

Sounds li
ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS

Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


rachd@otto (Feb 2, 2024 10:07 MST)

Rachel Otto, Chief of Staff

Date Received: 02/02/2024

Date sent to Council: 02/02/2024

TO: Salt Lake City Council
Victoria Petro, Chair

DATE: February 2, 2024

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: Petition PLNHLC2023-00044
Yalecrest – Princeton Heights – Local Historic District

STAFF CONTACT: Lex Traughber, Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

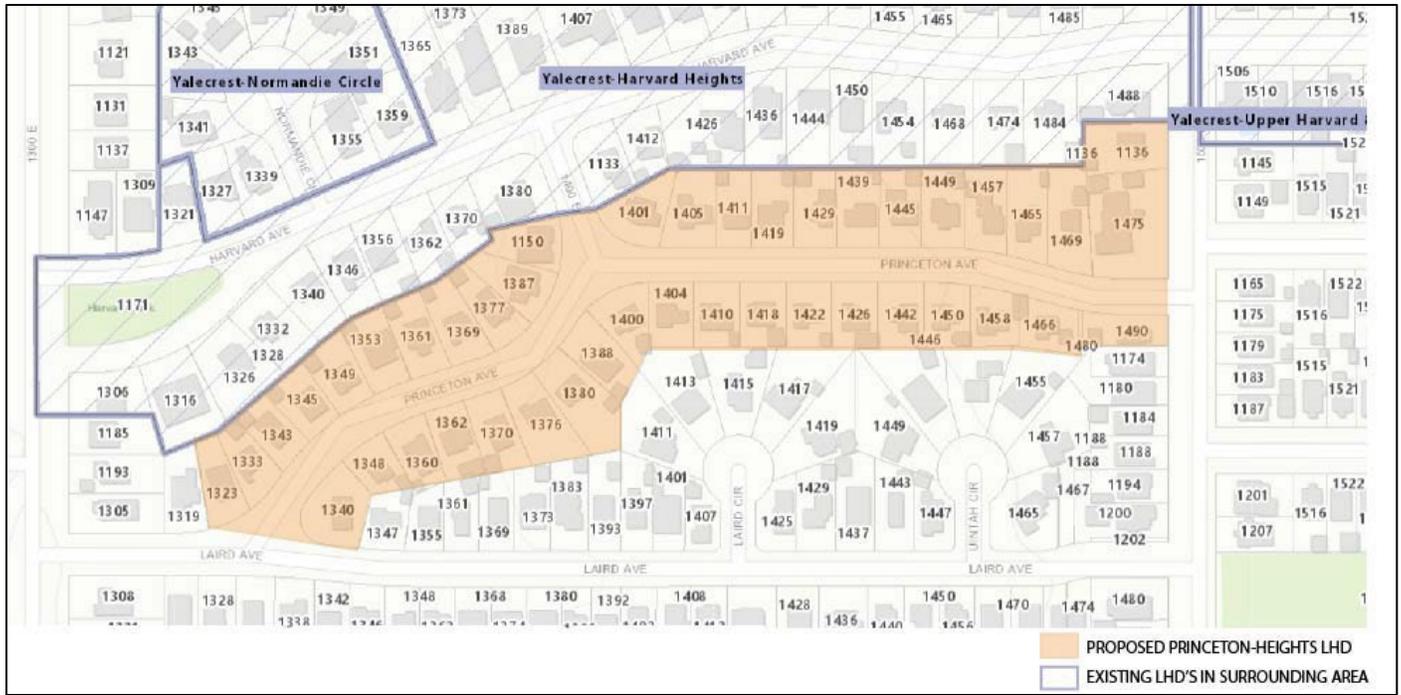
DOCUMENT TYPE: Ordinance

RECOMMENDATION: The Historic Landmark Commission and the Planning Commission both voted to forward a positive recommendation to the City Council for consideration.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Issue Origin: This petition is a request that the City Council designate a new local historic district that includes 43 homes (45 properties) located at approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue. The proposed Yalecrest – Princeton Heights Local Historic District is located within the Yalecrest Neighborhood, which is generally located between 1300 East, and 1900 East, from 800 South/Sunnyside Avenue to 1300 South. The Yalecrest Neighborhood was designated as a National Register Historic District in 2007.



On January 22nd, 2023, Paula Harline submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the city. The application was submitted with approximately 60% of property owner’s signatures (representing a majority ownership interest in a given lot) in the proposed district, which exceeds the required 33% necessary to initiate a petition of this nature. As required by ordinance, a report regarding the proposed district was presented to the City Council on May 2, 2023, at which time the Council instructed Planning Staff to proceed with processing the request.

Protection of Historic Resources: Although the homes within the proposed district have retained a high degree of architectural integrity, some property owners fear that the existing zoning and the National Register Designation of the Yalecrest Neighborhood do not provide sufficient protection of the historic architecture found in the proposed district. They are of the opinion that local historic district designation is the appropriate tool to ensure historic resource protection and management.

In 2005, Salt Lake City created the Yalecrest Compatible Infill Overlay (YCI) district to establish standards for new construction, additions, and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions, or alterations and the existing character and scale of the surrounding neighborhood. The standards allow for flexibility of design, while providing compatibility with existing development patterns within the Yalecrest community. Some property owners are concerned that the YCI does not include design standards that address appropriate exterior alterations in the context of maintaining the historic integrity or structures in the area.

The H – Historic Preservation Overlay district that would be applied to the proposed district, if the local historic district were approved, would add an additional layer of regulation that requires

design review for exterior alterations and imposes stringent regulations on demolition of contributing buildings.

The Yalecrest neighborhood was designated to the National Register of Historic Places in 2007. Being listed on the National Register is an honorary designation that provides property owners with the ability to seek state and/or federal tax credits for appropriate repairs or restoration work on contributing buildings. The National Register designation provides incentives for appropriate alterations but provides no protection from demolition or additions that may not be compatible with the historic character of the area.

Adopted Policy: Several Salt Lake City policy documents generally support historic preservation efforts. The Community Preservation Plan (2012) and the East Bench Master Plan (2017) specifically address preservation and the protection of architectural and character defining features found in Yalecrest.

The Community Preservation Plan (2012) places a high priority on providing additional regulations to control demolitions and teardowns within the Yalecrest neighborhood. Additionally, the East Bench Master Plan (2017) also acknowledges that the Yalecrest Neighborhood contains some of the oldest structures on the East Bench within Salt Lake City and encourages communities to pursue additional overlay zoning, if it is a desire of the community.

Other adopted Salt Lake City documents contain policies that support historic preservation and can be found in:

- Plan Salt Lake (2015)
- Creating Tomorrow Together: Final Report of the Salt Lake City Futures Commission (1998)
- City Vision and Strategic Plan (1993)
- Salt Lake City Urban Design Element (1990)

Commission Recommendations: The Historic Landmark Commission reviewed this application on November 2, 2023, and found that it meets the local historic district designation criteria, and voted unanimously to forward a positive recommendation to the City Council to designate Yalecrest – Princeton Heights as a local historic district.

The Planning Commission considered this application on November 8, 2023, and found that the proposed Zoning Map Amendment to add the Historic Preservation Overlay district to this area also meets the general zoning amendment criteria, and therefore voted (5-3) to forward a positive recommendation to the City Council to designate Yalecrest – Princeton Heights as a local historic district.

Property Owner Opinion Ballot Results: On November 22, 2023, the Property Owners Opinion Ballot (Support Survey) was mailed to property owners within the proposed local historic district. Property owners were given thirty days to submit a ballot indicating whether they support or oppose the designation of the Yalecrest – Princeton Heights Local Historic District. On December 29, 2023, the City Recorder issued the Official Canvass of the Property Owner Opinion Ballot, which contained the following results:

Ballots in Support.....	28
Ballots Opposed... ..	6
Did not Vote.....	8
Undeliverable or Did Not Receive.....	1
Returned but did not Vote.....	1
Returned After Due Date.....	0
Total Ballots Returned... ..	35 of 43

Since the Property Owner Opinion Ballots returned equals at least two-thirds (2/3) of the total number of returned property owner support ballots, and represents more than fifty percent (50%) of the parcels within the proposed local historic district, the City Council may designate a local historic district by a simple majority vote. It is noted that the City Council is not bound by the results of the Property Owner Opinion Ballot.

PUBLIC PROCESS:

- **Initial Notification of Affected Property Owners:** Section 21A.34.020(C)(4) requires Staff to notify affected property owners by sending a neutral informational pamphlet to each property affected by the potential application. The informational pamphlet was mailed to property owners within the proposed district on December 1, 2023.

The informational pamphlet contained a description of the process to create a local historic district, as well as a list of the pros and cons of a local historic district. The pamphlet was mailed after the applicant submitted and finalized the proposed boundary for the Yalecrest – Princeton Heights Local Historic District.

- **Application Notification to Affected Property Owners:** The application was submitted on January 22, 2023, and the subsequent Notice of Designation Application Letter was mailed to affected property owners within the proposed Yalecrest – Princeton Height Local Historic District on February 2, 2023. Property owners were sent the notice of application and “Local Historic District Pros and Cons” informational letter indicating that the Planning Division had received an application, including the required number of signatures to initiate the designation, of a new local historic district.
- **Planning Director Report to the City Council:** Staff prepared and transmitted the Planning Director Report to the City Council. The Planning Director Report included the requirements found in 21A.32.020(C)(7)(A-F). The City Council adopted the Planning Director Report on May 2, 2023, instructing Planning Staff to move forward with the proposal.
- **Property Owner Meeting:** On August 30, 2023, the Planning Division met with owners of property located within the proposed boundaries of the Yalecrest – Princeton Heights Local Historic District. The purpose of the meeting was to inform the property owners about the designation process and to discuss how local historic district designation would impact the property owners. The meeting included discussions regarding the process for

obtaining a Certificate of Appropriateness, the adopted historic preservation standards and design guidelines. There was also a discussion on common over-the-counter approvals and the process of applying for approval. Approximately 13 property owners attended this meeting.

- **Open House:** On August 31, 2023, the Planning Division established an on-line Open House to solicit public comment regarding the proposed designation. All property owners and residents within 300 feet of the proposed local historic district, as well as those individuals on the Planning Division e-mail listserve were notified of the open house. An email was also sent out to the Yalecrest Neighborhood Council, East Liberty Park Community Organization, Wasatch Hollow Community Council, and KEEPYalecrest with notification of the on-line open house.
- **Historic Landmark Commission Meeting:** On November 2, 2023, the Historic Landmark Commission held a public hearing regarding the proposed Yalecrest – Princeton Heights Local Historic District. Following the public hearing, the Historic Landmark Commission voted unanimously to recommend that the City Council adopt an ordinance to create the proposed local historic district. The agenda, minutes, and staff report of the November 2, 2023, Historic Landmark Commission meeting are bookmarked below for reference.
- **Planning Commission Meeting:** On November 8, 2023, the Planning Commission held a public hearing to consider the proposed Zoning Map Amendment, which would add the H – Historic Preservation Overlay zoning district to the properties within the proposed local historic district. Following the public hearing, the Planning Commission voted (5-3) to forward a positive recommendation to the City Council regarding the designation of the proposed local historic district. The agenda, minutes, and staff report of the November 8, 2023, Planning Commission meeting are bookmarked below for reference.
- **Property Owner Opinion Ballot:** On November 22, 2023, the Property Owners Opinion Ballot (Support Survey) was mailed to property owners within the proposed local historic district. Property owners were given thirty days to submit a ballot indicating whether they support or oppose the designation of the Yalecrest – Princeton Heights Local Historic District. On December 29, 2023, the City Recorder issued the Official Canvass of the Property Owner Opinion Ballot (Support Survey) which proved favorable to the proposed district. Of the 35 ballots returned, 26 were in support of the proposed district, 6 were opposed, and one ballot was received but contained no vote.

HISTORIC LANDMARK & PLANNING COMMISSION RECORDS:

- a) HLC Agenda of November 2, 2023 ([Click Here](#))
- b) HLC Minutes of November 2, 2023 ([Click Here](#))
- c) HLC Staff Report of November 2, 2023 ([Click Here](#))
- d) PC Agenda of November 8, 2023 ([Click Here](#))
- e) PC Minutes of November 8, 2023 ([Click Here](#))
- f) PC Staff Report of November 8, 2023 ([Click Here](#))

SALT LAKE CITY ORDINANCE
No. _____ of 2024

(Amending the Zoning Map to establish the Yalecrest-Princeton Heights Local Historic District)

An ordinance amending the Zoning Map to establish the Yalecrest-Princeton Heights Local Historic District pursuant to Petition No. PLNHLC2023-00044.

WHEREAS, the Salt Lake City Historic Landmark Commission (“Historic Landmark Commission”) held a public hearing on November 2, 2023 on a petition submitted by Paula Harline (“Applicant”) to amend the city’s zoning map (Petition No. PLNHLC2023-00044) to apply the H Historic Preservation Overlay District to properties located on Princeton Avenue between Laird Avenue and 1500 East Street, along with properties located at 1150 South 1400 East Street and 1136 South 1500 East Street, which area shall be known as the Yalecrest-Princeton Heights Local Historic District; and

WHEREAS, at its November 2, 2023 public hearing, the Historic Landmark Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Planning Commission (“Planning Commission”) and Salt Lake City Council (“City Council”) on said petition.

WHEREAS, the Planning Commission held a public hearing on November 8, 2023 on said petition; and

WHEREAS, at its November 8, 2023 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the City Council on said petition; and

WHEREAS, after a public hearing on this matter the City Council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to apply the H Historic Preservation Overlay District to all buildings, structures and real property within the boundaries described and depicted on Exhibit "A". The areas described and depicted on Exhibit "A" shall be known as the Yalecrest-Princeton Heights Local Historic District.

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2024.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2024.

Published: _____.

Ordinance adopting Yalecrest Princeton Heights LHD

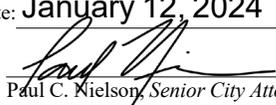
<p>APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>January 12, 2024</u> By: <u></u> Paul C. Nielson, Senior City Attorney</p>

Exhibit "A"

YALECREST - PRINCETON HEIGHTS LOCAL HISTORIC DISTRICT

DESCRIPTION

Beginning at the Southwest Corner of Lot 26, Block 3, Normandie Heights Subdivision, as recorded in Book 'H', Page 128, Salt Lake County Recorders Office, and running thence N08°30'00"W 124.64 feet to the Northwest Corner of said Lot 26; thence N68°23'00"E 35.54 feet to the Southeast Corner of Lot 5, said Block 3; thence N49°12'00"E 245.77 feet to the Southeast Corner of Lot 9, said Block 3; thence N66°42'00"E 131.53 feet to an angle point on the north line of Lot 19, said Block 3; thence N53°42'00"E 97.62 feet to the Southwest Corner of Lot 15, said Block 3; thence N22°14'50"W 15.12 feet to the Northwest Corner of Parcel 16-09-351-019; thence N77°42'33"E 101.33 feet to the Northeast Corner of said Parcel; thence N82°27'36"E 52.82 feet to the most Westerly Corner of Lot 11, Block 5, said subdivision; thence N61°25'19"E 118.92 feet to the Northwesterly Corner of said Lot 11; thence N89°57'20"E 584.34 feet to the Southeast Corner of Lot 23, said Block 5; thence N00°02'40"W 62.32 feet to the Northwest Corner of Parcel 16-09-352-024; thence N87°40'47"E 120.15 feet to the Northeast Corner of said Parcel; thence S00°01'00"E 316.22 feet to the Southeast Corner of Lot 1, Block 2, said subdivision; thence S89°57'20"W 110.00 feet; thence S38°26'50"W 15.67 feet; thence N82°22'06"W 91.82 feet to the Southeast Corner of Lot 3, said Block 2; thence S89°57'20"W 523.06 feet; thence S22°40'48"W 35.66 feet; thence S30°02'16"W 52.17 feet; thence S00°01'00"E 67.18 feet to the Southeast Corner of Lot 13, said Block 2; thence S80°00'00"W 253.91 feet; thence S65°08'25"W 50.31 feet; thence N06°15'00"E 13.44 feet to the Northeast Corner of Lot 20, said Block 2; thence S80°00'00"W 57.80 feet to the Northwest Corner of said Lot 20; thence S13°10'18"W 128.67 feet to a point on the South Line of Laird Ave; thence along said South Line the following 3 courses: 1) Northwesterly along a 1,056.57 foot radius curve to the right 11.95 feet (chord bears N84°09'27"W 11.95 feet) to a 1,634.83 foot radius curve to the left; 2) 176.43 feet along said curve (chord bears N86°55'30"W 176.34 feet); 3) S89°59'00"W 12.52 feet; thence N00°01'00"W 64.78 feet to the point of beginning.

Contains 8.712 Acres, more or less.



Beginning at the Southwest Corner of Lot 26, Block 3, Normandie Heights Subdivision, as recorded in Book 'H', Page 128, Salt Lake County Recorders Office, and running thence Noa 3o'00"W 124.64 feet to the Northwest Corner of said Lot 26; thence N68°23'00"E 35.54 feet to the Southeast Corner of Lot 5, said Block 3; thence N49°12'00"E 245.77 feet to the Southeast Corner of Lot 9, said Block 3; thence N66°42'00"E 131.53 feet to an angle point on the north line of Lot 19, said Block 3; thence N53°42'00"E 97.62 feet to the Southwest Corner of Lot 15, said Block 3; thence N22°14'50"W 15.12 feet to the Northwest Corner of Parcel 16-09-351-019; thence N77°42'33"E 101.33 feet to the Northeast Corner of said Parcel; thence N82°27'36"E 52.82 feet to the most Westerly Corner of Lot 11, Block 5, said subdivision; thence N61°25'19"E 118.92 feet to the Northwest Corner of said Lot 11; thence N89°57'20"E 584.34 feet to the Southeast Corner of Lot 23, said Block 5; thence N00°02'40"W 62.32 feet to the Northwest Corner of Parcel 16-09-352-024; thence N87°40'47"E 120.15 feet to the Northeast Corner of said Parcel; thence S00°01'00"E 316.22 feet to the Southeast Corner of Lot 1, Block 2, said subdivision; thence S89°57'20"W 110.00 feet; thence S38°26'50"W 15.67 feet; thence N82°22'06"W 91.82 feet to the Southeast Corner of Lot 3, said Block 2; thence S89°57'20"W 523.06 feet; thence S22°40'48"W 35.66 feet; thence S30°02'16"W 52.17 feet to the Southeast Corner of Lot 13, said Block 2; thence S80°00'00"W 253.91 feet; thence S65°08'25"W 50.31 feet; thence N06°15'00"E 13.44 feet to the Northeast Corner of Lot 20, said Block 2; thence S80°00'00"W 57.80 feet to the Northwest Corner of said Lot 20; thence S13°10'18"W 128.67 feet to a point on the South Line of Laird Ave; thence along said South Line the following 3 courses: 1) Northwestery along a 1,056.57 foot radius curve to the right 11.95 feet (chord bears N88°55'30"W 176.34 feet); 2) S89°57'20"W 12.82 feet; thence N00°01'00"W 64.76 feet to the point of beginning.

Contains 8.712 Acres, more or less.

SALT LAKE CITY CORPORATION PUBLIC SERVICES SURVEY DEPARTMENT



ENGINEERING DIVISION
 J11m1'DOO', IIIIOO
 501 #CJY,UJII III
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DATE	DESCRIPTION

LOCAL HISTORIC DISTRICT
PRINCETON HEIGHTS

1

EXHIBITS:

1. PROJECT CHRONOLOGY
2. NOTICE OF CITY COUNCIL HEARING
3. ORIGINAL PETITION
4. MAILING LIST
5. ADDITIONAL PUBLIC COMMENT
(RECEIVED AFTER STAFF REPORT PUBLICATION)
6. OFFICIAL CANVASS RESULTS

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Yalecrest – Princeton Heights – Local Historic District Petition PLNHLC2023-00044

December 1, 2022	Property owners were sent a notice and a “Local Historic District Pros and Cons” informational letter indicating that the Planning Division had been notified by a property owner of interest in creating a new local historic district.
January 22, 2023	Application submitted to the City by property owner, Paula Harline.
February 2, 2023	Application Notification - Property owners were sent a notice of application and “Local Historic District Pros and Cons” informational letter indicating that the Planning Division had received an application, including the required number of signatures to initiate the designation of a new local historic district.
May 2, 2023	Planning Director’s Report to the City Council for a new proposed local historic district. The City Council directed Planning Staff to move forward processing the proposed local historic district.
August 8, 2023	Property Owner Meeting Notification – Property owners were sent a notice for the required “Neighborhood Information” meeting to be held on August 30, 2023.
August 30, 2023	Property Owner Meeting held at the Anderson Foothill Library. Owners of approximately 13 properties attended the meeting.
August 31, 2023	Open House Notification to Recognized Organizations – An email was sent out to the Yalecrest Neighborhood Council, East Liberty Park Community Organization, Wasatch Hollow Community Council, and KEEPYalecrest with notification of the on-line open house.
September 1, 2023	Open House Notification – Property owners and residents within 300 feet of the proposed local historic district boundaries were mailed notification of an on-line open house. The on-line Open House ran from August 31, 2023 to October 15, 2023.
October 19, 2023	Notice of the Historic Landmark Commission November 2, 2023 Public Hearing mailed to all property owners and residents within 300 feet of the subject property. Listserve notification of the Historic Lanmark Commission’s agenda emailed. Agenda posted on the Planning Division and State websites.
October 26, 2023	Notice of the Planning Commission’s November 8, 2023 Public Hearing mailed to all property owners and residents within 300 feet of the subject property. Listserve notification of Planning Commission agenda emailed. Agenda posted on the Planning Division and State websites.
November 2, 2023	The Historic Landmark Commission heard the proposal in a public hearing and voted to forward a positive recommendation on to the City Council for consideration.
November 8, 2023	The Planning Commission heard the proposal in a public hearing and voted to forward a positive recommendation on to the City Council for consideration.
November 22, 2023	A “Property Owners Opinion Ballot (Support Survey)” was mailed to all property owners asking if owners were in support, or if they were opposed, to the designation. Ballots were required to be submitted to the City Recorder’s Office or postmarked by December 21, 2023.

December 21, 2023	The "Property Owners Opinion Ballot (Support Survey)" period ended at 5:00 p.m.
December 29, 2023	The City Recorder's Office issued the "Official Canvass", or official results of the support survey. 28 property owners were in support, 6 opposed, 1 undeliverable, and 8 did not vote.
January 2, 2024	Planning Staff requested an ordinance from the City Attorney's Office.
January 12, 2024	Ordinance received from the City Attorney.
January 12, 2024	Transmittal was submitted to the Community & Neighborhoods Office.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petition PLNHLC2023-00044 – Yalecrest – Princeton Heights – Local Historic District** – Paula Harline, a property owner, submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest – Princeton Heights Local Historic District are approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue. The subject property is located in Council District 6 represented by Dan Dugan.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance on the same night of the public hearing. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: 451 South State Street, Room 326, Salt Lake City, Utah

** This meeting will be held in-person, to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, please visit www.slc.gov/council. Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to council.comments@slcgov.com. All comments received through any source are shared with the Council and added to the public record.

If you have any questions relating to this proposal or would like to review the file, please call Lex Traughber at (801) 535-6184 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at lex.traughber@slcgov.com

The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “Planning” tab and entering the petition number PLNHLC2023-00044.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

3. ORIGINAL PETITION



HP: Designation

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Received By:

Date Received:

Project ff:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Project Name:

VqJe.Clt 1/4-6-Rili(Jl:(bc>)-k: LHV

Name of Applicant (property owner):

P/utiq Wi 1--/d.clio.e.

Address of Property

1340 E. Princeton Ave Salt Lake City, UT 84105

Address of Applicant:

1340 E. Princeton Ave, SLU, UT 84105

E-mail of Applicant:

Paula.hartline@gmail.com

Phone/Fax:

Phone/Fax:

E-mail of Property Owner:

Same as above

Same as above

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email historicpreservation@slcgo.gov if you have any questions regarding the requirements of this application.

A pre-submittal meeting for all Historic Designations should be scheduled prior to submitting this application. To request a pre-submittal meeting, please contact the planning counter by sending an email to zoning@slcgo.gov.

FEE

No application fee is required.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

SIGNATURE

Signature of Owner of Agent:

Paula Hartline

Date:

November 3, 2022

SUBMITTAL REQUIREMENTS

QD

1 Project Description - Intake Review

Provide a written description of the proposed local historic district, including the proposed boundaries. The description should include a discussion regarding how the proposed local historic district meets the following criteria:

1. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - a. Events that have made a significant contribution to the important patterns of history, or
 - b. Lives of persons significant in the history of the city, region, state or nation, or
 - c. The distinctive characteristics of a type, period or method of construction, or the work of a notable architect or master craftsman, or
 - d. Information important in the understanding of the prehistory or history of Salt Lake City; and
2. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places;
3. The proposed local historic district is listed, or is eligible to be listed, on the National Register of Historic Places;
4. The proposed local historic district contains notable examples of elements of the City's history, development patterns or architecture.
5. The designation is generally consistent with the adopted planning policies of the City; and
6. The designation would be in the overall public interest.

2. Photographs - Intake Review

- a. Historic photographs of existing building/s
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)
- b. Current photographs of each facade on building or the neighborhood requesting a boundary adjustment.
- c. Historic photographs of the neighborhood if available

3. Research Material - Intake Review

- a. Title search
- b. Building permits card and invoice
- c. Tax card information and photo
- d. Biographical information or obituary for any previous owners
- e. Information about the architect and/or builder

4. Landmark Sites - Intake Review

- Complete the designation form

5. Boundary Adjustment - Intake Review

- Signatures from each of the property owners who agree to the proposal

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

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1. Project Description

Significance of area in local, regional, or state history

In the mid 1800's, Salt Lake City was platted and developed with public buildings in the center of Salt Lake City surrounded by residential lots and farmland to the south and west. The Big Field Survey in 1848 divided the land to the south of the Salt Lake City settlement (900 South today) into five and ten acre plots to be used for farming for the "mechanics and artisans" of the city.¹ The Yalecrest survey area is located on the northeastern section of land that was initially set apart as Five-Acre Plat "C" of the Big Field Survey¹

The land was divided into 100-acre blocks, each of which was again divided into 20 lots of 5 acres each. Yalecrest occupies Blocks 28, 29, and 30. The original blocks are bordered by the major north-south streets of the survey area: 1300, 1500, 1700 and 1900 East and the east-west streets of 900 and 1300 South. (The Utah Historic Sites Database). The area north of 2100 South was a Five-Acre Plat "A" and the area south was a Ten-Acre Plat. The majority of Yalecrest with the exception of strips along the north and west sides are part of Five Acre Plat "C".¹

Property within the area was distributed by the LDS church authorities, by lot, for use in raising crops and farming.¹ Dividing the plots for land speculation was discouraged: 1875 maps of Salt Lake City show no development in the southeast section of the city beyond 1000 East or 900 South. The earliest identified residents in the Yalecrest area begin to appear in the 1870s¹. Yalecrest boundaries are represented by 840 South (Sunnyside Ave) to 1300 South and 1300 East to 1900 East.

