



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Aaron Barlow, Senior Planner, [aaron.barlow@slc.gov](mailto:aaron.barlow@slc.gov), 801-535-6182  
Seth Rios, Principal Planner, [seth.rios@slc.gov](mailto:seth.rios@slc.gov), 801-535-7758  
**Date:** April 9, 2025  
**Re:** PLNPCM2024-00629: Maricruz Rezone – Zoning Amendment from R-1/7,000 Single Family to R-1/5,000 Single Family Residential and SR-3 Special Development Pattern Residential

## Zoning Map Amendment

**PROPERTY ADDRESS:** 247 North 800 West  
**PARCEL ID:** 08-35-426-012-0000  
**GENERAL PLAN:** [North Temple Boulevard Plan](#)  
**CURRENT ZONING DISTRICT:** [R-1/7,000 Single-Family Residential](#)  
**PROPOSED ZONING DISTRICTS:** [R-1/5,000 Single-Family Residential](#) & [SR-3 Special Development Pattern Residential](#)  
**COUNCIL DISTRICT:** District 2, [Alejandro Puy](#)

### REQUEST:

Bert Holland, representing the property owner, is requesting to amend the zoning map for the property located at approximately 247 N 800 W from the R-1/7,000 Single-Family Residential District to the R-1/5,000 Single-Family Residential and SR-3 Special Development Pattern Residential District. The intent of this rezone is to allow for infill development on the interior portion of the block, while also providing single-family zoning along 800 W. The applicant has not submitted building plans at this time. While the applicant has requested that the property be rezoned to the R-1/5,000 and SR-3 zoning districts, consideration may be given to a district with similar characteristics. The subject property is located within Council District 2, represented by Alejandro Puy.

### RECOMMENDATION:

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

- At least half of any new units must be family-sized, meaning that the units have at least three bedrooms (see [Key Consideration 4](#))
- If the existing house is demolished, the demolished unit replacement standards found in section [21A50.050.E](#) shall apply to the property (see [Key Consideration 4](#)).

### ATTACHMENTS:

- |   |   |
|---|---|
| A. <a href="#">Location Map</a>               | E. <a href="#">General Plan Policies</a>          |
| B. <a href="#">Applicant Submittal</a>        | F. <a href="#">Analysis of Relevant Standards</a> |
| C. <a href="#">Photos</a>                     | G. <a href="#">Public Process &amp; Comments</a>  |
| D. <a href="#">Zoning District Comparison</a> | H. <a href="#">Department Review Comments</a>     |

## PROJECT DESCRIPTION

### Background

Maricruz Candelaria owns the two parcels shown below at 247 N 800 W. The western property at the end of Hoyt Place is zoned SR-3 Special Development Pattern Residential. The eastern property fronts 800 West and is zoned R-1/7,000 Single Family. The property owner is requesting to rezone the east portion of the property (104 feet back from the front lot line) from R-1/7,000 to R-1/5,000. The land behind the existing home would be rezoned to SR-3 to match the western Hoyt Place parcel. If approved, the front 104 feet of the property with the existing home would be zoned R-1-5000 Single Family Residential, and the remaining land behind it would be zoned SR-3 Special Development Residential Pattern. The owner would then be able to develop the SR-3 land through the subdivision and Planned Development processes.



Figure 1: The red area shows a rough outline of where the SR-3 zoning will extend to. The remaining portion of the property would be rezoned to R-1-5000 Single Family Residential



## Intent of the Zoning Amendment Request

The applicant, Bert Holland, who represents the property owner, has submitted this request as part of an effort to expand the property's development potential. The applicant has not submitted building plans and would have various development options if the request is approved. These options are discussed in [Key Consideration 3](#).



*Figure 2: The property is located in the Fairpark neighborhood, in a transitional residential area.*

The surrounding area primarily consists of single-family homes and duplexes. The neighborhood is experiencing small-scale growth and redevelopment, serving as a transitional space between North Temple, a high-density transit corridor that is undergoing rapid redevelopment, and the established single-family residential areas to the north. Recent development has largely been characterized as infill, where housing is built on underutilized land within an already developed area. These projects are less intense than those in transit (TSA) zoning districts closer to North Temple.

Over the last decade, the City has received various applications for new development along Hoyt Place. Additionally, the property at 834 W 200 N was recently rezoned to SR-3, allowing for a wider range of housing types on the property. That proposed development will consist of attached single-family homes, detached single-family homes, and duplexes.

Before the 1995 city-wide rezone, this neighborhood was part of the Residential R-2 zoning district, where single-family and two-family dwellings were permitted by right, meaning they did not require any special approval to be built. The older zoning requirements were less stringent than the current standards of the R-1/7,000 zone. For example, the minimum lot area was 5,000 square feet instead of 7,000 square feet, and a minimum lot width was not required, unlike the current 50-foot minimum. Because the homes were built before the creation of the R-1-7,000 zone, 7 out of the 13 homes on the block face do not meet the current zoning standards. The existing lot sizes and home dimensions reflect the older zoning codes, which played a significant role in shaping the unique character of the neighborhood as it exists today.

The residential character of the surrounding neighborhood is defined by one- to two-story buildings with a 10- to 15-foot front yard. The homes in this area typically have small side yards and are situated close to neighboring buildings. The street has wide sidewalks and a large median with grass and trees down the center. The lots on this block are often narrower than others in the city. These narrow lots, existing street trees, and small yards and buildings help establish the character of the surrounding area.



*Figure 3: The neighborhood character is defined by the narrow lots, small building footprints, wide sidewalks, and street trees. Photo from Google Maps.*

If the Salt Lake City Council adopts this rezone request, the applicant would need to submit the necessary development applications, and the project would need to comply with all relevant regulations within the Salt Lake City Zoning Ordinance. Review by the Planning Commission would be required if the applicant requests modifications to zoning regulations through the Planned Development or Design Review processes. It is also likely that the applicant would need to go through the lot line adjustment process. Since this request is not for the development of the site, Planning staff has not reviewed plans for compliance with applicable zoning requirements.

### **Existing and Proposed Zoning Districts**

The following provides an overview of the existing and proposed zoning designations. [Attachment D](#) provides a detailed comparison of each district's standards.

#### ***Existing Zoning District – [R-1/7,000 Single-Family Residential](#)***

The subject site and adjacent block face are all located within the R-1/7,000 zoning. The intended purpose of the R-1/7,000 district is to create single-family homes on large lots and to preserve the character of existing residential neighborhoods. The zone has large minimum lot size and width requirements. The R-1/7,000 district is meant to be established within areas that adopted plans have established as low-density residential.

#### ***Proposed Zoning Districts***

#### ***[R-1-5000 Single-Family Residential](#)***



The R-1/5,000 zone is nearly identical to the existing R-1/7,000 zoning district. As the name suggests, there is a lower minimum lot size requirement of 5,000 square feet instead of 7,000. The side yard setbacks of the R-1/5,000 zone are slightly smaller, requiring 4 and 10 feet instead of 6 and 10 feet. The purpose statements of the two zones are nearly identical. The R-1/5,000 zone is already present across the street and on the west end of the block.

### **SR-3 Special Development Pattern Residential**

The SR-3 zone is designated as a medium-density zoning district. The purpose of the district is to encourage infill development that is compatible in character and intensity with the surrounding neighborhood. The SR-3 zone is intended for interior portions of the block but has been allowed to extend to other street-fronting lots on the block. In addition to single-family detached dwellings, attached single-family, two-family, and twin-home dwellings are also allowed in this zone. This district ensures compatibility with the surrounding neighborhood by limiting the maximum size, building setbacks, and building height that is comparable to the R-1/7,000 zone. The SR-3 zone has language promoting sustainable and compatible development patterns. The call for sustainable development suggests that increased density is appropriate if the development is compatible, meaning it doesn't alter the neighborhood's character.

### ***Comparison***

All three zones list the following goals in their respective purpose statements:

- Provide housing compatible with the neighborhood's existing scale and intensity
- Provide for safe and comfortable places to live and play
- Promote sustainable and compatible development patterns
- Preserve the existing character of the neighborhood

The similarities listed above demonstrate that all three zoning districts have standards that aim to promote compatible development. Buildings in this area are capped at 28 feet and are limited to residential land uses. Regulations like building height, wall height, and front yard setbacks are nearly identical. Other standards may vary slightly, including side and rear yard setbacks, maximum building coverage, and minimum lot widths. The SR-3 zone has more relaxed standards designed to facilitate infill development. The look and feel of a new development project in the SR-3 zone would be very similar to what already exists on the block face: narrow lots, small yard setbacks, and a diversity of residential land uses. Both the R-1/5,000 and SR-3 zones would continue to allow the area to serve as a transition between the high-density corridor of North Temple and adjacent low-density neighborhoods.

### **Transportation**

The subject property is one and a half blocks from the Jackson/Euclid Trax stop. This light-rail line runs every 15 minutes and provides direct access to downtown Salt Lake City. It is also half a mile from the Frontrunner regional commuter line, allowing access to the greater valley area. There [are five bus routes](#) that run within two blocks of the subject property. One of the routes is a [frequent transit network \(FTN\)](#) route. These FTN routes offer 7-day-a-week, 15-minute service from 7:00 AM to 7:00 PM, and 30-minute service from 4:00 AM to 7:00 AM and from 7:00 PM until midnight. There is a painted bike lane on 900 West, and 300 North has a two-way parking-protected bike lane on the south side of the street.

## **APPROVAL PROCESS AND COMMISSION AUTHORITY**

### **Review Processes: Zoning Map Amendment**

Zoning map amendment proposals are legislative decisions reviewed against a set of considerations from the Zoning Ordinance (found in section [21A.50.050.B](#)). Those considerations are listed in [Attachment F](#). Planning staff is required by ordinance to analyze proposed zoning map amendments

against existing adopted City policies and other related adopted City regulations, as well as consider how a zoning map amendment will affect adjacent properties. The Planning Commission must recommend approval or denial of the amendment to the City Council, and its members should do so based on their review of the applicable considerations. Ultimately, a decision to amend the zoning map is up to the discretion of the City Council, who are not held to any one standard.

## KEY CONSIDERATIONS

Planning staff reviewed this proposal and identified the following key considerations:

1. R-1/5,000 and SR-3 Neighborhood Compatibility
2. General Plan Compatibility
3. Development Potential
4. Community Benefit

### Consideration 1 –R-1/5,000 and SR-3 Neighborhood Compatibility

Development on R-1/5,000 and SR-3 properties will resemble the existing neighborhood, as the zoning regulations are similar to those zoned R-1/7,000. While the SR-3 zone would allow additional residential land uses, such as attached single-family dwellings (row houses), duplexes, and twin homes, factors like setbacks, building size, and height will ensure that new development remains compatible with adjacent properties. If a duplex and a detached single-family home share similar sizes, setbacks, and heights, they can be compatible, even though they are two different land uses. In either case, development must adhere to setback requirements and cannot cover more than a specific percentage of their lot with buildings. Additionally, both will be required to meet applicable building codes and must provide proper access for the Fire and Public Utilities Departments.

<b>Zoning Standards</b>	<b>Existing R-1/7,000 Single-Family</b>	<b>Proposed R-1/5,000 Single-Family Residential</b>	<b>Proposed SR-3 Special Development Pattern</b>
Maximum Building Height	28 ft	28 ft	28 ft
Maximum Wall Height	20 ft	20 ft	20 ft
Front Setback	Average of the block face	Average of the block face	Average of the block face
Side setback	6 ft on one side and 10 ft on the other	4 ft on one side and 10 ft on the other	4 ft
Rear setback	25 ft	25% of lot depth or 20 ft, whichever is less	20% of lot depth. No less than 15 ft, no more than 30 ft
Maximum Lot Coverage	40%	40%	60% for detached dwellings, 70% for attached dwellings
Minimum lot size	7,000 sq ft	5,000 sq ft	Single-family detached: 2,000 sq ft Single-family attached: 1,500 sq ft Two-family dwelling: 3,000 sq ft Twin-home dwelling: 1,500 sq ft
Minimum lot width	50 ft	50 ft	Single-family detached: 30 ft Single-family attached: 22 feet Two-family dwelling: 44 feet Twin-home dwelling: 22 feet

Figure 4: Several of the zones have identical zoning standards. They have been highlighted in the table above.



