with the smaller lots, would offer a housing choice that is not commonly found in the neighborhood. Housing in the area almost entirely consists of single-family homes on medium-to-large lots. Most of the denser housing is located along Redwood Road.

Creating additional housing options in the neighborhood aligns with City general plans and is an appropriate community benefit. *Plan Salt Lake*, *Housing SLC*, and the *Westside Plan* all indicate support for gentle infill opportunities. Although specific development plans have not been created at this time, Staff is recommending that a Development Agreement be recorded that requires a subdivision plat to be established, a minimum of 3 bedrooms per unit, and at least 1.5 parking stalls per unit to be provided. Additionally, Staff is recommending that a Bed and Breakfast use not be allowed and that the homes be owner-occupied for not less than 30 years. All these conditions will help ensure that the housing is used for families and that the community benefit is realized.

Consideration 3: Neighborhood Context and Compatibility with Nearby Properties

Neighborhood Context

The surrounding neighborhood almost exclusively consists of single-family homes that are 1-2 stories. There are a few businesses along California Avenue, including a restaurant, floral shop, and a bank. The neighborhood is within a few blocks of additional commercial businesses along Redwood Road. The area includes numerous schools, a library, and is about .5 miles from several regional parks. Most of the growth in the area has been medium density housing along Redwood Road.

Compatibility

The proposed FB-UN-1 zoning is generally compatible with the surrounding area. The FB-UN-1 zone allows reduced setbacks and two additional feet of building height but also has more stringent site and design standards than the R-1/7,000 zone.

- 1) **Purpose Statements:** The purpose statements for the current and proposed zoning districts contain similarities in that they both seek to create neighborhood-scale residential development.

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

FB-UN-1 purpose statement: *The purpose of the FB-UN1 district is to provide areas for a mix of housing types that are generally up to two and one-half stories in height, on relatively small lots. Reuse of existing residential structures is encouraged. Development regulations are based on the building type.*

Like the R-1/7,000 district, the FB-UN-1 district is intended to promote low density residential development. However, the FB-UN-1 zone permits a broader range of housing types, like row homes, cottages, and twin homes. The development types are intended to be compatible with existing single-family structures. If approved, the FB-UN-1 zone could accommodate between 4 and 32 units, depending on the building type. Although up to 32 units is technically allowed, that does not take into consideration parking and other site requirements. The more likely scenario is that between 4 and 10 units would be built on the site.

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

2) Site and Design Standards: The proposed FB-UN-1 zoning district contains site and design standards intended to create a higher quality interaction with the public realm. These include:

- Minimum 70% durable building materials along the ground floor
- Minimum 70% durable building materials for any upper floors
- Minimum 15% ground floor glass
- Minimum 15% upper floor glass
- Ground floor residential entrances
- Enhanced building entrance feature
- Maximum blank wall length of 15'
- Maximum street facing façade length of 200'
- Enhanced exterior lighting
- Regulated parking lot lighting
- Screening of mechanical equipment
- Screening of service areas
- Enhanced public improvements

Each of these standards seeks to establish a higher quality of design into development within the FB-UN-1 zone and increase its compatibility with surrounding properties.

The majority of the homes in the area are single-story, however buildings in the R-1/7,000 are allowed up to 28' in height. The FB-UN-1 has a similar height requirement of 30'. A complete list

comparing the site and design standards within the two zones is found in [Attachment D](#) of this report.

Consideration 4: Public Feedback

Staff received 10 public comments regarding this proposal, plus a letter from the Glendale Neighborhood Council. Of those, two were in favor of the proposal, stating that the rezone could provide thoughtful infill and would add more affordable housing supply to the area.

Those opposed to the rezone were primarily concerned with additional strains to on-street parking in the neighborhood and increased traffic flow. Others opposed density increases or additional building height, which they indicated would change the character of the neighborhood.

One resident expressed concerns that crossing California Avenue was dangerous without proper cross walks, another that future development could create gentrification, and one was concerned about the possibility of increased crime with more compact development.

Parking and Increased Traffic

Parking was a main concern during the public engagement for the proposed map amendment. Many comments mentioned how there is not enough space for on-street parking and that the new dwellings will introduce more vehicles without anywhere to put them. The FB-UN-1 zone is part of the Neighborhood Center parking context and requires a minimum of 1 stall per dwelling unit.

Since the applicant is seeking to create family-sized housing and due to the relative lack of consistent public transportation in the area, car ownership is important. Staff is recommending that a development agreement be created with the rezone that includes the requirement for off-street parking to be provided at a minimum of 1.5 stalls per unit. These parking rates would better reflect the anticipated needs of future residents and reduce the need for additional parking on public streets.

California Avenue is classified as an arterial street. It can appropriately accommodate the additional traffic that would be created through the moderate density increase if the rezone is approved.

Housing Density

The lot is 13,157 square feet. That is just under the required 14,000 square feet that would be needed in the R-1/7,000 zone to subdivide into two lots. As such, the development potential in the current zone is one single-family home or four dwelling units using the Affordable Housing Incentives.

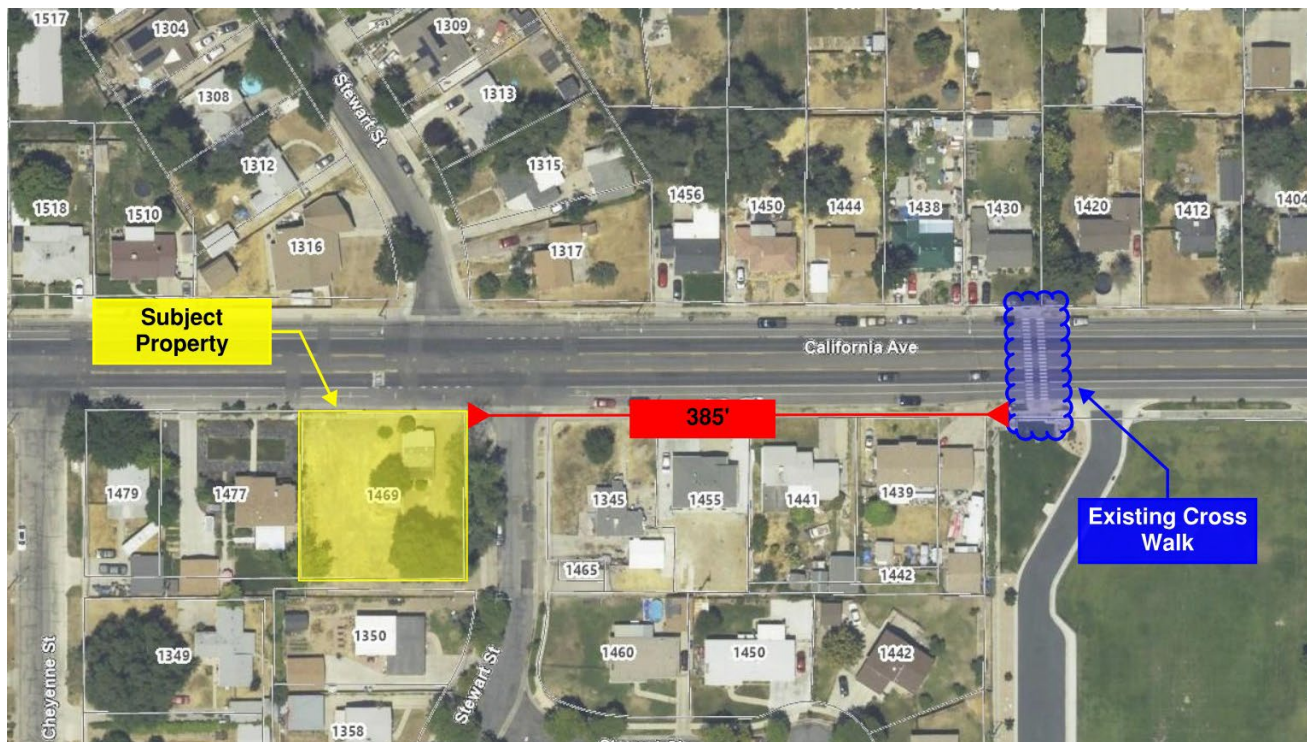
If the property is rezoned to FB-UN-1 it would be permitted up to 8 units using the Urban House or 2-family dwelling building forms. Using Cottage or Rowhouse building forms up to 32 units would technically be allowed, although this is generally unfeasible given the other site requirements for parking, open space, and building code. The most likely buildout scenario is 4 to 10 units.

Building Height

The proposed FB-UN-1 zone allows an additional 2' of building height compared to the R-1/7,000 zone (30' vs. 28'). The additional building height allowed would not substantially change the character of development currently allowed in the neighborhood.