The 1920s were a period of tremendous growth in Yalecrest with 22 subdivisions platted by a variety of developers. The Bowers Investment Company, a branch of the Bowers Building Company, filed the subdivision papers for Normandie Heights in 1926 with 140 lots, and its houses were built primarily from 1926-35. It is distinctive because of its picturesque rolling topography with landscaped serpentine streets, regular promotions, prominent homeowners, deep setbacks, and large irregularly shaped lots.

A number of factors contributed to the Yalecrest development in the early twentieth century; 1) the population of Salt Lake City almost doubling from 1900 to 1910, 2) air pollution in the valley from coal burning furnaces led residents to seek higher elevations East of 1300 East for cleaner air to breathe for their residences recently developed by in-state and out-of-state land developers. Transportation options made the Yalecrest area easily accessible to the downtown area. The primary means of transportation in the early part of this era was the streetcar line along 1500 East.¹ The streetcars serving the Yalecrest area traveled from downtown to 1300 East in front of East High, traveling East along 900 South to 1500 East, then south on 1500 East to the State Prison located at 2100 S. The former State Prison on

2100 South is the current site of Sugar House Park.

1960's and Beyond (1960-2005)

The Yalecrest neighborhood, in general, and Yalecrest-Princeton Heights LHD specifically, avoided the blight common in many urban residential neighborhoods during this era. There was no population pressure as the population of Salt Lake City slightly decreased during this time period.¹² No major roads were built through the neighborhood although traffic increased on the border streets of 1300 South, 1300 East and Sunnyside Ave. Zoning ordinances restricted commercial building to a few spots on the major streets. While there are 51 original duplexes in Yalecrest, there are none in the proposed boundaries of Yalecrest-Princeton Heights LHD. The original Uintah Elementary School located on 1300 S (outside the proposed Yalecrest-Princeton Heights LHD boundaries) was demolished and replaced by a new structure in 1993. The attractive neighborhoods of Yalecrest have mature street trees, single-family owner-occupied, well-maintained houses with landscaped yards and continue to be a desirable residential area.¹

The current practice of razing an existing small historic structure and replacing it with a residence several times the size of the original house in established neighborhoods galvanized some residents into action in the years 2000-2005. A zoning overlay ordinance called the Yalecrest Compatible Infill Overlay ordinance was passed by the Salt Lake City Council in 2005. The purpose of the ordinance is:

to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.

That infill overlay zoning regulated building height, minimum front yard size, and several aspects of garages or accessory structures. Due to liberal interpretation of the current City and State demolition ordinances, houses in Yalecrest continue to be demolished above ground and replaced with out-of-size, mass and architectural incompatibility. The currently proposed SLC "Affordable Housing Incentive" (AHI) City (2022) aims to increase multifamily housing within ¼ mile of high frequency (every 15 minutes) transportation corridors. UTA has recently changed the frequency of bus route #220 on 1300 E to a 15-minute frequency. All 1300-1500 Blocks of Yalecrest are impacted by this zoning overlay. The AHI zoning overlay allows demolition of single-family housing to create new multifamily housing construction thus making historic single-family houses in the proposed Yalecrest-Princeton Heights LHD endangered to demolition. The listing of Yalecrest on the National Register of Historic Places does not protect against this local zoning. This application seeking a Local Historic District designation is the only current legal option to minimize demolition of historic single-family houses in this established, mature, and historic neighborhood.

The proposed Yalecrest-Princeton Heights Local Historic District (LHD) is located on Block

30 and encompasses the following properties: 1323 E Princeton Ave on the north side of the Princeton as the West boundary, 1136 S 1500 East on the west side of 1500 E as the East boundary and all Princeton Ave properties on the north and south sides of Princeton Ave street face as the North and South boundaries, respectively. The property located at 1150 S 1400 E lies between Princeton Ave and the Harvard Heights LHD (see **APPENDIX A**). Thus, 43 single- family houses are contained within the proposed Yalecrest-Princeton Heights LHD.

Physical Integrity of Houses in the Area

An Architectural and Historic Reconnaissance Level Survey (RLS) of Yalecrest was conducted in 2005¹ by Beatrice Lufkin of the Utah State Historic Preservation Office (SHPO) for Salt Lake City in preparation for the National Register of Historic Places application for the Yalecrest neighborhood. Much of the information in this document comes from that survey. The proposed Yalecrest-Princeton Heights LHD area contains houses constructed over the time period from 1917(1475 E Princeton Ave) and extending through 1953 (1387 E Princeton Ave) in the historic era.

There is a very high degree of retained historic integrity in the proposed Yalecrest-Princeton Heights LHD according to the 2005 RLS. The vast majority of houses (42/43) were eligible/significant and eligible contributing (97.7%): 69.8% were considered eligible and significant (A) and 27.9% were considered eligible and contributing (B). Only one house, a large 1917 Prairie School house located at 1475 East Princeton Ave, and originally built and owned by JW Phinney, was considered non-contributing (C) or 2.3%. **To date, no residential properties have been demolished with new construction houses in the Princeton Heights LHD**, but the contributory status of each property may have changed since the last assessment in 2005.

Commercial Properties

There are no commercial properties in the Princeton Heights LHD.

Notable Developers, Builders, Architects

The name "Princeton Ave first appears in 1908 in the Polk directory and is associated with development of that street in Normandie Heights subdivision (see **Significant persons in the area** section below). Normandie Heights subdivision was platted for 140 properties in 1926 by the Bowers Investment Co. Yalecrest-Princeton Heights LHD contains 43 single-family residences of the 140 platted parcels in the greater Normandie Heights subdivision. The builder Gaskell Romney was involved in developing Normandie Heights subdivision. He built 10 houses in the proposed Yalecrest-Princeton Heights LHD: 1370, 1404, 1410, 1426,1442,1445,1449, 1450 and 1458, 1465 E Princeton Ave. He was active in Utah, Idaho, California, and worked in Mexico before coming to Utah in 1921. G. Maurice Romney, his son, also did speculative building. Gaskell Romney and his wife, Amy, lived at

1442 Yalecrest and later at 1469 E Princeton Avenue. He is father to George Romney, former Governor of Michigan and presidential candidate and father to current Utah Senator Mitt Romney, former Governor of Massachusetts, former presidential candidate, and current Senator to Utah. Another building company, Bowers Building Co. built 7 houses in the Yalecrest-Princeton Heights LHD: 1333, 1343, 1348, 1353, 1360, 1376 and 1466 E Princeton Ave.

The proposed boundaries of the Yalecrest-Princeton Heights LHD are outlined in red (**APPENDIX A-1**). It will join 6 other LHDs created in Yalecrest: Harvard Park, Princeton Park, Yale Plat A/Upper Harvard, Harvard Heights, Normandie Circle and Douglas Park-I, outlined in blue.

Properties Recommended for National Register Level Research

1465 E Princeton Ave (built 1926). The bowed roof over French doors on an English Cottage architecture was suggested in the 2005 RLS for further research investigation.

Significant Persons in the Area

Yalecrest-Princeton Heights has been home to a variety of early residents who shaped the City's development and economic base: businesspersons, educators, immigrants, widows, senators, lawyers, shopkeepers, physicians, architects, and builders, described below by street address.

1340 E Princeton Ave

State Senator Paul Quayle Callister (1895-1967) and wife Mary Adeline Bramwell (1899-1984) lived in this English Cottage with their four children for 10 yrs (1939-1948). After serving in World War I, Paul Q. Callister was President of Associated Oil and Gas, renamed Premium Oil and Gas. His investors included Jack Vincent, Fred C. Staines, and the Bamberger Group. The company purchased land throughout Utah, Idaho, and Nevada to open 48 service stations. The 1940 US census lists his salary at \$50,000. He was elected State Senator (R) from 1940-1944. During WWII, he started a second company, Premoco, to deal with rationed fuel supplies to maximize fuel allocations.

1345 E Princeton Ave

This 1929 English Tudor and 1349 E Princeton Ave was built by well-known East Bench contractor Samuel Campbell. The James G. McDonald, Jr. family lived here for 10 yrs from 1929 to 1939. James Jr. was treasurer and vice president of J.G. McDonald's Chocolate Company, a wholesale and retail grocery and confectionary business which was founded by his grandfather, John T. McDonald in 1863. James Jr.'s father, James Sr., took over the business at the age of 18 and in 1912 began to specialize in boxed chocolates and cocoa. They innovated the paper-wrapped candy bar. This was the beginning of a new Utah

industry on a large-scale production level. J.G. McDonald Candy Company became world-renowned and was the recipient of over forty-four gold medals and awards, including the highest international award possible, the "Grand Prix for excellence and quality."

1361 E Princeton Ave

LeGrand Pollard Backman and family lived in this 1929 English Tudor for 36 years. Mr. Backman was a prominent Salt Lake City attorney and a senior partner in Backman, Clark, and Marsh Law Firm. He was a member of the Salt Lake City Board of Education for 20 years and president from 1945-56. He was also a member and president of the Utah State Board of Education for 18 years (1952-1970).

1370 E Princeton Ave

Built by Gaskell Romney, this 1926 English Tudor was owned by two notable widowed women who persevered to become notable businesswomen of their own. First, after living in the house for three years, Helen Taylor became a 28 year old widow with a four-year-old daughter. She took over her husband's (Heber C Taylor) job as part-owner of the Taylor-Richards Motor Co. Ford automobile/tractor dealership and continued living here until she remarried, about 14 years later.

Second, in 1943 Georgia Papanikolas was already a widow when she moved into this house. She was born in Greece (1912) and immigrated to the United States, most likely as a "picture bride," when she was 18 yrs old and married Emmanuel "Mike" Papanikolas, a successful businessman in Bingham, Garfield, and Magna with coal, lumber, hardware and real estate companies. She was widowed at age 39 with 7 children in Magna. Ten years later she bought 1370 E Princeton Ave with the help of her son, Gus, for \$5,000 and raised 5 of her children here. Her son Nick, married Helen Zeese, who later became Utah's premier ethnic historian and our country's expert on Greek immigrants.

1377 E Princeton Ave

This 1927 house built by Samuel Cottam is a beautiful and unusual example of a period revival Jacobethan French Tudor. In May 1928 he sold the home to William E. and Louise Day who lived there until William's death in 1947. Mr. Day moved to Salt Lake City from Ohio to become Superintendent of Physical Education for the Salt Lake City Board of Education. The entryway of this house has a fanlight transom and terra cotta surrounds in a quoin pattern (small tabs of cut stone called 'ashlar', projecting into the surrounding brickwork giving it a 'quoin' (pronounced 'coin') effect. This house has a "twin" built by a different builder on 1445 E 900 S.

1404 E Princeton Ave

This 1927 English Tudor was owned by William Cassidy who lived here with his wife

Florence and daughter Mary Lou for 28 yrs. William Cassidy was initially hired as a traffic manager by the family-owned Sweet Candy Co in 1915. He became Vice President of the company in 1941 and President and General Manager in 1947. He holds 2 patents. The Sweet Candy Co is the world's largest manufacturer of salt water taffy but also manufactures 250 different candies, including their innovation, cinnamon bears. Fifteen million pounds of their products are shipped annually. The original business office and manufacturer site at 224 South and 200 West is a Salt Lake City tour stop with an historic bronze plaque.

1405 E Princeton Ave

The Cowan family has lived in this 1938 English Cottage house exhibiting "random course ashlar masonry" for 82 years. Drs. Robert Leland Cowan (1894-1976) and his son, Leland R Cowan (1924-2022) each practiced surgical oncology in SLC. The house is built using "Ashlar masonry," the finest type of stone masonry. It uses finely tooled (dressed) sandstone or limestone in rectangular, cuboid shapes laid in a random course. Leland R. Cowan founded the Leland R Cowan Cancer Clinic in Salt Lake City.

1429 E Princeton Ave

This 1926 "Cape Dutch Colonial" is a unique architectural style house called "Cape Dutch Colonial," a modification of the Amsterdam Cape style and favored in the Western Cape of South Africa. Hugh Barker, Sr. lived here with his family for 6 yrs (1932-1939). He was one of the celebrated first airmail pilots (aerial pony express) in the 1920's servicing mountainous areas in Idaho, Utah, and Nevada. He later became a lawyer and head of his own law firm.

1458 E Princeton Ave

The 1926 English Cottage, built by Gaskell Romney, was home to Lorenzo Snow Young—the grandson of two LDS Presidents, Brigham Young and Lorenzo Snow. He lived here with his wife Ailene and children for 5 yrs (1927-32). He was a locally famous architect designing over 700 buildings over his 40 yr practice. Most notable are those listed on the National Register of Historic Places, including the University of Utah's Kingsbury Hall on President's Circle, and the Granite Stake Tabernacle in Idaho. He also designed the Harold B. Lee Library and Marriot Center (with Bob Fowler 1968) at Brigham Young University, the University of Utah Law and Library building, Olympus and Highland High Schools and The Daughters of the Utah Pioneers Memorial (DUP).

1475 E Princeton Ave

This 1917 Prairie School architecture is a unique architecture style in the Yalecrest-Princeton Heights LHD. Built in 1917, it was owned by Eugene W Kelly 10 yrs from 1932-1942. He was manager of a retail clothing store in SLC.

Distinctive Characteristics of the Type/Period/Method of Construction

Yalecrest-Princeton Heights contains many notable examples of brick English Cottages and English Tudors from famous builders in Salt Lake City.

Importance to Salt Lake City History

Yalecrest-Princeton Heights might be the last block in Yalecrest that has not experienced teardowns, helping it tell the story of Salt Lake City almost a century ago. Historic houses might lack the convenience of modern homes, but living in one and knowing something of the residents who lived there before you, connects you to the neighborhood and to the City. In my house at 1340 E. Princeton, for example, I know that former residents had their wedding receptions in the living room, served in World Wars I and II, sang for events all over the neighborhood, served the community as dentist and doctor, died in childbirth, and played on the back patio with other neighborhood children. I have found their wallpaper and walk on their hardwood floors.

The block where I live is a beautiful example of residential living close to downtown Salt Lake City. Every house on the block is unique and draws a constant stream of admiring dog-walkers, bikers, and runners. Street lights provide safety, and huge mature trees—Ash, Elm, Sycamore, and Norwegian Maple—create a pleasing shaded tree-lined block. Situated between 9th-and-9th and 15th-and-15th commercial areas, and with close access to I-15 and I-80, this block showcases the integrated infrastructure necessary for successful residential living: commercial neighborhood zoning districts that host grocery, pharmacy, restaurants, library, public parks, and schools within walking distance. The residents are proud of this successful planned community and wish to preserve it as an example for generations to come.

Please note that this block was the site of the 6th Annual KEEPYalecrest Historic Home Walking Tour (7 October 2022) which witnessed the largest attendance of any prior walking tour. This widespread interest in and appreciation for historic houses and the persons who lived in those houses continues to build each year as many historic areas throughout the City are lost to demolition.

2. Physical Integrity

The proposed Yalecrest-Princeton Heights LHD is located in a mature tree-lined, rolling-hills western section of Yalecrest.

Contributing Status of Houses in Yalecrest-Princeton Heights LHD

The proposed Yalecrest-Princeton Heights LHD retains a very high degree of historic and physical integrity. The vast majority of houses (97.7%) are eligible/significant (29/43 =

69.8%) and eligible contributing (12/43 = 27.9%)¹. There is only 1 ineligible non-contributing house, or C (1/42 or 2.3%) listed in the 2005 Reconnaissance Level Survey. The majority of houses are of architecturally notable English Cottages (37.2%) and English Tudors (30.2%) built 1920-1930's. To our knowledge, no houses in the Yalecrest-Princeton Heights LHD have been demolished. The number of contributing and non-contributing houses and their eligibility status on each street in the Yalecrest-Princeton Heights LHD is tabulated below.

**Contributing Structure Status of Single-Family Residential Properties
in Yalecrest-Princeton Heights LHD^{a,c}**

Street	A^b	B^b	C^b	D^b	X^b	Total
Princeton Ave	28	12	1	0	0	41
1400 East	1	0	0	0	0	1
1500 East	1	0	0	0	0	1
TOTAL	30	12	1	0	0	43 ^a
% Total	(69.8%)	(27.9%)	(2.3%)	(0.0%)	(0.0%)	(100%)

^aaccording to the 2005 RLS, there are 43 single family residential structures included in this analysis.

^bA= eligible significant, B= eligible/contributing, C= ineligible/noncontributing, D=out of period, X=demolished

^c1926 plat of Normandie Heights lists 104 properties. The Yalecrest-Princeton Heights LHD contains 43 of those 104 parcels, all used as single-family houses.

The number of currently (2022) eligible significant (A) plus eligible contributing structures (B) may have changed due to remodeling projects that alter the street face including; windows, porches, dormers, house heights, roofing materials and/or exterior materials that have altered their contributing status. The number of contributing structures in 2022 remains to be verified by the City Planning Department / Preservation Office and Historic Landmarks Commission.

Building Dates

Houses in the proposed Yalecrest-Princeton Heights LHD were built from 1919 through 1953 in the current historic era. The majority of single-family residences in Yalecrest-Princeton Heights LHD were built in the late 1920's (67.4%) and 1930's (25.6%). The distribution of houses built in different decades from 1910 to 1950's as a function of streets with the proposed LHD are shown in the table below.

**Construction Years^a of Original Single-Family Residences in
Yalecrest-Princeton Heights LHD^b**

Street	1910's	1920's	1930's	1940's	1950's	Total
Princeton Ave	1	29	9	1	1	41
1400 East	0	0	1	0	0	1
1500 East	0	0	1	0	0	1
TOTAL	1	29	11	1	1	43
% Total	2.3%	67.4%	25.6%	2.3%	2.3%	~100%

^aaccording to Salt Lake County Assessor website (www.slco.org/assessor)

^b1428 E Princeton Ave is listed in RLS but no house is associated with the land parcel

Architectural Types

Houses of the Yalecrest-Princeton Heights LHD contain a variety of architectural style types including English Cottage (37.2%), English Tudor (30.2%), Colonial Revival (13.9%), Cape Dutch and Dutch Colonial (4.6%), Jacobethan/French Norman (4.6%), Period/other (2.3%), Prairie School (2.3%), Minimal Traditional/Ranch (4.6%). Tabulation of the house styles as a function of street within the Yalecrest-Princeton Height LHD is shown below.

Architectural Types in Residential Structures^a

Type	Princeton Ave	1400 East	1500 East	TOTAL	%TOTAL
English Cottage	16	0	0	16	37.2%
English Tudor	13	0	0	13	30.2%
Colonial Revival	5	0	1	6	13.9%
Cape/Dutch Colonial	2	0	0	2	4.6%
Jacobethan/French Norman	2	0	0	2	4.6%
Period Revival/Other	1	0	0	1	2.3%
Prairie School	1	0	0	1	2.3%
Minimal Traditional	1	1	0	2	4.6%
TOTAL	41	1	1	43	100%

^aaccording to RLS 2005.

Exterior House Materials

Exterior construction materials of houses in Yalecrest-Princeton Heights LHD are primarily striated brick (58.1%), regular brick (34.9%), stucco/paster (4.7%) and stone (2.3%), with various accompanying materials including half timbering, clapboard, stucco/paster, wood and aluminum/vinyl siding. The distribution of the various exterior construction materials is tabulated below.

Exterior Construction Materials of Residential Structures in
Yalecrest-Princeton Heights LHD^a

Type	Princeton Ave	1400 East	1500 East	Total	%Total
Striated Brick	7	0	1	8	
+Half Timber	13	0	0	3	
+ Stucco/plaster	3	0	0	3	
+Alum/vinyl/wood	1	0	0	1	
subtotal	24	0	1	5	58.1%
Regular Brick	6	1	0	7	
+Half timber	5	0	0	5	
+Clapboard siding	1	0	0	1	
+stucco/stone/veneer	1	0	0	1	
+Terra cotta/half timber	1	0	0	1	
subtotal	14	1	0	5	34.9%
Stucco/Plaster	1	0	0	1	
+B other	1	0	0	1	
subtotal	2	0	0	2	4.7%
Stone	0	0	0	0	
+clapboard	1	1	1	1	2.3%
TOTAL	41	1	1	43	~100%

^a2005 RLS assessment

3. Eligibility Listing on the National Register of Historic Places

As previously stated, the proposed Yalecrest-Princeton Heights LHD is located within the boundary of the existing Yalecrest National Register Historic District established in 2007 (#07001168) and thus is eligible for Local Historic District designation.

4. Notable examples of elements in Salt Lake City's History

The proposed area contains a diverse collection of historically contributing architecture styles: English Cottage, English Tudor, Colonial Revival, Prairie School, Cape and Dutch

Colonial, Ranch, Jacobethan/ French Norman, and Minimal Traditional. In addition, these homes were developed, designed, built, and owned by renowned individuals who contributed to cultural, defense, business, medical, education, and legal aspects of the city, state, and country. An Intensive Level Survey was completed of Yalecrest by Beatrice Lufkin, of the Utah State Historic Office (SHPO) in 2005. Exterior and interior photographs, a title search, genealogical and other information are on file at the Utah State Preservation Office.

5. Consistent Designation Of The Proposed LHD Designation With Adopted Planning City Policies

Historic Preservation Overlay

[21A.34.020.A \(click here for a link to the Historic Preservation Overlay zoning provisions\)](#)

A. Purpose Statement: In order to contribute to the welfare, prosperity, and education of the people of Salt Lake City, the purpose of the Historic preservation overlay district is to:

1. Provide the means to protect and preserve areas of the city and individual structures and sites having historic, architectural, or cultural significance;
2. Encourage new development, redevelopment, and the subdivision of lots in historic districts that is compatible with the character of existing development of historic districts or individual landmarks;
3. Abate the destruction and demolition of historic structures;
4. Implement adopted plans of the city related to historic preservation;
5. Foster civic pride in the history of Salt Lake City;
6. Protect and enhance the attraction of the city's historic landmarks and districts for tourists and visitors;
7. Foster economic development consistent with historic preservation; and
8. Encourage social, economic, and environmental sustainability.

Adopted Master Plans and City Policies

Community Preservation Plan: The City Council adopted the Community Preservation Plan in October 2012. The Plan is the key strategic document that will guide Salt Lake City's preservation efforts into the future. The purpose of the plan is to address the important goals of historic preservation and community character preservation to ensure the continued preservation of the City's neighborhoods. The Plan provides vision and established policies that will help preserve those areas of the City that are uniquely historic and tell the story of the City's historic past. ([Click this link to view the Community Preservation Plan](#))

Relevant Community Preservation Plan Policies

Policy 3.1a: Identify historic resources in the City through the use of surveys that are consistent with the adopted State Historic Preservation Office survey criteria.

Policy 3.2a: Local designation of historic resources should occur where the primary purpose is to protect the historic resources for the public interest and not where the primary purpose is something other than that such as to stabilize a neighborhood or preserve neighborhood character.

Policy 3.2b: The pursuance of new locally designated historic resources should focus on protecting the best examples of an element of the City’s history, development patterns and architecture. Local historic districts should have logical boundaries based on subdivision plats, physical and / or cultural features and significant character defining features where possible.

Policy 3.2c: Protect exemplary groupings of historic properties as local historic districts.

Policy 3.2d: Local designation should only occur after the City has an understanding of the degree of property owner and public support for the proposed designation.

Policy 3.2e: Local designation of historic properties should only occur, after the City expends resources to inform property owners of the reasons for the proposed designation and what regulations will be included and the incentives offered for local designation.

Policy 3.2h: Prior to local designation, national designation should be pursued to ensure financial incentives are in place for those historic resources that are regulated locally.

Policy 3.2i: Professional reconnaissance level survey work should be completed prior to designating a local historic district because it identifies the number and type of historic resources in an area and provides the information needed when determining the appropriateness for change to a specific historic resource.

Other Adopted City Policy documents addressing the role of Historic Preservation

East Bench Community Master Plan (2017): ([click this link to view the East Bench Master Plan](#))

The proposed Yalecrest-Princeton Height Local Historic District is located within the area covered by the East Bench Community Master Plan. A stated goal of the Urban Design section of the plan is to “enhance the visual and aesthetic qualities and create a sense of visual unity within the community.”

The Plan identifies the following elements which detract from the residential character:

- Building remodeling or additions that are not compatible with the design of the original structure or neighboring homes, and
- New structures that are not compatible with the design of surrounding homes.

In the 1987 East Bench Master Plan, Yalecrest is specifically identified for preservation. “The older Harvard-Yale area contains many buildings of architectural and historic significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character. The city is in the process of conducting a survey of the community to document sites of architectural and historic significance and to evaluate the potential for establishing a historic district.” In the 2017 version of the East Bench Master Plan, Yalecrest is noted for being the oldest historically contributing neighborhood on the East Bench and encourages residents to find a common voice to preserve it using either Local Historic Districts or Conservation Districts.

Urban Design Element (1990): The Urban Design Element includes statements that emphasize preserving the City’s image, neighborhood character, and maintaining livability while being sensitive to social and economic realities. The Plan includes the following concepts:

- Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the City.
- Ensure that land uses make a positive contribution to neighborhood improvements and stability.
- Ensure that building restoration and new construction enhance district character.
- Require private development efforts to be compatible with urban design policies of the city, regardless of whether city financial assistance is provided.
- Treat building height, scale, and character as significant features of a district’s image.
- Ensure that features of building design such as color, detail, materials, and scale are responsive to district character, neighboring buildings and the pedestrian.

Salt Lake City Community Housing Plan (2000):

Provide historic preservation education to developers and property owners, including information on technical and financial assistance and incentives.

City Vision and Strategic Plan (1993)

- Restore and adaptively reuse historic resources.
- Develop programs to enhance and preserve the City’s cultural history and character as expressed in the built environment.
- Offer strong economic incentives to stop housing unit deterioration.

Together: Final Report of the Salt Lake City Futures Commission (1998)

- Enforce preservation strategies for buildings and neighborhoods.
- Rehabilitate historic buildings for cultural uses wherever possible.

The proposed Yalecrest-Laird Heights LHD is also currently zoned under the Yalecrest Compatible Infill Overlay (YCIO) zoning ordinance adopted by the City in 2007³. The purpose of the ordinance is to “encourage compatibility between new construction, additions, or alterations and the existing character and scale of the surrounding neighborhood.” The YCIO regulates building height, minimum front yard size, and several aspects of garages or accessory structures, but does not protect against demolitions or out-of-mass, scale and architecture character of additions or new structures.

The proposed boundaries of Yalecrest-Princeton Heights LHD (**Appendix A**) represents the southeast corner in Normandie Heights subdivision and the greater Yalecrest neighborhood that is nationally recognized for its historic value (National Register of Historic Places 2007). Recognizing this resource and protecting it via a Local Historic District designation is consistent with the City’s preservation goals.