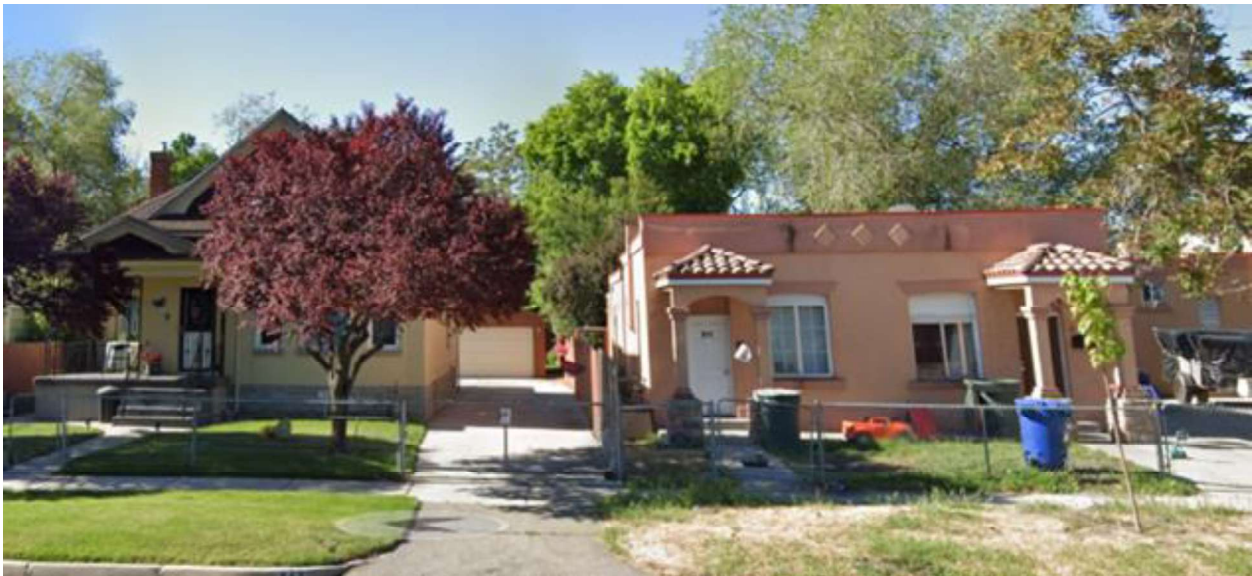
Figures 4, 5, and 6, below, illustrate various residential land uses that share similar lot and bulk standards. All examples are within one block of the subject property. They feature a two-family dwelling situated directly next to a single-family home, illustrating how lot and bulk standards, such as height and setbacks, play a larger role in neighborhood compatibility than housing types do. The proposal to rezone the rear portion of the property to SR-3 will facilitate infill development on the interior portion of the block. The proposed R-1,5,000 zoning will help to maintain the visual character along 800 West, which is already established. The split R-1/5,000 and SR-3 zoning will enable new development while ensuring that it is appropriately scaled to the established neighborhood area. The maximum wall and building height limits will remain consistent with the surrounding neighborhood. Other standards, such as setbacks, building coverage, and lot width, are similar enough to ensure that homeowners cannot build beyond the scale of the existing neighborhood. This proposal will be well-suited to the surrounding area, and the block will continue to serve as a transitional zone between the high-density developments of North Temple and the adjacent single-family neighborhoods.



*Figure 5: Properties at 222 N 800 W, in the R-1-5000 zone.*



*Figure 6: Properties at 157 N 800 W, in the SR-1 zone.*



*Figure 7: Properties at 274 N 900 W, in the R-1/7,000 zone.*

## **Consideration 2 – General Plan Compatibility**

The standards for zoning map amendments ([21A.50.050.B](#)) suggest that rezone requests should be consistent with “the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents.” In other words, the request should ideally align with stated policies in the City’s adopted master plans. Planning staff’s analysis of the proposed amendment’s compliance with specific applicable initiatives within each plan can be found in [Attachment E](#).



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

#### Guiding Principle 2: Growth (pg. 19)

- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the City's population.*

#### Guiding Principle 3: Housing (pg. 21)

- *Increase the number of medium-density housing types and options.*
- *Enable moderate density increases within existing neighborhoods where appropriate*

#### Guiding Principle 11: Equity (pg. 37)

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

The goals and guiding principles of Plan Salt Lake support the rezone proposal. The initiatives focused on growth and housing emphasize the importance of addressing growth through infill development. These sections of Plan Salt Lake promote walkability and growth in areas already served by existing infrastructure, such as transit corridors. North Temple is a nearby transit corridor that provides access to downtown. The proposal supports the goals for walkability because it would create opportunities for future residents to live near a light-rail stop and access their needs without a car. The plan also promotes creating opportunities for home ownership and missing middle housing. Missing middle housing refers to housing types that fall between single-family homes and large apartment buildings. Examples of missing middle housing types include townhomes, duplexes, triplexes, fourplexes, cottages, etc. The SR-3 zone allows several missing middle housing types, such as attached single-family dwellings, duplexes, and twin-home dwellings. The zone also provides the homeowner with the option to develop small, detached single-family homes in the rear of the property, subject to Planned Development approval. Planning staff's complete analysis of the proposed amendment's compliance with applicable goals and initiatives can be found in [Attachment E](#).

### [North Temple Boulevard Plan \(2010\)](#)

#### 800 West Stable Area Guidelines (pg. 52)

- *Promote small-scale infill development, such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or underutilized.*
- *Promote new development that is compatible in terms of scale to existing development in other parts of the Stable Area.*

The North Temple Boulevard is the most recent neighborhood plan adopted in this area. It supports growth around the 800 West area to accommodate increased growth in Salt Lake City. The plan states that increased density around the transit



There are opportunities for infill development in the interiors of the blocks in the Jackson neighborhood. The 800 West and 900 West blocks between 200 and 300 North are examples.

*Figure 8: The North Temple Boulevard plan specifically calls for infill development in this portion of the block. If the request is approved, the new development will be behind the existing home, in the interior portion of the block.*

corridors can “help preserve existing neighborhoods, protect property values, and enhance the quality of life” (pg. 50). The subject property is located in a designated Stable Area, outside the high-density North Temple Corridor. The goal for these areas is to maintain development characteristics that are already in place. This means that growth is appropriate when it is scaled to the surrounding neighborhood and that new buildings should maintain the same neighborhood character detailed in [Key Consideration 1](#). The SR-3 zone allows for new housing types while limiting new developments to smaller sizes through its zoning regulations. If the front of the property is rezoned to R-1/5,000, the neighborhood character of 800 West will be preserved, while small-scale infill development will be appropriately located on the interior portion of the block. The North Temple Boulevard Plan identifies the subject property as a suitable location for infill growth, provided it is scaled correctly. The screenshot in Figure 7 is taken from page 52 of the plan.

### **Housing SLC (2023)**

The City Council adopted the new housing plan on June 13, 2023. This plan builds on the vision and goals established by the previous plan, Growing SLC (2017). The plan sets three primary goals for Salt Lake City’s housing future. These goals were developed to address contemporary housing-related issues that the community is facing.

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.*

Goal number 3 from the housing plan is most applicable to this rezone request. The existing R-1/7,000 zoning allows for one single-family home, while the SR-3 zone would expand the development options for the property behind the existing single-family home. With the option for several single-family homes or attached single-family homes, the homeowner would be able to increase opportunities for home ownership in this neighborhood. The applicant has stated that units will be for sale and will be family-sized (at least 3 bedrooms per unit). To ensure that the proposal meets the community benefit requirements for a rezone, the City Council could consider requiring that the units built are family-sized, regardless of the land use (detached single-family, attached single-family, or duplexes).

### **Consideration 3 – R-1/5,000 and SR-3 Development Potential**

The homeowner currently has several options to redevelop the property under the existing R-1/7,000 zoning. The total square footage of the property sets the current development limitations. The combined parcels would have a total of 14,837 square feet, and the R-1/7,000 zone requires 7,000 square feet per lot. The total unit numbers are based on total square footage and do not account for maximum building coverage or required setbacks

Options under the existing R-1/7,000 zoning:

- Consolidate the two separate parcels and expand the home toward the back
- Consolidate the parcels and add an ADU (detached or attached)
- Adjust lot lines and request Planned Development approval to build one additional single-family home in the back without frontage.
- Use the Affordable Housing Incentives to build additional units (up to 4) in the rear of the property. This requires that 25-50% of the units be sold or rented at an affordable level determined by the code. (The Building Preservation Incentives do not allow for additional units in R-1 districts).

Options under the proposed R-1/5,000 and SR-3 zones. These numbers assume that the property owner will maintain the existing single-family home and adjust the lot lines to accommodate the 5,000 square foot minimum lot size of the proposed R-1/5,000 zone:



- Build 4 detached single-family dwellings behind the existing home.
- Build 3 two-family (for rent) or twin home (for sale) structures behind the existing home (a total of 6 additional units)
- Build 6 attached single-family dwellings behind the existing home
- Use the Affordable Housing or Building Preservation Incentives (which require maintaining the existing house) to build additional units

Any proposal to build additional units will also need to comply with other zoning regulations, including setback requirements, maximum height limitations, and building coverage restrictions. These additional zoning regulations could further limit the number of units that the homeowner could develop. Additionally, any future proposal will likely require Planned Development approval, as future buildings will not have frontage along a public street. This means any proposal would need to meet all [Planned Development standards](#). These standards regulate project scale and compatibility. They also impose additional requirements for open space, private amenities, landscape buffering, and building design. The applicant's proposal would need to meet all the applicable standards to receive Planning Commission approval. This means that any future proposal wouldn't be able to build that many units unless their proposal complied with the zoning ordinance and was compatible with the surrounding neighborhood.

#### Consideration 4 – Community Benefit

Any zoning map amendment request is required to demonstrate a community benefit that the rezone will provide. The applicant has identified Community Benefit A as the primary benefit achieved by the proposal.

*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;*

Residents in the Fairpark neighborhood often express concerns with the rapid pace of development on North Temple and the loss of families in the area. They also express concerns with the scale of apartment buildings next to single-family neighborhoods. Some residents have expressed concerns that the new units on North Temple are not large enough to accommodate families. Based on this feedback and analysis by staff, it is apparent that the community needs more opportunities for family-sized units. The proposed rezone could help the neighborhood address this need through infill development. It could help meet the community's future needs by providing additional housing choices and promoting homeownership in the area. However, city code does not require this outcome. Once the property is zoned R-1/5,000 and SR-3, the applicant can pursue any development allowed within that zoning district.

**To address this, Planning Staff recommends, as a condition of approval, that at least half of any new units would need to be family-sized, meaning that the units have at least three bedrooms** (through whatever mechanism the City Council deems appropriate). This condition would ensure that the development provides a tangible benefit to the surrounding neighborhood beyond merely creating additional housing units. Without the proposed development agreement, the applicant does not meet any of the “future needs” listed in the code, as they have not proposed income-restricted affordable units and cannot be required to sell the units individually. The proposed condition would offer a level of assurance that the community benefit will be realized.

Staff recognizes that the home could also provide Community Benefit E, with conditions.

*e. Preserving historic structures not otherwise protected;*

The subject home is listed as a contributing structure in the Salt Lake City Northwest National Historic District. The nomination form is included in [Attachment B](#) of this staff report. The City does not

regulate buildings in national historic districts as it would in local historic districts. This means nothing would stop the homeowner from tearing down this structure as part of any future development. The Planning Commission may consider a requirement to preserve the existing house as a means to fulfill Community Benefit E, serving as an alternative to the requirement for family-sized units. However, the applicant has indicated that they do not wish to pursue this option. When Planning staff suggested this as an option, the property owner expressed that they were not comfortable with the idea and reiterated their compliance with Community Benefit A. The correspondence with the owner is included in [Attachment B](#).

Since the applicant and owner have indicated that they do not wish to preserve the existing building, the City Council should consider remedies for any demolished units, as outlined in Section 21A.50.050.E of the zoning ordinance. **Planning staff recommends, as another condition of approval, that if the existing house is demolished, the anti-displacement standards found in section 21A50.050.E shall apply to the property** (through whatever mechanism the City Council deems appropriate). The replacement unit must include five bedrooms, matching the existing unit's count.