Cross Walks

There are no cross walks adjacent to this property, however there is one within 385' to the east that crosses California Avenue to and from Mountain View Elementary School. That crosswalk is part of a school zone and includes signage and flashing lights operational before and after school.



Crosswalk at California Avenue

STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment. With the conditions as recommended by Staff, the proposal provides a community benefit by providing housing options not typically found in the neighborhood. The for sale, family-sized housing that will be created is generally supported by Citywide and community policies for infill housing.

To ensure the community benefit is accomplished, Staff is recommending approval with the conditions listed on page 1 of the report.

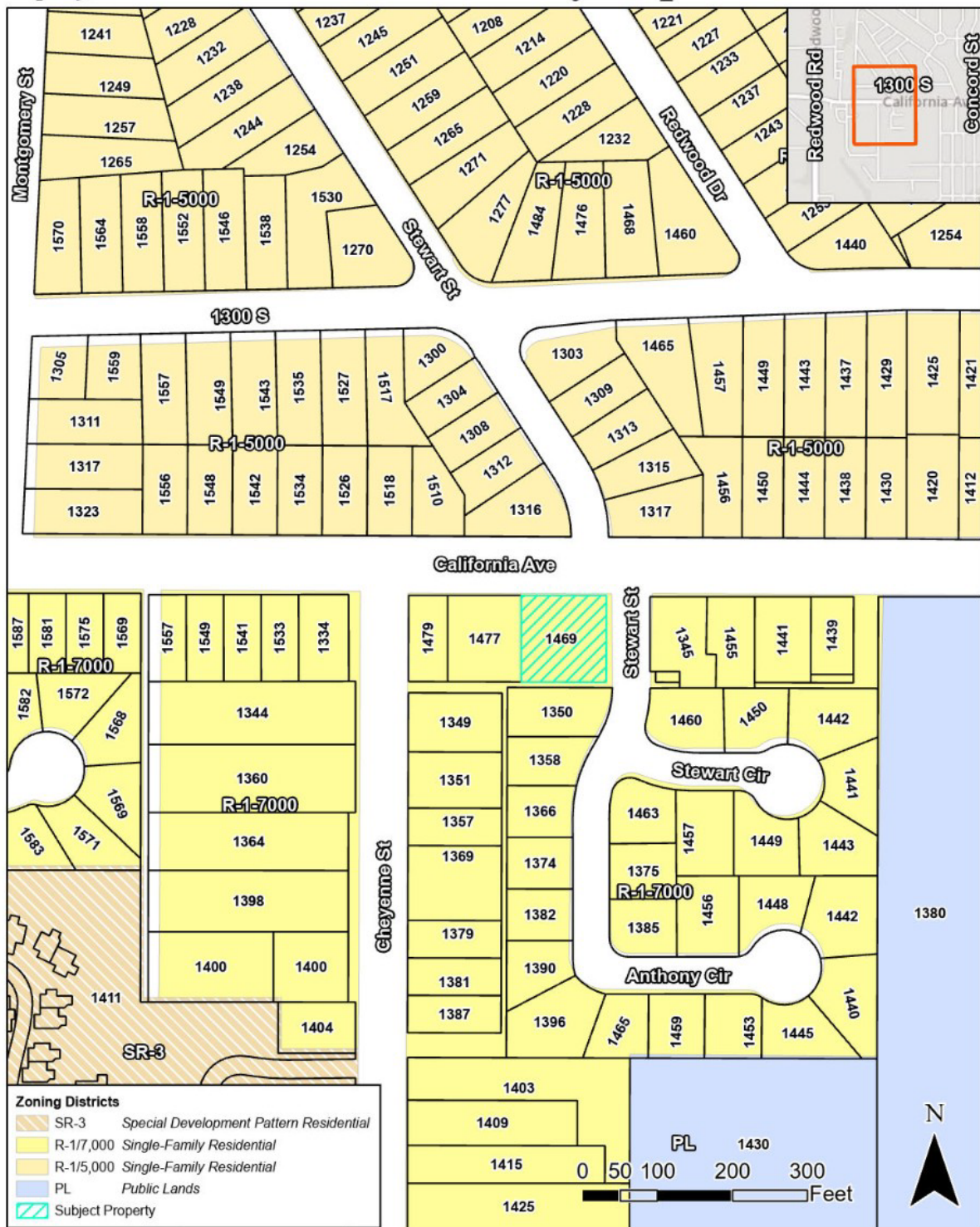
NEXT STEPS

The City Council is the final decision-making authority on all zoning map amendments. The zoning ordinance authorizes the Planning Commission to make recommendations to the City Council on zoning amendments.

The Planning Commission may provide a positive or negative recommendation for the proposal and can request that changes be made to the proposal. The recommendation and any modifications requested will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposed amendment. The City Council may may adopt the proposed amendment, adopt the proposed amendment with modifications, or deny the proposed amendment.

If ultimately approved by the City Council, the changes would be incorporated into City zoning map and the property could be developed using the proposed zone and in compliance with any conditions adopted by the Council, such as in a development agreement.

ATTACHMENT A: Zoning Map



Current Zoning of Property and Vicinity

ATTACHMENT B: Application Materials

ZONING MAP AMENDMENT NARRATIVE

Petition for Reclassification from R-1/7,000 to FB-UN1

Property Address	1469 West California Avenue, Salt Lake City, Utah 84104
Parcel ID	15-15-226-002
Parcel Size	0.34 Acres
Existing Zoning	R-1/7,000 — Single-Family Residential
Proposed Zoning	FB-UN1 — Form Based Urban Neighborhood District

I. INTRODUCTION

Powell Development Group, LLC ("Applicant") respectfully submits this Zoning Map Amendment Narrative in support of a petition to reclassify the property located at 1469 West California Avenue, Salt Lake City, Utah (the "Property") from the R-1/7,000 Single-Family Residential zone to the FB-UN1 Form Based Urban Neighborhood District.

This narrative is submitted pursuant to Salt Lake City Code Section 21A.50.050 and addresses each of the applicable standards for review of a zoning map amendment. As set forth herein, the proposed reclassification is consistent with adopted city master plans and general plan policies, advances the purposes of the FB-UN1 zoning district, and will have minimal impact on adjacent properties.

II. PROPERTY DESCRIPTION AND SITE CONTEXT

The Property is situated on West California Avenue, a principal arterial street that runs east-west through the Glendale neighborhood of Salt Lake City's Westside community. California Avenue is explicitly identified throughout the adopted Westside Master Plan as one of the community's primary corridor streets, a connector between neighborhood nodes that experiences consistently elevated vehicle traffic compared to interior residential streets.

The Property is a corner lot situated at the intersection of California Avenue and Stewart Street and is near the Redwood Road community node and the 900 West community node, two high density activity centers identified in the Westside Master Plan, making it a transitional corridor parcel rather than an interior residential lot. This locational context, on a principal arterial between established activity nodes, is precisely the setting for which the form based urban neighborhood framework was designed.

III. CONSISTENCY WITH APPLICABLE PLANNING DOCUMENTS

Salt Lake City Code § 21A.50.050 requires that a zoning map amendment be consistent with the purposes, goals, objectives, and policies of applicable city planning documents. The proposed FB-

UN1 reclassification is affirmatively supported by three independently sufficient layers of adopted policy.

A. Westside Master Plan (Adopted December 3, 2014)

The Westside Master Plan is the controlling community level planning document for this petition. The plan identifies structural deficiencies in the Westside's housing stock and explicitly identifies corridor parcels as the appropriate location for increased residential density and more diverse housing typologies.

The plan found that of the 1,020 acres of residentially zoned land in the Westside, only nine percent is designated for multi-family development, and that the existing multi-family options are not well integrated into the rest of the community. The plan expressly contemplates rezoning as the necessary mechanism to correct this imbalance, stating:

"The current zoning in the majority of the Westside, and in nearly the entirety of the neighborhoods, is for single family residential, which prohibits multi-family development. Therefore, multi-family residential infill will require some zoning ordinance modification."

The plan further identifies California Avenue as a corridor where unique development opportunities exist, noting that lots along the community's largest east-west roads present conditions suitable for infill. The Westside Master Plan also directly addresses the relationship between major nodes and the corridors connecting them, a framework that is central to this petition:

"Additionally, the spaces in between the various nodes will reflect some of the changes seen at the adjacent nodes in order to provide appropriate buffering and transitions when necessary."