6. Public Interest in the Proposed LHD Designation

To date, 31/43 of the single-family homeowners within the proposed area of Yalecrest-Princeton Heights LHD have signed an application petition in support of opening the process to create a Local Historic District. The overall support on the application is 72%, which greatly exceeds the minimum support of 33% required by the LHD designation ordinance guidelines. Property owners at 1150 S 1400 East were contacted and do not support the local historic designation, but were included at the suggestion of the city Historic Preservation Office.

Residential Support for Local Historic District Designation in
Yalecrest-Princeton Heights LHD

Street	# Property Parcels	# Signatures Supporting ^a	% Support
Princeton Ave	41 ^a	30	73%
1400 East	1	0	0%
1500 East	1	1	100%
TOTAL	43	31	72%

^aone signature was collected on the application signature form for property parcels that have Joint tenants (JT) and the appropriate trustee signature was obtained for Trusts on associated property parcels.

Designating the Yalecrest-Princeton Heights as Local Historic District (LHD) zoning overlay would minimize the frequent teardowns and demolitions (56 permit filings over the past 27 years) that have plagued Yalecrest in recent years. In addition, the recent Affordable Housing Incentive (AHI) which allows demolition of historic houses for new multi-family housing installation within ¼ mile of high frequency bus transportation (1300 East) has concerned residents of this quiet street. Designation of Yalecrest-Princeton Heights LHD would maintain the historic character and mass/scale of the street face architecture while providing homeowners and district residents the only legal method to minimize demolition and dismantling of intact historic structures that result in loss of neighborhood character. These services are not offered from Salt Lake City to the National Register of Historic Place designation, nor the local City Yalecrest Compatible Infill Overlay (YCIO) zoning ordinance.

A Yalecrest-Princeton Heights LHD designation would also provide the citizens of Salt Lake City and the state of Utah with an additional protected heritage resource for future generations from which to learn and appreciate the cultural and City history of notable residents and fine, well-maintained, diverse architectural examples of English Cottage, English Tudor, Cape Dutch, Dutch Colonial, Prairie, and Jacobethan French Norman architectural styles. In addition, the area will teach future urban developers/builders the

value and sustainability of smaller well-built homes with quality materials that have stood the test of time (100 yrs), the successful layout design of new neighborhoods that include different housing options for singles, empty-nesters, couples, and families that include both small- and medium-sized single-family and multi-family duplexes at various prices. It will aid in the education of designing new successful neighborhoods that include such elements as sidewalks, green space, streetlights, mature shade trees, and proximity to infrastructure necessities such as libraries, grocery stores, restaurants, schools, and child care that encourage walkability and enhance safety from crime. These are the elements that have made Yalecrest a successful and highly desirable neighborhood.

B. Photographs

Original and current photographs of the individual homes in the proposed Yalecrest-Princeton Heights LHD are listed with addresses in **APPENDIX C**. The original photographs were downloaded from the Salt Lake County Tax Assessor site. Current photographs were collected by the Lynn Kennard Pershing, resident in Yalecrest, using an iPhone 11 camera..

C. Research Material

The Reconnaissance Level Survey was completed by Salt Lake City in 2005 in preparation for the Yalecrest National Register of Historic Places designation, which was awarded in 2007. Much of the information in this document about the area's architecture, history, builders, and building dates comes from that survey and the Salt Lake County Assessor website. Additional information is on file at the Utah State Historic Preservation Office, Family Search website, and newspaper archives (Salt Lake Tribune and Deseret News). Research material used to prepare this application are listed in **APPENDIX C**. See (<http://utahhistory.sdlhost.com/#!/item/000000011019963/view/146>)

D. Landmark Sites Not applicable

E. Boundary Adjustment:

Yalecrest-Princeton Heights LHD is located to the immediate south of Yalecrest-Harvard Heights LHD. The new Yalecrest-Princeton Heights LHD is parallel to Yalecrest-Harvard Heights LHD and both traverse the 1300-1500 blocks of their respective streets, while also including 2 properties; 1150 S 1400 E and 1136 S 1500 E that lie between those streets.

The **boundaries** of the Yalecrest-Princeton Heights LHD containing 43 property parcels are listed below:

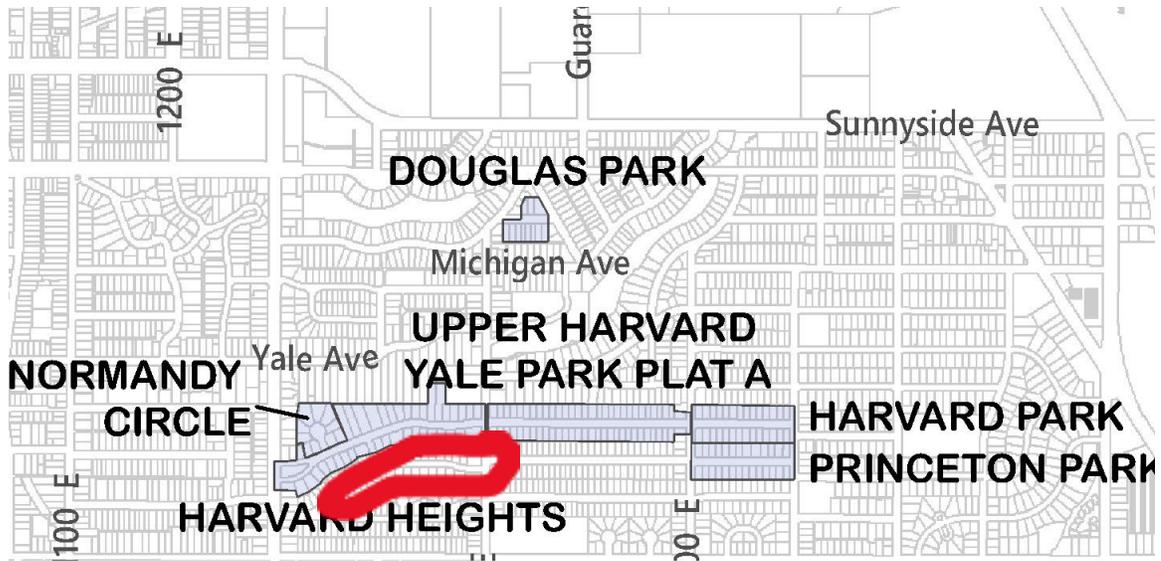
West boundary is 1323 E Princeton Ave

East boundary is demarcated by 1136 South 1500 East and 1490 E Princeton Ave

North boundary contains the north side of Princeton Ave containing the odd numbered houses (1323-1475 E Princeton Ave) and 1150 E 1400 East

South Boundary contains the south side of Princeton Ave with the even numbered houses of 1340-1490 E Princeton Ave.

APPENDIX A-1
Original plat of Normandie Heights Subdivision
July 1, 1926, Pr. Lots 2-3, Block 28
Bowers Investment Company

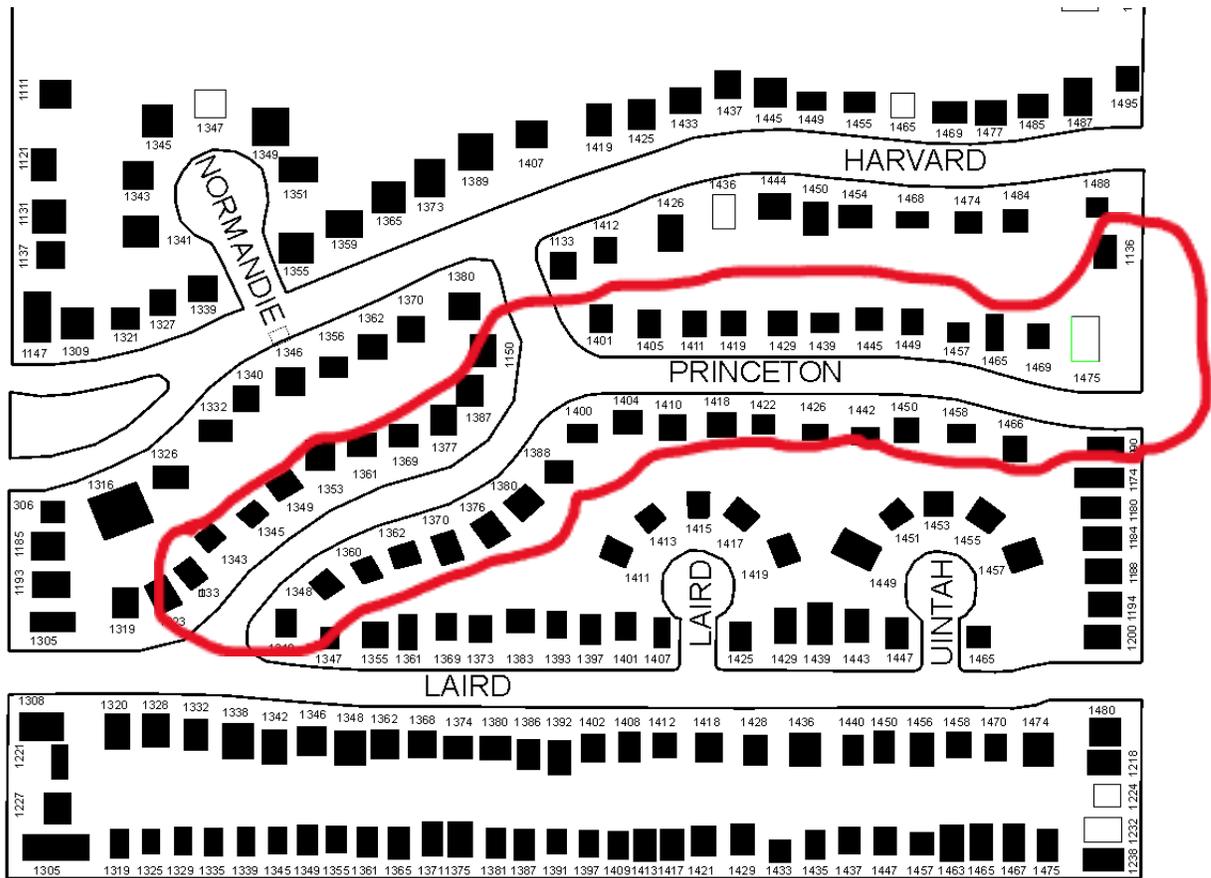


Existing Yalecrest LHDs

- Douglas Park-I
- Normandie Circle
- Harvard Heights
- Upper Harvard Yale Park Plat A
- Harvard Park
- Princeton Park
- Princeton Heights (proposed) outlined in red

APPENDIX A-3

Expanded street map view of the proposed Yalecrest-Princeton Heights LHD boundary adjustment (red outline) within the East Bench Yalecrest Neighborhood



Yalecrest-Princeton Heights LHD (43 parcels) includes the following property addresses
Princeton Ave (41 parcels): 1323-1490 E Princeton Ave
1500 East: 1 parcel, 1136 S 1500 East
1400 East: 1 parcel, 1150 E 1400 East

APPENDIX B
Contrary Documentation in RLS 2005 and Salt Lake County Assessor

1. Missing photographs: Original house photographs were not available from the State Historic Preservation Office, nor the SLCounty Assessor website (www.slco.org/assessor)
 - a. 1348 E Princeton Ave
 - b. 1458 E Princeton Ave
 - c. 1466 E Princeton Ave
 - d. 1490 E Princeton Ave

2. Inaccurate original photos on SLCounty Assessor website
 - a. 1422 E Princeton Ave
 - b. 1426 E Princeton Ave
 - c. 1442 E Princeton Ave
 - d. 1450 E Princeton Ave

See separate attached document

1323-1490 E Princeton Ave
1150 S 1400 East
1136 S 1500 East

APPENDIX D
Research Materials (References)

1. Lufkin, Beatrice. *Yalecrest Reconnaissance Level Survey 2005*. Utah State Historic Preservation Office.
2. Yalecrest Compatible Infill Overlay. Sterling Codifier 21A.34.120. December 2005. http://www.sterlingcodifiers.com/codebook/getBookData.php?id=&chapter_id=49078&keywords=#s928586
3. Salt Lake City Community Preservation Plan. October 2012
4. Polk directories 1925-1976, State Historic Preservation Office, www.usppo.utah.gov
5. Family Search app online
6. Salt Lake County Assessor: House information: parcel number, build date, exterior materials, original house photos, www.slco.org/assessor.

Yalecrest-Princeton Heights Local Historic District embodies 43 houses total

41 houses: 1323-1490 E Princeton Ave

NOTE: Code for each house: address, (contributing status): property parcel number, original date and style description. ¹NA= original photo not available on SLCounty Assessor nor Salt Lake County Archives

1323 E Princeton Ave (B) 16-09-351-009

1937 English Cottage

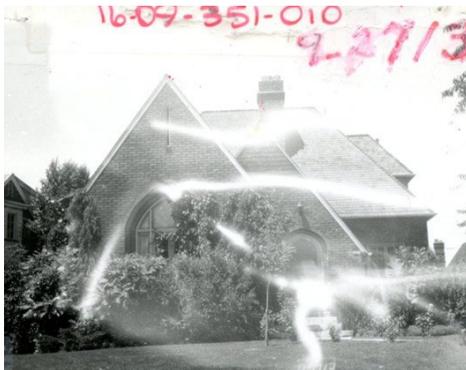
2022



1333 E Princeton Ave (A) 16-09-351-010

1930 English Cottage

2022



1340 E Princeton (A) 16-09-353-001

1938 English Cottage



1343 E Princeton Ave (A) 16-09-351-011
1926 English Cottage



1345 E Princeton Ave (A) 16-09-351-012
1929 English Tudor



1348 E Princeton Ave (B) 16-09-353-002
1926 English Cottage¹

2022



2022



2022



2022

Original photo not available



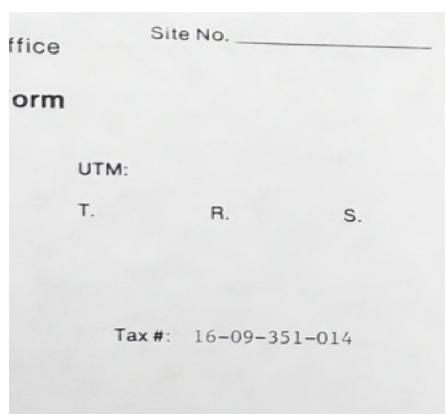
1349 E Princeton Ave (B) 16-09-351-013
1929 English Tudor

2022



1353 E Princeton Ave (B) 16-09-351-014
1928 French Norman

2022



Yalecrest-Princeton Heights LHD

1360 E Princeton Ave (A): 16-09-353-003
1927 English Tudor

2022



1361 E Princeton Ave (B) 16-09-351-015
1927 English Tudor

2022



1362 E Princeton Ave (A) 16-09-353-004
1926/ 1928 English Tudor

2022



1369 E Princeton Ave (A) 16-09-351-016

1929 English Cottage

2022



1370 E Princeton Ave (A) 16-09-353-005
1926 English Tudor

2022



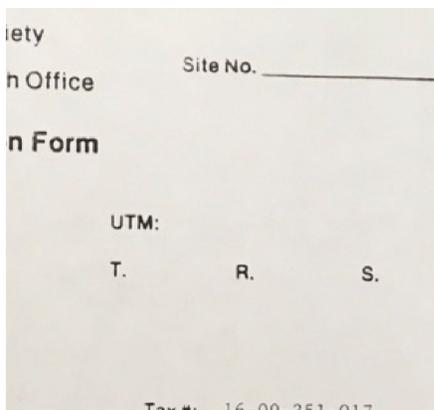
1376 E Princeton Ave (A) 16-09-353-006
1926 English Cottage

2022



1377 E Princeton Ave (A) 16-09-351-017
1927 Jacobean Revival French Norman

2022



1380 E Princeton Ave (A) 16-09-353-007
1940 Colonial Revival Neoclassical

2022

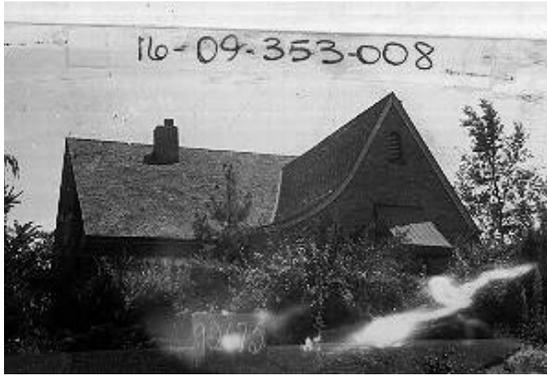


1387 E Princeton Ave (B) 16-09-351-018
1951 Minimal Traditional

2022



1388 E Princeton Ave (A) 16-09-353-008
1926 English Cottage/Tudor



2022



1400 E Princeton Ave (A) 16-09-353-009
1937 Colonial Revival



2022



1401 E Princeton Ave (A) 16-09-352-012
1927 English Tudor

2022

Yalecrest-Princeton Heights LHD



1404 E Princeton Ave (A) 16-09-353-010
1927 English Tudor

2022



1405 E Princeton Ave (A) 16-09-352-013
1937 English Cottage

2022



1410 E Princeton Ave (A) 16-09-353-011
1927 English Cottage

2022



1411 E Princeton Ave (A). 16-09-352-014
1937 English Cottage (RLS 2005)/ Colonial Revival

2022

Yalecrest-Princeton Heights LHD



1418 E Princeton Ave (B) 16-09-353-012
1928 Period Revival; Other

2022



1419 E Princeton Ave (A) 16-09-352-015
1936 Colonial Revival (RSL 2005)/Cape Cod

2022



1422 E Princeton Ave (A) 16-09-353-013
1927 English Tudor

2022

Yalecrest-Princeton Heights LHD

incorrect original photo?



1426 E Princeton Ave (A) 16-09-353-014

1927 English Tudor

Incorrect original photo?

2022



1429 E Princeton Ave (B) 16-09-352-016

1926 Cape Dutch Colonial Period Revival

2022



1439 E Princeton Ave (B) 16-09-352-017
1927 Colonial Revival/English Tudor



2022



1442 E Princeton Ave (B) 16-09-353-015
1926 English Cottage
inaccurately original photo



2022



1445 E Princeton Ave (B) 16-09-352-018
1929 English Cottage



2022



1449 E Princeton Ave (A) 16-09-352-019
1929 English Tudor

2022



1450 E Princeton Ave (A) 16-09-353-017
1928 English Cottage
Inaccurate original photo?

2022



1457 E Princeton Ave (A) 16-09-352-020
1926 Dutch Colonial Revival/Period Cottage

2022



1458 E Princeton Ave (A) 16-09-353-018
1926 English Cottage
Original photo unavailable

2022



1465 E Princeton Ave (A) 16-09-352-021
1926 English Cottage/Tudor

2022

Yalecrest-Princeton Heights LHD



1466 E Princeton Ave (A) 16-09-353-019

1929 Colonial Revival

Original photo not available

2022



1469 E Princeton Ave (B) 16-09-352-022

1929 English Tudor

2022



1475 E Princeton Ave (C) 16-09-352-025
1917 Prairie School

2022



1490 E Princeton Ave (A) 16-09-353-060
1928 English Tudor
Original photo unavailable

2022

Yalecrest-Princeton Heights LHD



1 house from 1500 East
1136 S 1500 East (A) 16-09-352-024
1932 Colonial Revival

2022



4. MAILING LIST

OWN_FULL_NAME	OWN_ADDR	own_	OWN_CITY	OWN_STATE	OWN_ZIP
BRITNEY NYSTROM; EDWARD P ROG (JT	1323 E PRINCETON AVE		SALT LAKE	UT	84105
D'ARCY BENINCOSA	1333 E PRINCETON AVE		SALT LAKE	UT	84105
SEAN M RHODES; EMILY R BUCHI (JT)	1343 E PRINCETON AVE		SALT LAKE	UT	84105
ROBERT B MOODY; B CATHERINE MOOD	1345 E PRINCETON AVE		SALT LAKE	UT	84105
EVE H SMITH FAMILY TRUST 03/14/1984	1349 E PRINCETON AVE		SALT LAKE	UT	84105
ALEXANDRA OWENS	2540 E CATALINA DR		COTTONW	UT	84121
RALPH L FINLAYSON	1361 E PRINCETON AVE		SALT LAKE	UT	84105
APT REV TR	1369 E PRINCETON AVE		SALT LAKE	UT	84105
GERALD STRINGFELLOW; BARBARA STRIN	1377 E PRINCETON AVE		SALT LAKE	UT	84105
JULIAN ONTIVEROS	1387 E PRINCETON AVE		SALT LAKE	UT	84105
KARLY GREENWOOD NIELSEN REVOCABL	1401 E PRINCETON AVE		SALT LAKE	UT	84105
CFAM REV TR	670 OXFORD AVE		VENISE	CA	90291
SUSAN P AMOSS	1411 E PRINCETON AVE		SALT LAKE	UT	84105
AEM FAM TRUST	1419 E PRINCETON AVE		SALT LAKE	UT	84105
DANIEL EASTMAN; ANNE MARIE EASTMA	1429 E PRINCETON AVE		SALT LAKE	UT	84105
PERRY A SLOAN III LIVING TRUST 04/19/2	1439 E PRINCETON AVE		SALT LAKE	UT	84105
TRUST NOT IDENTIFIED	1445 E PRINCETON AVE		SALT LAKE	UT	84105
KATHLEEN ELAINE VIETORIS; CINDY LOU	1449 E PRINCETON AVE		SALT LAKE	UT	84105
RACHAEL E KIRKWOOD	1457 E PRINCETON AVE		SALT LAKE	UT	84105
SARIAH TORONTO; DOUGLAS ROLLINS (JT	1465 E PRINCETON AVE		SALT LAKE	UT	84105
AMY BRADSHAW YOUNG TRUST 4/29/20	1469 E PRINCETON AVE		SALT LAKE	UT	84105
ROBERT K WOLTERS; COLEEN T WOLTERS	1136 S 1500 E		SALT LAKE	UT	84105
JMG TRUST; JFPG TRUST	1475 E PRINCETON AVE		SALT LAKE	UT	84105
TRUST NOT IDENTIFIED	1340 E PRINCETON AVE		SALT LAKE	UT	84105
SYCAMORE ASSET PROTECTION TRUST 08	1348 E PRINCETON AVE		SALT LAKE	UT	84105
MARK ALBERT GLISSMEYER TRUST 09/13	1360 E PRINCETON AVE		SALT LAKE	UT	84105
TIMOTHY J ERMISH FAMILY TRUST 6/20/	1362 E PRINCETON AVE		SALT LAKE	UT	84105
LAURENE G JOSEPH REVOCABLE TRUST 1	1370 E PRINCETON AVE		SALT LAKE	UT	84105
DANIEL JED TORSAK; ALLYSON WHITBY T	1376 E PRINCETON AVE		SALT LAKE	UT	84105
JENNIFER A BOWNE; JOHNNY T BOWNE (1380 E PRINCETON AVE		SALT LAKE	UT	84105
GEORGE & SABRINA FAMILY LIVING TRUS	1388 E PRINCETON AVE		SALT LAKE	UT	84105
REBECCA L WILSON; MICHAEL D ROBIS (J	1400 E PRINCETON AVE		SALT LAKE	UT	84105
BONNIE L RANDALL	1404 E PRINCETON AVE		SALT LAKE	UT	84105
STEFAN C PENNER	1410 E PRINCETON AVE		SALT LAKE	UT	84105
STRONG LIVING TRUST 03/27/2023	201 S MAIN ST	1800	SALT LAKE	UT	84111
WARREN MICHAEL JENSON; SARAH JAYN	1422 E PRINCETON AVE		SALT LAKE	UT	84105
TRUST NOT IDENTIFIED	1426 E PRINCETON AVE		SALT LAKE	UT	84105
1442 PRINCETON AVENUE LLC	201 COSTA MESA ST		COSTA ME	CA	92627
SUZANNE J WINCHESTER	1450 E PRINCETON AVE		SALT LAKE	UT	84105
JAMES R LEE TRUST 12/16/2019	740 PARK VIEW DR		PARK CITY	UT	84098
BRIAN K MILLER; REBECCA A MILLER (JT)	1466 E PRINCETON AVE		SALT LAKE	UT	84105
BRIAN K MILLER; REBECCA A MILLER (JT)	1466 E PRINCETON AVE		SALT LAKE	UT	84105
TRUST NOT IDENTIFIED	1490 E PRINCETON AVE		SALT LAKE	UT	84105

**5. ADDITIONAL PUBLIC COMMENT
(RECEIVED AFTER STAFF REPORT PUBLICATION)**

From: [cindy.cromer](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Fw: please forward to the Dropbox for tonight-Princeton Heights
Date: Wednesday, November 8, 2023 2:52:52 PM
Attachments: [Scanned from a Lexmark Multifunction Product11-08-2023-143743.pdf](#)

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

The attachment includes the analyses completed by developers who participated in the Mayor's task force on Affordable Housing. (The complete tables are included in the link below at Attachment G beginning on p. 92.) The analyses were completed by Chris Zarek for multiple family developments and by Josh Green for lower density development. This material was in your packet for the April 26 hearing on the Affordable Housing project. The conclusion of the Mayor's task force was that the proposed changes would be unlikely to affect neighborhoods with higher land costs. The discussion by members of the task force specifically mentioned the Yalecrest neighborhood.

[Professional Memo \(slcdocs.com\)](#)

submitted by cindy cromer
for the hearing on Princeton Hts.