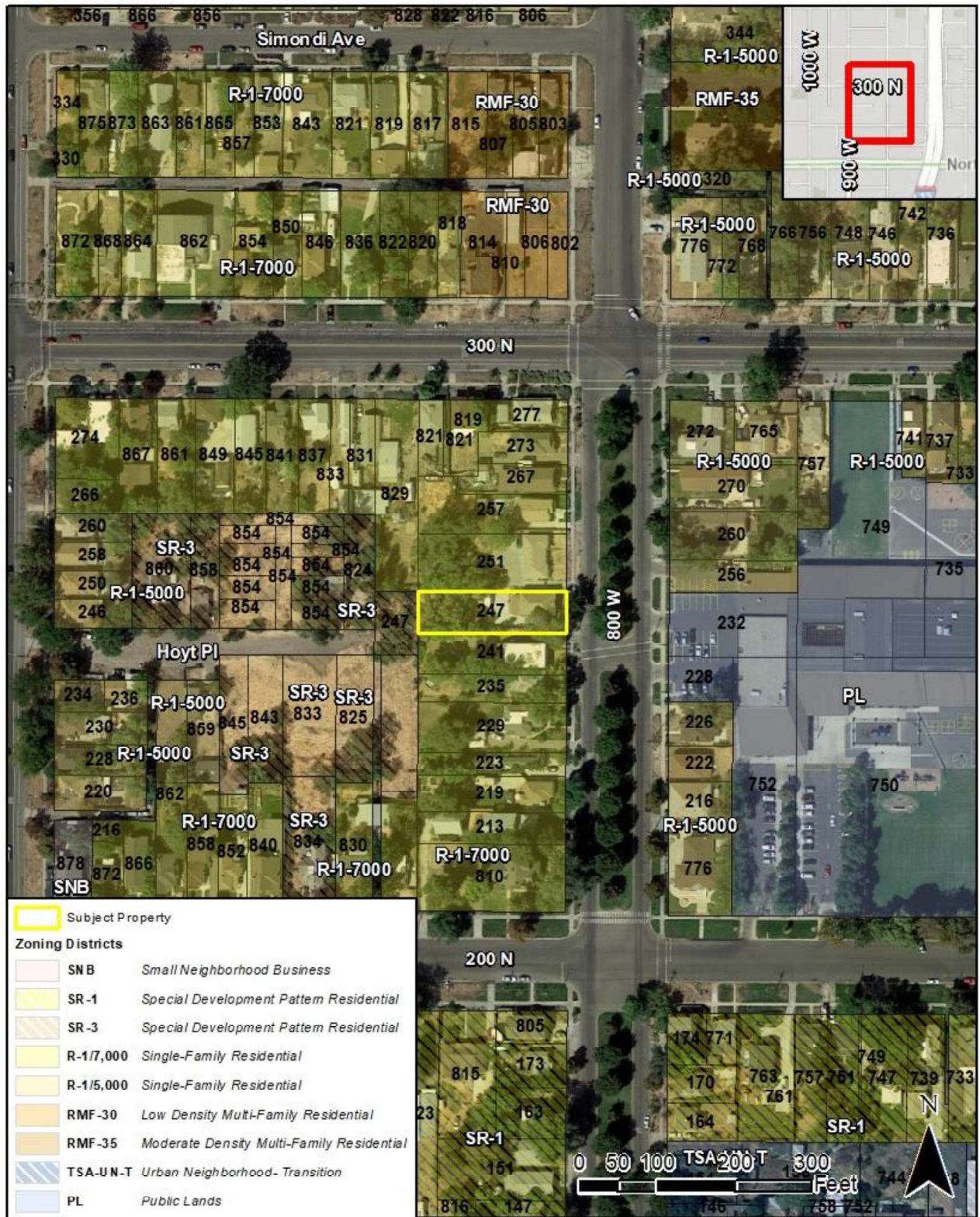
## NEXT STEPS

### Approval or Denial of the Request

The Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on this petition. If the council approves the proposed Zoning Amendment, the applicant may proceed with their stated proposal or any other development proposal that complies with the R-1/5,000 and SR-3 district standards and other relevant regulations.



# ATTACHMENT A – Location Map



## **ATTACHMENT B – Applicant Submittal**

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## **HOYT PLACE ZONE CHANGE - MARICRUZ**

**May 2024**

### **Introduction**

Hoyt Place Zone Change - This Maricruz application continues Hoyt Place's previously approved zone changes.

This zone change is very exciting and has been years in the making. Maricruz approached the City several years ago about developing her property on Hoyt Place. Each time, she was told she could not develop because no utilities or improved roads were available. She was also told that any road and utilities that might be developed at Hoyt Place would be private and that the City is not responsible for installing and improving them.

Water, sewer, gas utilities, and the road have been installed privately.

### **Background**

The subject property is 847 West Hoyt Place, and the rear is accessed via Hoyt Place, a private street that provides access to dozens of parcels.

The private utilities and road are designed and dimensioned to service the entire site.

Most of the properties at Hoyt Place were rezoned to SR-3 Special Development Pattern Residential to accommodate the type of development being implemented.

The rezoning allows for more flexibility in housing options through the development of the inner block. It also implements the guidance in the 800 West Station Area Plan by changing the zoning to a district created for development or interior residential blocks.

The rezone decision was made by the City Council, with the acknowledgment and expectation that the Planning Commission will review any development proposal and ensure that it meets the requirements and standards for Planned Developments and the purposes of SR-3 districts.

The proposed development is consistent with the purpose statement of the SR-3 district, which calls for a medium-density zoning district that provides “a variety of housing types, in scale with the character of development located within the interior portions of city blocks.” This proposal contains single-family homes with multiple floor plan options that can and will meet the needs of the diverse population.

The rezoning directly follows the<sup>[1]</sup><sub>SEP</sub> direction of North Temple Boulevard/800 West Station Plan. *The plan identifies the housing options proposed by the project as examples of infilling* stable areas in the plan area.

In addition, the guidance of the 800 West Station Area Plan calls explicitly for infill development at the proposed location. That plan includes language that calls for increases in density at an increment meant to be compatible with the surrounding neighborhood. In addition, these housing options are also consistent with the goals found in the citywide plan: *Plan Salt Lake*, with the second initiative of the *Plan Salt Lake* housing section being to “Increase the number of medium density housing types and options.”



The proposed zone change allows for the highest and best use for the rear portion of the subject property. The precedent for the SR3 zone has been set with street-facing homes, as shown at 834 West 200 North.

Several of Maricruz's neighbors have expressed interest in being included in this zone change. She anticipates that additional properties will be added to this application.

### **From the zone change application form**

B. 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 the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;  
**See the background section, the North Temple Plan, and the 800 West Station Plan.**
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;  
**The zone change allows single-family homes to be built on unused, under-developed land.**
3. The extent to which a proposed map amendment will affect adjacent properties;  
**The adjacent properties are already zoned SR3. This will continue the zoning, allowing for a cohesive development and a sense of community.**
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and  
**The zone change would allow the planned development portion of the code to be implemented, which often imposes additional standards. In this case, the additional items could further the goals of the North Temple and West Station plans.**
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.  
**Yes, this is what makes this zone change so exciting. Private utilities are now installed, and the private road has been improved! Preliminary plans that comply with the City Fire Code and the IFC are already available.**  
  
**This area has been plagued with illegal camping, tents, drug use, drug sales, etc. New homes will significantly improve the area.**  
  
**Maricruz Candelaria is a single mother, and being able to develop her property is a tremendous blessing that she has waited many years for.**
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. **The subject property is at the end of Hoyt Place, a private street. There are no transportation facilities on Hoyt Place itself, but Hoyt Place is designed to be very walkable. It separates pedestrians from automobiles via walking paths and**

paseos and provides direct links and pedestrian access to the nearby North Temple TRAX station as well as bus connections.

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. Walkability is at the forefront at Hoyt Place with its connecting sidewalks, shared paseos, and direct links to the Utah State Fair Grounds, the North Temple TRAX station, nearby shopping, groceries, banking, schools, downtown, the Jordan River Parkway, and more.
8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment. This zone change and new single-family detached homes will significantly improve public safety. Hoyt Place has long been vacant fields and a gathering place for homeless encampments and drug use. New homes, residents, and neighbors watching over their community will naturally deter encampments and drug activity.
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. No one will be displaced. The property is vacant, and we will be adding to the housing inventory of Salt Lake City.
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. No businesses will be displaced. The subject property is vacant land.
11. The community benefits that would result from the proposed map amendment, as identified in 21A.50.050.C. see below

### **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.**

This zone change is specifically intended for single-family homes and meets several of the community's needs. **1. Single-family Detached Homes.** Mayor Mendenhall has called for a return of families to downtown. The City has dedicated much effort and investment to providing apartments and townhomes in the downtown area. However, the availability of single-family homes is essential if we genuinely want to accommodate families in the downtown area. **2. Starter Homes.** Reports show that approximately 30% of starter homes are purchased by investor funds. We do not sell to investors. We only sell to those utilizing these homes as their primary residence. **3. Custom Floor plans.** Each home is customized to meet the needs of its Buyer, and multiple floor plans and uses are offered. For example, we offer up to 4 bedrooms. We also offer three bedrooms with a two-car garage AND 2 to 3 bedrooms

with a separate 'flex' space in lieu of a garage. This separate 'flex' space can be utilized for extended family or rented out by the family/homeowner as needed, offering even more housing than a typical single-family home. **4. Highest and Best Use.** This zone change transforms mostly unused and underutilized land into highly desired single-family lots.

- 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. Hoyt Place is a private street that has been improved to include and service the subject property. In addition, gas and private water and sewer utilities have been installed under and around that road, designed and dimensioned to service the properties included in this zone change and others at Hoyt Place. **Before the development of the subject property, the private utilities and road will be extended and improved for the new building lots.** Upon completion of the Hoyt Place community, it is anticipated that the private utilities will be dedicated to the City.
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; **This forward-thinking zone change is an excellent example of taking underutilized property and converting it into highly desirable single-family detached lots with an emphasis on quality workforce housing intended to be priced within the reach of working families.**
  - b. The percentage of space allocated to commercial use compared to the total ground area. Floor area that could be developed on the site;
  - 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;
  - d. The relative size and environmental value of any land that is to be dedicated;
  - e. The historic significance of the structures proposed to be preserved;
  - 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; **Private utilities and a private road have been installed at Hoyt Place. The utilities and road are dimensioned and designed to service all parcels at Hoyt Place.** Without private utilities and road improvement, development could not occur. The designation of Private Road and Private Utilities was determined by Salt Lake City and has been a requirement for development at Hoyt Place.



- g. The input received related to the community benefit during the 45-day engagement period;
  - h. Policies in the general plan that support the proposed community benefit.  
**The City Council and Planning Commission specifically identified the subject area as suited for the SR3 zone in the North Temple Boulevard Master Plan, which accommodates single-family detached, infill development.**
- 3. The community benefit shall be subject to public input as part of the required 45-day public input period.
  - 4. The planning commission may make a recommendation to the city council regarding accepting the proposed public benefit.
  - 5. The city council has final authority regarding requiring a public benefit. The city council may accept the proposed public benefit, modify the benefit, require a different public benefit, or waive the public benefit based on the merits of the proposal.
  - 6. Any future development where a public benefit is required shall be subject to a development agreement to ensure that the agreed upon public benefit is provided prior to a certificate of occupancy being issued for any building within the future development. **We are accustomed to participating in development agreements.**
  - 7. A violation of the development agreement that includes not providing the agreed to public benefit shall require the property owner to pay a fine that is equal to the fair market value of the public benefit in the development agreement plus the fines identified in 21A.20.040.

## Barlow, Aaron

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**From:** Bert Holland <bert.theaiconsult@gmail.com>  
**Sent:** Wednesday, August 28, 2024 2:09 PM  
**To:** Barlow, Aaron  
**Subject:** (EXTERNAL) Regarding SR3 extending to a Public Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Aaron,

I hope this email finds you well.

As mentioned last week, I wanted to review prior staff reports and discussions about the SR3 zone. In particular, I wanted to review the arguments favoring and against extending the SR3 zone to a major public street.

I believe the most recent, most relevant staff report for this issue is:

***Salt Lake City Planning Commission***

***From: Eric Daems, AICP, Senior Planner,  
[eric.daems@slcgov.com](mailto:eric.daems@slcgov.com) or 801-535-7236***

***Date: March 24, 2021***

***Re: PLNPCM2018-00877- Zoning Map Amendments 833 W Hoyt Pl. and 834 W 200 North***

For ease of discussion, I have copied and pasted directly from the Staff Report into this email. My comments are in red. I have also attached relevant exhibits.

Thank you for your time and attention to this lingering, unresolved matter.