The Property sits precisely in this transitional space between the Redwood Road and 900 West community nodes, on California Avenue, which the plan identifies as a primary connector corridor. The FB-UN1 district, with its emphasis on pedestrian-scale building form, active street frontages, and neighborhood-compatible design, is the appropriate zoning vehicle for realizing the transitional density the plan envisions for this corridor. The plan's goals speak directly to this petition:

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

The Westside Master Plan specifically identifies vacant or underutilized corridor parcels as opportunities for multi-family infill projects requiring zoning modification. This petition is the direct realization of that vision.

B. Plan Salt Lake — City General Plan (Adopted December 1, 2015)

Plan Salt Lake, the city's overarching general plan, establishes the framework within which all community master plans operate. Its policies on density, housing diversity, and compatible infill directly support the proposed FB-UN1 reclassification. Plan Salt Lake states:

"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."

California Avenue is a major transportation corridor served by existing transit infrastructure. The Property is fully served by public utilities and occupies a prominent corner position on a principal arterial. The FB-UN1 district, which emphasizes pedestrian-oriented building form, street-facing entries, and walkable neighborhood character is precisely the tool Plan Salt Lake envisions for infill that expands housing options without burdening interior residential streets.

Plan Salt Lake also identifies the following as key objectives of the city's growth framework, each directly advanced by the proposed FB-UN1 reclassification:

- A diverse mix of land uses essential to accommodate responsible growth
- Compatibility: new development sensitive to the context of surrounding development while providing opportunities for new growth
- Access to a wide variety of housing types for all income levels throughout the city
- Increasing the number of medium density housing types and options

C. Housing SLC: 2023–2027 (Adopted June 13, 2023)

Housing SLC is the city's current state-mandated moderate income housing plan, adopted by the City Council following engagement with over 6,500 residents. The plan sets a goal of permitting 10,000 new housing units by the end of 2027 — including 4,000 units at affordable levels — to close a 5,500-unit housing gap. Infill development in existing residential neighborhoods is identified as a central strategy for achieving this goal.

While the proposed project is market rate, residential infill on underutilized corridor parcels delivers housing options for families at a materially more attainable price point than what could be developed under the current R-1/7,000 designation. The FB-UN1 district's flexibility in permitted uses and building forms enables precisely the missing middle housing typologies (attached units, small-scale multi-family, and mixed residential forms) that Housing SLC identifies as critical to closing the city's housing gap. The City Council passed a comprehensive infill housing incentives ordinance in December 2023 to encourage these typologies across all neighborhoods. The proposed reclassification is fully consistent with that legislative direction.

IV. FURTHERANCE OF THE FB-UN1 PURPOSE STATEMENT

Salt Lake City Code § 21A.50.050 requires that the proposed amendment further the specific purpose statement of the requested zoning district. The purpose of the Form Based Urban Neighborhood districts, as codified in Salt Lake City Code § 21A.27.010, is:

"The purpose of the form based districts is to create urban neighborhoods by providing detailed standards for building design and site layout while allowing flexibility in uses. The standards and regulations are intended to ensure new development is compatible in scale and form with existing neighborhood character while providing appropriate opportunities for a variety of uses. Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are

oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within close proximity."

The FB-UN1 subdistrict, which permits building heights up to approximately 2.5 stories is a neighborhood scaled subdistrict making it the appropriate designation for a parcel that, while fronting a principal arterial, is immediately adjacent to a single-family residential neighborhood. The district's form based standards emphasize pedestrian facing entries, and have many design standards to ensure that new development contributes positively to the public realm of California Avenue rather than turning its back on the street.

The Property's corner position at California Avenue and South Stewart Street is particularly well suited to the FB-UN1 framework. The district's design standards are calibrated for exactly this condition: an active corner with multiple street frontages where building placement, entry orientation, and massing can define and enhance the pedestrian experience. Development on this site, guided by FB-UN1 form standards, will contribute to the walkable neighborhood fabric that both the Westside Master Plan and Plan Salt Lake identify as goals for this corridor.

V. IMPACT ON ADJACENT PROPERTIES

The proposed FB-UN1 reclassification will have minimal impact on adjacent properties. The FB-UN1 district's 2.5-story maximum height is only 2' greater than the two-story maximum applicable under the existing R-1/7,000 designation, ensuring that any development on the Property will be compatible in scale with the surrounding residential neighborhood. The district's form based standards are specifically designed to produce development that is contextually appropriate and that contributes to, rather than detracts from, the neighborhood's character.

The density increase that FB-UN1 enables comes from building form flexibility and use flexibility rather than dramatic height increases. A 2.5-story building adjacent to a single family home is visually comparable in massing to the two-story single family homes already permitted and present in the neighborhood. The neighboring properties' quality of life and the corridor's visual character are therefore not adversely affected beyond what the current zoning designation already contemplates.

A foundational principle of urban land use planning is that properties fronting high traffic arterial corridors are contextually distinct from properties within quiet interior residential blocks. The traffic volumes, noise levels, and general character of California Avenue make it a less than ideal setting for the type of private, detached single-family residential environment that R-1/7,000 zoning was designed to foster. At the same time, California Avenue's infrastructure capacity makes it precisely the kind of corridor that can absorb modest density increases and more active building frontages without generating adverse impacts on the interior neighborhood. This logic is reflected consistently across the city's adopted planning documents.

VI. PROXIMITY TO AMENITIES AND SERVICES

The Property is well served by community amenities accessible on foot or by bicycle, without reliance on a personal vehicle, a condition that directly supports the walkable neighborhood character that the FB-UN1 district is intended to create and strengthen. Nearby amenities include:

- Jordan River Parkway Trail — a regional multi-use trail along the Jordan River, accessible within walking distance of the Property
- Mountain View Elementary School and Glendale Middle School — within the immediate neighborhood
- Hook and Ladder Restaurant and other local retail and dining establishments along California Avenue and nearby commercial corridors
- Sorenson Unity Center — a community hub offering fitness facilities, cultural programming, and community services
- UTA bus service along California Avenue providing connections to downtown Salt Lake City and regional transit

The walkability and transit access of this location aligns directly with the intent of the FB-UN1 district, which is designed for urban neighborhoods where residents can live, work, and access services within close proximity reducing automobile dependence and supporting a more sustainable, connected community.

VII. IMPACT ON PUBLIC SAFETY RESOURCES

The proposed reclassification from R-1/7,000 to FB-UN1 does not present material adverse impacts to public safety resources. The Property is already served by existing fire, police, water, sewer, and stormwater infrastructure adequate to accommodate a modest increase in residential density and activity. The Fire Marshal and applicable city departments will conduct their standard development review as part of the building permit process, and the Applicant will comply fully with all applicable fire access, life safety, and public safety requirements during those reviews.

VIII. COMMUNITY BENEFITS

The proposed reclassification delivers meaningful community benefits as contemplated by Salt Lake City Code § 21A.50.050(C), including the following:

Family-Sized, For Sale Housing at Attainable Price Points

The FB-UN1 district enables the development of for sale townhomes designed to serve families at a materially more attainable price point than what is achievable under the current R-1/7,000 designation. We plan to build 3 Bedroom units and subdivide the property, creating owner-occupied housing. For sale missing middle housing addresses a documented gap in the Westside's housing inventory, which is dominated by both large lot single family homes and high density rental apartments, with very little for sale attached housing available to young families seeking to build equity in the neighborhood.

Activation of an Underutilized Corridor Corner Parcel

The Property is a corner lot on a principal arterial that has remained underutilized under current single family zoning. The FB-UN1 district's emphasis on active, pedestrian facing building frontages will transform an underutilized parcel into a building that engages the public realm of California Avenue and contributes to the walkable neighborhood character the Westside Master Plan envisions for this corridor. The Westside Master Plan specifically identifies vacant or underutilized corridor parcels as opportunities for infill development requiring zoning modification. This petition realizes that vision in the form based, pedestrian scale manner is appropriate for this location.

IX. CONCLUSION

The proposed reclassification of 1469 West California Avenue from R-1/7,000 to FB-UN1 Form Based Urban Neighborhood District is supported by multiple independently sufficient bases. It is consistent with the Westside Master Plan, Plan Salt Lake, Housing SLC, furthers the FB-UN1 purpose statement and has minimal impact on adjacent properties

The FB-UN1 district is the right tool for this location. It ensures that new development on California Avenue is contextually appropriate in scale, oriented toward the pedestrian realm, and provides the density necessary to deliver attainable housing in a neighborhood that the city's own planning documents have identified as undersupplied. The Applicant respectfully requests that the Planning Commission transmit a positive recommendation to the City Council for approval of this reclassification.

ATTACHMENT C: Property and Vicinity Photos



Subject Property (looking southeast from California Ave)



Birdseye View (looking southeast)



Single-family home to the east across Stewart St.