A1TACHMENT G: Summary of Proforma and Scenario Analyses

Development Scenarios

D-2 • Using New Downtown Building Heights standards

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80%AMI				50%AMI			
					Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR
LIHTC project	225			\$8M/ \$196psf / \$35.SI</door	36	96	48							9	24	12
20% units@ 50% AMI, with 1 floors above max height	255			\$8M/ \$196psf / \$31..31</door	40	109	54							11	27	14
20% units@ 50% AMI, with 2 floors above max height	285	0.9375	D-2	\$8M/ \$196p\$1/ \$281</door	45	122	60							12	30	16
20% units@ 50% AMI, with 3 floors above max height	315			\$8M/ \$196psf / \$2S,41</door	50	135	66							13	33	18
20%units@ 50%AMI, with 3 floors above max height	300			\$8M/ \$196psf / \$26.61</door	48	128	64							12	32	16

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80%AMI				30%AMI				
					Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR
::: Market Rate Project, by right to zoning	225	0.9375	D-2	\$SM/\$196psf/\$3S.51</door	45	120	60										

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80%AMI				30%AMI				
					Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR
Market Rate Project, same project as above	225			\$BM/\$196psf / \$35.SI</door	45	120	60										
5%units @ 30% AMI, with 1 floor above max height	255			\$BM/\$196p\$f / \$31,31</door	48	129	64							3	7	4	
5%units @ 30% AMI, with 2 floor above max height	285	0.9375	D-2	\$8M/ \$196p\$f / \$2BI</door	54	144	72							3	8	4	
5% units @ 30% AMI, with 3 floors above max height	315			\$8M/ \$196psf / SZS.41</door	59	160	79							4	8	5	
5% units @ 30% AMI, with 3 floors above max height, add'l park	300			\$8M/ \$196psf / \$26.61</door	57	152	76							3	8	4	

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80%AMI				60%AMI				
					Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR
Market Rate Project, same project as above	225			\$8M/\$196psf / \$35.51</door	45	120	60										
5% units @ 60% AMI, All 2s,with 1 floor above max height	255			\$BM/\$196psf /\$31,31</door	51	136	55										13
5% units @ 60% AMI, All 2s, with 2 floors above max height	285	0.9375	D-2	\$BM/\$196psf / \$281</door	57	152	61										15
5% units @ 60% AMI, All 2s, with 3 floors above max height	315			\$BM/ \$196psf / \$25.41</door	63	168	68										16
5% units @ 60% AMI, All 2s, with 3 floors above max, add'l park	300			\$BM/ \$196psf / \$26.61</door	60	160	65										15

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80%AMI				60%AMI				
					Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR
Market Rate Project, same project as above	225			\$8M/ \$196psf / \$3S.SI</door	45	120	60										
20% units @ 80% AMI, with 1 floor above max height	255			\$8M/ \$196psf / \$31,31</door	40	109	54			11	27	14					
20% units @ 80% AMI, with 2 floor above max height	285	0.9375	D-2	\$8M/ \$196p\$1/ \$2BI</door	45	122	60			12	30	16					
20%units @ 80% AMI, with 3 floors above max height	315			\$8M/ \$196psf / \$2S.41</door	48	128	64			12	32	16					
20%units @ 80% AMI, with 3 floors above max height, add'l park	300			\$8M/ \$196p,f/ \$26.61</door	48	128	64			12	32	16					

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80%AMI				60%AMI				
					Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR
Market Rate Project, same project as above	225			\$BM/\$196psf / \$35.51</door	45	120	60										
10%units @ 60% AMI, with 1 floor above max height	255			\$BM/\$196psf / 531,31</door	46	122	61							5	14	7	
10%units @ 60% AMI, with 2 floors above max height	285	0.9375	D-2	\$8M/ \$196psf / \$281.:door	51	137	68							6	15	8	
10%units @ 60% AMI, with 3 floors above max height	315			\$BM/ \$196psf / \$2S.41</door	56	152	75							7	16	9	
10%units @ 60% AMI, with 3 floors above max height, add'l park	300			\$BM/\$196psf / \$26.61</door	54	144	72							6	16	8	

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80%AMI				60%AMI				
					Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR
::: Market Rate Project, same project as above	225			\$8M/ \$196psf / \$3S.SI</door	45	120	60										
● 10% units @ 80% AMI. All 2s,with 1 floor above max height	255			\$8M/ \$196psf / \$31,ik</door	51	136	42					26					
10% units @ 80% AMI. All 2s,with 2 floors above max height	285	0.9375	D-2	\$8M/ \$196psf / \$281</door	57	152	47					29					

Development Scenarios

RMF-35 and TSA Apartment Buildings

Citizens West

Citizens West 2 & 3 are 100% affordable units, 25-50% AMI for all units. *Building this many units might be limited by LIHTC Equity available per cycle. Increases from the existing 5 floors of residential/2 floors of parking would require change of construction type to steel, would affect OCR.

Scenarios	#of Units	Lot Size (acres)	Zoning	Land Value	Average 43% AMI			OCR/ Stal
					Studio	3 BR	4 BR	
LIHTC project (9%)	80	1	TSA-UN-T	\$1.8M	45	25	10	
Same project as above, with 1 floor above max height (AHi)	97				55	30	12	*
Same project as above, with 2 floors above max height (AHi)	114*				65	35	14	*

Denver Apartments

This is a permanent supportive housing development. It is zoned RMF-35. The scenarios below show what was built based on the existing regulations and with existing incentives. The incentives have a requirement of no more than 25% of units less than 500 sq. ft. Some units had to be enlarged and if there was not would have fit on the site.

Scenarios	#of Units	Lot Size (acres)	Zoning	Land Value	Permanent Supportive Housing	
					Studio= 39% AMI	1 BR= 50% AMI
Project with existing zoning requirements	22	0.9	RMF-35	We don't have a current appraisal for this parcel. When the project was done, we paid \$1M for land	10	
LIHTC project (9%) - with allowances by incentives	53				13	

Avia (The Exchange Phase I)

The Avia is 80% market rate units and 20% of units are at 50% AMI

	Scenarios	#of Units	Lot Size (acres)	Zoning	Market	
					Studio	1 BR
Avia (The Exchange)	LIHTC project (4%)	286	1	TSA-UN-C	25	13
	Same project as above, with 1 floor above max height (AHi)	326			28	15
	Same project as above, with 2 floors above max height (AHi)	367			31	17

Development Scenarios Summary

Single- and Two-family zoning districts

	#of Units	Lot Size (acres)	Zoning	Land Value	Unit Size	For Sale Product, 80% AMI								
						Market Rate			80%AMI			Profit	Market Price	80%
						2 BR	3 BR	4 BR	2 BR	3 BR	4BR			
Scenario #1: Lower land value/Sales price neighborhood														
Single-family Detached without AHi	1	0.15	R-1/7,000	\$185,000	2,800 sq ft + 2 car garage			1			\$ (109,043)	\$500,000		
Duplex with AHi	2	0.15	R-1/7,000	\$185,000	1,500 sq ft each		1		1		\$ (35,693)	\$450,000		
Fourplex with AHi	4	0.15	R-1/7,000	\$185,000	1,000 sq ft each	2			2		\$ 118,558	\$350,000 (x2)	\$32	
Townhouses with AHi	4	0.25	R-1/7,000	\$300,000	1,730 sq ft+ 2 car garage		2		2		\$ (75,150)	\$450,000 (x2)	\$30	
Scenario #2 Higher land value/Sales price neighborhood														
Single-family Detached without AHi	1	0.15	R-1/7,000	\$300,000	2,800 sq ft + 2 car garage			1			\$134,800	\$1,050,000		
Duplex with AHi	2	0.15	R-1/7,000	\$300,000	1,500 sq ft each		1		1		(\$61,150)	\$600,000		
Fourplex with AHi	4	0.15	R-1/7,000	\$300,000	1,000 sq ft each	2			2		\$81,350	\$450,000 (x2)	\$325	
Townhouses with AHi	4	0.25	R-1/7,000	\$500,000	1,730 sq ft+ 2 car garage		2		2		(\$7,610)	\$660,000 (x2)	\$350	

Assumptions:

80% AMI max. for sale price for a 3 bed unit assumes 4-person household, \$81,900 annual income, 5% interest rate, 7% down payment

80% AMI max. for sale price for a 2 bed unit assumes 3-person household, \$73,750 annual income, 5% interest rate, 7% down payment

80% AMI rental rates: 1 br = \$1,537, 2 br = \$1,844, 3 br = \$2,130, 4 br = \$2,136

NOi = net operating income= annual income - annual expenses

4.5% Cap rate for all



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Sara Javoronok, Senior Planner, AICP, sara.javoronok@slcgov.com, 801-535-7625
Brooke Olson, Principal Planner
Date: April 26, 2023
Re: PLNPCM2019-00658

Text Amendment

PROPERTY ADDRESS: City-wide

PARCEL ID: N/A

MASTER PLAN: Plan Salt Lake, Growing SLC: A Five-Year Housing Plan

ZONING DISTRICT: Multiple

REQUEST:

A request by the Mayor to amend zoning requirements to incentivize and reduce barriers for affordable housing. The proposed amendments include the following if requirements for affordable units are met:

- Permit administrative design review and additional building height between 1-3 stories, depending on the zone, in various zoning districts that permit multifamily housing.
- Remove the Planned Development requirement for specific modifications and for development in the CS zoning districts.
- Permit an additional story in the TSA Transition zoning districts and two stories in the TSA Core zoning districts.
- Allow additional housing types in the CG (General Commercial), CC (Community Commercial), and CB (Community Business) zoning districts.
- Allow housing on Institutional zoned land.
- Remove the density requirements in the RMF zoning districts.
- Allow townhouses, 3-4 unit buildings, a second detached dwelling when an existing dwelling is maintained, and cottage developments on properties that are currently zoned for single- or two-family homes. Permit twin and two-family homes in these zoning districts where they are not currently allowed.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Affordable Housing Incentives Text Amendment, with the ability to amend the adopted ordinance language as necessary to eliminate potential conflicts with other pending ordinances and ensure consistency with other code sections and references in the zoning ordinance. The content and intent of the proposed regulations will not be changed.

ATTACHMENTS:

- A. [ATTACHMENT A: Proposed 21A.52 Zoning Incentives Text](#)
- B. [ATTACHMENT B: Single- and Two-Family Zoning District Graphics](#)
- C. [ATTACHMENT C: Updated Affordable Housing Incentives Document](#)
- D. [ATTACHMENT D: Updated Affordable Housing Incentives Summary Document](#)
- E. [ATTACHMENT E: Public Process & Comments](#)
- F. [ATTACHMENT F: Analysis of Standards](#)
- G. [ATTACHMENT G: Summary of Proforma and Scenario Analyses](#)
- H. [ATTACHMENT H: Zoning Maps and Graphics](#)

PROJECT DESCRIPTION AND BACKGROUND

Affordable Housing Incentives (AHI) are proposed for the city's zoning code to encourage the development, construction, and preservation of housing in the city. There are two primary goals of the AHI. First, they are to help public and private dollars that go into building affordable housing create more housing units. Second, they are to create additional opportunities for property owners to provide new, affordable housing units. The AHI propose allowing for additional height, reducing parking requirements, allowing additional housing types, and providing planning process waivers or modifications.

The project was initiated in 2019 to address increasing concerns regarding housing affordability and to implement *Growing SLC*. It was initially envisioned as an overlay district and called "Affordable Housing Overlay". Since the proposal applies differently in various zoning districts, an "overlay" is not applicable, and the "Affordable Housing Incentives" are now the first section in a new incentives chapter. Initial outreach on the proposal included an online survey in late 2019/early 2020. From the initial survey results, staff developed a draft framework for the AHI that serves as the basis for the current proposal. This was presented online in a Story Map and staff requested additional feedback from the community in a survey. Based on this feedback, developed draft the initial AHI text amendments.

Staff presented these initial draft amendments to the community in the spring of 2022 and to the Planning Commission and public at a hearing in [May 2022](#). Following the hearing, staff worked with developers and a focus group convened by the Office of the Mayor to address and revise the draft based on the issues raised. The revisions also incorporate changes from the now adopted RMF-30 and pending Downtown Building Heights text amendments. Staff presented a [revised draft](#) to the Planning Commission for discussion on March 22, 2023 and March 29, 2023. The Historic Landmark Commission held a work session on April 6, 2023.

The incentives are summarized below. [Attachment A](#) includes the full text of the draft language. Many of the incentives refer to area median income (AMI). This is the midpoint of the region's income distribution. Half of the families in the region earn more than the median and half earn less than the median. In this case, the Federal government sets the region for the Salt Lake City Metro Area, which is Salt Lake and Tooele counties. The proposal does not change other city requirements, including building codes, fire codes, or public utilities requirements.

PROPOSED AMENDMENTS (See attachments for the full text)

Mixed-Use and Multifamily Zoning Districts

Additional height and process modifications

Provisions related to additional height are a key incentive in the proposal. These are specific incentives for additional height of 1 to 3 stories in zoning districts that allow for additional height in mixed-use, multifamily and attached units (there are separate incentives for the RMF zoning districts). See pages 7-8 in [Attachment A](#) or pages 14-17 in [Attachment D](#) for the specific allowances in these districts. The proposal does not modify the design standards in 21A.59 but modifies the review process to administrative design review rather than requiring a Planning Commission hearing. This would decrease the review time for these projects by approximately 50%.

Planned Development process modifications

The proposal would remove the requirement for a Planned Development for two types of projects. The first type of project is for buildings in the CS (Community Shopping) zoning district, which is limited to four areas of the city (see the map in [Attachment H.1](#)). Previously, this requirement was also in place for the GMU (Gateway Mixed Use) zoning district, but it is removed with the Downtown Building Heights text amendment, which is pending City Council action.

The second type of project is for building lots that do not have public street frontage. This is a common request with a planned development, often associated with other requests. Removing the requirement for this process could shorten the review and process for units. Generally, requests for building lots without street frontage are approved. As properties with long, deep lots redevelop with more intensive uses, townhouses, or other forms that were not previously as common, this is a frequent request as the larger size of many lots allows for internal, private drives to access garages for townhouses, or sites where there are multiple buildings. The removal of this requirement is intended to decrease the processing time for applications and would not affect base zoning district standards.

TSA modification

Another component of the proposal is a change from the existing requirements in the TSA or Transit Station Area zoning districts. There are eight TSA districts, four are “core” districts and four are “transition” districts (see the map in [Attachment H.2](#) for the location of the TSA zoning districts). The zoning district has an administrative approval process for projects if they meet a required number of points per guidelines that apply to the district. If projects meet this required number of points, they can add an additional story. The proposal would allow one additional story in the Transition districts and two additional stories in the Core districts, but only if affordable units are provided.

Additional building types

The proposal would allow single-family and single-family attached dwellings, which include row houses, sideways row houses, and cottage developments in the CB – Community Business, CC – Corridor Commercial, CG – General Commercial, and I - Institutional zoning districts. These districts are located across the city (see the map in [Attachment H.3](#) for the location of the commercial zoning districts). CB generally has neighborhood-oriented businesses and related uses, including grocery stores. Concentrations of corridor commercial are located on State Street and Redwood Road. There are areas of General Commercial west of downtown, on 300 West and west of I-15. Definitions and design standards are provided for these building types with the amendments.

The CB, CC, and CG zones permit multifamily development. Buildings that look like townhouses or row houses are often platted as condos and considered multifamily development. This would permit them as single-family attached housing that could be developed without a condo plat. This

could allow for additional financing opportunities for homeowners that are not necessarily an option with condo units.

The institutional zoning district includes land where there are schools, hospitals, and other non-profit entities. The city's zoning regulations do not apply to land that is owned by the state. Multifamily housing is not permitted in this zoning district. At a later date, planning staff may consider multifamily housing as a permitted use in this zoning district.

Affordability requirements

Projects in the mixed-use and multifamily districts would need to provide units that meet one of the following seven options listed below. The first three are those presented in May 2022:

- 20% of units are restricted as affordable to those with an income at or below 80% AMI;
- 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms;

The new options with more deeply affordable and larger units are below:

- 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 30% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or
- 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.

See Key Consideration #2 for additional information on the affordability level and number of units required.

Middle, Single- and Two-Family Zoning Districts

Residential Multifamily Districts

The existing density requirements in the RMF (Residential Multifamily) zoning districts often prevent the construction of development that is the same density and type as existing surrounding development. These districts are located in various areas of the city with concentrations of them to the east of downtown. See the map in [Attachment H.4](#). The proposed amendments incentivize affordable housing by removing these density limits or qualifying provisions if affordable units are provided. For example, in the RMF-35 zoning district the density limits require a 9,000 square foot lot for a multifamily development of 3 or more units. Then, for each additional unit above 3, an additional 3,000 square feet is needed. For example, this would require a half-acre of land for 7 units. This is often a greater amount of land than would have been required historically. This results in a smaller number of units constructed on properties. In addition, the units that are constructed are much larger than those constructed historically, which results in a higher cost per unit.

The proposal would remove these density restrictions and the minimum lot width. **It would not permit additional height or increased building coverage.** There are additional design standards and no more than 25% of the units can be less than 500 sq. ft. The removal of the density restrictions would enable a greater number of units, likely smaller units, to be built on properties.

Affordability requirement:

Feedback from the surveys and other outreach indicate support for more for sale units that could be owner occupied and the proposal includes different requirements for rental and for sale units. The rental units must be at affordable at 50% or 60% AMI and have affordability requirements similar to those for Low Income Housing Tax Credits (LIHTC) which is a tax credit program for the acquisition,

rehabilitation, or new construction rental housing for lower-income households. The city's zoning requirements generally do not regulate ownership. However, with the more restrictive affordability requirements proposed, for sale units have an alternative requirement.

For rental housing:

- A minimum of 40% of units shall be affordable to those with incomes at or below 60% AMI;
- A minimum of 20% of units shall be affordable to those with incomes at or below 50% AMI; or
- A minimum of 40% of units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.

For sale owner occupied units:

50% of units as affordable to those with incomes at or below 80% AMI.

Single- and Two-Family Incentives

The city has six single-family zoning districts, there are three R-1 districts: R-1/5,000, R-1/7,000, R-1/12,000, and three FR districts: FR-1, FR-2, and FR-3. The city has four districts that generally allow two-family or duplex homes in addition to single family homes. These are the R-2, SR-1, SR-1A, and SR-3 zoning districts. The proposed amendments would permit several types of homes that are not currently permitted in all of these districts:

- Two-family, twin, or duplex homes;
- 3-4 unit buildings – triplexes or fourplexes;
- Townhouses, or single family attached units, as sideways rowhouses or rowhouses in groups of 3-4;
- A second detached dwelling when an existing dwelling is maintained; and
- Cottage developments, which are single family homes in groups of two to eight that are generally arranged in a courtyard layout.

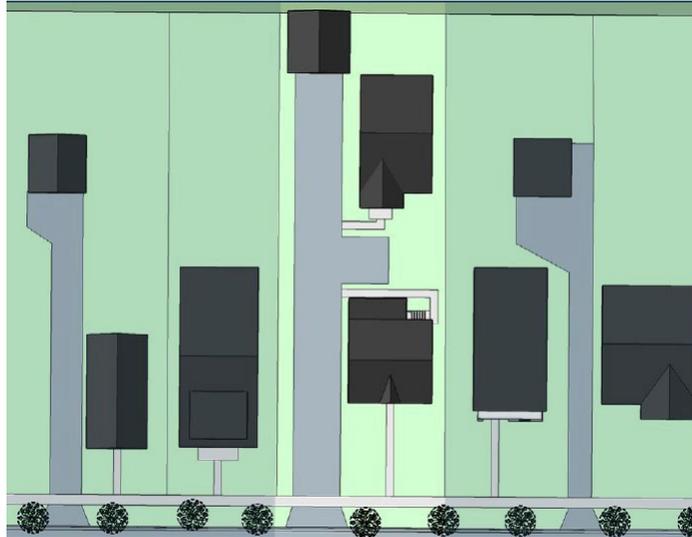
One of the primary concerns raised in the public comments and the focus group meetings was that the AHI would result in the loss of existing dwellings, historic dwellings that are not locally designated, and naturally occurring affordable housing. This could result in increased gentrification. The focus group discussed several options to incentivize the preservation of existing dwellings, while also allowing for additional housing.

The primary incentive recommended by the focus group is to lower the affordable unit requirement when maintaining an existing dwelling to one unit on the property and allow for a second, detached dwelling. For example, the owner of a single-family dwelling could maintain the existing house and use the AHI to construct a second, detached, new dwelling in the rear yard of the property. For additional units, an ADU could also potentially be added. One of these units must be designated as an affordable unit and meet the affordability requirements (See 21A.52.050.H.1.c.4 and Table 21A.52.050.G in [Attachment A](#)).

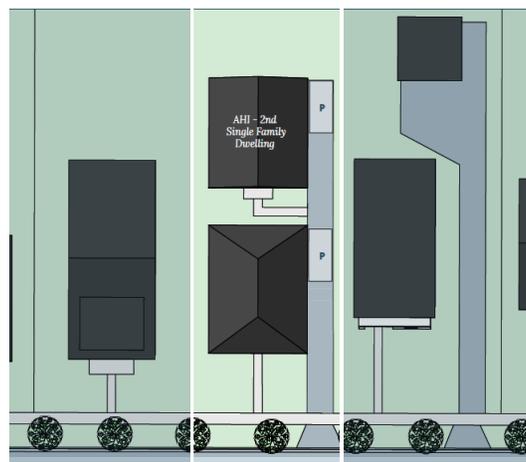
The following would apply to properties in the single- and two-family zoning districts:

- **Yards:** Minimum required yards/setbacks shall apply to the perimeter of the property and not to the individual principal building(s).
- **Parking:** One parking space would be required per dwelling unit. If a property has multiple units, a minimum of one space would be required for each unit. A detached garage or carport with up to 250 sq. ft. for each unit may be provided in a single structure.
- **Subdivision:** Lots may contain up to four units. Existing lots may be divided such that each unit is on its own lot. The new lots are exempt from minimum lot area and lot width requirements.

- **Rowhouse standards:** There are specific yard requirements. On street facing facades buildings cannot exceed 60 ft. in length and garages are not permitted. There is a maximum length of 15' for blank walls.
- **Cottage standards:** There are specific yard requirements. Individual cottages cannot be more than 850 sq. ft. Open space and personal outdoor space must be provided.
- **Accessory Dwelling Unit:** An accessory dwelling unit (ADU) is considered one unit and counts toward the number of units permitted.
- **No additional height or building coverage is permitted.**



The center lot above depicts an existing single-family home with a basement ADU, two surface parking spaces, a new, detached single-family home to the rear, and a detached two-car garage. This is on a larger, nearly 12,000 sq. ft. lot. The three structures have a total building coverage of 24%. See Attachment B for additional views and information.



The center lot above depicts an existing single-family home with a second single-family dwelling to the rear. It includes one parking space per unit located on the driveway. This is on a 7,000 sq. ft. lot. This shows the maximum building coverage for the property at 40%. See Attachment B for additional information and examples.

Affordability requirement:

In the single- and two-family zoning districts, 50% of the additional dwelling units must be affordable to those with incomes at or below 80% AMI. If an existing dwelling is maintained, this is lowered to one of the units as affordable to those with incomes at or below 80% AMI.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The proposal is for a zoning text amendment. The Planning Commission may make a recommendation to the City Council on this type of proposal per 21A.50.050.A. The Planning Commission may make modifications to the proposed amendments, direct staff to make changes, or forward a recommendation to the City Council.

KEY CONSIDERATIONS

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

1. Implementation of city goals and policies identified in adopted plans.
2. Affordability level and percentage of units
3. Neighborhood impacts
4. Administration and enforcement
5. Infrastructure impacts

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

The city's adopted plans and policies provide a basis for this proposal. This includes the citywide plan, [Plan Salt Lake](#) (2015) and [Growing SLC: A Five-Year Housing Plan 2018-2022](#) (2017). These plans were both adopted by the City Council after extensive review by the public and city boards and commissions. The proposal is consistent with the following principles, objectives, and policies. See below for the specific items and analysis.

Plan Salt Lake

The proposal is consistent with several items in the Growth, Housing and Transportation & Mobility Chapters. The Growth chapter Guiding Principle, "Growing responsibly, while providing people with choices about where they live, how they live, and how they get around" is applicable. The proposal seeks to enable greater opportunities for people to make these choices by allowing additional housing throughout the community in different building types and sizes and by orienting greater development opportunities to areas with increased transit opportunities. It is consistent with the following initiatives:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.

These initiatives are applicable in that most development proposed using these incentives would be infill or redevelopment of existing properties that have existing infrastructure and amenities. The incentives include zoning districts that allow for mixed-use development and it would add additional building types to other residential districts, which could create a wider mix of housing types in these zoning districts. Additional housing constructed with the incentives would accommodate an increase in the city's population and help to fulfill the existing gap between households and housing units in the area.

In the Housing chapter, the Guiding Principle, "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" is applicable. The proposal would allow for additional housing types in

several zoning districts and specifically require that a percentage of the units are affordable for those earning 80% or less than the area median income.

The proposal is also consistent with the following initiatives in the Housing Chapter:

- Ensure access to affordable housing citywide (including rental and very low income).
- Increase the number of medium density housing types and options.
- Encourage housing options that accommodate aging in place.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.
- Promote energy efficient housing and rehabilitation of existing housing stock.
- Promote high-density residential in areas served by transit.

The proposal allows for and incentivizes affordable housing units across the city by increasing the development right. It increases the housing types permitted in many districts, including commercial, single- and two-family districts. This is designed to facilitate moderate density increases in these existing neighborhoods. Amendments to the Downtown and TSA districts further enable and incentivize the development of high density residential in these areas that are served by high-frequency bus and rail transit. These moderate and high-density areas have existing infrastructure and services and, particularly in the high-density residential areas, have the potential to be people oriented. The ability to add units on properties and permit additional housing types in neighborhoods can accommodate aging in place both in homes and in neighborhoods. The proposal promotes the rehabilitation of housing stock by allowing additional units on properties.

In the Transportation chapter, the proposal is consistent with the Guiding Principle, “A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.” The proposal incentivizes additional units in many zoning districts that are in close proximity to transit, consistent with the initiative to encourage transit-oriented development.

Growing SLC: A Five-Year Housing Plan 2018-2022.

The proposal is consistent with several goals, objectives, and policies in Growing SLC:

- Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market.
 - Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.
 - Develop flexible zoning tools and regulations, with a focus along significant transportation routes.
 - Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.
 - Reduce parking requirements for affordable housing developments and eliminate parking requirements in transit-rich, walkable neighborhoods or when the specific demographics of a development require less parking, such as senior populations.
 - Objective 2: Remove impediments in City processes to encourage housing development.
 - 1.2.1 Create an expedited processing system to increase City access for those developers constructing new affordable units.

The proposal is to modify existing zoning to allow greater flexibility and opportunities for housing across the city. It encourages diversity in housing stock by allowing for additional housing types in several commercial districts and in single- and two-family zoning districts. In

single- and two-family zoning districts, this is enhanced by reducing the number of affordable units required when existing housing is maintained. It also permits the conversion or addition of units in existing structures. It decreases the parking required for additional units in single- and two-family zoning districts and for smaller projects.

An element of the proposal is waiving or reducing the required Planning processes for developments. It removes the requirement for a Planned Development for many projects including those in the CS (Community Shopping) zoning district and when lots are proposed without public street frontage. These projects may not require a Planning process. Similarly, it allows for administrative Design Review for additional height when permitted or incentivized and meeting the affordability requirements. This administrative process does not modify the existing 21A.59 Design Standards, but could decrease the processing time for projects.

- Goal 2: Affordable Housing: Increase Housing Opportunities and Stability for Cost-Burdened Households
 - 2.1.2 Consider an ordinance that would require and incentivize the inclusion of affordable units in new developments.

The proposal generally incentivizes rather than requires the inclusion of affordable units in developments. The modification to the TSA zoning district requires affordable units for additional height, which is not currently required. It increases the allowable height to two stories in core districts and maintains one story in the transition districts. Otherwise, the proposal incentivizes affordable units rather than require them through inclusionary provisions. State law no longer permits new inclusionary requirements. This is further detailed in Key Consideration 2.