Regards,

Bert

The proposal would rezone the single-family residential zoned properties located at approximately 833 W Hoyt Place (R-1-5,000) and **834 W 200 North (R-1-7,000) to SR-3 (Special Development Pattern Residential).**

The question is, should the SR3 zone be extended to a major street since its purpose is:  
**21A.24.100: SR-3 SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT: A. Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks.**

Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendment subject to:

1. **Recording a development agreement for the protection of the single-family use and architecture of the existing home at 834 W 200 North** (see Key Consideration 2).
2. **Access to any future development on the property should be sought first from Hoyt Place** (see Key Consideration 2).

According to staff member Eric Daems, in March 2021, he supported and recommended approval of extending the SR3 zone to a major street. Daems's statements seems to contradict recommendations made by prior and current staff.

However, Daems's recommendation includes conditions that seem to be an effort to maintain the existing streetscape on the public street and provide access to the vacant and interior block property behind the existing home.

The core questions seem to be:

1. Can SR3 zoning within the interior portions of city blocks extend outside the interior portion to an existing public street?
2. If not, how does one access the interior portion of a city block when a private right-of-way does not already exist?
3. Would staff argue that access to the interior block cannot occur if the zoning for the block face is something other than SR3, such as R1-5000 or R1-7000?
4. Does the existing code provide the scenario that allows the interior block to be accessed while maintaining the existing streetscape/blockface?
5. How can developers avoid a situation where code interpretations are inconsistent and difficult to rely on?
6. Does staff have an interpretation of this portion of the city code that is fair, consistent, and avoids being arbitrary and capricious?

**PROJECT DESCRIPTION AND BACKGROUND: This is a petition to rezone two parcels to SR-3. The first parcel is .24 acres at 833 W Hoyt Place and is currently zone R-1-5,000. The second is 834 W 200 North and is .28 acres and is zoned R-1-7,000. Both properties are located within the Northwest Community Master Plan as well as the North Temple Boulevard Plan areas.**

One of the most unique challenges is that development potential accessed from Hoyt Place, which is a dead end, is limited to 30 homes or less without secondary fire access.

Is this fire code related issue intended as an argument to support extending the SR3 zone to 200 North? Providing secondary access, as required by the IFC, is not reliant on extending the SR3 zone to 200 North.

The property owner adjacent to this project owns the majority of the land along Hoyt and would like to build a complimentary project to the one envisioned for this property. Although the projects would be complimentary, they would likely result in more than 30 homes being accessed from Hoyt.

The fire code issue is resolved through the planned development process and fire code review, and it doesn't seem necessary to tie this issue to the SR3 zoning.

Other challenges include the desire for the property owners to work together to share utilities, driveways, and easements, which could decrease development costs and better utilize developable area.

How does this relate to or influence the justification of the SR3 zoning extending to 200 North?



Both property owners have attempted to work with each other and surrounding property owners to gain secondary access to the project and to agree to terms on sharing driveways or utilities. City Staff has encouraged the dialogue and believes that having the owners work together would result in a better project. That being said, the property owners have not been able to come to terms throughout the last two and a half years and the applicant for this rezone is ready to move the project forward independently if necessary.

**This seems to be an issue that the landowners would resolve before or during the planned development process, not the zone change.**

In order to do so, the property will need vehicular access to 200 North. The proposed rezone is not connected to a specific development proposal at this time, although it is anticipated the properties will be combined and a subdivision will be created for future development. Conceptual plans include the preservation of the existing single-family home at 834 W 200 North

**It seems this can be accomplished with the R1-5000 zone on the streetscape/blockface**

and the development of a twin home and four single-family homes to largely be located on 833 W Hoyt Place.

**Most of Hoyt Place is zoned SR3 and this zone change would simply be a continuation of that zoning.**

Those plans also include a 20' driveway to the west of the existing home that would serve the development to the northern property.

**This seems to be a fire code, planning, and planned development question/issue.**

Conceptual drawings have been included as part of the submittal in Attachment B of this report.

Twin homes and attached single-family homes are not allowed uses in the R-1-5,000 or 7,000 zones. The SR-3 zone allows for both. Although, it is proposed that the single-family home would remain on the property at 834 W 200 North, that property would also need to include the access driveway for the proposed homes on the northern portion of the property.

**Access off of Hoyt Place for the subject property was designed and submitted to the city several years before this application and staff report.**

The zoning of property used for access to a land use, would need to also list that same use as a permitted use.

**It seems that this issue needs more thoughtful discussion and critical analysis before the city can implement a consistent policy. A text amendment to the existing SR3 zone might be necessary because otherwise, the city might approve the SR3 zone for the inner block but provide no way to access those properties due to the surrounding zoning.**

**This application does not appear to meet a hardship or landlocked property when a private road provides access to the subject property via Hoyt Place and a public street, 200 North, in the front.**

For this reason, the applicant is proposing that both properties be rezoned to SR-3. Even though the applicant is pursuing SR-3 zoning for both properties and access from 200 North, he has expressed continued hope to reach an agreement for access from Hoyt. If an agreement is reached at some point, vehicular access to 200 North would be removed from development plans. With either scenario, pedestrian access would be provided from any new homes directly to 200 North.

**This seems like a design issue, not a justification or argument for or against the SR3 zone.**

The rezone is proposed in anticipation of a future Planned Development that will include the preservation of the existing home at 834 W 200 North and the construction of a twin home and four single-family attached homes largely on the property at 833 W Hoyt Place.

This can be accomplished while maintaining the R1-5000 along 200 North and the SR3 for the property behind the existing home. For example, the details in the application show the existing home on an amended lot size of 7,840 sf, which is allowed in the R1-5000 zone.

To ensure the preservation of the single-family use and architecture of the existing home, Staff has recommended a development agreement be recorded.

This too can be accomplished in the SR3 and R1-5000 zone.

The property is in the interior portion of the block and is underutilized.

This is the purpose of the SR3 zone.

Future use would remain single-family in nature but would result in a slight increase to the housing density of the area due to smaller required lot sizes and yard setbacks of the SR-3 zone. However, with similar bulk requirements for any new construction, future development would maintain the general character of the neighborhood. Primary vehicular access to the property has not yet been determined, but the applicant has indicated it is preferred from Hoyt Place. Regardless if vehicular access is from Hoyt or 200 North, a pedestrian sidewalk is planned leading from the new development to 200 North. This will provide a safe and more convenient walking path for the neighborhood and will give a more direct route to nearby businesses and public transit options. The properties are located with less than a ¼ mile walking path from a TRAX Station increasing the probability that residents will use it more often, thereby lowering car emissions.

As shown in Attachment D of this report, the future land use map in the plan indicates that parcels in the Stable Area are “areas where little change is expected or desired or where current zoning allows for desired land uses and intensities”. The proposed rezone would be a minor change that would allow this property to have uses and density more in line with surrounding SR-3 properties on Hoyt Place and to accomplish the other goals listed in the various master plans.

The Northwest Master Plan specifically identifies the midblock development potential along Hoyt Place. Currently, only the R-1- 5,000 parcel could be developed to meet that objective. One additional consideration is that due to requirements for fire access, a limited number of properties can be developed along Hoyt without a secondary access point. Based on current and future proposed 7 developments along Hoyt, this property could lose development rights altogether without a secondary access point. By rezoning the property to SR-3, the option remains open for the property to be accessed from 200 North and fulfills the objective to encourage housing along Hoyt Place.

Regardless of the subject property, more than 30 homes are to access Hoyt Place. Using this argument to justify the extension of the SR3 zone to 200 North seems to be a stretch. Secondary access to accommodate more than 30 homes will have to be provided regardless of zoning.

The future land use map in the Northwest Master Plan shows the property as low density residential, but immediately bordering medium density residential. The proposed SR-3 zone would allow singlefamily, single-family attached, and twin home dwellings. As such, the proposed rezone would be consistent with the future land use map.

Key Consideration #2: Potential impacts on adjacent properties There are two main impacts to consider with a potential rezone of the property: • Would any new development be compatible with the scale of existing development? • Would extending the SR-3 to 200 North be appropriate for the desired development? There is need to balance the desire and need for new housing, allowing for moderate increases in density, and maintaining the character of the area with similar scale development. As shown in Attachment A, the property is surrounded by SR-3 along Hoyt and R-1-7,000 along 200 North. This rezone would allow the property to be developed more in character with existing and potential development on the block. The applicant has indicated their intention to preserve the home along 200 North, which would add to the compatibility of any new development. To ensure the preservation of the existing home, Staff is recommending that the single-family home on the property be preserved through a development agreement.

**This seems to miss the mark for determining if the SR3 zone should be extended to 200 North**

The SR-3 zoning designation is typically intended for properties that are located within the interior portions of a block. Although many SR-3 zones follow that ideal, it is not uncommon for the zone to be extended to a major street. **In at least seven cases throughout the city, the SR-3 extends to a major street (500 S., 300 W., 500 N., 400 N., 200 N., California Ave, and Cheyenne).**

**This is the challenge we are facing. On the one hand, city staff says you cannot extend the SR3 zone to the existing public street. However, on the other hand, in a separate staff report, but on the same infill-destined block, the staff argues yes. So, while some properties sit, others are approved.**

**It is also important to note that a recent applicant on Cheyenne St. made the same argument that the staff is making in this report but was quickly told by staff that they would recommend denial.**

**In most cases, the purpose is to provide efficient access to what otherwise would be landlocked properties.**

**The properties in this report are not landlocked; they have access at Hoyt Place and 200 N.**

This proposal includes for the SR-3 to extend through to 200 North. The reasoning is that vehicular access to the property has not yet been fully granted due to fire access requirements that consider development within the entirety of the center portion of the block and ongoing negotiations with neighboring property owners.

**The solution seems to be for the applicant to secure vehicular access off the private road and comply with fire access requirements. These issues do not seem to be resolved through a zone change, nor does it seem to be the planning staff's responsibility to resolve for the applicant.**

If a driveway to the potential six homes were to be extended to 200 North, traffic impact to neighboring properties would increase, but not inappropriate with the character of the area. Either way, Staff is recommending that primary vehicular access continue to be sought from Hoyt Place as a first choice.

**Primary vehicular access is the responsibility of the applicant, not planning or city staff.**

DISCUSSION: With the current configuration and zoning designations, development potential of the property is limited. Allowing for an amendment to the Zoning Map would permit more efficient land use while maintaining compatibility with existing development. The intent of the North Temple Boulevard Plan and the Northwest Community Master Plan support the development of interior portions of city blocks with medium density housing, located near transit stations. Rezoning the property to SR-3 zone will help accomplish this intent. While at this time there are no official plans to redevelop the site,



extending the SR-3 zone all the way between Hoyt Place and 200 North, across this property, will provide the most flexibility for access to the site in the future.

Is this an argument or justification that staff will support for other applications, or is this an unnecessary exception?

I am trying to make sense of this. According to several years of explanations from staff,

- The City has established the SR3 zone for inner block development; therefore,
- Staff supports rezoning these inner block properties to SR3. However,
- Staff also claims that the inner block SR3 zone cannot be accessed through zoning such as R1-5000 or R1-7000. But, at the same time,
- Staff does not (except the 834 W 200 N application) support extending the SR3 zone to the existing/public street because it is an inner block zone. So,
- It seems that the City created a scenario that allows inner block zoning but prevents access to inner block properties because it does not allow the zoning to extend to the public street and will not allow access through R1-5000 or R1-7000.

Is this as you understand it?

Possible solutions/recommendations

- Unless the property is landlocked, it does not qualify for SR3 zoning out to the public road.
- If it qualifies for the SR3, the front yard setbacks must align with the existing blockface. This will avoid harsh setback exceptions such as those at 2849 S 900 E.
- or Allow SR3 to extend to the public road with no conditions.
- Propose a text amendment to resolve or clarify the conflicting ordinance after much discussion and reviewing numerous scenarios and properties. (What works on one property or development, might not work on another)
- Make sure the new policy will be applied fairly and avoid being arbitrary and capricious.

## Barlow, Aaron

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**From:** Barlow, Aaron <aaron.barlow@slcgov.com>  
**Sent:** Tuesday, September 3, 2024 3:29 PM  
**To:** Bert Holland  
**Cc:** maricruz lora  
**Subject:** RE: (EXTERNAL) SR3 Zone Extension and Questions

Hi Bert,

I appreciate the update on the project and the issues you are facing. As I mentioned in my earlier email, I need affidavits from property owners that will make the request include a contiguous collection of properties. I can extend you deadline to Monday, October 7, 2024. I hope that helps. Thank you!