Property to the west along California Ave.



Single-family home to the south along Stewart St.



Single-family homes to the north across California Ave.

ATTACHMENT D: Zoning Standards

The proposed FB-UN-1 zoning district has different development standards from the existing R-1/7,000 zoning district. A comparison follows:

CURRENT AND PROPOSED ZONING STANDARDS ([21A.24.060](#) and [21A.24.160](#))

REGULATION	R-1/7,000 (existing)	FB-UN-1 (proposed)
Minimum Lot Area	7,000 sf for single-family homes and other permitted uses 12,000 sf for places of worship	3,000 sf for urban house or two-family dwelling 1,500 sf for cottage development or row house
Minimum Lot Width	50' for single-family homes and other permitted uses 80' for places of worship	30' 15' per unit for two-family dwellings 15' per street-facing unit for cottages and row houses
Maximum Lot Area	10,500 sf	None
Maximum Number of Building Forms per Lot	1 single-family home or up to 4 using Affordable Housing Incentives	Urban house or two-family dwelling- 2 units in main building plus 1 unit detached Cottage and row house- 1 for every 1,500 sf of lot area
Maximum Dwelling Units per Building Form	1 per single-family home or up to 4 per Affordable Housing Incentives	Urban House: 2 units in main building plus 1 detached Two-Family Dwelling: 2 units in main building plus 1 detached Cottage Development: 1 per cottage Row House: 4
Building Height	28' for pitched roofs or average of other principal buildings on block face 20' for flat roofs	30' (2.5 stories)
Minimum Front Setback	Average of block face or 20'	Average of block face or 10' minimum, 20' maximum
Corner Side Setback	Average of block face or 20'	Average of block face or 10' minimum, 20' maximum
Interior Side Setback	6' and 10'	Average of block face or 10' minimum, 20' maximum
Rear Setback	25'	Minimum of 20% lot depth up to 25' for urban house, two-family dwelling, or row house 4' for cottage development
Maximum Building Coverage	40%	None
Open Space	N/A	250 sf per cottage if cottage development form is used
Parking	Residential- 2 spaces per dwelling unit Places of worship- 1 space per 6 seats or 1 per 300 sf	Residential- 1 space per dwelling unit

New buildings within the proposed FB-UN-1 zone are subject to additional design standards whereas buildings within the R-1/7,000 zone are not. The table below summarizes applicable design standards within the FB-UN-1 district.

CURRENT AND PROPOSED DESIGN STANDARDS ([21A.37.050](#))

REGULATION	R-1/7,000	FB-UN-1
Building Materials, ground floor (21A.37.050.B.3)		70%
Building Materials, upper floors (21A.37.050.B.4)		70%
Glass: ground floor (21A.37.050.C.1)		15%
Glass: upper floor (21A.37.050.C.2)		15%
Ground Floor Residential Entrances (21A.37.050.D2)		Yes
Building Entrance Feature (21A.37.050.D.2)		Yes
Blank wall Maximum Length (21A.37.050.E)		15'
Street Facing Façade, max length (21A.37.050.F)		200'
Lighting: exterior (21A.37.050.H)		Yes
Lighting: parking lot (21A.37.050.I)		Yes
Screening of mechanical equipment (21A.37.050J)		Yes
Screening of service areas (21A.37.050K)		Yes
Parking garages or structures (21A.37.050.L)		Yes
Public Improvements (21A.37.050.M)		Yes

ALLOWED USES IN EACH ZONE:

Land use tables for each zone are below for reference. Cells are highlighted where uses or status (permitted or conditional) differ.

Use	R-1/7,000	FB-UN-1
Accessory use , except those that are specifically regulated elsewhere in this title	P	P
Adaptive reuse for additional uses in eligible buildings	C	C
Affordable housing incentives development	P	P
Bed and breakfast		P
Community Garden	C	P
Daycare center, child	P	P
Dwelling, accessory unit	P	P
Dwelling, assisted living facility, limited capacity	C	P
Dwelling, congregate care facility (small)	C	C
Dwelling, group home (small)	P	

Use	R-1/7,000	FB-UN-1
Dwelling, manufactured home	P	
Dwelling, multi-family	P3	P3
Dwelling, single-family (attached)		P
Dwelling, single-family (detached)	P	P
Dwelling, twin home		P
Dwelling, two-family		P
Governmental Facility	C	P
Home Occupation	P1	P1
Municipal service use, including City utility use and police and fire station	P	P
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, off-site		P6
Place of worship on lots less than 4 acres in size	C	
Plazas		P
School, seminary and religious institute	C	
Urban Farm	P	P
Utility, building or structure	P5	P5

Qualifying provisions:

1. Subject to Section [21A.36.030](#).
3. Subject to conformance with the provisions of Subsection [21A.52.060.A](#).
5. See Subsection [21A.02.050](#).B for utility regulations.
6. Prohibited when it includes the demolition of a dwelling unit.

ATTACHMENT E: Analysis of Consideration Standards

ZONING MAP AMENDMENTS

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: The proposal is generally consistent with the applicable adopted planning documents.
Discussion: The proposed map amendment aligns with the purposes, goals, objectives, and policies of the city's various adopted planning documents. See Key Consideration 1 for review of the city's adopted planning documents. The proposed map amendment is generally consistent with these documents.
2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance;
Finding: The proposal furthers the specific purpose statements of the zoning ordinance.
Discussion: The proposed map amendment is consistent with the general purpose and intent of the city's zoning ordinance. The potential for a moderate increase in residential density would provide additional housing choice while maintaining overall compatibility with surrounding development. See additional discussion in Key Consideration 3 .
General Purpose and Intent of the Salt Lake City Zoning Ordinance
The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition: A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures; G. Foster the city's industrial, business, and residential development; and H. Protect the environment.
Current Zoning District Purpose Statement
R-1/7,000 Single-Family Residential
The purpose of the R-1/7,000 Single-Family Residential District is to provide for single-family residential dwellings and affordable housing incentives developments with up to four units on lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Proposed Zoning District Purpose Statement
FB-UN-1 Form Based Urban Neighborhood District The purpose of the FB-UN1 district is to provide areas for a mix of housing types that are generally up to two and one-half stories in height, on relatively small lots. Reuse of existing residential structures is encouraged. Development regulations are based on the building type.
General Purpose of the Zoning Amendments Process
The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.
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: The map amendment will allow for moderated increases in density with reduced setbacks, but will generally still be of a scale compatible with surrounding development.
Discussion: This amendment would allow for moderate increases in density with reduced setbacks. Building sizes and heights would still generally be compatible with surrounding development. Both the existing R-1/7,000 and proposed FB-UN-1 zone are neighborhood residential zones. They primarily allow residential uses, but the FB-UN-1 zone allows additional housing types such as two-family, row houses, and cottages. These housing types are considered a moderate increase to single-family development. See Key Considerations 3 & 4 for additional analysis.
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: There are no applicable overlay zoning districts that impose any additional standards.
Discussion: The property is not subject to any overlay zoning districts.
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: City services generally adequately serve the site and will continue to be provided to the site. Public Utility upgrades, such as water supply systems, may be required and would be determined as part of any development proposal.
Discussion: The subject property is located within a built environment where public facilities and services already exist. Redevelopment of this property may be able to be tied into existing systems. During the development process, demand calculations will be analyzed by Public Utilities. Any required utility upgrades would be the responsibility of the developer to install.
No concerns were received from other City departments regarding the zoning amendment or the potential for development on these properties if normal development requirements are met.
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: The proposal will have little impact on existing transportation facilities and the surrounding streets are adequate to support any change of use on the property with the rezone. Discussion: Transportation did not have concerns with the rezone.
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: The property is great location for family-sized housing and is within walking distance of various parks, trails, and schools; with commercial areas a short distance away. Discussion: The area has good access to parks and open space such as the Jordan Park, Glendale Regional Park, and the Jordan River Parkway. Several schools, including Mountain View Elementary, Glendale Middle School, and Dual Immersion Academy are within walking distance. The Glendale branch of the Salt Lake Library is also only a few blocks up the street. The neighborhood does not have many options for restaurants, shopping, or entertainment. Most of those types of services are best accessed by vehicle along Redwood Road or east of I-15.
8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment; Finding: The increase in development potential of the site is unlikely to substantively increase the need for public safety resources. Discussion: The Police Department did not have any public safety concerns with this potential rezone. The rezone would only allow a moderate residential density increase and is compatible with surrounding development.
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: The property most recently had a single-family home in 2025. Records and information from the applicant indicate that the tenant moved out some time before that, at least by June 2023. The applicant would need to comply with any displacement mitigation unless the requirement is waived by the City Council. Two conditions of approval are recommended to ensure compliance with the tenant displacement standards. Discussion: There is no housing currently on the property. There was a single-family home on the property, but it was demolished in 2025. City records indicate the property was vacant as of June 2023 and was subsequently boarded until its demolition in 2025. The applicant has noted the property was not rented following the purchase of the property by the current property owner in December 2022. Staff is recommending that the provision for tenant relocation assistance as detailed in 21A.50.050.D and discussed below, be part of a development agreement. As per Section 21A.50.050.F, if a proposed amendment submitted by the property owner has included the demolition of a housing unit within the past 5 years, the City Council may require the petitioner to provide relocation assistance for the tenant(s) and to construct a replacement dwelling for each demolished dwelling within a future development. The Council has the discretion to impose, waive, or modify all of these requirements. This section of the code refers to both subsection 21A.50.050.D, which establishes provisions for tenant relocation assistance amounts and section 21A.50.050.E, which establishes parameters for replacement dwellings in order to ensure no net loss of housing. These standards are also included in the table at the end of this Attachment. Regarding section D, due to the property being last rented in 2022 or 2023, prior to the current property owner's ownership of the property, and the lack of a current tenant to provide tenant relocation assistance to, the code would require the payment of the tenant relocation assistance