- Goal 3: Equitable & Fair Housing: Build a More Equitable City
 - Objective 2: Align resources and invest in strategic expansion of opportunity throughout all neighborhoods of the city and access to existing areas of opportunity
 - Make strategic affordable housing investments in high opportunity neighborhoods.
 - Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

The proposal allows for additional housing types in a variety of zoning districts, including commercial, single- and two-family districts. These include high opportunity neighborhoods and may increase the opportunity for owner-occupied units in these neighborhoods. The same provisions may also allow for greater opportunities for residents to remain in the same neighborhoods or elsewhere in the city throughout all stages of life by providing for additional housing types and greater opportunities for these types of developments that are often occupied by recent graduates, young families, and those that may wish to downsize.

Consideration 2: Affordability level and percentage of units

There has been significant comment and discussion on providing for a greater percentage of affordable units and providing a greater percentage of units that are deeply affordable. Making significant changes to the percentage of affordable units or the targeted AMI would result in projects that are not feasible. This would result in “incentives” that would not be used because they would not provide a benefit. The purpose of the AHI are to allow for a greater number of units than may otherwise be constructed. The intent of the AHI presented in May 2022 was to provide a sufficient incentive that developers of market rate housing could include affordable units in their proposals, and the AHI would allow for developers that were already constructing affordable units to add more units to their projects.

Posed as a policy question: “Can we increase the affordable housing levels by decreasing the AMI or requiring a different proportion of units?” it is important to consider that if a “gap” is created, it must be filled with a grant or subsidy, or the project cannot be built. The lower the average AMI, the lower the rent collected, and the lower the amount a bank will loan the project to get it built.

As shown in the example below, as rent decreases from market rate, the cost of the development does not decrease. However, the maximum loan that a bank is willing to lend decreases, which creates a gap in financing that must be filled. The “annual cash flow” column assumes this gap is filled with equity. With the decrease in rent paid, the annual cash flow is lower and produces less favorable terms for an owner or investor. As AMI decreases, the gap increases and the annual cash flow decreases. The gap must be filled for a project to be developed and a project must have sufficient cash flow for operational expenses, maintenance, and other costs.

80 1-Bed Units	Rent per Unit	Development Cost	Financing			Annual Cash Flow
			Maximum Loan	35% Equity	Gap	
Market Rate	\$1,841	\$23,200,000	\$15,912,404	\$8,120,000	No gap	\$256,264
80% AMI	\$1,537	\$23,200,000	\$12,505,567	\$8,120,000	-\$2,574,433	\$201,398
70% AMI	\$1,345	\$23,200,000	\$10,232,535	\$8,120,000	-\$4,847,465	\$166,724
60% AMI	\$1,153	\$23,200,000	\$8,199,392	\$8,120,000	-\$6,880,608	\$132,048
50% AMI	\$961	\$23,200,000	\$6,046,360	\$8,120,000	-\$9,033,640	\$97,375
40% AMI	\$769	\$23,200,000	\$3,893,216	\$8,120,000	-\$11,186,784	\$62,699
30% AMI	\$576	\$23,200,000	\$1,740,185	\$8,120,000	-\$13,339,815	\$28,025

A second policy question considers the effect of 50% market rate units and 50% affordable units at 30% AMI and 50% AMI. As with the first example, there is a gap that needs to be filled with equity, and the project has a much lower cash flow than the market rate development.

80 1-Bed Units	Development Cost	Financing			Annual Cash Flow
		Maximum Loan	35% Equity	Gap	
40 Market Rate, 40 @ 30% AMI	\$23,200,000	\$8,826,294	\$8,120,000	-\$6,253,706	\$142,144
40 Market Rate, 40 @ 50% AMI	\$23,200,000	\$10,979,382	\$8,120,000	-\$4,100,618	\$177,979

Assumptions for both examples:

- Annual Cash Flow assumes that the "gap" is filled with equity
- Development cost is based on \$290,000 per unit
- Considers reserves/operating expenses of \$380,000 per year, 23% of effective gross income for Market Rate rents
- Maximum Bank Loan is based on a debt coverage ratio (DCR) of 1.25, 5% interest rate, and a 30-year term
- Vacancy rate is 6%
- Market Rate Rent Source: CBRE 2022 Greater Salt Lake Area Multifamily Market Report, average Downtown SLC rent
- Affordable rents by AMI based on 2022 HUD Income Limits, 1.5 household for a 1-bedroom apartment, 30% of income

Based on the direction from the Commission and in response to public comment, staff reached out to members of the local development community, particularly those that are experienced with developing affordable housing and smaller scale developments, and asked them to test the feasibility of the proposed AHI. Staff and the developers created scenarios and proformas to show the performance of the AHI, model their feasibility, and assess how they could be modified to accommodate lower incomes and/or provide for a greater number of affordable units. See Attachment B for details.

Chris Zarek of Cowboy Partners, who develops market rate and affordable housing, modeled the existing AHI, and based on the results, additional incentive options for more deeply affordable units and larger units. A model was created for a scenario in the D-2, Downtown Support, zoning district to show how the three options for AHI incentives presented in May 2022 could apply with concrete/steel construction in zoning districts that allow for greater height and steel construction. These options are as follows:

- 20% of units are restricted as affordable to those with an income at or below 80% AMI;
- 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms;

Generally, the modeling showed a sufficient return for development. However, with one additional story, the return decreased. The return increased with additional floors, and, with some incentives, was greater (See [Attachment G.1](#)).

A second model and scenario demonstrate how the AHI could apply in zoning districts that allow for approximately 50' in height (ex. FB-UN2 or TSA Transition zone). This building would have a concrete podium base with parking and wood frame construction and residential units above it. This shows the potential for a change from a 4-over-1 to a 5-over-1 building. The incentives could allow for an increase from four wood frame residential floors above the first floor of parking to five wood frame residential floors above the first floor of parking. This example shows that as buildings increase in height, there are different building code requirements, like a change from Type V to Type III construction, which provides additional fire protection, and results in higher construction costs. Additionally, depending on the type and location of the building, less parking may be provided (See [Attachment G.2](#)).

Based on these scenarios, staff is not recommending an increase in the percentage of units required as affordable. To address the issue of providing more deeply affordable units, Cowboy Partners modeled additional scenarios with lower percentage of units at more deeply affordable levels, and with larger unit options. The model indicated these scenarios provided a sufficient return for development and four additional incentive options have been added to the three originally proposed.

The new options are below:

- 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 30% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or
- 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.

An important consideration is that the AHI allow new affordable housing developments to construct more units than are allowed with the existing zoning. Amanda Dillon of GIV Group, who develops affordable housing, prepared scenarios to show the number of units that could have been added to existing projects with the proposed AHI. See [Attachment G.3](#) for details. A summary is as follows:

- Denver Apartments (permanent supportive housing) increase from 22 to 53 units
- Avia (20% of units at 50% AMI, 4% LIHTC*) increase from 286 to 367 units
- Citizens West 2&3 (100% affordable, 25-50% AMI, 9% LIHTC) increase from 80 to 114 units

*LIHTC = Low Income Housing Tax Credit

Josh Green of Alchemy Development developed a proforma to model the additional housing types in the single- and two-family neighborhoods. The proforma included rental and ownership options in lower and higher value neighborhoods to assess how the AHI may apply in different areas of the city. See [Attachment G.4](#) for details.

In summary, for the single- and two-family zoning districts, the original proposal for the AHI may not provide sufficient profit for new development. For ownership units, the fourplex provides the

greatest return. For rental units, the townhouses or rowhouses provide the highest net operating income, but, depending on the goals of the owner, may not be sufficient.

The proposed modifications also include focus group recommendations to preserve existing housing in the single- and two-family zoning districts. This modification, discussed in the following section, may increase the likelihood for profit for homeowners or developers. Alternatively, increasing the maximum AMI for ownership housing may make it more likely to be constructed and does not require a financial incentive on behalf of the city or another entity.

Consideration 3: Neighborhood impacts

The focus group discussed several mitigation options based on the comments from the Planning Commission and the public and came to a consensus on the following recommendations:

- **The removal of the proximity to transit and adjacency to arterial roads requirement for additional housing types in the single- and two-family zoning districts.** This opens the AHI up to all areas of the single- and two-family zoning districts. This requirement was the subject of many public comments. The intent of the requirement was to encourage additional housing units in areas that are served by frequent transit (rail or bus service with 15-minute headways during peak periods) or are adjacent to arterial roads, which often have greater intensities of development. However, this requirement proved difficult because the location and frequency of the non-fixed bus routes has changed several times in the past few years. Additionally, some areas of the city were excluded and this raised concerns regarding the equity of the AHI and how they applied in different neighborhoods.
- **An emphasis on the preservation of existing housing.** Members of the focus group did not want to see existing housing demolished. Many existing housing units are naturally more affordable than new housing units. This recommendation is addressed in the revisions by allowing for a second detached dwelling on a lot if the existing dwelling is maintained. As with the previous proposal, existing dwellings may be divided into multiple units provided other development standards are met. It decreases the affordability requirement when an existing dwelling is preserved from 50% of units to at least one of the units. More than two detached dwellings on a lot would require a cottage development. See the single- and two-family section above for additional information and graphics as to how this could be implemented. The graphics are also in [Attachment B](#).
- **Additional design standards for new housing types in single- and two-family zoning districts.** The focus group identified the design of the additional housing types and open space as potential issues. Through discussions with staff, there is additional language that requires 50% durable building materials; a building entrance with an entry porch, canopy, or awning; and an open space requirement for a yard, patio, or other outdoor area. See pages 13-14 in Attachment A for specific requirements.

Consideration 4: Administration and enforcement

The city anticipates that staff will be needed to administer the AHI program. The amount of staff time necessary will depend on the number of projects that use the AHI and the specific AHI adopted. There is additional language added to the AHI to allow the city to contract with a third party for administration of the incentives. Administration will need to include the following:

- Preparing and recording restrictive covenant agreement.
- Preparing administrative guidelines and providing general support regarding the incentives and approval process.
- Reviewing of annual reports and auditing for compliance. There is additional language added detailing the requirements of these reports and allowing submittal of the copy of the report provided to Utah Housing Corporation, Olene Walker Housing Loan Fund, Housing

Authority of Salt Lake City, Housing Connect or other sources approved by the Department of Community and Neighborhoods to satisfy this requirement.

- Noncompliance shall be cured or will result in fines or an enforcement action. This may include a lien placed on the property or revocation of the business license associated with the property.
- The city may contract with another entity for reporting and compliance review.

The current proposal includes additional language on reporting, compliance, and enforcement. The properties using the AHI would be required to submit an annual report and a restrictive covenant would be placed on the property. Key points include the following:

- Annual Reporting and Auditing – There is additional language requiring annual reporting from the property owner. This can be through reporting for another entity or by meeting the city’s requirements. These include providing information on the dwelling units, rental rates, occupancy, and income verification.
- Definitions are added and clarified for affordable housing, affordable rental unit, and affordable homeownership unit.
- Enforcement – The penalties have been increased. The fine will be set annually in the Consolidated Fee Schedule and there is an additional fine that is the difference between the affordable monthly rent and the market rate rent. If fines are not paid, a lien may be placed on the property. The business license for the property may also be revoked and there are additional penalties for those whose license has been revoked.
- Affordable Homeownership Unit
 - The city will have a first option on future sales to ensure that the housing unit remains affordable.
 - Owners will need to meet income requirements at the time of purchase.
- Affordable Rental Unit
 - Through administrative requirements, unless otherwise required for the development, if a resident’s income increases to market rate, the resident will be switched to a market rate unit/rate, or, if not available, may remain in the unit.

Consideration 5: Infrastructure impacts

It is the responsibility of developers to provide service to new development. During the review process, infrastructure needs, like water and sewer are identified, and new or upgraded service may be required to be installed by the developer. This is typically handled during the building permit process. If a water, sewer, or storm drain line does not have adequate capacity for new housing units, a developer is required to increase the capacity. This is similar for other utilities.

The city plans for future growth in various master plan documents. This includes the city’s water supply. The Public Utilities Department determines the amount of water available for all future development. Staff discussed this issue with Laura Briefer, the Public Utilities Director. The city’s most recent water supply and demand plan (2019) projects to the year 2060 and takes into consideration land use changes associated with densification, as well as land use changes in the Northwest Quadrant of the City, including the inland port and new correctional facility. The plan also takes into consideration the city’s best projections for climate change impacts to water supply and demand. The conclusion of the 2019 plan is that more water conservation is needed to meet the cumulative projected population and land use driven demands by the year 2060.

Public Utilities will conduct a water supply and demand iteration this year that may explore demand factors for the needs of the Great Salt Lake and environmental flows. Recent state water rights policy changes have paved the way for the city to include environmental water needs, especially for the Great Salt Lake, as part of the long-term water supply and demand planning.

At the request of planning staff, public utilities provided information on single-family residential water usage as compared with small and large multifamily dwellings for 2018-2022, as available.

The average monthly usage for single-family residential dwellings is between 12,000-15,000 gallons per month. Much of this is for outdoor watering and in the winter water usage is approximately 6,500-7,000 gallons per month. Large multifamily buildings have a more consistent year-round water usage per unit and there are greater hardscape impacts.

For the five sample buildings planning staff requested information, a mix of high-rise and wood frame construction with a total of about 725 units, the monthly water usage averaged approximately 2,000 gallons per month, per unit. Staff also requested information on two fourplexes and a cottage court (10 units). These averaged approximately 3,000 gallons per month, per unit. Multifamily dwellings are likely to have fewer residents per unit and less outdoor watering. Multifamily dwellings have more consistent year-round usage compared to single-family properties, but overall, based on the units examined, have much lower water usage per unit when compared to a single-family home.

ADDITIONAL RECOMMENDATIONS

The focus group made the following additional recommendations for future zoning/subdivision text amendments:

- ADU/condo subdivisions – This would allow for the subdivision of a property with an ADU. This may be accomplished with a condo unit or otherwise dividing the property. There are financial benefits to subdividing the property and it would allow for additional ownership opportunities for ADU residents. There would not be an affordability requirement.
- Modifying unit legalization – Focus group members wanted to see changes to the existing regulations for unit legalization. Generally, there was a desire to see fewer regulations, an emphasis on legalizing units that comply with fire/life safety requirements and removal of the requirement that the unit was in place before 1995.
- Transfer of development rights from existing affordable properties to others – Members of the focus group wanted to see a program that allowed for the transfer of development rights from existing properties to other properties. This has the potential to preserve existing housing units where property owners do not want to make changes and allow for additional housing units where new development is desired.

ADDITIONAL MODIFICATIONS

There are several other modifications made to the draft. They address the following items:

- Changes related to the Downtown Building Heights Text Amendment
 - CG (General Commercial): Permit additional height and change the mapped area to the Depot District proposed with the Downtown Building Heights text amendment.
 - D-1 (Central Business): Clarity when administrative design review would apply.
 - D-2 (Downtown Support): Increase in additional height to provide greater benefit.
 - D-3 (Downtown Warehouse/Residential): Increase in additional height to be compatible with the increase in height proposed with the amendments.
 - D-4 (Downtown Secondary Central Business): Allow for administrative design review where mapped additional height is permitted.
 - GMU: Increase in additional height to be compatible with the increase in height proposed with the amendments. Removes the Planned Development requirement in the GMU zoning district.
- Landscaping in Commercial Zoning Districts – Based on the feedback from the public, staff modified the landscaping requirement so that it can be met through an open space requirement that includes patios, courtyards, rooftop gardens, and other options.
- RMU-35 and RMU-45 – Allows for additional height abutting single- and two-family zoning districts.

- Annual reporting – There is additional language describing the annual reporting requirements. This can be satisfied with a report as required by another approved entity or by meeting the city’s requirements, which includes providing information on the dwelling units, rental rates, occupancy, and income verification.
- Enforcement – Reports of noncompliance and or other violations will be investigated as necessary. The fines for noncompliance are increased. A lien may be placed on the property for fines and the business license revoked.
- Removal of modifications to yards/setbacks and building coverage. This simplifies the proposal and requires development proposals to meet the yards or setbacks and building coverage of the base zoning district.
- Housekeeping and clarifying language – There are housekeeping modifications and clarifying language in several sections. These are identified and noted in the draft.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the city Council for the proposed Affordable Housing Incentives Text Amendment, with the ability to amend the ordinance language as necessary to ensure consistency with other code sections and references in the zoning ordinance.

NEXT STEPS

Staff recommends that the Planning Commission forward a positive recommendation to the City Council. After the recommendation is provided, staff will compile the information and transmit the proposal to City Council for a briefing, public hearing, and potential adoption.

ATTACHMENT A: Proposed 21A.52 Zoning Incentives Text

Underline = New text
~~Strikethrough~~ = Text removed

April 2023 Public Hearing Draft

New Chapter:

21A.52 Zoning Incentives

21A.52.010 Purpose: The purpose of this chapter is to establish zoning incentives to support achieving adopted goals within the City’s adopted plans and policy documents.

21A.52.020 Applicability: This chapter applies as indicated within each subsection.

21A.52.030 Relationship to base zoning districts and overlay zoning districts: Unless otherwise indicated in this chapter, all base zoning district or overlay zoning district standards and requirements take precedence except as indicated in this section.

21A.52.040 Approval Process: Any process required by this title shall apply to this chapter unless specifically exempt or modified within this chapter.

- A. The Planned Development process in 21A.55 may be modified as indicated within this chapter.
- B. The Design Review process in 21A.59 may be modified as indicated within this chapter.
- C. Developments authorized by this chapter are exempt from 21A.10.020.B.1.

21A.52.050 Affordable Housing Incentives:

- A. Purpose: The Affordable Housing Incentives encourage the development of affordable housing. The provisions within this section facilitate the construction of affordable housing by allowing more inclusive development than would otherwise be permitted in the base zoning districts. Housing constructed using the incentives is intended to be compatible in form with the neighborhood and provide for safe and comfortable places to live and play.
- B. Applicability: The provisions in this section provide optional incentives to development projects that include affordable housing units. Unless specifically stated below, all other applicable provisions in the base zoning district or overlay districts shall apply.
- C. Uses: Additional housing types are allowed in zones subject to compliance with this section.
- D. Reporting and Auditing: Property owners who use the incentives of this chapter are required to provide a report that demonstrates compliance with this section and any additional approvals associated with the use of incentives. The report shall be submitted annually by April 30th and shall be reflective of the financial status at the end of the previous calendar year. The report shall be submitted to the Director of Community and Neighborhoods or successor.
 - 1. Annual Report and Auditing: Each property owner shall submit a report that demonstrates compliance with this chapter.
 - a. If applicable, the property owner shall submit a copy of the annual report(s) provided to Utah Housing Corporation, Olene Walker Housing Loan Fund, Housing Authority of Salt Lake City, Housing Connect, or similar funding

source as determined by the Department of Community and Neighborhoods, or successors, confirming compliance with affordable housing conditions, including tenant income and rent rates.

- b. If an annual report is not submitted as required in 21A.52.050.D.1.a above, the property owner shall provide a report that includes, but is not limited to the following:
 - (1) The property location, tax ID number, and legal description.
 - (2) Property owner name, mailing address, and email address.
 - (3) Information on the dwelling units and tenants of the property receiving the incentives that includes:
 - (A) The total number of dwelling units
 - (B) The number of bedrooms of each dwelling unit
 - (C) The rental rate of each dwelling unit
 - (D) Identify the dwelling units that comply with the level of affordability identified in the approval to use the incentives and a statement that the dwelling units are in compliance with the approval requirements.
 - (E) Identify any change in occupancy to the units that are required to be affordable under this section, including a change in the number of people residing in each unit and any change in tenant. Personal data is not required to be submitted.
 - (F) Confirm that income verification for all tenants was performed on an annual basis.
 - (G) Identify any differences in rent between the agreed upon rental rate in the approval to use the incentives and the actual rent received for the identified affordable dwelling units.
 - (H) Identify any instance where an affordable dwelling unit was no longer rented at the agreed upon level of affordability, the length of time the dwelling unit was not in compliance with the agreed upon level of affordability, and any remedy that was taken to address the noncompliance.
2. Review of Annual Report: The Director of Community and Neighborhoods shall review the report to determine if the report is complete.
3. Within 30 days of receipt of a complete report, the Director of Community and Neighborhoods shall provide the property owner with written notice that:
 - a. Identifies whether the property is in compliance.
 - b. Identify any deficiency in the information provided by the owner.
 - c. Assesses any penalty that is due as a result of an identified noncompliance.
4. After receipt of the notice from the Director of Community and Neighborhoods that indicates noncompliance, the property owner shall:
 - a. Shall cure the identified noncompliance within 30 days of such notice and concurrently submit an updated report of then-current operations of the property that demonstrates compliance; or
 - b. Property owners can request an extension in writing prior to the expiration of the 30-day cure period identified above. The request shall include an explanation of the efforts to correct the non-compliance and the reason the extension is needed. The Director of Community and Neighborhoods will review and determine if the timeframe and extension are appropriate and

whether or not fines shall be stayed during any approved extension. Upon expiration of the extension granted by the Director the property owner shall submit an updated report of then-current operations of the property that demonstrates compliance.

- c. Pay any fine or fee that is assessed pursuant to 21A.20.040 due to any noncompliance within 14 days of achieving compliance. Any fine or fee shall be assessed from the first identified date that the property is not in compliance.
- d. Violations of this Chapter shall be investigated and prosecuted pursuant to 21A.20, except as set forth below in 21A.52.050.E.
5. The city may contract with another entity for review of the requirements in this section.
- E. Enforcement: Violations of this Chapter, or the restrictive covenant on the property as set forth in 21A.52.050.F.1, shall be investigated and prosecuted pursuant to 21A.20. The city shall have the additional remedies for violations as set forth below.
 1. Lien on Property. If the property owner fails to make payment of the outstanding fines, then after 90 days or when fines reach \$5,000, the division will issue a statement of outstanding fines. If the property owner fails to make payment within 14 days, then the division may certify the fines set forth in the statement to the Salt Lake County Treasurer. After entry by the Salt Lake County Treasurer, the amount entered shall have the force and effect of a valid judgment of the district court, is a lien on the property, and shall be collected by the treasurer of the county in which the property is located at the time of the payment of general taxes. Upon payment of the amount set forth in the statement, the judgment is satisfied, the lien is released from the property, and receipt shall be acknowledged upon the general tax receipt issued by the treasurer.
 2. Revocation of Business License. Upon a determination of the division that the property is in violation of this Chapter the city may suspend or revoke the business license associated with the property. Any suspension or revocation of a license shall not be imposed until a hearing is first held before the Director of Community and Neighborhoods or his/her successor. The licensee shall be given at least 14 days' notice of the time and place of the hearing, together with the nature of the charges against the licensee. The licensee may appear in person or through an officer, agent or attorney, to introduce evidence on the licensee's behalf, and to confront and cross-examine witnesses. The Director of Community and Neighborhoods shall make a decision based upon the evidence introduced at the hearing and issue a written decision. The licensee may appeal to an appeals hearing officer and thereafter to district court pursuant to 21A.16. If the license is revoked or suspended it shall thereafter be unlawful for any person to engage in or use, or permit to be used any property for any business with respect to which the license has been suspended or revoked until a license shall be granted upon appeal or due to the property's compliance with this Chapter. No person whose license has been revoked, and no person associated or connected with such person in the conduct of such business, shall be granted a license for the same purpose for a period of six months after the revocation has occurred. The Director may, for good cause, waive the prohibition against persons formerly associated or connected with an individual who has had a license revoked.

- F. Eligibility Standards: Developments shall meet the criteria below to be eligible for the authorized incentives:
1. Restrictive Covenant Required:
 - a. Any owner who uses the incentives of this chapter shall enter into a legally binding restrictive covenant, the form of which shall be approved by the City Attorney. Prior to the issuance of a building permit for construction of a building using the incentives, the restrictive covenant shall be filed with the Salt Lake County Recorder. The agreement shall provide for the following, without limitation: acknowledge the use of the incentives, the nature of the approval and any conditions thereof, the affordability requirements, the terms of compliance with all applicable regulations, shall guarantee compliance for a term of 30 years, and the potential enforcement actions for any violation of the agreement. The agreement shall be recorded on the property with the Salt Lake County Recorder, guarantees that the affordability criteria will be met for at least 30 years, and is transferrable to any future owner.
 - b. For an affordable homeownership unit, a notice of sale shall be provided to the city and the city shall have a right of first refusal to any sale of the property in accordance with a future sales price that is capped to comply with section 21A.52.050.F.2.b.2 below.
 2. The affordable units shall be both income and rent/housing payment restricted.
 - a. Income Restriction - The affordable units shall be made available only to Eligible Households that are qualifying occupants with an annual income at or below the SLC Area Median Income (“AMI”) as applicable for the given affordable unit for Salt Lake City Utah, U.S. Department of Housing and Urban Development (“HUD”) Metro FMR Area (as periodically determined by the HUD and adjusted for household size).
 - b. Rent/Housing Payment Restriction
 - (1) For an affordable rental unit, the monthly rent, including all required housing costs per unit, such as utilities and other charges uniformly assessed to all apartment units other than charges for optional services, shall be set forth in a written lease and shall not exceed, for the term of the lease, the maximum monthly gross rental rate published annually by the Utah Housing Corporation for affordable units located in Salt Lake City for the percentage AMI as applicable for the given affordable unit type.
 - (2) For an affordable homeownership unit, the annualized housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking, shall not exceed thirty percent (30%) of the maximum monthly income permissible for the AMI as applicable for the given

affordable unit, assuming a household size equal to the number of bedrooms in the unit plus one person.

3. Comparable units: Affordable units shall be comparable to market rate units in the development including entrance location, dispersion throughout the building or site, number of bedrooms (unless otherwise permitted), access to all amenities available to the market rate units in the development, or as set forth in the terms of the restrictive covenant. This section does not apply to units in single- and two-family zoning districts.
4. The property owner shall be ineligible for affordable housing incentives pursuant to this Chapter if the property owner or its principals, partners, or agents are under enforcement for any violation of title 11, 18, 20, or 21.

G. Incentives: Developments are eligible for the incentives identified in this section. Table 21A.52.050.G establishes the affordability requirements based on the zoning district of the property. Sections 1 through 4 establish the modifications allowed within each zoning district in order to achieve the affordability incentives. To use the incentives, developments shall comply with the criteria applicable to the base zoning districts.