Sincerely,



AARON BARLOW, AICP | *(he/him)*  
Senior Planner  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Office: 801.535.6182 | Cell: 801.872.8389  
Email: [aaron.barlow@slc.gov](mailto:aaron.barlow@slc.gov)  
[WWW.SLC.GOV](http://WWW.SLC.GOV) SLC.GOV/PLANNING

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**From:** Bert Holland <bert.theaiconsult@gmail.com>  
**Sent:** Thursday, August 22, 2024 12:19 PM  
**To:** Barlow, Aaron <aaron.barlow@slcgov.com>  
**Cc:** maricruz lora <miniiloire@gmail.com>; Bert Holland <bert.theaiconsult@gmail.com>  
**Subject:** (EXTERNAL) SR3 Zone Extension and Questions

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

Aaron,

Maricruz and I have been working on the zone change application for her property and others adjacent to Hoyt Place. We have some unanswered questions that are vital to our application. Due to the application's time limits, we request a 60-day extension. Please confirm the extension via email.

Over the past several years, we have discussed properties near Hoyt Place, such as those belonging to Maricruz, Shirel, the 300 North Spight property, and others, with individual city planning staff. These discussions revolve around the question, which zone changes are

appropriate for infill development of deep properties facing a major street. The properties often have an existing home near the street but vacant, undeveloped land in the rear.

We have had to delay or even terminate prior zone change applications due to numerous, often conflicting code interpretations amongst city staff. We have not yet been able to get consistent information and answers.

For example, some staff instruct us to maintain an R1-5000 or R1-7000 zone for the home facing the street and utilize the SR3 zone only for the vacant land behind. Other city staffers insist that the SR3 is an inner block zoning that cannot extend to a major street. Some staffers have informed us that we cannot access SR3-zoned property through the R1-5000 or R1-7000 zones, while another city planner simply stated that they would recommend denying the requested land use to the Planning Commission. Others have recommended extending the SR3 zone to the street, while still others have recommended waiting until further analysis and a final determination has been made by senior staff.

These conflicting interpretations are difficult for one parcel but are especially problematic for the numerous parcels and landowners we intend to include in this application as well as for other properties we are developing on the west side.

To add more confusion, a separate, similar parcel (834 West 200 North) on the same block was re-zoned to SR3 all the way to the street while our zoning discussions with the city were still continuing. It appears 834 is approximately 170' deep; the parcels along 800 West are approximately 195' deep, and the parcel on 300 North is nearly 250' deep.

The 834 West 200 North staff report states, ***"The SR-3 zoning designation is typically intended for properties that are located within the interior portions of a block. Although many SR-3 zones follow that ideal, it is not uncommon for the zone to be extended to a major street. In at least seven cases throughout the city, the SR-3 extends to a major street (500 S., 300 W., 500 N., 400 N., 200 N., California Ave, and Cheyenne)."***

Although the 2021 Staff report about 834 Hoyt presented Cheyenne as an example of successful implementation of SR3 zoning, including street-facing lots, in 2023-24 certain staff claimed that no such arrangement would be possible for a very similar property located nearby.

We would like to set a time to meet with you and determine once and for all the correct application of SR3 zoning (intended for inner-block developments) and its relationship to the established streetscape.



Before the meeting, I will prepare an analysis of staff reports and other communications related to the SR3 zone, including what has previously been approved and why.

This unresolved and conflicting issue has delayed progress and confused our planning efforts and landowners, who are anxious to finalize their zone change application in order to move forward with the building of urgently needed family housing downtown.

We look forward to hearing back from you soon.

Regards,

Bert Holland

Maricruz Candelaria

## Rios, Seth

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**From:** Rios, Seth  
**Sent:** Wednesday, January 29, 2025 2:54 PM  
**To:** Barlow, Aaron  
**Subject:** Fw: PLNPCM2024-00629 Rezone



Seth Ríos | (He/Him/His)  
Principal Planner  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Office: 801-535-7758  
Email: [seth.rios@slc.gov](mailto:seth.rios@slc.gov)  
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**From:** Rios, Seth <[Seth.Rios@slc.gov](mailto:Seth.Rios@slc.gov)>  
**Sent:** Wednesday, January 22, 2025 3:56 PM  
**To:** [miniiloire@gmail.com](mailto:miniiloire@gmail.com) <[miniiloire@gmail.com](mailto:miniiloire@gmail.com)>  
**Subject:** PLNPCM2024-00629 Rezone

Mari Cruz,

Hello, I am a planner helping Aaron Barlow with your rezone request. As you may know, one of the requirements for a rezone is to show a community benefit and how your proposal to rezone the property benefits the surrounding community. In your application, you mention that the proposal will provide community benefit A (found in [Chapter 21A.50.50.C](#) of the city code):

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

The general plan supports a proposal to increase housing in the neighborhood, but we think your application would be stronger if you also agreed to preserve the existing house on the property. You have previously mentioned that you already plan on preserving the house, so we wanted to see if you would be comfortable with us making it a condition of approval that you preserve the existing home. In other words, you could only receive approval for the rezone if you agree to keep the existing house. Doing so would help you to meet community benefit E:

" e. Preserving historic structures not otherwise protected"

Would you be comfortable if we included a condition of approval that requires you to preserve the existing home on your property? It would ensure that your home is not demolished in the future and would also show the Planning Commission and City Council that you meet community benefit E of [Chapter 21A.50.050](#). I know this is a lot of information, so please let me know if you have any questions.

Best,



Seth Ríos | (He/Him/His)  
Principal Planner  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Office: 801-535-7758  
Email: [seth.rios@slc.gov](mailto:seth.rios@slc.gov)  
[WWW.SLC.GOV](http://WWW.SLC.GOV) [WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

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## Rios, Seth

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**From:** maricruz lora <miniiloire@gmail.com>  
**Sent:** Tuesday, March 4, 2025 5:06 PM  
**To:** Rios, Seth  
**Cc:** Barlow, Aaron; Norris, Nick; Oktay, Michaela; Bert Holland; dave robinson  
**Subject:** Re: (EXTERNAL) Answers to Seth's questions for my zone change

Great. Thank you

Maricruz

On Tue, Mar 4, 2025, 9:44 AM Rios, Seth <[Seth.Rios@slc.gov](mailto:Seth.Rios@slc.gov)> wrote:  
Maricruz,

We will proceed with community benefit A. I will reach out if we need any more information.

Best,



Seth Ríos | (He/Him/His)  
Principal Planner  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Office: 801-535-7758  
Email: [seth.rios@slc.gov](mailto:seth.rios@slc.gov)  
[WWW.SLC.GOV](http://WWW.SLC.GOV) [WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

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**From:** maricruz lora <[miniiloire@gmail.com](mailto:miniiloire@gmail.com)>  
**Sent:** Friday, February 28, 2025 6:48 PM  
**To:** Barlow, Aaron <[aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com)>; Bateman, Douglas <[Douglas.Bateman@slc.gov](mailto:Douglas.Bateman@slc.gov)>; Hutchinson, Seth <[Seth.Hutchinson@slc.gov](mailto:Seth.Hutchinson@slc.gov)>; Norris, Nick <[Nick.Norris@slc.gov](mailto:Nick.Norris@slc.gov)>; Oktay, Michaela <[michaela.oktay@slcgov.com](mailto:michaela.oktay@slcgov.com)>; Daems, Eric <[Eric.Daems@slc.gov](mailto:Eric.Daems@slc.gov)>; Kip Myers <[kipmyers6@gmail.com](mailto:kipmyers6@gmail.com)>; Goud Maragani <[goud.p.maragani@gmail.com](mailto:goud.p.maragani@gmail.com)>; delrio666 <[delrio666@yahoo.com](mailto:delrio666@yahoo.com)>; Draper, Jason <[jason.draper@slcgov.com](mailto:jason.draper@slcgov.com)>; Bert Holland <[bert.theaiconsult@gmail.com](mailto:bert.theaiconsult@gmail.com)>; dave robinson <[dave.ssconsulting@gmail.com](mailto:dave.ssconsulting@gmail.com)>; Carver, Jena <[jena.carver@slcgov.com](mailto:jena.carver@slcgov.com)>; Rios, Seth <[Seth.Rios@slc.gov](mailto:Seth.Rios@slc.gov)>  
**Subject:** (EXTERNAL) Answers to Seth's questions for my zone change



Seth,

My apologies. I thought you were Seth from the Fire department.

I don't think your suggestion accurately reflects my application and existing home. I have never considered my home to be a historical structure, so I will decline your recommendation for preserving a historical structure.

However, my application meets and exceeds many of the requirements for the zone change and I have highlighted several of them below.

Please include the following information and let me know if you have any questions.

Thank you

Maricruz

**I am providing new single-family homes.**

<https://www.deseret.com/opinion/2024/1/31/24056495/erin-mendenhall-state-of-salt-lake-city-2024-families/>

***'More family-sized housing': Why the mayor wants families to live downtown***

***Of all the things Mayor Erin Mendenhall said in her annual State of the City address Tuesday night, her focus on luring families into the city was the most important***

***Published: Jan 31, 2024, 11:41 a.m. MST***

***By The Deseret News Editorial Board***

***And yet a city is sterile and joyless without the squeals and boundless energy of children.***

***Of all the things Mendenhall spoke about Tuesday — and there were many, including plans for a “Green Loop” that would encircle the city’s core with open space — the most important of all was her announced goal of bringing families back into the downtown area.***

***The mayor gets it. America’s largest cities are becoming havens for young, childless and single adults. In order to thrive, cities need the type of diversity that includes all ages, and that caters to and celebrates its rising generation. It needs churches, schools and parks filled with people of all ages.***

***“The reality is that in any growing city in this nation, if the city government isn’t deeply involved in making sure families can thrive, they will be built out,” Mendenhall said, adding***

***that the city needs “more child care. More family-sized housing. More places for families to play.”***

***This, she said, was the No. 1 thing she wants her administration to build — a downtown that can be home to all ages, from children to parents and grandparents.***

***“Building families back into our city is something every one of us should all rally around,” Mendenhall said.***

***As the mayor said, what city leaders do today will shape the course of the city and state for many decades to come.***

***We applaud Mendenhall for grasping the moment and its importance, but especially for seeing that a city’s core cannot thrive to its full potential without the families that are raising its next generation.***

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

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; **See news story above. Also, as you see with the Hoyt Place Master Plan, my property is vital to extending Hoyt Place, a private road, providing legal fire access to several parcels and utilities, and providing access to vacant land that would otherwise be mostly undevelopable. My application allows other landowners to gain value in their land and provide desperately needed housing.**

b. Providing commercial space for local businesses or charitable organizations; **n/a**

c. Providing a dedication of public open space; **Although I am not dedicating public open space, I am providing walkways and connectivity to neighbors at Hoyt Place and pedestrian access to the surrounding neighborhood, schools, etc.**

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; **n/a**

e. Preserving historic structures not otherwise protected; **n/a**

f. Expanding public infrastructure that expands capacity for future development. **The private utilities in Hoyt Place are stubbed into my property in the Hoyt Place right of way. My zone change and upcoming planned development extend Hoyt Place road and the utilities, providing vital access to many underutilized properties. See the attached survey.**

2. The proposed community benefit may be evaluated based on the following, if applicable:

additional density that may be allowed if the proposal were to be adopted; **Yes, my application increases the housing supply, that otherwise would not be available. See Hoyt Place Master Plan**

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

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

e. The historic significance of the structures proposed to be preserved; **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; **My application brings vital infrastructure to my property and several others**

g. The input received related to the community benefit during the 45-day engagement period; **I do not have access to this information at this time**

h. Policies in the general plan that support the proposed community benefit. **See the related Hoyt Place staff report below:**

Staff report dated, February 24, 2015

***The intent of the petition is to provide the opportunity for appropriately scaled, affordable and accessible living options. Infill development that may consist of a variety of housing types that is supported by the objectives. The support for the proposed map amendment is contained in the North Temple Boulevard Plan, adopted in 2010 which clearly supports development envisioned by the plan. The plan also contains station area specific plans.***

***The “800 West Station Area Plan” for stable areas around the 800 West station includes several supporting points such as:***

***• “Zoning regulations should be aimed at maintaining the existing development characteristics while allowing appropriately scaled residential infill development.”***

***The plan further specifically identifies this area and interior block in particular as an opportunity for infill development. It sees smaller scale development described as:***

***• Infill development such as twin homes and attached Single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized; and***