to the City to go toward a tenant assistance fund instead of a specific tenant (see section F). The amounts would be based on the requirements listed in section D. Staff is recommending the maximum amounts be paid to the City where listed, and for other costs, such as application fees and deposit amounts is basing those on an estimated average amount. The complete associated condition is on page 1 of the report.

Section E requires the replacement of any demolished housing with replacement housing that contains the same number of bedrooms as the demolished unit. The applicant is proposing to replace the demolished one-bedroom unit with a larger three-bedroom, for-sale (rather than rented) unit in their development. While the code normally requires the replacement unit to be equal to the number of bedrooms, Staff believe that the larger three-bedroom ownership units proposed by the applicant help fill a family sized, owner-occupied housing need in the City and satisfies the general intent of the replacement requirement. The Council has the discretion to impose, waive, or modify this requirement.

Section E also requires either designating one replacement unit as a long-term rental (Option a) with a restricted rental rate or making a payment into the City's housing fund (Option b). The applicant is electing Option (b), since every new townhome is proposed to be owner-occupied and reserving one as a rental would conflict with the project's ownership-housing goal mentioned above. That payment will be calculated based on the demolished home's monthly rental value multiplied by the number of months the site sits vacant prior to demolition through the certificate of occupancy for the new units. Specific information on previous rental rates of the property are unavailable due to the current owner not having been the owner while it was rented, but Staff estimates that a 600 square foot unit in the neighborhood around \$1,100 in rent per month in 2022. The complete associated condition is on page 1 of the report.

Any of these provisions may be waived or modified by the City Council.

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: This is not applicable as there is no business located on the property.

Discussion: The land is currently vacant.

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

Finding: The proposal provides the required community benefit by providing a moderate increase in housing density to the neighborhood with family-sized units that will be available for purchase.

Discussion: See discussion in Key Consideration 2 and below. The proposed community benefit complies.

COMMUNITY BENEFIT STANDARDS

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

Type of Community Benefit

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

a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase; b. Providing commercial space for local businesses or charitable organizations; c. Providing a dedication of public open space; d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands; e. Preserving historic structures not otherwise protected; f. Expanding public infrastructure that expands capacity for future development.
Finding: The proposed housing aligns with the current and future needs of the community by providing family-sized units on smaller, and therefore more affordable lots.
Discussion: The applicant plans to provide family-sized (3-bedroom) units that are available for individual ownership through a subdivision plat. The unit configuration and smaller lots available in the FB-UN-1 zone will allow for a housing configuration not commonly found in the neighborhood. See discussion in Key Consideration 2 for more information.

Community Benefit Standards

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: The housing that will be provided will be family-sized (minimum 3-bedroom) but will be on smaller lots than would be allowed in the existing zone. The smaller lot size increases the affordability per unit.
Discussion: The additional density allowed in the FB-UN-1 zone will provide units on smaller lots than is typically found in the neighborhood. Lot size is a considerable factor in housing price and so the smaller lot size units will generally be lower in price than new comparably sized larger lot units.
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: N/A
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: N/A
d. The relative size and environmental value of any land that is to be dedicated;
Finding: N/A
Discussion: N/A
e. The historic significance of the structures proposed to be preserved;
Finding: N/A
Discussion: N/A
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: N/A
Discussion: N/A
g. The input received related to the community benefit during the 45-day engagement period;
Finding: With the conditions as recommended by Staff, the proposed community benefit

Discussion: Overall, the community was concerned about additional housing density and its potential impact, such as parking, that could change the character of the neighborhood. Some wanted to see specific development plans, although they are not required for zoning map amendments. This rezone request seeks to add for-sale family-sized housing units that would add moderate density, while still largely being compatible with surrounding development. Staff's recommendation to create a development agreement with conditions of parking minimums, bedroom counts, and a subdivision plat should further alleviate the neighborhood's concerns of compatibility. A more thorough analysis of community feedback is found in [Consideration 4](#) of this report.

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

Finding: The general plan supports moderate increases in housing density especially units that are family-sized.

Discussion: The proposed community benefit to provide for-sale family-sized units with moderate density increases is supported in the various master plans of the City. These are detailed in [Key Consideration 1](#).

Tenant Displacement and Demolished Unit Replacement Standards

The below additional standards pertain to zoning amendments involving properties containing existing dwellings and include sections 21A.50.050.D, E, and F. The City Council has the authority to waive or modify these requirements.

D. Displaced Tenants Resulting from Demolition of Housing: If a proposed amendment submitted by a property owner includes the likely demolition of any dwelling, the city council may require the petitioner to provide relocation assistance for the current tenant(s), or a replacement dwelling as required by this section for each demolished dwelling within a future development.

1. This subsection may be applied by the city council when a proposal for a property owner initiated zoning map amendment is likely to result in an existing housing unit being demolished due to the increase in development rights that may result from the proposed amendment.
2. For the purpose of this section, any term that is used in the singular shall be interpreted to include the plural of the term.
3. A petitioner may not terminate a lease or evict a tenant for the purpose of evading the obligation to provide tenant relocation assistance and other requirements set forth in this section.
4. **Tenant Relocation Assistance:** When a petition is likely to result in the demolition of a dwelling unit, the property owner may be required to provide the tenant with relocation assistance to supplement the costs of leasing a comparable replacement dwelling. The rental relocation assistance includes the following:
 - a. Moving expenses based on a reasonable estimate provided by the tenant, up to a maximum of \$1,500.
 - b. Application fees for the replacement housing.
 - c. The deposit that the displaced tenant would have to pay to secure replacement housing.
 - d. Monthly Rental Assistance Payment. The rental assistance payment is based on the difference, if any, between the cost of the monthly rent of the demolished housing and a comparable unit. The rental payment total amount paid shall not be more than \$7,200.
 - e. If the property owner relocates the displaced tenant into an existing unit that is owned by the applicant within Salt Lake City at the same rental rate the displaced tenant was

paying and without an additional applicant fee or deposit, then paragraphs b, c, and d do not apply. f. Any and all payments should be received by the tenant 24 hours in advance of leaving the unit to be demolished. g. Tenant Relocation Assistance Exemptions: If the project is receiving identified federal funds and subject to the Uniform Relocation Assistance (URA) and Real Property Acquisition Policies Act of 1970, as amended, 42. U.S.C 4601-4655. The relocation assistance rules for the developer/tenant under that act will govern and the Tenant Relocation Assistance outlined in this section will not apply. The developer shall inform the city if they are subject to URA and details of assistance to be provided. Tenants who receive tenant relocation assistance from this section are not eligible to receive relocation benefits from the city.
Finding: A condition is proposed in the recommendations to ensure that the tenant relocation assistance amounts in the above section D.4 are paid prior to Certificates of Occupancy being issued for new housing on the site.
Discussion: See discussion regarding this requirement under 21A.50.050.B.9 above.
E. Demolished Unit Replacement. The future development may be required to replace the demolished housing unit within the new development. The replacement housing unit shall have the same number of bedrooms. In addition, the applicant shall propose one of the options listed in this section. The city council has the authority to waive or modify this requirement. 1. The replacement unit shall be rented at the same amount as the demolished unit with no more than a 3% annual increase on the rental rate for a period of 20 years. 2. The applicant may propose a payment to the city in lieu of the rental restriction on the new unit to go toward the city's housing fund to offset the loss of affordable housing. The payment shall be equal to the monthly rent of the unit prior to demolition multiplied by the number of months between the time the unit is vacated prior to demolition until a certificate of occupancy for the replacement dwelling is issued.
Finding: A condition is proposed in the recommendations to ensure that the applicant pays the required amounts in E.2 prior to Certificates of Occupancy being issued for new housing on the site.
Discussion: See discussion regarding this requirement under 21A.50.050.B.9 above.
F. If a housing unit is demolished or neglected to the point of being uninhabitable at any time during the five years prior to a petition for a zoning amendment being submitted or is placed on the city's boarded building inventory, the city council may require this section to apply to tenants that were displaced by the demolition or require the tenant relocation amount to be paid to the city for the purpose of other tenant relocation assistance.
Finding: A condition is proposed in the recommendations to ensure that the tenant relocation amounts are paid to the City prior to Certificates of Occupancy being issued for new housing on the site.
Discussion: See discussion regarding this requirement under 21A.50.050.B.9 above.