Table 21A.52.050.G

Incentive Types	
Types	Incentive
Type A. <u>Applicable to the single- and two-family zoning districts: FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-1A, and SR-3.</u>	<u>Dwelling units shall meet the requirements for an affordable rental or homeownership unit affordable to those with incomes at or below 80% AMI.</u> <u>New construction: At least 50% of the provided dwelling units shall be affordable.</u> <u>Existing building maintained: A minimum of one of the dwelling units shall be affordable provided the existing building is maintained as required in 21A.52.050.H.1.c.</u>
Type B. <u>Applicable to residential multifamily zoning districts: RMF-30, RMF-35, RMF-45, and RMF-75</u>	<u>An affordable rental unit shall meet a minimum of at least one of the following affordability criteria:</u> <ol style="list-style-type: none">1. <u>40% of units shall be affordable to those with incomes at or below 60% AMI;</u>2. <u>20% of units shall be affordable to those with incomes at or below 50% AMI; or</u>3. <u>40% of units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.</u> <u>For sale owner occupied units: An affordable homeownership unit shall provide a minimum of 50% of units affordable to those with incomes at or below 80% AMI.</u>
Type C. <u>Applicable to zoning districts not otherwise specified.</u>	<u>Affordable rental or homeownership units shall meet a minimum of at least one of the affordability criteria identified. Any fractional number of units required shall be rounded up to the nearest whole number.</u>

	<ol style="list-style-type: none"> 1. <u>20% of units are restricted as affordable to those with an income at or below 80% AMI;</u> 2. <u>10% of units are restricted as affordable to those with an income at or below 60% AMI;</u> 3. <u>10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI;</u> 4. <u>5% of units are restricted as affordable to those with an income at or below 30% AMI;</u> 5. <u>10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms;</u> 6. <u>5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or</u> 7. <u>5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.</u>
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1. Single- and Two-Family Zoning Districts: The following housing types: twin home and two-family, three-family dwellings, four-family dwellings, row houses, sideways row houses, and cottage developments are authorized in the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-1A, and SR-3 zoning districts provided the affordability requirements in for Type A in Table 21A.52.050.G are met.
2. RMF-30, RMF-35, RMF-45 and RMF-75 zoning districts: The qualifying provisions for density found in the minimum lot area and lot width tables for the RMF-35, RMF-45, and RMF-75 zoning districts do not apply and in the RMF-30 zoning district, the minimum lot size per dwelling unit does not apply, provided the affordability requirements for Type B in Table 21A.52.050.G are met.
3. Incentives in the CB Community Business, CC Corridor Commercial, CG General Commercial, and I Institutional Zoning Districts:
 - a. The following housing types: row houses, sideways row houses, and cottage developments are authorized in zoning districts provided the affordability requirements in subsection b. are complied with;
 - b. To be eligible for the incentives listed in this section, a development shall meet the affordability requirements for Type C in Table 21A.52.050.G.
4. The following incentives are authorized in zoning districts provided the affordability requirements for Type C in Table 21A.52.050.G are complied with:

- a. Administrative design review provided the noticing requirements of 21A.10.020.B and the standards in 21A.59 are met. Early engagement notice requirements to recognized organizations are not applicable.
- b. Additional building height as indicated in the following sections:

(1) Residential districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>RMU-35</u>	<u>45' with administrative Design Review, regardless of abutting use or zone.</u>
<u>RMU-45</u>	<u>55' with administrative Design Review, regardless of abutting use or zone.</u>
<u>RB</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building. Density limitations listed in the land use table do not apply.</u>
<u>RMU</u>	<u>May build three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.</u>
<u>RO</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building.</u>

(2) Commercial Districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>SNB</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building.</u>
<u>CB</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building.</u>
<u>CN</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building.</u>
<u>CC</u>	<u>45' with administrative Design Review; additional landscaping may be met by meeting requirements in 21A.52.050.H.3.c.5.</u>
<u>CG</u>	<u>May build two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.</u> <u>May build three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review for properties in the mapped area in Figure 21A.26.070.G.</u>
<u>CSHBD1</u>	<u>105' and two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.</u>
<u>CSHBD2</u>	<u>60' with administrative Design Review and one additional story equal to or less than the average height of the other stories in the building with administrative Design Review.</u>
<u>TSA-Transition</u>	<u>May build one additional story equal to or less than the average height of the other stories in the building with administrative review.</u>
<u>TSA-Core</u>	<u>May build two additional stories equal to or less than the average height of the other stories in the building with administrative review.</u>

(3) Form-based districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>FB-UN3</u>	<u>125' and three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.</u>

<u>FB-UN2</u>	<u>May build one additional story equal to the average height of the other stories in the building.</u>
<u>FB-SC</u>	<u>May build one additional story equal to the average height of the other stories in the building.</u>
<u>FB-SE</u>	<u>May build one additional story equal to the average height of the other stories in the building.</u>
<u>FB-UN1</u>	<u>May build up to three stories and 30' in height.</u>

(4) Downtown districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>D-1</u>	<u>Administrative Design Review is permitted when a Design Review process is required.</u>
<u>D-2</u>	<u>120' and two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.</u>
<u>D-3</u>	<u>180' and three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.</u>
<u>D-4</u>	<u>120' and three additional stories equal to or less than the average height of the stories permitted with administrative Design Review. 375' and administrative Design Review in mapped area in 21A.30.045.E.2.b.</u>

(5) Other districts:

<u>Zoning District</u>	<u>Permitted Maximum Height with Incentive</u>
<u>GMU</u>	<u>180' and two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.</u>
<u>MU</u>	<u>60' with residential units and administrative Design Review.</u>

c. Administrative Design Review is permitted for the following:

(6) Buildings in the CSHBD1 and CSHBD2 zoning district that exceed 20,000 square feet in size.

(7) Buildings in the CB zoning district that exceed 7,500 gross square feet of floor area for a first-floor footprint or in excess of 15,000 gross square feet floor area.

5. Planned Developments: A Planned Development is not required when the purpose of the planned development is due to the following reasons cited below, subject to approval by other city departments. If a development proposes any modification that is not listed below, planned development approval is required. To be eligible for the incentives in this section, a development shall meet the affordability requirements for the applicable zoning district in Table 21A.52.040.

a. Multiple Buildings on a Single Parcel: More than one principal building may be located on a single parcel and are allowed without having public street frontage. This allowance supersedes the restrictions of 21A.36.010.B;

b. Principal buildings with frontage on a paved public alley;

c. Principal buildings with frontage on a private street;

d. Development located in the Community Shopping (CS) "Planned Development Review" in 21A.26.040.C.

- H. Development Regulations: The following development regulations are intended to provide supplemental regulations and modify standards of the base zoning district for the purpose of making the affordable housing incentives more feasible and compatible with existing development. Base zoning standards apply unless specifically modified by this section and are in addition to modifications authorized in subsection 21A.52.050.G. If there are conflicts with design standards, the more restrictive regulation shall apply and take precedence. These standards are not allowed to be modified through the planned development process.
1. Modifications in the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-1A, and SR-3 zoning districts:
 - a. Parking: Unless there is a lesser parking requirement in 21A.44, only one off-street parking space per unit is required. One detached garage or covered parking space, no greater than 250 sq. ft. per unit, may be provided for each unit and these structure(s) may exceed the yard and building coverage requirements for accessory structures. When covered parking is provided, the 250 sq. ft. per unit of covered parking may be combined into a single structure for each required parking stall provided.
 - b. Yards: Minimum required yards shall apply to the perimeter of the development and not to the individual principal buildings within the development.
 - c. Density:
 - (1) Lots approved through a planned development prior to the effective date of this chapter are required to go through a major modification of the planned development to use the incentives.
 - (2) Lots may contain up to four units. Existing lots may be divided such that each unit is on its own lot. The new lots are exempt from minimum lot area and lot width requirements.
 - (3) An accessory dwelling unit (ADU) is considered one unit and counts toward the number of units permitted.
 - (4) Arrangement of dwellings:
 - (A) New dwelling units may be arranged in any manner within a building, as a second detached dwelling, as attached units, or a cottage development with three or more detached dwellings, within the buildings that are part of the cottage development.
 - (B) When an existing building is maintained, new units may be added internal to the existing structure, as an addition, or as a second detached dwelling. Any addition must comply with the standards of the base zoning district; however, the addition may contain additional units. 50% of the exterior walls of the existing dwelling, including the front elevation, shall remain as exterior walls.
 - (C) The units shall comply with this section, applicable requirements of the base zoning district, and any applicable overlay district.

2. Within the RMF-30, RMF-35, RMF-45 and RMF-75 zoning districts the following provisions shall apply:
 - a. Unit Mix: No more than 25% of the units in the development shall be less than 500 square feet to promote a mix of unit sizes.
 - b. Parking: Unless there is a lesser parking requirement in 21A.44, only one off-street parking space per unit is required in multifamily developments with less than 10 units.
 - c. Yards: The minimum required yards shall apply to the perimeter of the development and not to the individual principal buildings within the development.
 - d. Lot width: Minimum lot width requirements do not apply.
3. In addition to applicable requirements in 1. and 2. above, the following provisions apply to the specific building types listed:
 - a. Row house and Sideways row house
 - (1) Perimeter yard requirements:
 - (A) Front yards: The front yard and corner side yard of the base zoning district apply.
 - (B) Side yards: A minimum of 10 feet on one side of the building and 6 feet on the other interior side yard unless a greater yard is required by the base zoning district
 - (C) Rear yard: The rear yard of the base zoning district applies.
 - (2) Number of Units: To qualify for incentives in the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, and SR-1A zoning districts there is a minimum of three and a maximum of four residential dwelling units per building.
 - (3) Building length facing street:
 - (A) The building length shall not exceed 60 feet or the average of the block face, whichever is less, in FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, and SR-1A districts;
 - (B) The building length shall not exceed 100 feet in the RMF-30, RMF-35, RMF-45 and RMF-75 districts; and
 - (C) The building length shall not exceed 175 feet in other zoning districts.
 - (4) Building entry facing street: At least one operable building entrance on the ground floor is required for each unit facing the primary street facing façade. All units adjacent to a public street shall have the primary entrance on the street facing façade of the building with an unenclosed entry porch, canopy, or awning feature. The entry feature may encroach in the front yard setback, but the encroachment shall not be closer than 5 feet from the front property line.
 - (5) Building materials: 50% of any street facing facade shall be clad in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the facade adjacent to a street. Other materials

proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the structure.

- (6) Parking requirement and location: Unless there is a lesser parking requirement in 21A.44, only one off-street parking space per unit is required. All provided parking shall be located to the side of the street facing building façade, behind a principal structure that has frontage on a street, or within the principal structure subject to any other applicable provision.
- (7) Garage doors facing street: Garage doors are prohibited on the façade of the building that is parallel to, or located along, a public street.
- (8) Personal outdoor space: Each unit shall have a minimum outdoor space of 60 square feet where the minimum measurement of any side cannot be less than 6 feet.
- (9) Glass: The surface area of the façade of each floor facing a street must contain a minimum of 15% glass.
- (10) Blank wall: The maximum length of any blank wall uninterrupted by windows, doors, or architectural detailing at the ground floor level along any street facing façade is 15'.
- (11) Screening of mechanical equipment: All mechanical equipment shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards" of this title.

Illustration for 21A.52.050.E.3.a.1 Required Setbacks for Public Street Facing Row House

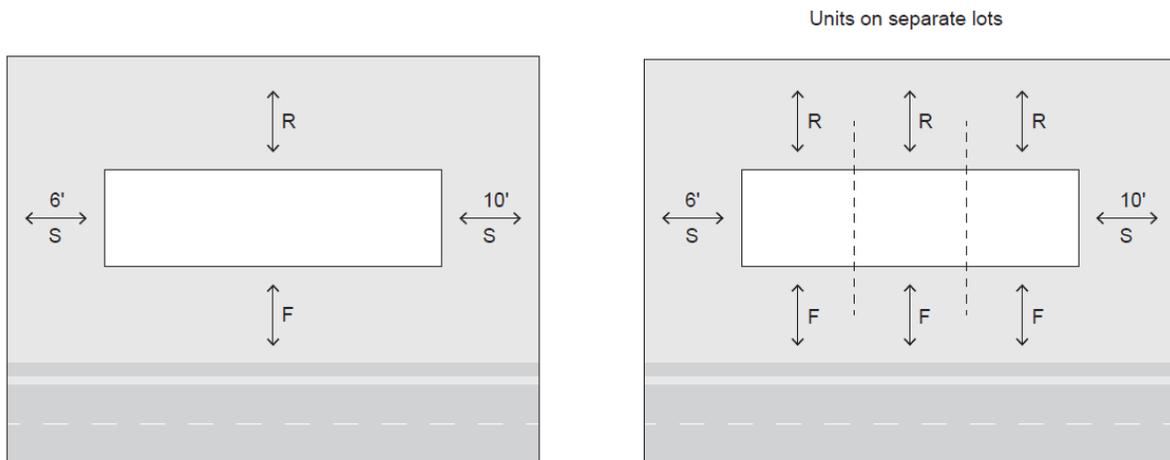
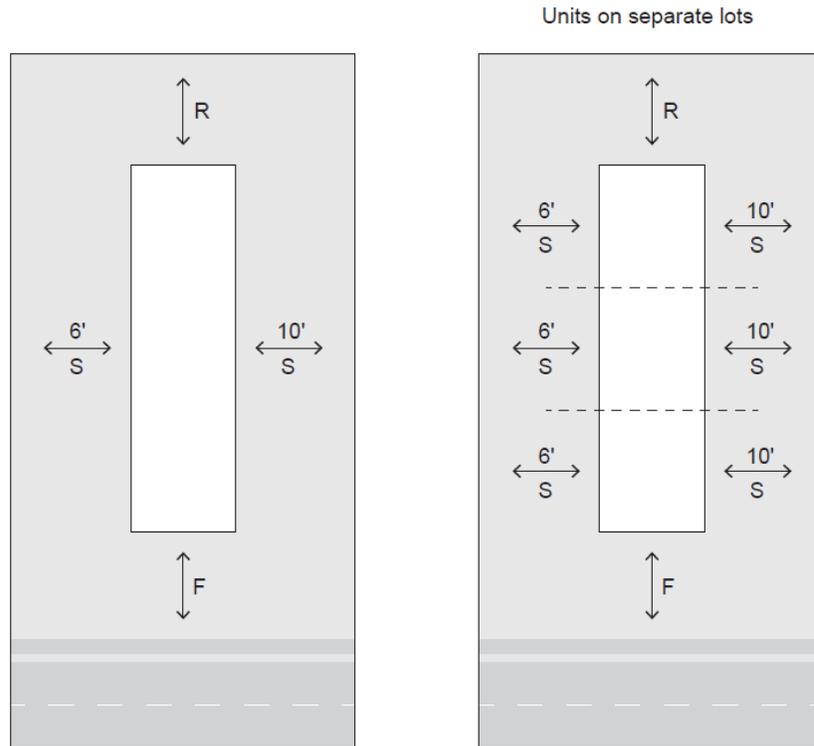


Illustration for 21A.52.050.E.3.b.1 Required Setbacks for Sideways Row House



b. Cottage Development

(1) Perimeter yard requirements:

(A) Front yards: The front yard and corner side yard of the base zoning district apply.

(B) Side yards: A minimum of 10 feet on one side of the property line and 6 feet on the other interior side yard, unless a greater yard is required by the base zoning district.

(C) Rear yard: The rear yard of the base zoning district applies.

(2) Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet from another cottage.

(3) Area: No cottage shall have more than 850 square feet of gross floor area, excluding basement area. There is no minimum square foot requirement.

(4) Building Entrance: All building entrances shall face a public street or a common open space.

(5) Building materials: 50% of any street facing facade shall be clad in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the

- proposed material is durable and is appropriate for the structure.
- (6) Open Space: A minimum of 250 square feet of common, open space is required per cottage. At least 50% of the open space shall be in a courtyard or other common, usable open space. The development shall include landscaping, walkways or other amenities intended to serve the residents of the development.
 - (7) Personal Outdoor Space: In addition to the open space requirement in this section, a minimum of 120 square feet of private open space is required per cottage. The open space shall provide a private yard area for each cottage and will be separated with a fence, hedge, or other visual separation to distinguish the private space.
 - (8) Parking: Unless there is a lesser parking requirement in 21A.44, one off-street parking space per unit is required. All provided parking shall be located to the side of a street facing building façade, behind a principal structure that has frontage on a street, or within the principal structure subject to any other applicable provision.
- c. In addition to applicable requirements in 21A.52.050.H above, the following provisions apply to all other buildings containing more than two residential units. If the base zone has a greater design standard requirement, that standard applies.
- (1) Perimeter yard requirements:
 - (A) Front yards: The front yard and corner side yard setback of the base zoning district apply.
 - (B) Side yards: For housing types not otherwise allowed in the zoning district, a minimum of 10 feet on each side property line, unless a greater setback is required for single-family homes.
 - (C) Rear yards: The rear yard of the base zoning district applies.
 - (2) Building entrances: The ground floor shall have a primary entrance on the street facing façade of the building with an unenclosed entry porch, canopy, or awning feature. Stairs to second floor units are not permitted on street facing elevations.
 - (3) Glass: The surface area of the façade of each floor facing a street must contain a minimum of 15% glass.
 - (4) Building materials: 50% of any street facing facade shall be clad in durable materials. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be used for the remainder of the facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the Planning Director if it is found that the proposed material is durable and is appropriate for the structure.
 - (5) Open space: Open space area may include landscaped yards, patios, dining areas, and other similar outdoor living spaces.

All required open space areas shall be accessible to all residents or users of the building.

- (A) Single- and two-family zoning districts: 120 sq. ft. of open space with a minimum width of 6 ft. shall be provided for each building with a dwelling.
- (B) All other zoning districts: A minimum of 10% of the land area within the development shall be open space, up to 5,000 square feet. Open space may include courtyards, rooftop and terrace gardens and other similar types of open space amenities. All required open space areas shall be accessible to all residents or users of the building.
- d. Single- and Two-family Dwellings: No additional design standards except as identified in 21A.24.
- e. Unit Limits: For overall development sites with more than 125 units, no more than 50% of units shall be designated as affordable units.
- f. Lots without public street frontage may be created to accommodate developments without planned development approval subject to the following standards:
 - (1) Required yards shall be applied to the overall development site not individual lots within the development. The front and corner yards of the perimeter shall be maintained as landscaped yards;
 - (2) Lot coverage shall be calculated for the overall development not individual lots within the development; and
 - (3) Required off street parking stalls for a unit within the development are permitted on any lot within the development.
 - (4) The subdivision shall be finalized with a final plat and the final plat shall document that the new lot(s) has adequate access to a public street by way of easements or a shared driveway or private street; and
 - (5) An entity, such as a homeowner association, must be established for the operation and maintenance of any common infrastructure. Documentation establishing that entity must be recorded with the final plat.

Additional Language:

21A.20.040 Civil Fines

- A. If the violations are not corrected by the citation deadline, civil fines shall accrue at twenty five dollars (\$25.00) a day per violation for those properties legally used for purposes that are solely residential uses, and one hundred dollars (\$100.00) a day per violation for those properties used for purposes that are not residential uses.
- B. Affordable housing incentives per 21A.52.050: If the violation(s) are not corrected by the citation deadline, civil fines shall accrue at the rate set in the Consolidated Fee Schedule per day per violation. If the violation(s) include renting an affordable rental unit in excess of the approved rental rate then an additional monthly fine shall accrue that is the difference between the market rate of the unit and the approved rental rate that is agreed to by the applicant at the time of approval for a project using the incentives.

21A.60.020: LIST OF DEFINED TERMS:

(Staff note: The following terms would be added to the list of defined terms.)

AFFORDABLE HOUSING

AFFORDABLE HOUSING DEVELOPMENT

DWELLING, THREE-FAMILY

DWELLING, FOUR-FAMILY

DWELLING, ROW HOUSE

DWELLING, SIDEWAYS ROW HOUSE

DWELLING, COTTAGE DEVELOPMENT

21A.62.040: DEFINITIONS OF TERMS:

(Staff note: The following definitions would be added to the definitions of terms.)

AFFORDABLE HOUSING: Affordable housing shall be both income and, as applicable, rent-restricted. The affordable units shall be made available only to individuals and households that are qualifying occupants at or below the applicable percentage of the area median income for the Salt Lake City Utah, U.S. Department of Housing and Urban Development (“HUD”) Metro FMR Area the “SLC Area Median Income” or “AMI”, as periodically determined by HUD and adjusted for household size) and published by the Utah Housing Corporation, or its successor. Affordable housing units must accommodate (30% of gross income for housing costs, including utilities) at least one of the following categories:

- a. Extremely Low-Income Affordable Units: Housing units accommodating up to 30% AMI;
- b. Very Low-Income Affordable Units: Housing units accommodating up to greater than 30% and up to 50% AMI; or
- c. Low-Income Affordable Units: Housing units accommodating greater than 50% and up to 80% AMI

AFFORDABLE HOUSING DEVELOPMENT: A housing development that meets the criteria in 21A.52.050

DWELLING, THREE-FAMILY: A detached building containing three dwelling units.

DWELLING, FOUR-FAMILY: A detached building containing four dwelling units.

DWELLING, ROW HOUSE: A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit and where the entry of each unit faces a public street. Units may be stacked vertically and/or attached horizontally. Each attached unit may be on its own lot.

DWELLING, SIDEWAYS ROW HOUSE: A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit and where the entry of each unit faces a side yard as opposed to the front yard. Units may be stacked vertically and/or attached horizontally. Each attached unit may be on its own lot.

DWELLING, COTTAGE DEVELOPMENT: A cottage development is a unified development that contains a minimum of two and a maximum of eight detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space. Dwellings may be located on separate lots or grouped on one lot.

21A.24.050: R-1/12,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/12,000 Single-Family Residential District is to provide for ~~conventional~~ single-family residential dwellings and affordable housing developments with up to four units on residential neighborhoods with lots twelve thousand (12,000) square feet in size or larger. 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.

21A.24.060: R-1/7,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for ~~conventional~~ single-family residential dwellings and affordable housing developments with up to four units on residential neighborhoods with 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.

21A.24.070: R-1/5,000 SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for ~~conventional~~ single-family residential dwellings and affordable housing developments with up to four units on residential neighborhoods with 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.

21A.24.110: R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-2 Single- and Two- Family Residential District is to preserve ~~and protect for single-family dwellings~~ the character of existing neighborhoods which exhibit a mix of predominantly single- and two-family dwellings by controlling the concentration of two-family dwelling units. 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 and to promote sustainable and compatible development patterns.

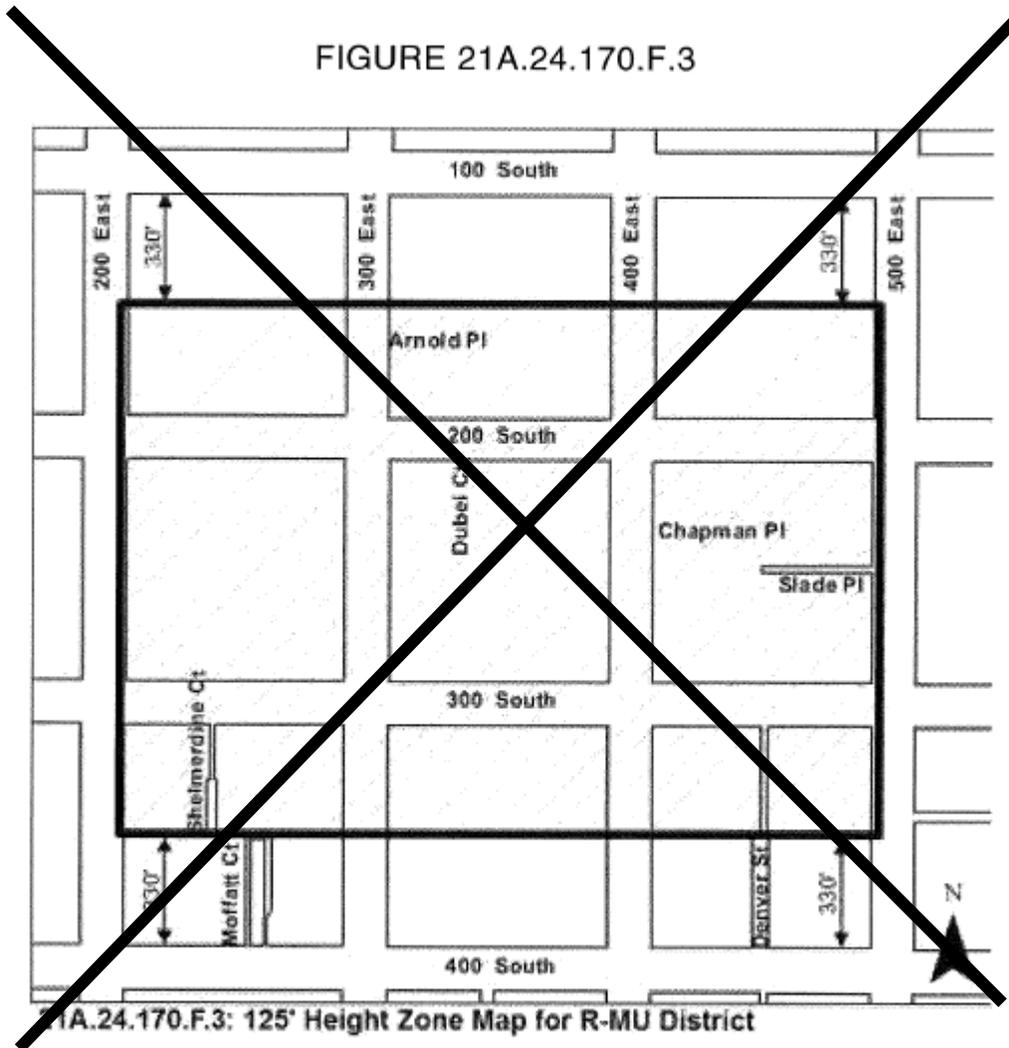
21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section. ~~Buildings taller than seventy five feet (75'), up to a maximum of one hundred twenty five feet (125'), may be authorized through the design review process ([chapter 21A.59](#) of~~

this title) and provided, that the proposed height is located within the one hundred twenty five foot (125') height zone indicated in the map located in subsection F3 of this section.

1. Maximum height for nonresidential buildings: Forty five feet (45').
2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.
- 3. One hundred twenty five foot (125') height zone map for the R-MU District:

FIGURE 21A.24.170.F.3



(Staff note: The following use would be added to the existing tables.)

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Use	Permitted And Conditional Uses By District																		
	FR -1/ 43, 56 0	FR -2/ 21, 78 0	FR -3/ 12, 00 0	R- 1/ 12, 00 0	R- 1/ 7, 00 0	R- 1/ 5, 00 0	S R -1	S R -2	S R -3	R - 2	R M F- 30	R M F- 35	R M F- 45	R M F- 75	R B	R - M U - 3 5	R - M U - 4 5	R - M U	R O
<u>Affordable Housing Development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Use	Permitted and Conditional Uses by District		
	CBN	CG	CC
<u>Affordable Housing Development</u>	<u>P</u>	<u>P</u>	<u>P</u>

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Use	Permitted and Conditional Uses by District
	I
<u>Affordable Housing Development</u>	<u>P</u>

21A.26.078

...

E. Development Standards:

...