***• New development that is compatible in terms of scale to existing development in other parts of the Stable Area.***

***The plan also speaks to the need to increase the “residential density” near the station area not only to offer different housing types but to support the business district and to create a diverse community. In terms of this project and it’s location, to “allow for appropriate residential development on undeveloped mid-block parcels” and to “allow for flexibility in housing and a variety of types.”***

*The area, block and supporting policies recommended in the North Temple Plan can be met by utilizing zoning districts such as the SR-3 Special Development Pattern Residential district, where the purpose statement is:*

*“The SR-3 is intended to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density 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...”*



Property Type: 111

## Historic Preservation Research Office

Site No. \_\_\_\_\_

BATCH KEY  
1803016949

## Structure/Site Information Form

1  
IDENTIFICATION

Street Address: 00247 N 800 W

UTM: 9713 9715

Name of Structure:

T. 01.0 N R. 01.0 W S. 35

Present Owner: NORDER, BONNIE S  
247 N 800 WOwner Address: SLC  
UTAH 84116

Year Built (Tax Record): 1910

Effective Age: 1935

Tax #: 03 2224

Legal Description 01 Kind of Building: RESIDENCE

BEG 5 RDS S OF NE COR LOT 7, BLK 70, PLAT C, S L C SUR;  
DS; N 53.34 FT; E 11.6 RDS TO BEG

S 53.34 FT; W 11.6 R

2  
STATUS/USE

Original Owner:

Construction Date:

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

☐ Excellent☐ Site☐ Unaltered☐ Significant☐ Not of the☐ National Landmark☐ District☐ Good☐ Ruins☐ Minor Alterations☐ Contributory☐ Historic Period☐ National Register☐ Multi-Resource☐ Deteriorated☐ Major Alterations☐ Not Contributory☐ State Register☐ Thematic3  
DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ OtherViews: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☐ Abstract of Title☐ Sanborn Maps☐ Newspapers☐ U of U Library☐ Plat Records/Map☐ City Directories☐ Utah State Historical Society☐ BYU Library☐ Tax Card & Photo☐ Biographical Encyclopedias☐ Personal Interviews☐ USU Library☐ Building Permit☐ Obituary Index☐ LDS Church Archives☐ SLC Library☐ Sewer Permit☐ County & City Histories☐ LDS Genealogical Society☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher:

Page 36 of 57

Date:

Street Address:

Site No:

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)



Statement of Historical Significance:

Construction Date:

# HISTORIC SITE FORM

(UHCS version)

Utah State Historic Preservation Office

---

## 1. Identification

UHCS ID#: **252652**

Property Name:

Plat:

Address: **247 N 800 WEST**

Block:

City: **SALT LAKE CITY**

Site#:

County: **SALT LAKE COUNTY**

---

## 2. Documentation/Status

Dates Surveyed or Added to SHPO Filing System:

General/Miscellaneous File: **/**

Reconnaissance Level Survey: **02/ 91**

Intensive Level Survey: **/**

Evaluation: **(A) ELIGIBLE/SIGNIFICANT**

National Register Status: **SLC NORTHWEST HISTORIC DISTRICT**

National Register Listing Date: **3/29/01**

Delisted date:

Thematic or Multiple Property Affiliation:

---

## 3. Building Information

Date(s) of Construction: **c.1915**

Height (# stories): **1**

Original Use: **SINGLE DWELLING**

Plan/Type: **BUNGALOW**

Constr. Material(s): **SHINGLE SIDING**

**REGULAR BRICK**

Architectural Style(s):

**BUNGALOW**

Theme(s):

Architect:

Comments:

Outbuildings: **0/**  
(non-contrib./  
contrib.)

---

## 4. Other SHPO File Information

State Tax Project No.(s):

106 Case No.:

Federal Tax Project No.:

Historic Photo Date:

Devel. Grant(s):

HABS/HAER Record No.(s):

Printout Date: 4/9/01

## **ATTACHMENT C – Photos**

---

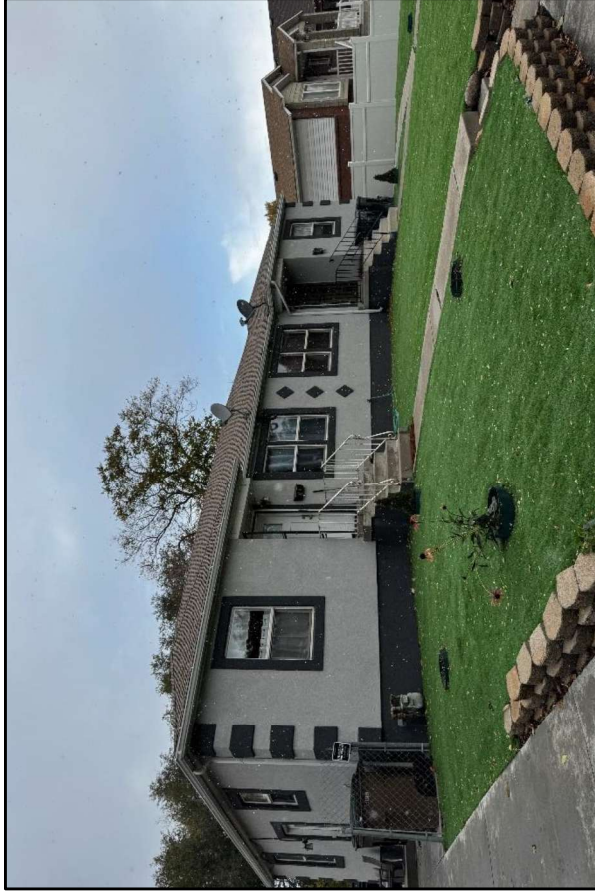




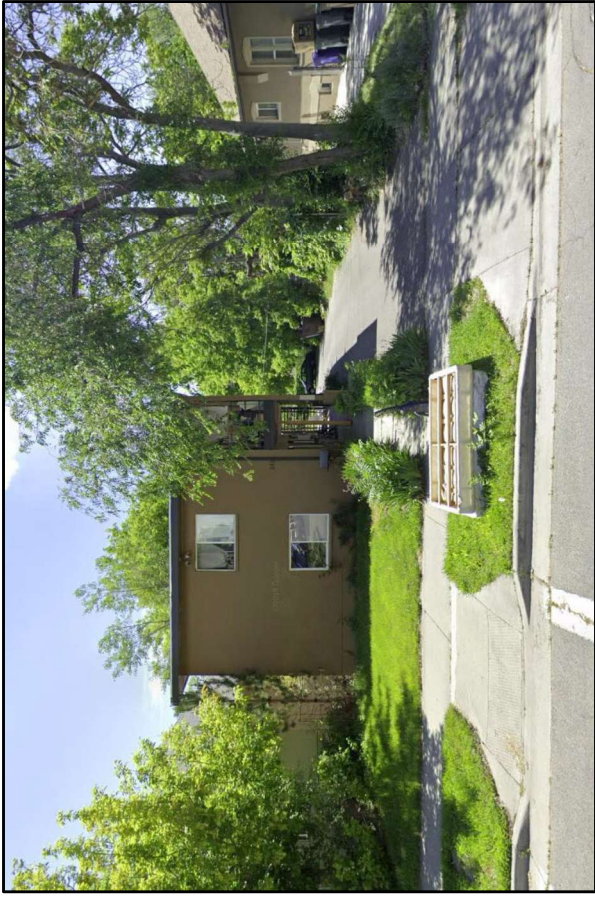
**Subject Property**



**Rear portion of the subject property**

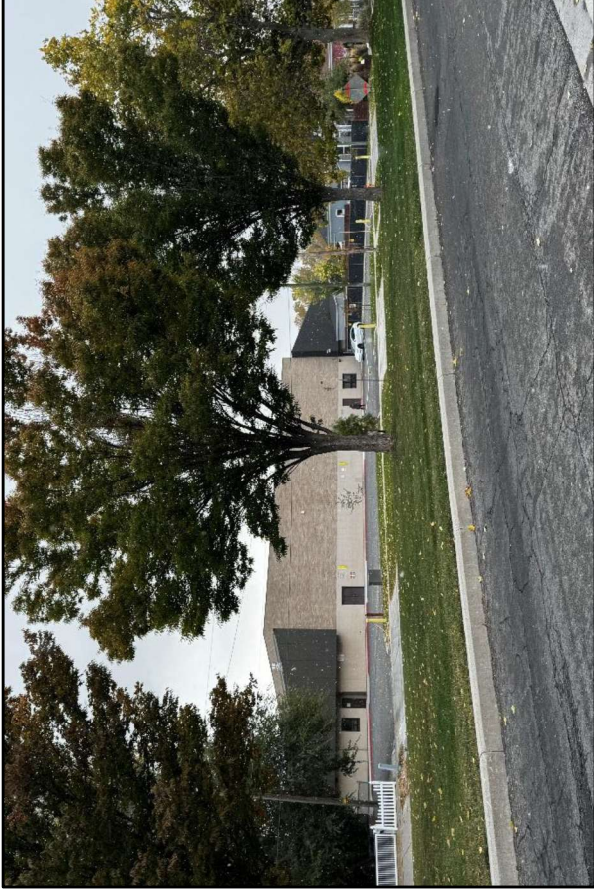


**251 North 800 West, neighboring duplex directly to the north**



**241 North 800 West, neighboring apartment building directly to the south.**





***Mary W Jackson Elementary School is directly across the street from the subject property.***

# ATTACHMENT D –Zoning District Comparison

In addition to the change in permitted and conditional uses, the proposed SR-3 district has different development standards from the current R-1/7,000 district. A comparison can be found below:

Parameter	R-1/7,000 (existing)	R-1/5,000 (proposed)	SR-3 (proposed)
<b>Building Height</b>	Pitched Roofs: <b>28 ft</b> Flat roofs: <b>20 ft</b>	Pitched Roofs: <b>28 ft</b> Flat roofs: <b>20 ft</b>	Pitched Roofs: <b>28 ft</b> Flat Roof: <b>20 ft</b>
<b>Minimum Front Setback</b>	<b>Average of the front yards on the block face</b>	<b>Average of the front yards on the block face</b>	<b>Average of the front yards on the block face</b>
<b>Corner Side Setback</b>	<b>Equal to the average buildings on the existing block faces</b>	<b>10 ft</b>	<b>10 ft</b>
<b>Interior Side Setback</b>	Interior lot: <b>6 ft &amp; 10 ft</b> Corner lots: <b>6 ft</b>	Interior lot: <b>4 ft and 10 ft</b> Corner lot: <b>4 ft</b>	Single-family detached: <b>4 ft</b> Single-family attached and twin-home dwellings: <b>4 ft when abutting single-family dwelling. Otherwise none required</b>
<b>Rear Setback</b>	<b>25 ft</b>	<b>25% of lot depth, or 20 ft, whichever is less</b>	<b>20% of the lot depth, no less than 15 ft and no more than 30 ft.</b>
<b>Minimum Lot Width</b>	<b>50 ft</b>	<b>50 ft</b>	Single-family detached: <b>30 ft</b> Single-family attached: <b>22 ft</b> Two-family dwelling: <b>44 ft</b> Twin-home dwelling: <b>22 ft</b>
<b>Minimum Lot Size</b>	<b>7,000 sq ft</b>	<b>5,000 sq ft</b>	Single-family detached: <b>2,000 sq ft</b> Single-family attached: <b>1,500 sq ft</b> Two-family dwelling: <b>3,000 sq ft</b> Twin-home dwelling: <b>1,500 sq ft</b>

## Uses

The following is a list of permitted and conditional uses unique to each district. All other land uses are permitted, conditional, or prohibited the same in either district. Uses marked with a (C) are conditional within their respective districts. Uses marked with a P are permitted. If there is no letter, the use is not permitted in their respective zoning district.

Land Use	R-1/7,000 (existing)	R-1/5,000 (proposed)	SR-3 (proposed)
Dwelling, assisted living facility (limited)	C		
<b>Dwelling, dormitory, fraternity, sorority</b>		P	
Dwelling, single-family attached			P
Dwelling, twin home			P
Dwelling, two-family			P

Fraternities and sororities are listed as permitted in the R-1/5,000 zone; however, [Chapter 21A36.150](#) of the city code strictly regulates them. One of the regulations in this chapter limits their location to a specific area near the University of Utah. **A rezone to R-1/5,000 will not allow fraternities or sororities at this location.**

## PURPOSE STATEMENTS

### Existing

#### [R-1/7,000 Single-Family Residential District](#)

*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.*

### Proposed

#### [R-1/5,000 Single Family Residential](#)

*Purpose Statement: The purpose of the R-1/5,000 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 five thousand (5,000) 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.*

#### [SR-3 Special Development Pattern Residential](#)

*Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density 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. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.*



# ATTACHMENT E – General Plan Policies

The tables below contain language from several adopted plans that could apply to this proposal. Each table also briefly discusses how the language may apply to the proposal and whether the proposed zoning amendment is consistent with it.