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:

- May 22, 2026 – Notice of the proposed amendment was posted on the property
- May 23, 2026 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- May 21, 2026 – The Glendale Community Council and Board were sent the 45-day required notice for recognized community organizations. Comments from the Community Council were received on July 15, 2026 and are included in the Public Input section below.

Notice of the public hearing for the proposal included:

- September 8, 2026
 - Public hearing notice sign posted on the property
- September 8, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv

Public Input:

The following public comments have been received in response to this petition:

Voicemail from Unidentified Neighbor- Received 6/1/2026

“I am calling to give my thoughts on the Planning and Zoning change at 1469 W. California Ave. I don’t really want that. I don’t understand where there will be parking and there is hardly any room in our cul-de-sac as it is.”

Email From Kevin Bell- Received 6/8/2026

No, it’s not ok to change the zoning in our neighborhood. Developer makes money, we get more traffic.

Voicemail from Amy Jordan- Received 6/10/2026

“We really do not want this rezone to anything more than a duplex. I live just a few houses down from this and we already have issues with parking and noise problems on our street. We are densely packed, which is fantastic, because we are in the city, and we like that, but we don’t need something going in here like we have down on 9th West. I grew up here, we are 5th generation here, we love our community and would love our kids to be able to raise their kids here, we know how hard that is and we want to have more opportunity for housing in this area, but what they are putting down on 9th West where we have 1 lot with more than 20 units packed in, we just want to

make sure that doesn't happen. I am opposing any changes to this zoning. Please just keep it at a single-family residence or a duplex at most, but nothing more than 2 units on that plot.

Email from Amy Jordan- Received 6/10/2026

I would like to voice my opposition to the proposed zoning change for the lot at 1469 W California Ave. I live a few houses down. I want to first say that I support smart zoning changes that help create more housing in the city but NOT this change. We have witnessed just down the street on 900 West up to 20 units crammed into a lot of similar size. This zoning change is too broad and would put us at risk of overcrowding our neighborhood. The traffic on our small street would increase and parking would overrun our community.

Another issue is that the property is right next to the crosswalk across California Ave to Mountainview and Glendale. We have had many issues there including crossing guards being hit. If we fill that corner up with housing units, it will add more traffic to an already dangerous street for kids and adults trying to cross.

Please do not allow zoning for anything more than a duplex on this corner. Anything more than that is not compatible with our neighborhood.

Email from Eric Schroeder- Received 6/10/2026

This should absolutely remain space for a single-family house, not multiple-family high-income residences. The infrastructure isn't designed for this use and likely hasn't been upgraded. I also suspect none of the residents of the neighborhood want this type of "Luxury" development. You're actively pricing residents out of the neighborhood.

This is gentrification in action.

Email from Mac Borrowman- Received 6/16/2026

My name is Mac Borrowman. I live a few doors down from the site that is being proposed to be rezoned. I am concerned by the information presented in the Glendale Neighborhood Council meeting last week. The person representing the land owner said that there could potentially be 8 housing units, with little to know parking on the property. This would definitely plug up an already crowded circle and busy school street.

I object to the rezone proposal and ask that the current zoning remain in place.

Email and Letter from Turner Bitton on behalf of Wasatch Advocates for Livable Communities- Received 6/24/2026

I'm submitting formal written comment on behalf of Wasatch Advocates for Livable Communities (WALC). I am writing to express our support for PLNPCM2026-00385. Attached is WALC's comment letter outlining our evaluation and reasons for supporting this proposal.

We believe this project represents thoughtful infill development that expands housing opportunities while advancing the goals of Housing SLC, Plan Salt Lake, and the Westside Master Plan. By creating additional housing in an established neighborhood, the proposal helps

implement the City's adopted vision for increasing housing choice and making efficient use of existing infrastructure.

Thank you for your service to Salt Lake City and for your consideration of this application. Please feel free to reach out if you have any questions about our comments.



June 24, 2026

Dear Commissioners,

Wasatch Advocates for Livable Communities (WALC) supports the proposed zoning map amendment at 1469 West California Avenue.

This project represents a meaningful contribution to Salt Lake City's housing goals, particularly in Glendale, where opportunities for family-sized homeownership and missing middle housing remain limited. The proposed rezoning from R-1-7000 Single Family Residential to FB-UN1 Form-Based Urban Neighborhood would allow the development of family-sized, for-sale housing on a currently vacant parcel located along California Avenue. This proposal aligns with Salt Lake City's housing and community development goals in several key ways.

Increasing Housing Options

The proposal increases housing choice in an area that is currently limited to large-lot single-family residential development. By allowing housing types such as townhomes, twin homes, cottages, and other missing middle housing forms, the FB-UN1 district creates opportunities for housing that better reflects the needs of today's households while remaining compatible with the surrounding neighborhood.

The Westside Master Plan specifically identified a lack of diverse housing options on the Westside and noted that only a small percentage of residentially zoned land allows multifamily housing. The Plan recognizes that additional housing choices will require zoning modifications and encourages infill development along corridors such as California Avenue. This proposal directly advances that vision by introducing housing types that are currently difficult or impossible to build under existing zoning.

The project also supports Housing SLC's goal of expanding missing middle housing opportunities throughout Salt Lake City. Housing SLC recognizes that increasing the supply of medium-density housing types is essential to addressing the city's housing shortage and providing more attainable ownership opportunities for families and moderate-income households.

Family-Sized Housing

Salt Lake City faces a growing shortage of housing options designed for families, particularly ownership-oriented housing that can accommodate households with children. The applicant has indicated that the intent of the rezoning is to facilitate the development of family-sized, for-sale



housing rather than smaller apartment units. This focus addresses an important gap in the city's housing inventory and creates opportunities for households seeking to remain in the community as their housing needs change.

Housing SLC identifies family-sized housing as a critical component of addressing the city's housing challenges and recognizes that many households struggle to find homes that provide both adequate space and attainable ownership opportunities. By creating the conditions necessary for family-sized missing middle housing, this proposal supports the City's efforts to retain families, strengthen neighborhoods, and provide housing options across a broader range of household types and life stages.

The proposal also advances the Westside Master Plan's vision of creating complete neighborhoods that can accommodate residents throughout different stages of life. Providing additional ownership-oriented housing for families helps support long-term neighborhood stability, encourages community investment, and expands opportunities for residents to build wealth while remaining connected to schools, parks, and other community amenities.

Transportation and Location Efficiency

California Avenue is one of the primary east-west corridors identified in the Westside Master Plan and serves as an important connection between community nodes throughout the Westside. The project site is located between the Redwood Road and 900 West community nodes and is served by existing transportation infrastructure and transit service.

The project is within walking and biking distance of numerous community amenities, including Mountain View Elementary School, Glendale Middle School, the Sorenson Unity Center, local businesses, the Jordan River Parkway Trail, and UTA bus service along California Avenue. These amenities provide residents with access to recreation, education, community services, and transportation options without requiring every trip to be made by car.

The Westside Master Plan envisions California Avenue as a corridor that connects neighborhood activity centers and supports additional investment and redevelopment. Adding housing in locations that already benefit from transportation infrastructure and community amenities helps advance the City's goals of creating more connected, walkable, and sustainable neighborhoods.

Housing SLC similarly encourages directing housing growth toward locations with existing infrastructure, transportation options, and community amenities. Concentrating housing in these areas helps reduce household transportation costs, improve access to opportunity, and support more sustainable development patterns.

Efficient Land Use

The proposed development requires a zoning map amendment that would allow more productive use of a currently vacant parcel located on a principal arterial corridor. Rather than extending development into undeveloped areas, the project directs growth toward land already served by streets, utilities, schools, parks, and other public infrastructure.