2. Building Height: The minimum and maximum building heights are found in table 21A.26.078E2, "Building Height Regulations", of this subsection E2. ~~The following exceptions apply:~~

a. The minimum building height applies to all structures that are adjacent to a public or private street. The building shall meet the minimum building height for at least fifty percent (50%) of the width of the street facing building wall.

b. ~~Projects that achieve a development score that qualifies for administrative review are eligible for an increase in height. The increase shall be limited to one story of habitable space. The height of the additional story shall be equal to or less than the average height of the other stories in the building. This is in addition to the height authorized elsewhere in this title.~~

Modifications to Existing Affordable Housing References:

21A.27.040: FB-SC AND FB-SE FORM BASED SPECIAL PURPOSE CORRIDOR DISTRICT:

C. FB-SC Building Form Standards: Building form standards are listed in table 21A.27.040.C of this section.

TABLE 21A.27.040.C
FB-SC BUILDING FORM STANDARDS

Permitted Building Forms Multi-Family And Storefront		
H	Maximum building height	Maximum building height in the FB-SC is 60 ft. An additional 15 ft. in height (for a total height of 75 ft.) may be permitted for residential uses <u>if a minimum of 10% of the units are affordable housing.</u>

21A.31.010: GENERAL PROVISIONS:

...

~~N. Affordable Housing:~~

- ~~1. Notwithstanding the minimum height requirements identified above, any buildings that have ten (10) or more residential units with at least twenty percent (20%) of the units as affordable shall be allowed to have a minimum building height of thirty feet (30').~~
- ~~2. Affordable housing units within a market rate development shall be integrated throughout the project in an architectural manner.~~

21A.31.020: G-MU GATEWAY-MIXED USE DISTRICT:

...

~~I. Affordable Housing: Notwithstanding the maximum height requirements identified above, any buildings that have at least ten (10) or more residential units with at least twenty percent (20%) of the units as affordable shall be allowed a maximum building height of ninety feet (90'). The affordable units shall be integrated throughout the project in an architectural manner.~~

21A.55.010: PURPOSE STATEMENT:

...

2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

...

C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

- 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income. Affordable housing that meets the requirements of 21A.52.050.
- 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

ATTACHMENT B: Single- and Two-Family Zoning District Graphics

AFFORDABLE HOUSING INCENTIVES

PROPOSED DEVELOPMENT TYPES

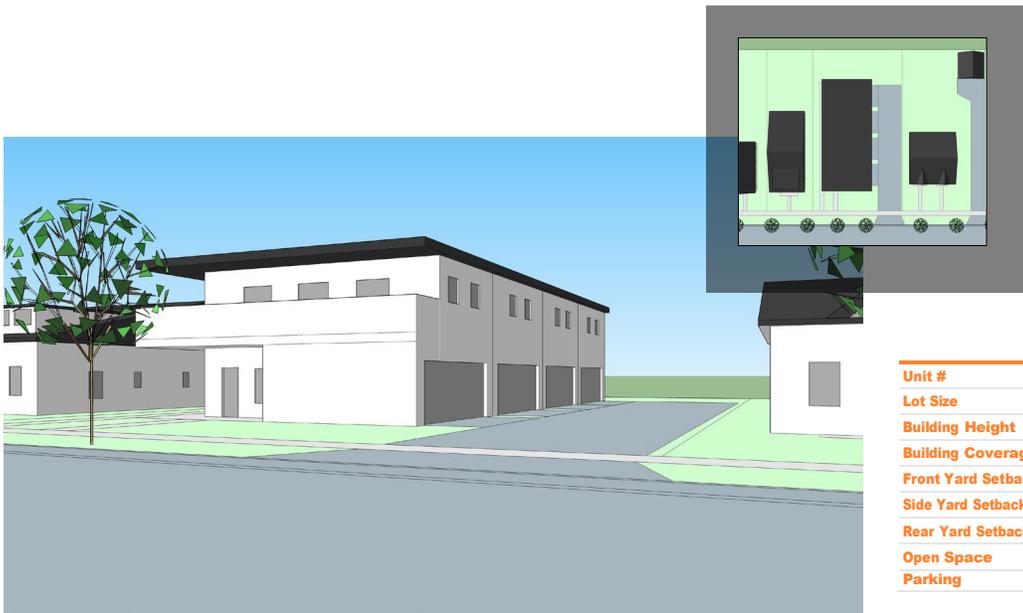


SALT LAKE CITY
PLANNING

The City's Planning Division is considering zoning amendments to encourage the construction of additional affordable housing. This includes adding additional housing types in many areas of the city.

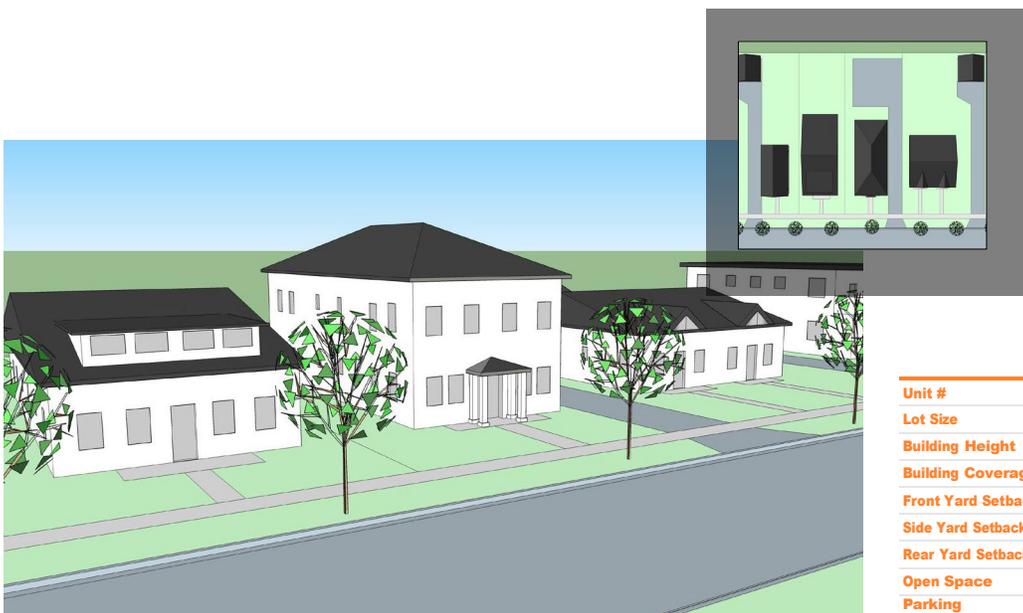
ADDITIONAL HOUSING TYPES

The proposed amendments would add additional housing types including single-family attached (rowhouses and sideways row houses), fourplexes, triplexes, duplexes, and cottage developments in many areas of the city. This handout has examples of a sideways row house, fourplex, duplex, and what can be built by right in an R-1 /7,000 zone.



Scaled drawing of sideways row home consistent with proposed regulations.

4 - Unit Townhome Lot Layout	
Unit #	4 (1,840 SF) Units
Lot Size	10,920 SF
Building Height	20 FT
Building Coverage	3,680 SF (34%)
Front Yard Setback	20 FT
Side Yard Setbacks	10 FT , 28 FT
Rear Yard Setback	25 FT
Open Space	7240 SF (66%)
Parking	2 Car Attached Garage Per Unit (8 Stalls Total)



Scaled drawing of fourplex building consistent with proposed regulations.

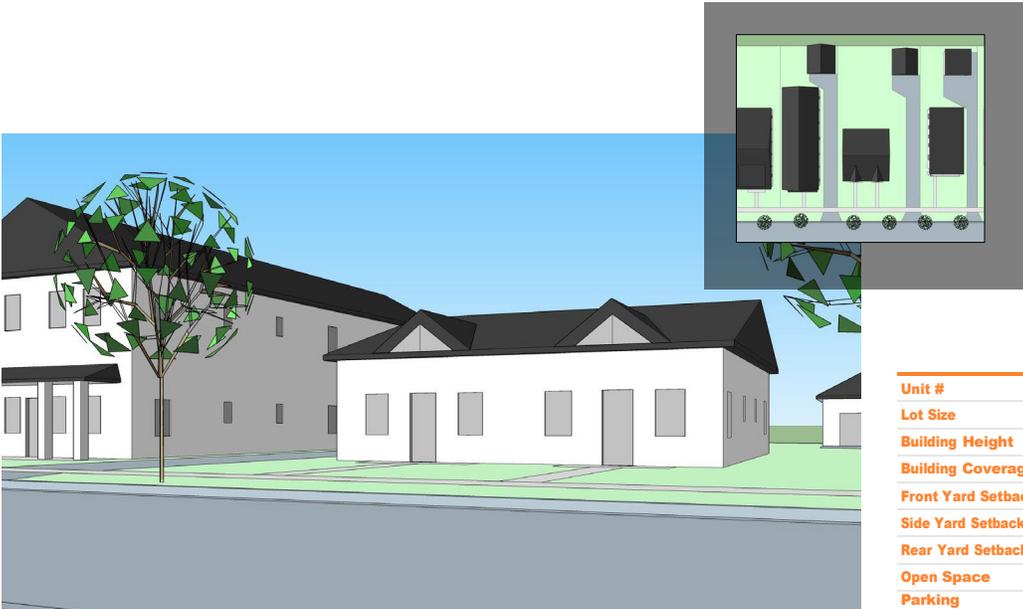
4 - Plex Lot Layout	
Unit #	4 (800 SF) Units
Lot Size	7,000 SF
Building Height	28 FT
Building Coverage	1,600 SF (23%)
Front Yard Setback	20 FT
Side Yard Setbacks	10 FT , 15 FT
Rear Yard Setback	61 FT
Open Space	5,400 SF (77%)
Parking	5 Surface Stalls

AFFORDABLE HOUSING INCENTIVES

PROPOSED DEVELOPMENT TYPES



SALT LAKE CITY
PLANNING



Scaled drawing of duplex consistent with proposed regulations.

Duplex Lot Layout	
Unit #	2 (800 SF) Units
Lot Size	8,400 SF
Building Height	16 FT
Building Coverage	1,596 SF (20%)
Front Yard Setback	28 FT
Side Yard Setbacks	5 FT , 18 FT
Rear Yard Setback	74 FT
Open Space	6,804 SF (80%)
Parking	2 Car Garage



Scaled drawing of single-family home consistent with the existing R-1/7,000 zoning regulations.

Single Family Home Developed Under Current R-1-7000 Standards	
Unit #	1 Unit (4632)
Lot Size	7,000
Building Height	28 FT
Building Coverage	2,800 SF (40%) Dwelling (2,316 SF) Detached Garage (484 SF)
Front Yard Setback	20 FT
Side Yard Setbacks	6 FT , 15 FT
Rear Yard Setback	40 FT
Open Space	3,045 SF (43%)
Parking	2 Car Detached Garage

ADDITIONAL INFORMATION

Sara Javoronok, Senior Planner // sara.javoronok@slcgov.com // 801.535.7625

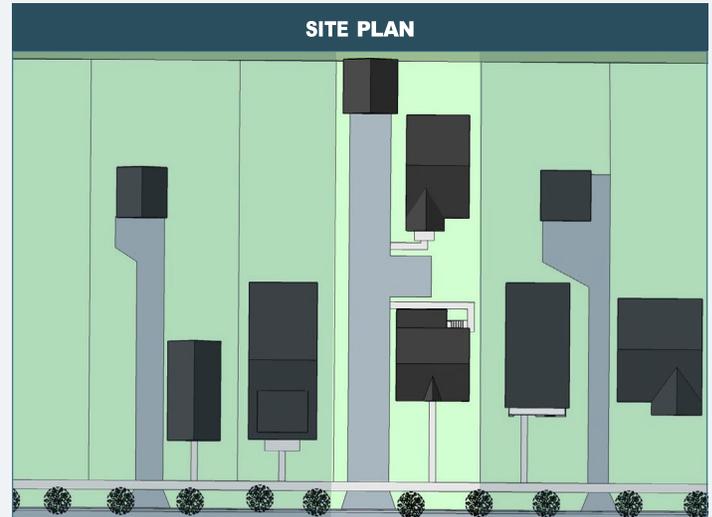


AFFORDABLE HOUSING INCENTIVES (AHI)

PRESERVATION OF EXISTING HOUSING

The update to the Affordable Housing Incentives adds provisions to encourage the preservation of existing housing. This includes allowing a second, detached dwelling on a property when the existing dwelling is maintained. This handout depicts several examples of this type of development. Development proposed using the affordable housing incentives must meet all other city regulations, including building, fire, and public utilities requirements.

LOT DETAILS	
Lot Size	11,776 SF (Width 64', Depth 184')
# of Units	3 Units (2 Single-family Detached Dwelling Units & 1 Internal Basement ADU)
Building Coverage	2,828 SF (24%)
Open Space	6,995 SF (59%)



BUILDING #1 EXISTING DWELLING	
<i>Includes Internal Basement ADU Option</i>	
Building Height	16.5 FT
Building Coverage	Dwelling (1,100 SF)
Front Yard Setback	36 FT
Side Yard Setbacks	6 FT, 28 FT
Rear Yard Setback	106 FT
Parking	2 Surface Parking Stalls
INTERNAL BASEMENT ADU OPTION	
Basement Square Footage	1,100 SF Basement Unit
Parking	1 Street Parking Stall

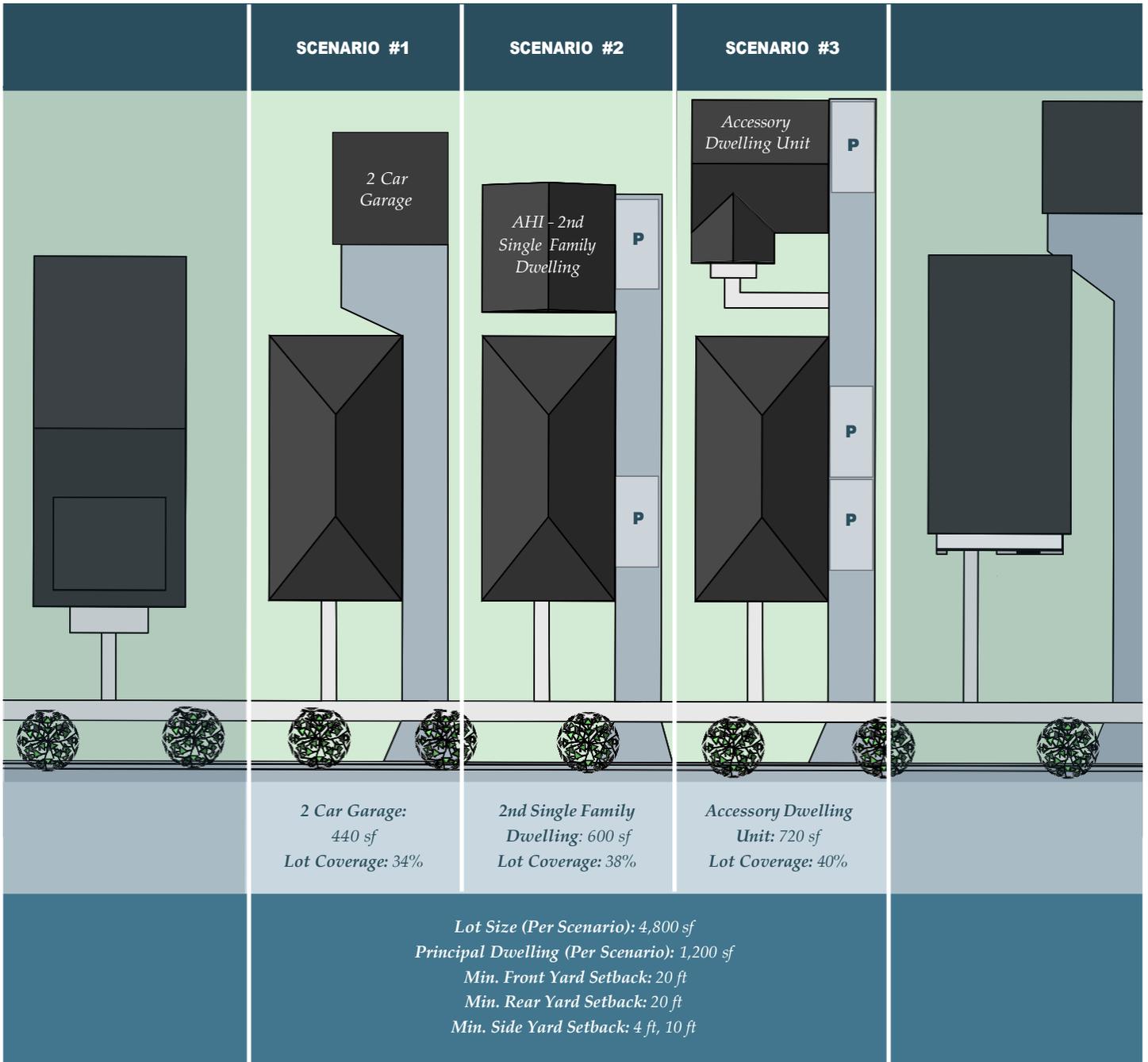


BUILDING #2	
<i>Building#1 facing public street, Building#2 behind Building#1</i>	
Building Height	16.5 FT
Building Coverage	Dwelling (1,178 SF) Detached Garage (550 SF)
Front Yard Setback	110 FT from Front Property Line
Side Yard Setbacks	6 FT, 32 FT
Rear Yard Setback	25 FT
Parking	2 Car Detached Garage



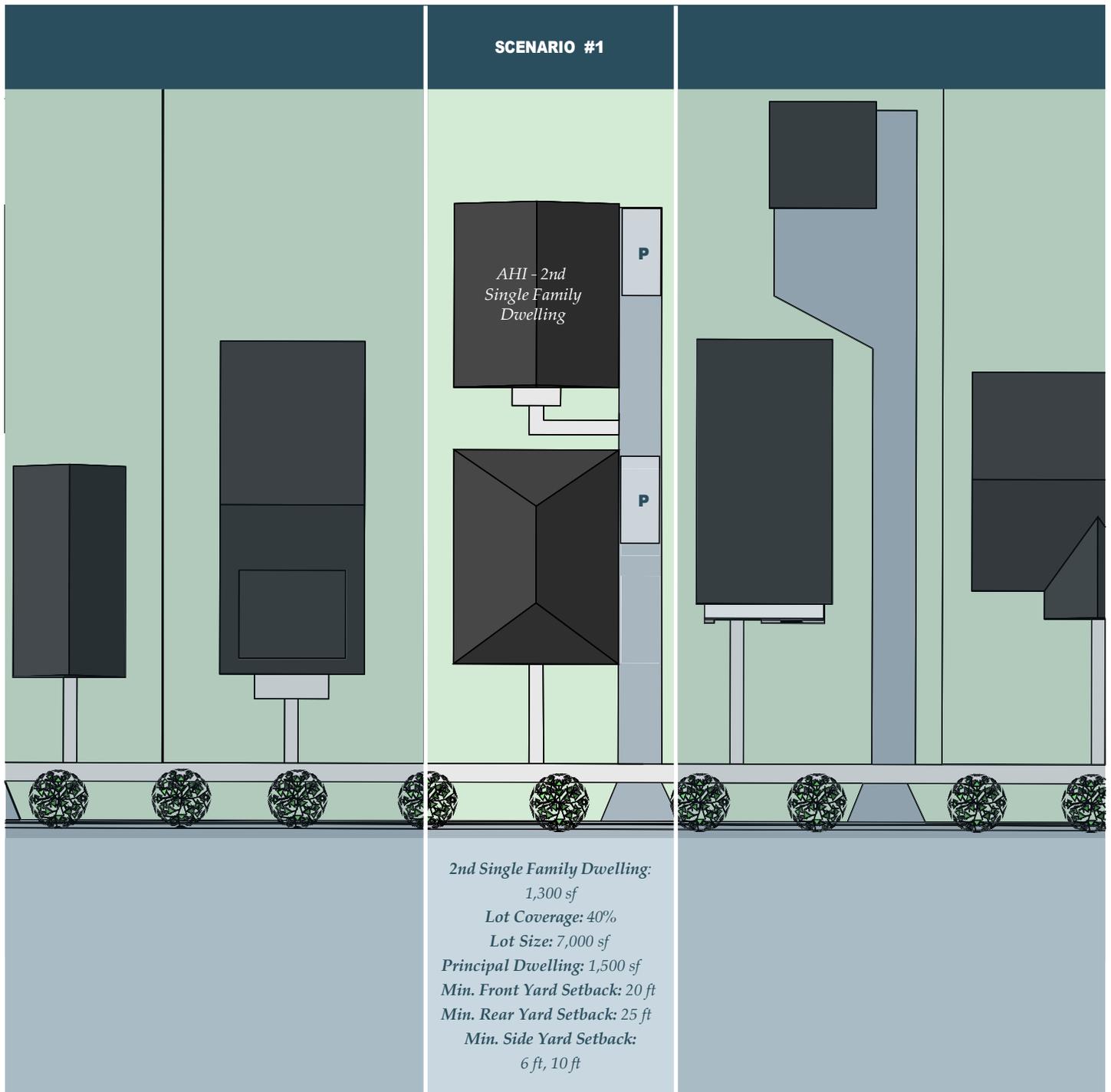
PRESERVATION OF EXISTING HOUSING

R-1-5000 SCENARIOS

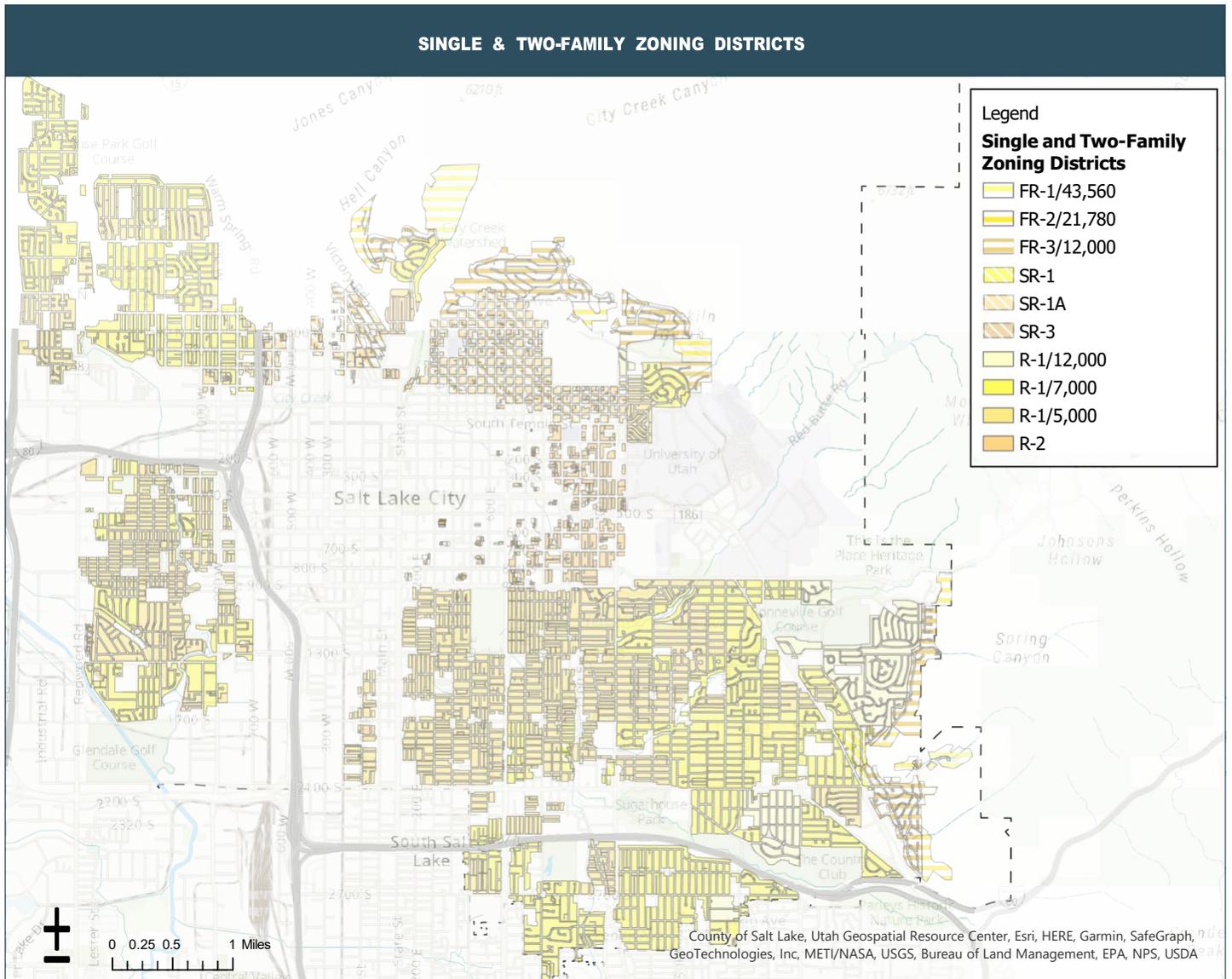


PRESERVATION OF EXISTING HOUSING

R-1-7000 SCENARIO



MAP OF SALT LAKE CITY SINGLE & TWO-FAMILY ZONING DISTRICTS



ADDITIONAL INFORMATION

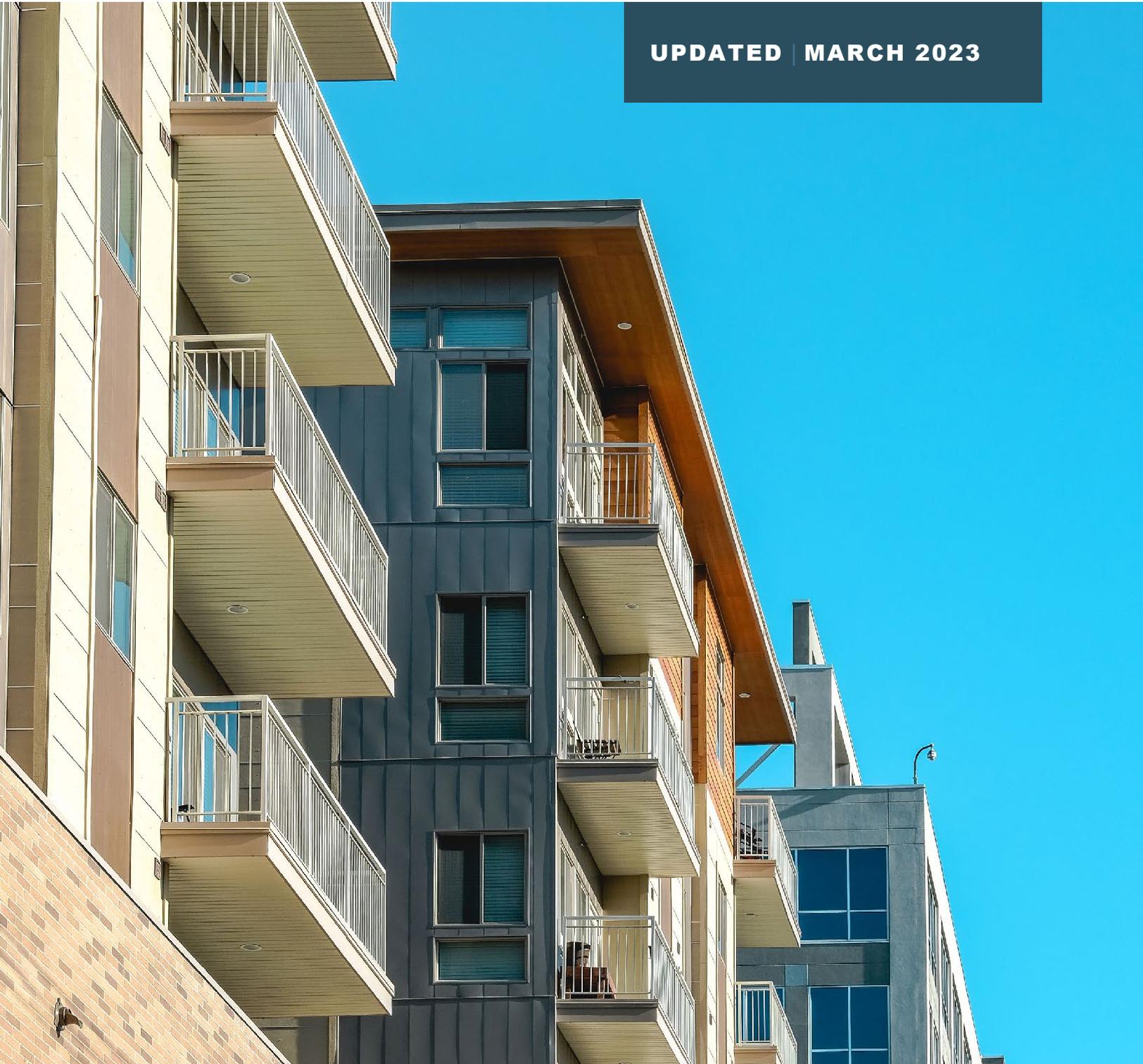
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ATTACHMENT C: Updated Affordable Housing Incentives Document



AFFORDABLE HOUSING INCENTIVES

UPDATED | MARCH 2023



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SALT LAKE CITY PLANNING

451 S. State Street | Room 406

P.O. Box | 145480

Salt Lake City, UT 84114 - 5480



INTRODUCTION

This proposal is for affordable housing incentives. Over time, and particularly in recent years, housing in Salt Lake City has become less affordable. There are many variables affecting housing prices, including zoning regulations.