In general, the proposed rezone from R-1/7,000 to R-1/5,000 and SR-3 is supported by the neighborhood and city-wide plans. These plans recognize the need to accommodate a growing population while also the impacts growth will have on the neighborhood character. The plans support infill development that is compatible with the surrounding area.

## Northwest Plan (1992)

Policy or Objective	Status	Discussion
<b>Future Land Use Map (pg. 4)</b>		
<i>The future land use map designates this property as low-density residential.</i>	<b>Not Consistent</b>	The proposal does not comply with the 1992 future land use map, as most of the west side is designated low-density residential. The SR-3 zone is designated as a medium-density district. However, the North Temple Boulevard plan is more recent and, therefore, takes precedence. It features a map that establishes the subject property as a “Stable Area”, where small infill development is encouraged, which is the intent of the SR-3 zoning district. The R-1/5,000 zone complies with the low-density designation from the 1992 plan.

## North Temple Boulevard Plan (2010)

<b>North Temple Boulevard Plan- 800 West Stable Area (pg. 45)</b>		
<i>Increase the residential density around the 800 West Station. (Pg. 47)</i>	<b>Consistent</b>	This proposal would increase the residential density in the Stable Area section of the plan. This would be achieved through the reduced lot size and width regulations of the SR-3 zone. The SR-3 zone also allows additional housing types that would enable the owner to achieve this goal.
<i>Zoning regulations should be aimed at maintaining the existing development characteristics while allowing appropriately scaled residential infill development. (pg. 52)</i>	<b>Consistent</b>	The SR-3 zone allows new housing types, but because the zoning regulations are similar to the R-1/7,000 zone, new development would maintain the neighborhood's existing characteristics defined in <a href="#">Key Consideration 1</a> . The R-1/5,000 zoned portion of the property would maintain the existing character along 800 West because the zoning standards are so similar to the existing R-1/7,000 regulations
<i>Promote infill development, such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized (pg. 52)</i>	<b>Consistent</b>	Twin homes and attached single-family dwellings are permitted land uses in the SR-3 zone. They serve as missing middle housing types that are similar to detached single-family dwellings in their scale and intensity. They are common housing types for infill development,

		which is promoted by the area plan. If the rezone request is approved, the new development will be situated behind the existing home, on the interior portion of the block, complying with the North Temple neighborhood plan. The portion of land along 800 West would remain single-family zoning with the new R-1/5,000 designation.
<i>Promote new development that is compatible in terms of scale to existing development in other parts of the Stable Area.</i>	<b>Consistent</b>	As discussed above, the SR-3 promotes infill development that blends into the small scale of single-family residential neighborhoods. The surrounding area is comprised of homes on narrow lots with small yard setbacks. Any new development will be required to meet the SR-3 and Planned Development standards.
<i>Allow for greater residential densities where appropriate. (pg. 64)</i>	<b>Consistent</b>	As discussed above, the subject block has been deemed an area appropriate for small-scale residential infill development.

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

<b>Goal/Initiative</b>	<b>Status</b>	<b>Discussion</b>
<b>Growth</b> <i>Growing responsibly, while providing people with choices about where they live.</i>  <b>Initiative 2.3</b> <i>Promote infill and redevelopment of underutilized land</i>  <b>Initiative 2.6</b> <i>Accommodate and promote an increase in the City's population</i>	<b>Consistent</b>	The main purpose of the proposed SR-3 zone is to accommodate growth through infill development. Rezoning the property will help the City achieve its goals for infill development and increasing the population in a way that is compatible with the existing neighborhood.
<b>Housing</b> <i>Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.</i>  <b>Initiative 3.2</b> <i>Increase the number of medium-density housing types and options.</i>  <b>Initiative 3.5</b> <i>Enable moderate density increases within existing neighborhoods where appropriate.</i>	<b>Consistent</b>	In addition to detached single-family homes, the SR-3 zone allows single-family attached, two-family, and twin-home dwellings. Townhomes, duplexes, and twin homes are all considered missing middle housing types. The current zoning of R-1/7,000 does not allow for any of these housing types. The proposed zone increases the number of housing types allowed on the property without permitting something large and out of scale with the surrounding neighborhood.

# ATTACHMENT F – Analysis of Relevant Standards

## Zoning Map Amendment

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

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

#### Finding: Complies

#### Discussion:

As discussed in [Key Consideration 2](#) and [Attachment E](#), the proposal to rezone the property to SR-3 supports the City's plans to increase housing while protecting the character of the existing neighborhood. The plans frequently talk about increasing the housing supply through infill development, which this rezone will potentially allow on these properties. The Northwest General Plan is from 1980 and calls for low-density residential. However, the North Temple Boulevard Plan is more recent and calls for infill development in this specific location. Page 52 of the plan refers to this block as a Stable Area and states that infill development should be "consistent with the overall scale of the surrounding structures. Infill development such as twin homes and attached single-family dwellings, primarily in mid-block areas that are currently underdeveloped or under-utilized" is encouraged. This is the plan that is referenced because it reflects the goals established in city-wide plans and is more recent than the 45-year-old Northwest plan.

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

#### 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 District**

*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.*

### **Proposed Zoning District Purpose Statement**

#### ***R-1/5,000 Single-Family Residential***

*Purpose Statement: The purpose of the R-1/5,000 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 five thousand (5,000) 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.*

#### ***SR-3 Special Development Pattern District***

*Purpose Statement: The purpose of the SR-3 special development pattern residential district is to provide lot, bulk and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density 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. This is a medium density zoning district. Off site parking facilities in this district to supply required parking for new development may be approved as part of the conditional use process.*

### **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.*

### **Finding: Complies**

#### **Discussion:**

#### ***General Purposes of the Salt Lake City Zoning Ordinance***

The ordinance complies with the general purposes of the zoning code. The proposal will add additional dwelling units within walking distance (1/4 mile) to light rail and commercial uses. Any proposal on the site will need to meet established fire, building, and setback requirements to ensure safety and adequate light and air. The proposal to rezone the property would allow for a small increase in population in this neighborhood, which aligns with the City's goal of fostering residential development.

#### ***Zoning District Purpose Statements***

The existing and proposed purpose statements are very similar. All three districts promote similar development styles, intend for new construction to be compatible with the existing neighborhood, and seek to provide safe and comfortable places to live. The SR-3 zone purpose statement specifies that it is a medium-density zoning district and should be applied to the interior portions of city blocks. The proposal will comply with this purpose statement because the R-1/5,000 zone will be applied to the 800 West portion of the property, while the SR-3 zone will be reserved for the interior portion of the block. The applicant owns the interior SR-3 parcel (08-35-426-023-0000) and plans to adjust the lot line to accommodate future development. Please see [Attachment D](#) and the Zoning District Comparison section of this report for further discussion.

#### ***General Purpose of the Zoning Amendment Process***

The zoning map amendment process is not being used to confer special privileges to the applicant. This request is a result of the growth occurring in the surrounding neighborhood. Several new projects

have been proposed along Hoyt Place, and the surrounding Jackson neighborhood has experienced a significant population increase over the past few years. The intent of this request is to enable the development of single-family homes behind the principal structure, supporting the infill style of development called for in city-wide plans.

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

**Finding: Complies**

**Discussion:**

The applicant intends to maintain the existing single-family home and build a detached ADU in the R-1/5,000 portion of the property. The SR-3 zone would be applied to the area behind the R-1/5,000 zone. The applicant has stated that they intend to build detached single-family homes behind the principal structure if the rezone request is approved. The SR-3 zone has lower minimum lot requirements than the existing zone and would allow the owner to build up to 4 additional detached single-family structures with Planned Development approval. The SR-3 zone could also accommodate three separate duplex structures, resulting in six additional units. Lastly, the owner would be able to build 6 attached single-family units. All of these proposals would require Planned Development approval from the Planning Commission. Planned Development approval is not guaranteed, as the owner would also be subject to additional standards outlined in Section 21A.55.050; however, it would be possible if the rezone is approved.

***Public Utilities***

Increasing the number of units will require new public utility connections. The city owns the public utilities on Hoyt Place, but the applicant would be responsible for extending the utilities to the subject parcel. There is also a fee to connect to these utilities once they have been extended. The applicant would be responsible for these costs, so the public utilities impact would be limited to the applicant. Public Utilities review comments are included in [Attachment I](#).

***Parking***

Any proposal for additional units will be accompanied by a minimum parking requirement. The home on the proposed R-1/5,000 lot will be required to provide two off-street parking stalls. The units in the Sr-3 zone will be required to provide 1 parking stall per dwelling unit. The owner has the option to provide more parking than required by [Chapter 21A.44](#). The neighborhood is not likely to experience a dramatic parking impact from the proposed rezone. Since 800 W is a public road, street parking will continue to be available to neighborhood residents on a first-come, first-served basis. City ordinances prohibit homeowners from parking their vehicles in the same spot for longer than 48 hours.

***Design and Neighborhood Character***

The applicant's proposal to maintain single-family zoning along 800 West will help to maintain the neighborhood's character. As discussed in [Key Consideration 1](#), the character-defining features of 800 West will not be altered with a rezone from R-1/7,000 to R-1/5,000. The existing home will be maintained on the front portion of the lot and accessed by 800 West. The new development associated with the SR-3 zone will be behind the existing home and accessed from Hoyt Place, the private road on the interior of the block. Due to the small minimum lot size and minimum setbacks of the SR-3 zone, any new development would be similar in scale to the existing neighborhood, which is defined by the small, narrow lot sizes and homes built close to the lot lines. Many homes have a small front yard, with buildings that are almost as wide as their lot. The existing lot size would limit future development to homes with small footprints and yards, similar to those found in the surrounding area.



Property owners in the vicinity should be aware that any future project must undergo the Planned Development process and obtain approval from the Planning Commission before construction can commence. This process is an opportunity to ensure that any future project is visually compatible with the surrounding neighborhood. The Planned Development standards require compatibility and an enhanced project design. Before issuing approval, the Planning Division would ensure that any future proposal is visually compatible with the neighborhood.

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

**Finding: Complies**

**Discussion:**

The subject property is located in the Airport Flight Path Protection Overlay zone. This overlay is applied to properties within a certain distance of the SLC International Airport and aims to ensure the airport's safe takeoffs and landings. The 28-foot maximum height limit of the R-1/5,000 and SR-3 zones will prevent future development from conflicting with the intent of the overlay zone. This is the same maximum height as the existing R-1/7,000 zone. The map amendment would not conflict with the purpose of the overlay zoning district.

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

**Finding: Complies**

**Discussion:**

The proposal was routed to various City departments. Their feedback is used for the findings for this standard.

***Roadways***

The Transportation Division raised concerns about the project and recommended that the City not support a rezone request until a safe fire turnaround can be provided at the end of Hoyt Place. Whether or not this rezone request is approved, development on the subject property will likely require a turnaround for fire vehicles. The applicant has indicated that they would review the needs of all the properties on Hoyt Place when developing any required fire turnaround for the site, meaning that a turnaround may not necessarily be located at the end of Hoyt Place. They have included preliminary plans with this proposal. However, staff has not yet reviewed them for compliance with applicable standards.

***Parks and Recreational Facilities, Stormwater Drainage Systems, Water Supplies, Wastewater, and Refuse Collection***

Public Lands did not have any feedback on this proposal. The property is 0.3 miles from Jackson Park, 0.4 miles from Madsen Park, and 0.6 miles from Constitution Park. It is approximately 0.5 miles from the Folsom and Jordan River Trails. Future residents would have close access to these facilities, but they are not expected to have any negative impact on the operation of nearby City-owned open space.

In their review of the project, Public Utilities noted that any new housing development might exceed the current capacity of the existing infrastructure. If this is the case, the applicant would be required to upgrade the public utilities to ensure sufficient capacity for their development. The owner has discussed the possibility of accessing public utilities from 800 W on the east side of the property. To achieve this, they would need to consolidate the two subject parcels or establish a public utility easement over them. If the applicant ends up using the utilities installed under Hoyt Place, they will need to work with Public Utilities to complete any outstanding improvements required by the initial improvement agreement. Any details regarding public utilities would be addressed when the

applicant submits plans to develop the property. Any future proposal would also be required to comply with the city's stormwater, drainage, wastewater, and refuse collection requirements.