The Westside Master Plan specifically identifies vacant and underutilized corridor properties as opportunities for infill development and reinvestment. The Plan encourages redevelopment that supports neighborhood vitality while maintaining the character of established residential areas. This proposal accomplishes both objectives by placing new housing on a vacant site while utilizing the design standards contained within the FB-UN1 district to ensure compatibility with surrounding development.

Housing SLC identifies infill housing as a central strategy for addressing Salt Lake City's housing shortage and meeting the City's goal of permitting thousands of additional housing units in existing neighborhoods. By converting an underutilized parcel into new housing, this proposal directly supports those objectives while making efficient use of existing public investments.

Form-Based Development and Corridor Revitalization

The FB-UN1 district is specifically designed to encourage pedestrian-oriented development that contributes positively to the public realm. California Avenue has been identified in the Westside Master Plan as a key corridor connecting neighborhood activity centers and serving as a location for future reinvestment and growth.

The proposed zoning district emphasizes building form, street-facing entries, and neighborhood-scaled development that is compatible with surrounding residential uses. The applicant's narrative notes that the property occupies a transitional location between the Redwood Road and 900 West community nodes, making it particularly well-suited for the type of incremental density and pedestrian-oriented design envisioned by both the Westside Master Plan and Plan Salt Lake.

By replacing a vacant lot with new housing designed around form-based principles, the project can contribute to a more active and attractive California Avenue corridor while helping implement the City's long-term planning goals for the Westside.

WALC supports the thoughtful redevelopment of this vacant parcel at 1469 West California Avenue to provide additional housing opportunities, including family-sized homeownership options, along an important neighborhood corridor. The proposal advances the goals of the



**Wasatch Advocates
for Livable Communities**

Westside Master Plan, Plan Salt Lake, and Housing SLC by increasing housing supply, expanding missing middle housing options, promoting homeownership, encouraging reinvestment along California Avenue, and directing growth toward locations with existing infrastructure and community amenities.

We urge you to recommend approval of this zoning map amendment.

Thank you for the opportunity to comment.

Respectfully submitted,

Turner Bitton

Executive Director

Wasatch Advocates for Livable Communities (WALC)

turner@wasatchalc.org

Email from C Robinson- Received 6/27/2026

I live in the vicinity of this proposal. I'm open to a single family unit being built one house. No town homes, no apartments. There is a half a block on California Ave that is single level town homes. It has created parking issues in the neighborhood already. Adding more will just be a burden to those of us that live here. The lot is small so that means the developer would be looking at going upward creating a blocking of our view of the mountain line. Plus allowing our privacy to be invaded upon by the occupants these residents. So my vote would be no on any town homes.

Rezoning this property I feel it will have an impact on the neighborhood. We already have a half block of 2 family town homes on California ave. Which create a parking issue narrow down passage on side streets. Also I believe do to the size of the property that the developer will have to go up not out which will mean that those around the area will have their privacy will be invaded upon by the renters. Also it will block the views of the mountain view. A single one family home is fine. Thank you.

Email from Jim Zoani- Received 6/28/2026

I'm reaching out to you concerning the application to rezone the above property. I'm strongly opposed to the rezoning. This property is not viable for row houses. Or "cottages". Stewart Street running south from California Ave is a dead-end street. The width of the street barely handles two cars going in different directions. Townhouses will only congest an already tight street. Multiple families means multiple vehicles.

The City Sanitation/plow drivers already struggle to access Stewart Circle. As well as Anthony Circle to the south. I'm not opposed to a single duplex on the property. However, the lot size is

two small to accommodate Townhouses/Cottages. I bought my home to raise my family in a family neighborhood. If I wanted to live in a Townhome. I would have moved into the downtown district.

I DO NOT SEE THE BENEFIT to our neighborhood having Townhomes in it. This is a residential area. There needs to be a single family home on this property period. I spent 6 years living behind drug dealers because the city would not do anything about. They are finally gone.

I'll be damned if I have to look out my back porch at a 30' structure. Not to mention the criminal element that always comes with multiple family housing. In short I plan on doing everything in my power to stop this. Including suing the City & the Builder. THIS IS A SINGLE FAMILY DEWELING NEIGHBORHOOD.

Thank you for your time.

Email from Jackson Murphy- Received 7/13/2026

I wanted to reach out and offer my support for the rezone applications at 1379,1395 W Van Buren & 1384 W Harris and 1469 W. California Ave.

I'm a Glendale homeowner. And these are both reasonable proposals that will help combat the biggest issue facing our city: housing affordability.

Letter from Jennifer Madrigal representing the Glendale Neighborhood Council- Received 7/15/2026

We had a representative for the applicant come out to present on the rezone on June 3rd, but it was not very informative. It appears that the property owner does not live in Glendale. As Chair of the Glendale Neighborhood Council I am not sure if the applicant just does not yet have ideas in mind for what they would like to do, or if they simply are not interested in sharing their plans with the public. The presentation essentially mentioned that the plan would be for-sale units, with 4 of those being affordable units. However, affordable units are not included in the applicant's formal plan or narrative. With such little information it is hard to imagine what the applicant has in mind.

Chair's Received Community Feedback:

- There was concern from the public about not having plans for any communal greenspace for children, and there were several wheelchair bound people who were concerned about the units being ADA compliant because all of the recent developments that have gone up in Glendale in the last several years have been multi-story homes with garages below.
- Another big concern was traffic, as traffic is already tight on California Ave. I had a father and young daughter come up to me after a separate Neighborhood Council public meeting and explain the traffic issue at that corner of Stewart St and California Ave, which I will be following up with Transportation about, as it sounds like a dangerous problem for the children crossing that street and for cars trying to leave onto California. In fact, a high school girl was sent to the hospital last October after a truck hit her on California Ave during rush hour, one street away from the location of the proposed rezone. Something needs to happen to improve safety at that intersection regardless of this rezone, but it does seem that the problem will be exacerbated by multiple new units there.
- Glendale does not have sufficient walkable retail, no grocery, and limited opportunity for employment within the neighborhood (80% of Glendale residents commute to work according to the latest Salt Lake City 2025 databook <https://d36oiwf74r1rap.cloudfront.net/wp-content/uploads/2025/04/SLC-DataBook-Apr2025.pdf>), so a single 3 bedroom family home will require parking for 2-3 cars.
- Several residents expressed a desire to have some infill on the lot, but no more than 4 units.

Community Vote:

At the rezone meeting on June 3, 2026 at the Glendale Public Library, we had two separate rezones that required discussion. My in-person attendee count excluding applicants was 57. I had in-person attendees note which rezone they were present for:

- 24 were present for both rezones,
- 20 were present specifically for the Van Buren Ave rezone, and
- 2 were present specifically for the California Ave rezone.

(This means that about a dozen people didn't fill out the form to note which rezone they were present for)

The in-person California Ave rezone vote had 1 "Yes", majority "No" (not tallied, but according to attendee count would be at least 17 and at most 28 "No"), and 8 votes to approve the rezone if the number of units proposed was reduced (The presenter mentioned at least 8 units, but this is not found in any of the plan documents submitted for public review).

Glendale Neighborhood Council Vote:

At a separate GNC Board meeting on June 10th 2026 at the Glendale Public Library, we voted on what our organization's official stance of the California Ave rezone should be. Voting members unanimously approved the following sentiment: "We need more information in order to decide whether or not we support the 1469 W California Ave rezone." We were not presented with a conceptual site plan or development plan, and have no idea what the developer's actual intentions are.