### ***Schools***

A rezone is not expected to have an impact on the school district. Rezoning to the R-1/5,000 and SR-3 districts would allow for the creation of small single-family homes on this property, but there is no guarantee that the houses will be occupied by families. Staff's recommendation to require some family-sized housing could bring additional students into the area. Even if the rezone resulted in more students living in Salt Lake, it could positively impact the school district. Salt Lake City has recently closed schools in the district due to declining enrollment. Mary W Jackson Elementary, the school across the street, is one of the schools that closed down for good this year.

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

### **Finding: Complies**

#### **Discussion:**

The subject property abuts 800 W, a street designated by the [Pedestrian and Bicycle Master Plan](#) as a neighborhood byway. A neighborhood byway is a road that may not have bike lanes, but it is safe for bikes because of its low traffic volume, low speeds, and direct connections to other routes. The plan also establishes goals to repave the street; however, the improvements will not alter the street's configuration, maintaining its pedestrian-focused design. When the improvements are installed, this section of 800 W will be closed to through traffic. Residents will still be able to access their homes while the streets are repaved. The project is one block from the Green Line Trax route and easily accessible on foot. There are several options for bus routes that run along North Temple and 900 W as well. This property has many transportation options that do not require residents to use a car, promoting the City's sustainability goals. The proximity to a neighborhood byway, light rail, and bus routes is a unique feature of this property. A rezone to R-1/5,000 and SR-3 would allow future residents to use the services available nearby.

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

### **Finding: Complies**

#### **Discussion:**

#### ***Parks and Open Space***

As discussed above, Madsen Park, Jackson Park, Constitution Park, Jordan River Trail, and Folsom Trail are approximately half a mile (or less) from the subject property. This is a significant amount of open space that can be accessed without a personal vehicle.

#### ***School***

With the closure of Mary W Jackson Elementary School, only West High can be easily accessed on foot. It is a little less than one mile from the subject property and would take about 20 minutes to walk to. Franklin is the closest elementary school, 1.3 miles from the subject property. A child would need to cross North Temple and walk under the I-80 highway bridge to access the school on foot. Backman Elementary is a 1.6-mile walk from the subject property and would require a child to walk along 600 N, a busy arterial road. Other schools are further away and even less likely to be accessed on foot. Realistically, a student would need to rely on a personal vehicle or a school bus to access most public schools.

#### ***Fresh Food, Entertainment, and Cultural Facilities***

The property is within one mile of several stores that provide fresh food. Rancho Market is just one block away and can be easily accessed on foot or by bike. Smith's, La Tiendita, and La Diana Market

are other grocery stores within one mile of the subject property. The proximity to the Jackson Green Line station provides easy access to entertainment and cultural facilities in downtown Salt Lake City. These amenities can be realistically accessed without a personal vehicle.

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

**Finding: Complies**

**Discussion:**

The Police Department has reviewed the rezone request. They were informed of the development potential a rezone would allow and raised no safety concerns with the proposal. Commander Andrew Cluff stated that this rezone would not create much of a safety impact, if any. Rezoning the property will enable an incremental increase in the neighborhood population, without impacting public safety resources.

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

**Finding: Complies with Conditions**

**Discussion:**

As discussed under [Key Consideration 4](#), the applicant has indicated that they intend to keep the existing building on the site. The site plan submitted with this request indicates that the house would remain. However, the owner has stated that they are not comfortable with placing any sort of preservation easement on the property. Planning staff recommends, as a condition of approval, that if the existing house is demolished, then the anti-displacement standards found in sections [21A50.050.E](#) shall apply to the property (through whatever mechanism the City Council deems appropriate).

**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: Complies**

**Discussion:** No business is located within the proposed rezone's boundaries. The proposal complies with these standards.

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

**Finding: Complies with Conditions**

**Discussion:**

The rezone could result in several community benefits with the recommended conditions. They are discussed in further detail on the next page.

## Community Benefit Standards

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

### 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: Complies with Conditions**

**Discussion:** The proposal provides Community Benefit A, provided it includes family-sized housing (3 or more bedrooms). The proposal also has the potential to provide benefit E if the existing house is protected from demolition.

## 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: Complies with Conditions**

**Discussion:** As discussed in [Key Consideration 1](#), the North Temple Boulevard Plan promotes infill development in the project area. The plan also calls for the development of a variety of similarly scaled housing types in the area. This means that housing types such as two-family dwellings, attached single-family dwellings, or small single-family homes may be appropriate if they are scaled correctly. The SR-3 zone has zoning standards that are very similar to the current R-1/7,000 zone. Similar rules for maximum height, building coverage, and setbacks will create similarly scaled buildings, even if the land uses include different housing types. The applicant is not proposing any deed-restricted affordable units for future projects but provides the City with the benefit of increased housing, which is encouraged by Plan Salt Lake and other applicable city plans. The applicant has proposed the idea of creating family-sized units to further support the community benefit. Planning staff recommends that at least half of any units developed on the property must have three or more bedrooms. This is discussed in further detail in [Key Consideration 4](#).

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

**Finding: N/A**

**Discussion:** This provision is not applicable to the request.

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

**Finding: N/A**

**Discussion:** This provision is not applicable to the request.

<b>d. The relative size and environmental value of any land that is to be dedicated;</b>
<b>Finding: N/A</b>
<b>Discussion:</b> This provision is not applicable to the request.
<b>e. The historic significance of the structures proposed to be preserved;</b>
<b>Finding: Complies with Conditions</b>
<b>Discussion:</b> The subject home is listed as a contributing structure in the Salt Lake City Northwest National Historic District. The City does not regulate buildings in national historic districts as it would in local historic districts. The Planning Commission may consider a requirement to preserve the existing house to fulfill community benefit E as an alternative to the family-sized unit requirement. However, the applicant has indicated that they do not wish to pursue this option. When Planning staff suggested this as an option, the property owner expressed that they were not comfortable with the idea and reiterated their compliance with community benefit A. This is discussed in further detail in <a href="#">Key Consideration 4</a> .
<b>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;</b>
<b>Finding: N/A</b>
<b>Discussion:</b> This provision is not applicable to the request.
<b>g. The input received related to the community benefit during the 45-day engagement period;</b>
<b>Finding: Complies</b>
<b>Discussion:</b> The applicant and staff met with the Fairpark Community Council on November 12, 2024. Concerns relevant to the proposal included changes to the character of the block face along 800 W and the potential for displacing residents. While preserving the existing building is the preferred outcome, which would maintain the neighborhood's character, the R-1/5,000 and SR-3 zoning districts would still ensure that any new development is compatible with adjacent properties. Staff does not recommend any additional conditions based on relevant feedback.
<b>h. Policies in the general plan that support the proposed community benefit.</b>
<b>Finding: Complies</b>
<b>Discussion:</b> The proposal's compliance with general plans is discussed further in <a href="#">Key Consideration 2</a> and <a href="#">Attachment E</a> .



# ATTACHMENT G – 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:

- October 22, 2024 – Staff sent the 45-day required notice for recognized community organizations to the Fairpark Community Council. No comments were received.
- October 22, 2024 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- November 12, 2024 – The applicant, property owner, and planning staff met with the Fairpark Community Council to discuss the proposal and answer questions. Relevant issues brought up during that meeting are discussed under the community benefit standards included in [Attachment F](#). The Fairpark CC did not provide an official letter regarding the proposal.

Notice of the public hearing for the proposal included:

- March 26, 2025
  - Public hearing notice mailed.
  - Public notice posted on City and State websites and Planning Division list serve.
- March 28, 2025
  - Public hearing notice sign posted on the property.

## Public Input:

Planning staff did not receive any written comments regarding the proposal.

# ATTACHMENT H – Department Review Comments

Planning Staff received the following comments from other City Divisions and Departments:

## **Housing Stability Division (Tony Milner – [tony.milner@slc.gov](mailto:tony.milner@slc.gov))**

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

- All permitted residential housing construction must adhere to City requirements related to safety, disruption, disturbances, and damages to the public and adjacent properties.

*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.*

- The project summary cites that no existing residential structures will be demolished and that only vacant land will be developed. Both the City's Moderate Income Housing Plan, Housing SLC: 2023-2027 and the Thriving In Place strategy list the development of affordable homeowner units as an objective. Existing, eligible homeowners in the surrounding area of the proposed development would benefit from accessing homeowner home repair and improvement resources offered by the City and by community providers.

## **Public Utilities (Krissy Beitel – [kristeen.beitel@slc.gov](mailto:kristeen.beitel@slc.gov)):**

*There are several statements in the May 2024 application narrative that are inaccurate. The utilities in Hoyt Place are **public**, not private. The roadway is private, and the utilities were installed by a private developer, but **the water and sewer main in Hoyt Place are public**.*

*The narrative addresses that the utilities in Hoyt Place will be extended and improved for the new building lots. Extension of the public water and sewer mains to the far east end of Hoyt Place will be required prior to issuing any building permits on this subject lot.*

*Applicant must be aware with this zone change that reduced setbacks may limit the space available for green infrastructure, which is required by Public Utilities. Applicant should also consider providing enough space for all required utilities with required clearances.*

*The zone change allows more housing units. Applicant must consider that with increased densification, there is a 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.*

*The public water and sewer in the private roadway, Hoyt Place, are available for connection. Please note that reimbursement is required for any connections to these mains, per the terms of an existing reimbursement agreement. Additionally, the public water and sewer in Hoyt Place do not extend to the far end of this lot and may be required to be extended as part of this or any previous development.*

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

1. Public Utility permit, connection, survey, and inspection fees will apply.

2. All utility design and construction must comply with APWA Standards and SLCDPU Standard Practices.
3. All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
4. Public street light requirements are determined during building permit review.
5. If there is an HOA, then CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit. Plat must include a note indicating that common areas will serve as easements for shared, private utilities, including water, sewer, storm drain, and surface drainage. It is important that this note specify the individual utilities and designate "shared, private utilities" v. "public utilities".
6. Utilities cannot cross property lines without appropriate easements and agreements between property owners.
7. Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
8. Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. The existing water and sewer mains in Hoyt Place do not extend to the end of this lot and may be required to be extended to the end of the lot to meet SLC Ordinance. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
9. One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. Each service must have a separate tap to the main.
10. A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Any unused sewer laterals must be capped and plugged at the main. Shared laterals between more than one building require a request for variance.
11. A minimum of one exterior cleanout is required on the sewer lateral within 5 feet of the building. Additional cleanouts are required at each bend and at least one every 50 feet for 4" laterals and every 100 feet for 6" laterals.
12. Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
13. Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water->

[quality/low-impact-development?form=MYo1SV&OCID=MYo1SV](#) and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MYo1SV&OCID=MYo1SV>.

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

If the code requirement to plant one tree in the public ROW parkstrip for every 30' of street frontage is maintained, then Urban Forestry has no objections to this proposal.

*Planning Staff note: Public ROW tree requirements can be found in sections [21A.48.040.D](#) (related to maintenance) and [21A.48.060.B](#) (Park Strip Landscape Standards).*

**Fire Department (Doug Bateman – douglas.bateman@slc.gov):**

Zone change would be acceptable. The applicant will need to understand that any development or permit application will need to meet the requirements of all adopted construction and life safety codes, up to and including fire department access, aerial access, water supply and hydrant locations. These items include road widths, firefighter routes and clearances around buildings or structures, dead end access roads, emergency vehicle turn a rounds, etc.

The property owner or applicant should contact a fire plan reviewer from Building Services if more information or clarification is needed.

**Building Division (Heather Gilcrease – heather.gilcrease@slc.gov):**

There are no Building Code comments for this phase of the development process.

**Police (Andrew Cluff – andrew.cluff@slc.gov):**

Impact for law enforcement will be relatively low. As with any increase in housing the population increase prompts us to look at ideal levels of coverage city wide, but with this rezone I don't think we will see much impact if any. No issues from police.

**Engineering (Scott Weiler – scott.weiler@slc.gov):**

No comments. SLC Engineering does not object to the proposed zone change and has no comments.

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

The subject property is at the end of a private road that has no turn-around for fire trucks or other vehicles. I do not recommend zoning that will allow any additional density until a safe turn-around can be provided for all properties on Hoyt Place.