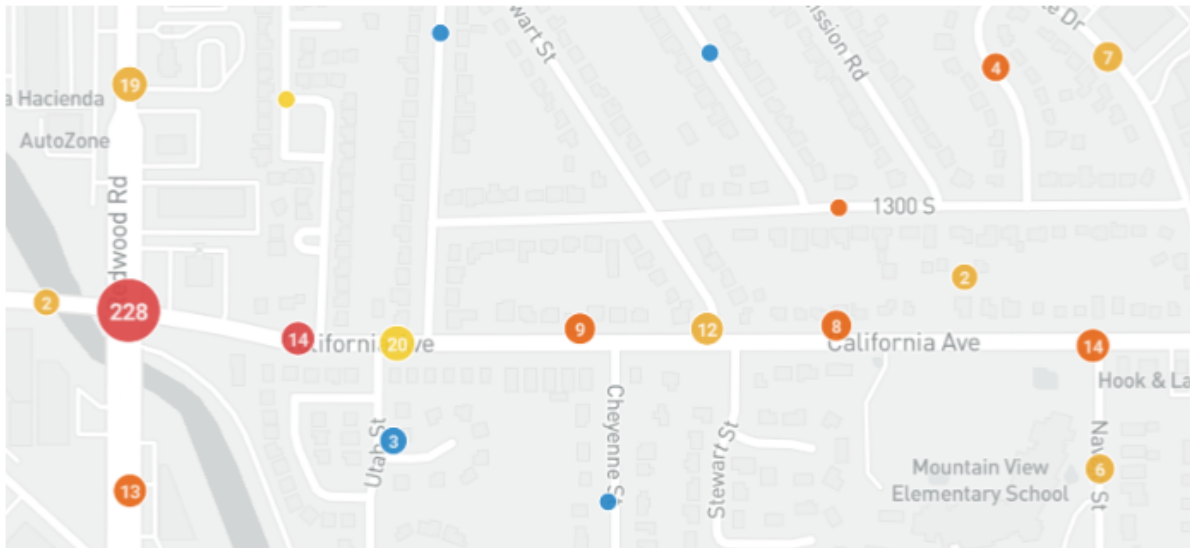
Comments from the Glendale Neighborhood Council Chair:

I would like to draw attention to claims of walkability, because the several one-off rezones that have been approved over the past decade in Glendale have not been accompanied by appropriate traffic or retail infrastructure, and this is becoming more and more of an issue as it increases the single-vehicle traffic, which is required as nearly all residents live in this neighborhood and work outside of it. This is not something that this rezone will solve, but it deserves discussion.

1) The Zoning Map Amendment Narrative states that there is UTA bus service along California Ave providing connections to downtown Salt Lake City and regional transit. However, it is important to note that the one bus (513 Industrial Business Park Shuttle) that runs along California past this parcel only runs a total of 4 times per day (5:55am, 6:22am/4:53pm, 5:23pm, toward Salt Lake Central Station). The UTA 9 bus stop is a third of a mile away, and does not run downtown (although it does run down 900S to the University of Utah). These are the only two nearby public transit lines leading toward the city center within a mile of the parcel.

2) The applicant mentions proximity to amenities and services, stating that the parcel is located near "Hook and Ladder Restaurant and other local retail and dining establishments along California Avenue and nearby commercial corridors." However, it is important to put this into context. There is only one dining establishment along California Avenue in this neighborhood (Hook and Ladder fast food burgers). The only local retail along California Ave is the adjoining florist and hair salon, as well as the 7-Eleven half a mile away. Apart from this, any non-industrial retail is located north of California Ave on Redwood Road, which is infamous for accidents and does not have pedestrian-friendly crossings. For perspective, below is a crash

map from UDPS Utah Crash Summary, showing the number of crashes logged and the severity increasing from yellow to red. The parcel in question intersects California Ave and Stewart St:



I have two final comments on the claims (or lack thereof) in the Zoning Map Amendment Narrative, prefaced by excerpts from the Westside Master Plan:

According to the Westside Master Plan, this rezone should require the following during implementation:

- New residential and commercial development that is adjacent to established single-family neighborhoods should be buffered with landscaping and side or rear yard setbacks based upon the distance between the proposed building and the existing buildings.
- Projects on a medium time scale take two or three years to complete due to the public involvement required and the need for coordination between multiple parties, organizations or developers. They may require more than one meeting before the Planning Commission, City Council or RDA Board. Permitting is also more variable for these projects and has a greater impact on the length of time needed for the project
- For implementation projects such as these, the stakeholder list is larger than "low" level projects and often includes more than neighboring property owner. Other stakeholders could include business owners and community organizations.

1) The claim that "A 2.5-story building adjacent to a single family home is visually comparable in massing to the two-story single family homes already permitted and present in the neighborhood" is not necessarily accurate. There are no homes in this block between the surplus canal and the Jordan River trail that are anything but single family R1-5000/7000, other than The Wasatch Commons, which is located in a single SR-3 plot. This makes the presence

of "a" single large 2.5-story building spanning the length of the property (which seems to be the intent) quite a large change. The description by the applicant does not make it visually comparable with the homes in the neighborhood, and this would be a misleading claim. Exacerbating this visual incomparability would be a required FB-UN1 setback of only 4 feet along the "side yard". As this is a corner lot, both resident-facing sides could be considered "side yard". This would generate maximum square footage for building, but be incompatible with current setbacks of surrounding parcels. **Setback minimums should be increased in a deed restriction, to mitigate this and provide space for the surrounding single-family homes.**

2) Nothing in the proposal details any granularity regarding what the applicant intends to do. There is no restriction on how many units are planned to be put on the lot, or how many parking spaces would be required. I cannot overstate the importance of parking and personal transit in Glendale. We are not currently a walkable neighborhood. **Personal economic sustainability in Glendale requires either commuting to a job outside of the neighborhood or working from home.** There appear to be zero minimum parking spaces required under the FB-UN1 building form zone, and "surface parking in front and corner side yards" is not permitted. **It would then appear that this project could move forward while generating zero off-street parking spaces, creating parking chaos much worse than the level experienced at the recently finished Regency on 9th townhome development.** The lack of detail in this application makes it difficult for the stakeholders required in the Westside Master Plan, including the Glendale Neighborhood Council, to know what the impact will be on our community, meaning we must assume the most detrimental impact in order to mitigate that impact in our comments to the Planning Commission.

The Westside Master Plan suggests low-intensity mixed use development around identified neighborhood nodes. This is not an identified neighborhood node, but it is a corridor, which is also hinted at in the Westside Master Plan as an opportunity for development. The GNC does not have a problem with reasonable infill along this street. Glendale is a family neighborhood, often with multigenerational family members living together. Our neighborhood has twice the family size of the average SLC family. Feedback from the community shows that residents have no problem with an increase in density at this location of 4 large family units of 3-4 bedrooms, as this is the kind of infill that would assist in retaining the families in Glendale, as well as supporting infill of additional new families to bolster our community network. This supports the Thriving in Place plan adopted by Salt Lake City. Reasonable infill would also create the type of slow but steady growth that is palatable to the community and would attract more retail business. Alternatively, this vacant location would be a fantastic opportunity to create mixed-use live-work housing with the ability units to operate businesses! We do not have many (if any) locations available for development along Glendale corridors that are business-friendly, and retail within a safe walking distance in Glendale is desirable.

Neither of the aforementioned options seem to be the direction that the applicant is interested in, but without knowing more about the rezone plans there is no way to know what the applicant's intent is, and it is not possible for the Glendale Neighborhood Council to confidently support this rezone.

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the departments listed below. Any requirement identified by a City department is required to be complied with.

Engineering:

Corey Legge - corey.legge@slc.gov 801-535-6159

No objection and no comments during this phase of the development process.

Fire:

Seth Hutchinson – seth.hutchinson@slc.gov 801-535-7164

Comments provided are based on the zoning map amendment request and do not permit any deviation from any life safety, construction codes, standards, and city ordinances.

The zoning map amendment is acceptable; however, any future development or building permit application shall meet the minimum construction and life safety codes adopted by the State of Utah.

Urban Forestry:

Rick Nelson – rick.nelson@slc.gov 801.972.7839

Urban Forestry has no concerns with this proposal.

Public Utilities:

Kristeen Beitel – kristeen.beitel@slc.gov 801-483-6733

Public Utilities comments are provided for information only and do not provide official project review or approval.

With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

Please note that this property is served by a 12" water main in California Avenue and a 6" water main in Stewart Street. The 6" water main is undersized for any new or relocated fire hydrants, per State Law. Please note that any new fire hydrant or relocated fire hydrant on this water main will require a water main upsize. The entire water system will also be analyzed for the required fire hydrant demand for the specific development, which may also require offsite improvements to the public water system.

The public sewer system will also be modeled with the development's specific peak sewer demand. Offsite improvements may be required to the public sewer system due to increased densification and sewer demand at this location.

Building Code:

Heather Gilcrease – heather.gilcrease@slc.gov 801-535-7163

No specific building code comments with the proposed rezone.

Transportation:

Jena Carver – jena.carver@slc.gov 801-573-5058

No comments during this phase of the development process.

Public Services:

Jorge Chamorro – Jorge.chamorro@slc.gov 801-604-0056

No objection

Housing Stability:

Heather Royall – heather.royall@slc.gov 801-535-7273

No comments provided

Economic Development:

Lorena Rizzo Jenson – Lorena.rizzo.jenson@slc.gov 801-535-7299

No comments provided

Police:

Andrew Cluff – Andrew.cluff@slc.gov 801-799-3805

No public safety concerns with this rezone