The goal of the proposed amendments are to increase affordable housing throughout Salt Lake City. Where multifamily housing is permitted, the incentives are designed to encourage developers to include affordable housing in projects and allow affordable housing developers to build more housing units. The incentives also allow for small increases in housing units throughout the city. The proposed amendments would incentivize the construction of affordable housing through modifications to the zoning requirements.

The following pages describe the project process, the proposed zoning regulations, the changes to them since presented to the Planning Commission in May 2022, and the next steps in the project process.

For additional background and historic information on context and housing in Salt Lake City, see the Affordable Housing Document from 2022: www.slcdocs.com/Planning/Projects/Affordable%20Housing%20Overlay/affordable_housing_12_28_21_draft_ordinance.pdf.

PROJECT PROCESS

The project was initiated in 2019 to address increasing concerns regarding housing affordability and to implement the city’s 2018 housing plan, Growing SLC. It was initially envisioned as an overlay district and called “Affordable Housing Overlay”. Since the proposal applies differently in various zoning districts, an “overlay” is not applicable, and the “Affordable Housing Incentives” are now the first section in a new incentives chapter in the city’s zoning regulations.

Initial outreach on the proposal included an online survey in late 2019/early 2020. From the initial survey results, staff developed a draft framework for the incentives that serves as the basis for the current proposal. This was presented online in a **StoryMap** and staff requested additional feedback from the community in a survey. Based on this feedback, staff developed draft affordable housing incentives amendments to the city’s zoning regulations.

Staff presented these draft amendments to the community in the winter and spring of 2022 and to the Planning Commission at a hearing in May 2022. There was a significant amount of public comment at the meeting and it is included with the staff report. The Planning Commission provided additional feedback. Staff researched options to respond to the feedback and worked with developers on scenarios and proformas.

In fall 2022, the Office of the Mayor convened a focus group comprised of community members, developers, policy advisors, and housing advocates to review the incentives and respond to feedback. This revised draft addresses these comments and incorporates changes recommended by the focus group. **This document further describes the draft zoning amendments and the changes that have been made to them.** The text for the proposed zoning amendments that would implement these changes are located in **Appendix A**.

Additional information is available on the project page:

www.slc.gov/planning/affordable-housing.

FOCUS GROUP RECOMMENDATIONS

AFFORDABILITY LEVEL		
2022 PROPOSAL	FOCUS GROUP RECOMMENDATION	UPDATED PROPOSAL
MIXED-USE/MULTI-FAMILY ZONING DISTRICTS		
<p>A project is required to do one of the following:</p> <ul style="list-style-type: none"> • 20% of units are restricted as affordable to those with an income at or below 80% AMI; or • 10% of units are restricted as affordable to those with an income at or below 60% AMI; or • 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms. 	<p>Incentives that require a higher percentage of affordable units are unlikely to be feasible for market rate developers.</p> <p>Lower number of affordable units are required to provide for more deeply affordable and larger units, otherwise the incentives will not work.</p>	<p>The affordability requirement was expanded to address size and reduce displacement as household income increases as indicated below:</p> <ul style="list-style-type: none"> • 20% of units are restricted as affordable to those with an income at or below 80% AMI; or • 10% of units are restricted as affordable to those with an income at or below 60% AMI; or • 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms. • 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or • 5% of units are restricted as affordable to those with an income at or below 30% AMI; or • 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or • 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.
SINGLE- AND TWO-FAMILY ZONING DISTRICTS		
<p>50% of units need to be affordable to those with incomes at or below 80% AMI.</p>	<p>In the single- and two-family zoning districts the proposed incentives may not provide sufficient profit for new development.</p> <p>Lower the required percentage of affordable units to one when the existing dwelling is maintained.</p>	<p>New construction: At least 50% of the provided dwelling units shall be affordable; or</p> <p>Existing building maintained: A minimum of one of the dwelling units shall be affordable provided the existing building is maintained.</p>

NEIGHBORHOOD IMPACTS		
2022 PROPOSAL	FOCUS GROUP RECOMMENDATION	UPDATED PROPOSAL
PROXIMITY TO TRANSIT		
To be eligible for the incentives single-family and two-family residential zoning districts, a property shall be within a ¼ mile of high frequency transit or located adjacent to arterial streets.	Remove proximity to transit requirements due to frequency of non-fixed transit route changes and to improve equitable distribution of additional housing types.	The proximity to transit and adjacency to arterial roads requirement for additional housing types in the single- and two-family zoning districts has been removed and no longer applies to the AHI. The incentives would apply to all areas of single- and two-family residential districts.
DESIGN & DEVELOPMENT STANDARDS		
<ul style="list-style-type: none"> • Building entrances on street facing façades. • Glass on 15% of surface area on street facing façades. • One off-street parking space required per unit. 	<p>Additional development and design standards needed.</p> <ul style="list-style-type: none"> • Determined that a blank wall standard wasn't necessary. • Determined that additional parking wasn't necessary. 	<p>Additional standards added as indicated below:</p> <ul style="list-style-type: none"> • Clarified location requirements for building entrances. • Added 50% durable materials requirement (fiber cement, brick, concrete, etc.) for street facing façades. • Added 120 sq. ft. open space requirement with a minimum width of 6 ft. open space requirement per unit.
ENFORCEMENT		
2022 PROPOSAL	FOCUS GROUP RECOMMENDATION	UPDATED PROPOSAL
Require a restrictive covenant and annual reporting for each property.	Increase city capacity to or use third party to review annual reporting. Increase city capacity for enforcement.	Additional language provided on enforcement, annual reporting, and the restrictive covenant requirements. Provision to allow for third party review.
INFRASTRUCTURE		
2022 PROPOSAL	FOCUS GROUP RECOMMENDATION	UPDATED PROPOSAL
Existing city requirements are for developers to pay for necessary infrastructure including water, sewer, and storm water. The city has an existing water supply and demand plan from 2019 that will be updated in 2023. It takes into consideration infill and Northwest Quadrant development.	Existing plans address future water needs and emphasize system conservation.	None. Development must provide necessary upgrades to city services. City plans and policies will continue to be updated and assess for adequate infrastructure.

SUMMARY OF CHANGES

There are a number of modifications to the draft proposal presented to the Planning Commission in May 2022. Several of the major modifications are summarized below and further described in this document.

- **The removal of the proximity to transit and adjacency to arterial roads requirement for additional housing types in the single- and two-family zoning districts.** This opens the incentive up to all areas of the city within single- and two-family zoning districts, increasing its equity and availability.
- **An emphasis on the preservation of existing housing.** Members of the community and focus group did not want to see existing housing demolished. Many existing housing units are naturally more affordable than new housing units. This recommendation is addressed in the revisions by allowing for a second detached dwelling on a lot if the existing dwelling is maintained. It decreases the affordability requirement when an existing dwelling is preserved from 50% of units to at least one of the units.
- **Additional design standards for new housing types in single- and two-family zoning districts.** The focus group identified the design of the additional housing types and open space as potential issues. There is additional language that requires durable building materials, an entry feature, and open space.
- **Removal of provisions that allowed for reduction from some development standards.** The yards and setbacks of the base zoning district apply to the perimeter of the development and may not be reduced. No increase in building coverage is permitted.
- **Enforcement penalties clarified.** Enforcement of the incentives to ensure that units are occupied as required was a frequent comment from members of the community. Staff has detailed the annual reporting and auditing requirements and increased the fines that could apply. Noncompliance can result in a lien placed on the property for fines and revocation of the business license associated with the property.
- **Additional incentive options for deeply affordable and larger units.** Members of the focus group had concerns regarding the proposed affordability level and percentage of units required to be affordable. Staff and members of the development community presented information on the feasibility of the existing incentive proposal and the viability of requiring more deeply affordable units and/or a greater percentage of affordable units. Options for a lower percentage of more deeply affordable and larger units are provided.
- **Modifications for consistency with the proposed Downtown Building Heights text amendment.** The Planning Commission recommended changes to zoning districts within the downtown in August 2022 and, while these have not been adopted, staff is proposing changes to the proposal to be consistent and compatible with the proposed changes to these zoning districts.

PROGRAM BASICS, ADMINISTRATION & ENFORCEMENT

GENERAL STANDARDS

- Except for the single- and two-family zoning districts, there are requirements that the affordable units are comparable to market rate units. This includes the location of the entrance, dispersion of the units throughout the building or site, number of bedrooms, and access to all amenities available to the market rate units in the development.
- For overall development sites with more than 125 units, no more than 50% of units shall be designated as affordable units.
- The proposal does not change other city requirements, including building codes, fire codes, or public utilities requirements.

ADMINISTRATION & ENFORCEMENT

The city anticipates that additional staff time will be needed to administer the incentives program. The amount of staff time necessary will depend on the number of projects that use the incentives, and the specific incentives adopted. Administration will include the following:

- Preparing and recording a restrictive covenant agreement.
- Reviewing annual reports for compliance. This will assess whether the dwelling units, owner, and occupants are in compliance with the requirements.
- Projects that require annual reports to be provided to Utah Housing Corporation, Olene Walker Housing Loan Fund, Housing Authority of Salt Lake City, Housing Connect, or others may submit that report in lieu of the city reporting requirements.
- Reports of noncompliance and or other violations will be investigated as necessary. A lien may be placed on the property for fines and the business license revoked.





MULTI-FAMILY & MIXED-USE ZONING DISTRICTS

PROPOSAL

Permit additional height between 1-3 stories (approximately 10' per story), depending on the zone, in various zoning districts that permit multifamily housing. Allow for administrative Design Review when a Design Review process is required.

WHAT IS CHANGING FROM MAY 2022?

There are several zoning districts where the height permitted is changing from what was previously proposed. The "Proposed Maximum Height with AH Incentives" column identifies what is now proposed. The changes are identified in a footnote at the bottom of the page.

The changes include the following:

- Consistency with the proposed Downtown Building Heights Amendments.
- Four additional options for more deeply affordable or larger units.
- Modifications to encourage greater flexibility and encourage more affordable units.

The simplified administrative design review process for many zoning districts remains. When a public hearing is required, the approval process can take approximately 4-6 months and an administrative design review process could shorten this process by 2-3 months.

Proposals that wanted to use this incentive would require affordable units that meet the following characteristics: The three initial options for affordable units remain:

- 20% of units are restricted as affordable to those with an income at or below 80% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms.

Staff worked with market rate and affordable housing developers to test these in scenarios and proformas. Incentives that require a higher percentage of affordable units are unlikely to be feasible for market rate developers. **To provide for more deeply affordable and larger units, staff, developers, and the focus group prepared the following additional options:**

- 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 30% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or
- 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.

WHAT IS THE GOAL?

The goal of this proposal is to encourage affordable housing in projects where it may not be built otherwise and allow for projects that are already providing affordable units to provide additional units. This is proposed by permitting additional height to encourage the development of affordable housing and, in some zoning districts, by decreasing the processing time for applications without modifying the design standards and requirements. Decreasing the processing time could allow for projects to proceed that may not have otherwise and to begin construction sooner with reduced carrying costs and development timelines.

The following Residential districts would allow for additional stories by right or with administrative design review for additional height with affordable units as follows:

DISTRICT	PERMITTED MAXIMUM HEIGHT	PROPOSED MAXIMUM HEIGHT WITH AH INCENTIVES
RMU-35	35', 45' Design Review*	45' with administrative Design Review*
RMU-45	45', 55' Design Review*	55' with administrative Design Review*
RB	30'	May build one additional story equal to or less than the average height of the other stories in the building. Density limitations listed in the land use table do not apply.†
RMU	75' residential 125' in mapped area	May build three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.**
RO	60' multifamily 90' if adjacent to a district with greater maximum height	One additional story equal to the average height of the stories permitted.

Footnotes - Changes from May 2022: Residential Districts

- * Removes prohibition of additional height for property abutting a Single-Family or Two Family Residential District.
- † Provides clarity on permitted units.
- ** Removes the mapped area and requires affordable units for additional height.
- *** Removes SR-3 from table. Limits to incentives for single- and two-family zoning districts.

The following Commercial districts would allow for additional stories by right or with administrative design review for additional height with affordable units as follows:

DISTRICT	PERMITTED MAXIMUM HEIGHT	PROPOSED MAXIMUM HEIGHT WITH AH INCENTIVES
SNB	25'	May build one additional story equal to or less than the average height of the other stories in the building.
CB	30'	May build one additional story equal to or less than the average height of the other stories in the building.
CN	25'	May build one additional story equal to or less than the average height of the other stories in the building.
CC	30' 45' Design Review and additional landscaping equal to 10% of the additional floor	45' with administrative Design Review*
CG	60' 90' Design Review and additional landscaping equal to 10% of the additional floor.	May build two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review*† May build three additional stories equal to or less than the average height of the other stories in the building for properties in the mapped area in the Downtown Building Heights proposal.†
CSHBD1	105' for residential with structured parking and Design Review for buildings over 50'	105' and two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.
CSHBD2	60' for residential with Design Review over 30'	60' with administrative Design Review and one additional story equal to or less than the average height of the other stories in the building with administrative Design Review.
TSA Transition	UC-T: 60' UN-T: 50' MUEC-T: 60' SP-T: 60'	May build one additional story equal to or less than the average height of the other stories in the building with administrative review. *only allowed if affordable units are provided
TSA-Core	UC-C: 90'; 105' with two sloping planes UN-C: 75' MUEC-C: 75' SP-C: 75'	May build two additional stories equal to or less than the average height of the other stories in the building with administrative review. *only allowed if affordable units are provided

Footnotes: Changes from May 2022: Commercial Districts

* Allows for additional landscaping to be met with open space. This includes courtyards, patios, or other usable areas.

† Proposed Downtown Building Heights for CG allows for 75' & 105' with Design Review, 150' in new Depot District mapped area. Removes mapped area previously included with incentives and replaces with Depot District mapped area.

The following Form-Based districts would allow for additional stories by right or with administrative design review with affordable units as follows:

DISTRICT	PERMITTED MINIMUM OR MAXIMUM HEIGHT	PERMITTED MINIMUM OR MAXIMUM HEIGHT WITH AH INCENTIVES
FB-UN3 *pending	85' 125' Design Review	125' and three additional stories equal to or less than the average height of the stories permitted with administrative Design Review
FB-UN2	50' 65' on identified corners and in mapped area	One additional story equal to the average height of the stories permitted.
FB-SC	60' 75' with 10% affordable units	One additional story equal to the average height of the stories permitted. Moves affordable unit requirement to the incentives chapter.
FB-SE	45'	May build one additional story equal to the average height of the other stories in the building.
FB-UN1	2.5 stories, 30'	May build up to three stories and 30' in height.

The two districts below would allow for additional stories by right or with administrative design review with affordable units as follows:

DISTRICT	PERMITTED MAXIMUM HEIGHT	PERMITTED MAXIMUM HEIGHT WITH AH INCENTIVES
GMU	75' flat 90' pitched 120' Design Review	180' and two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.*
MU	45' mixed-use and residential 60' with residential and Design Review	60' with residential units and administrative Design Review

Footnotes - Changes from May 2022: GMU District

* Proposed Downtown Building Heights amendments for GMU allows for a permitted height of 75' and an increase to 180' with Design Review.

The Downtown districts would allow for additional stories by right or with administrative design review with affordable units as follows:

DISTRICT	PERMITTED MAXIMUM HEIGHT	PERMITTED MAXIMUM HEIGHT WITH AH INCENTIVES
D-1	Min. 100' corners Mid-block 100' or greater with Design Review Greater than 375' with Design Review	Administrative Design Review when a Design Review process is required.
D-2	65' 120' Design Review	120' and two additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.*
D-3	75' 90' residential Design Review	180' and three additional stories equal to or less than the average height of the other stories in the building with administrative Design Review.*
D-4	75' 120' Design Review	120' and three additional stories equal to or less than the average height of the stories permitted with administrative Design Review. 375' and administrative review in mapped area.*

Footnotes - Changes from May 2022: Downtown Districts

* The proposed changes are to be consistent and compatible with Downtown Building Heights amendments that allow the following:

D-1: Minimum height of 100', with exceptions for utilities, accessory buildings, small parcels & footprints, and buildings with Design Review. Design review required for buildings greater than 200'.

D-2: Increased additional stories from one to two. Permitted height remains 120'.

D-3: Permitted height remains 75', up to 180' permitted with Design Review.

D-4: Additional height permitted with administrative review in mapped area.



WAIVE PLANNED DEVELOPMENT REQUIREMENT FOR SPECIFIC DEVELOPMENTS

PROPOSAL

Permit affordable housing developments by right that would otherwise require a Planned Development.

WHAT IS CHANGING FROM MAY 2022?

The proposed changes are to be consistent with the Downtown Building Heights proposal, which removed the Planned Development requirement for the Gateway Mixed Use zoning district (GMU).

The waiver would require affordable units as otherwise permitted in the zoning district.

Proposals in the Community Shopping (CS) zoning district:

- These modifications would apply to a small number of properties in the CS zone. There are 20 parcels with a total area of 64 acres. The parcels consist of the Brickyard, Foothill Village, Trolley Square, the Redwood Rd. shopping center with a Lucky grocery, and a church at the southwest corner of 400 S and 800 E.

Proposals for buildings and lots that do not have street frontage: This part of the proposal would allow for the development of housing in the following locations:

- Private streets
 - Improved public alleys
 - Parcels without adequate street frontage
-

This type of development currently requires a planned development, as buildings are normally required to face a public street. This could apply in various zoning districts.

From 2015-2020, the Planning Commission reviewed approximately 80 Planned Development requests. Approximately 45% of these requests included a request for lots without street frontage. The applications also requested other items, such as reduced yard setbacks or a reduction in landscaping, but for most, it is likely that the requirement for street frontage was a primary issue. The removal of this requirement for projects that provide affordable units could potentially decrease the review time and development costs for the applicant.

WHAT IS THE GOAL?

Planned development proposals often ask for modifications for reduction in the required yard setback, height, or other regulations. The purpose of the review is to ensure that the resulting development is one that is enhanced compared to a proposal that would otherwise be constructed. However, all development proposals the Community Shopping (CS) zoning districts require Planned Development approval.

This is also a Planned Development requirement for buildings that do not have street frontage, including those on public alleys or private streets. This planning process takes approximately 4-6 months and requires Planning Commission approval. Similar to the other proposals, this would decrease the review time for a project with affordable housing, and potentially enable additional projects that may not choose to proceed when this process is required. Proposals using these provisions would still need to meet other zoning district standards, including design standards.

ALLOW HOUSING ON INSTITUTIONAL LANDS

PROPOSAL

Allow affordable housing on institutional lands.

WHAT IS CHANGING FROM MAY 2022?

The previous proposal required that 20% of units are restricted as affordable to those with an income at or below 80% AMI.

The current proposal allows one of the seven options that apply to zoning districts with additional height or process waivers. These are as follows:

- 20% of units are restricted as affordable to those with an income at or below 80% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms; or
- 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 30% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or
- 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.

WHAT IS THE GOAL?

The intent of this is to allow single-family and single-family attached housing on properties that are in the Institutional zoning district and excludes multifamily development. This district includes schools, hospitals, and non-profits. However, state owned land, including the University of Utah, is not subject to city zoning regulations. Future zoning amendments may be considered to allow multifamily housing.

ALLOW ADDITIONAL HOUSING TYPES

PROPOSAL

Allow additional single-family dwellings, including single-family attached units (row houses and sideways row houses), or cottages in commercial zoning districts (CB Community Business, CC Corridor Commercial, CG General Commercial) to encourage the redevelopment of underutilized land. These projects would be required to meet the standards for those housing types. Permitting single-family dwellings would allow for these dwellings in a cottage development.

WHAT IS CHANGING FROM MAY 2022?

The previous proposal required that 20% of units are restricted as affordable to those with an income at or below 80% AMI.

The current proposal allows one of the seven options that apply to zoning districts with additional height or process waivers. These are as follows:

- 20% of units are restricted as affordable to those with an income at or below 80% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 60% AMI; or
- 10% of units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have two or more bedrooms; or
- 10% of units are restricted as affordable to those with an average income at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 30% AMI; or
- 5% of units are restricted as affordable to those with an income at or below 60% AMI when the affordable units have two or more bedrooms; or
- 5% of the units are restricted as affordable to those with an income at or below 80% AMI when the affordable units have three or more bedrooms.

WHAT IS THE GOAL?

Allowing additional housing types could provide for more variety in development or redevelopment opportunity. It would also provide the opportunity to transition additional land to lower scale residential development.



MODIFY DENSITY LIMITS IN RESIDENTIAL MULTI-FAMILY ZONES

PROPOSAL

Allow for additional units in RMF zoning districts when affordable housing is provided.

RESIDENTIAL MULTIFAMILY (RMF) ZONING DISTRICTS

The city has four RMF zoning districts. They are located throughout the city with the greatest concentration to the east of downtown. Properties in these districts have a mix of single and multifamily uses. Many of the existing multifamily structures have density exceeding what is currently permitted in the zone.

The four districts, distinguished by their height limits are listed below:

- RMF-30
- RMF-35
- RMF-45
- RMF-75

WHAT IS THE GOAL?

The goal is to encourage the construction of affordable multifamily housing in neighborhoods that are typically close to services and amenities and have a variety of existing housing types. Removing the density requirements could increase the number properties that may accommodate affordable units. This benefit would increase the feasibility of these developments.

WHAT IS CHANGING FROM MAY 2022?

There are not changes to the affordability from the May 2022 proposal. There are additions and changes to the design standards:

- **Building materials:** 50% of any street facing facade shall be clad in durable materials.
- **Building entrances:** The ground floor shall have a primary entrance on the street facing façade of the building with an unenclosed entry porch, canopy, or awning feature. Stairs to second floor units are not permitted on street facing elevations.

WHAT AFFORDABILITY IS PROPOSED?

The existing proposal removed the existing qualifying provisions for density in the individual RMF zoning districts provided rental housing shall be income-restricted and rent-restricted and meet a minimum of at least one of the following affordability criteria if the following are met:

- 40% of units shall be affordable to those with incomes at or below 60% AMI;
- 20% of units shall be affordable to those with incomes at or below 50% AMI; or
- 40% of units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.

For sale owner occupied units shall provide a minimum of 50% of units affordable to those with incomes at or below 80% AMI. This is intended to allow for a greater number of smaller and more affordable units than what is currently permitted.

WHAT DEVELOPMENT STANDARDS WOULD APPLY?

The following standards would also apply:

- **Unit Mix:** No more than 25% of the units in the development shall be less than 500 square feet to promote a mix of unit sizes.
- **Parking:** Unless there is a lesser parking requirement in 21A.44, only one off-street parking space per unit is required in multifamily developments with less than 10 units.
- **Yards:** The minimum required yards shall apply to the perimeter of the development and not to the individual principal buildings within the development.
- **Lot width:** Minimum lot width requirements do not apply.
- **Sideways row house and row house standards:** Specific yard requirements. On street facing facades buildings cannot exceed 100 feet in length and garages are not permitted. There is a maximum length of 15' for blank walls.
- No additional building coverage or height is permitted.



SINGLE & TWO-FAMILY ZONING DISTRICTS

PROPOSAL

Allow additional building types in single and two-family zoning districts with an affordable component. Affordable units need to be affordable to those with incomes at or below 80% AMI. The proposal is to allow townhouses in groups of up to four units, 3-4 unit buildings, and cottage developments on parcels that are currently zoned for single- or two-family homes. Twin and two-family homes would also be permitted in the zoning districts where they are not currently allowed.

The units could be renter or owner-occupied. The appreciation on owner-occupied units would be limited and, if sold, would require the unit to remain affordable for the remainder of the required time period.

The proposal does not change other city requirements, including requirements for building codes, fire codes, or public utilities requirements.

SINGLE-FAMILY AND TWO-FAMILY ZONING DISTRICTS

The city has six single-family zoning districts. These are divided into Foothills and R-1 districts. The Foothills districts are generally located on the periphery of the city and close to the Foothills. The R-1 districts are located closer to the center of the city. Most of these areas developed in the early to mid-20th century.

The districts and minimum lot sizes are as follows:

- FR-1/43,560
- FR-2/21,780
- FR-3/12,000
- R-1/12,000
- R-1/7,000
- R-1/5,000

Many properties in the R-1 districts were previously zoned to allow for additional uses including two, three-, and four- family buildings.

There are four additional two-family districts where the current proposal applies:

- R-2
- SR-1
- SR-1A
- SR-3

These zoning districts allow two-family units in addition to single-family homes. This would allow for the additional housing types in these zoning districts.

NEW DWELLING TYPES

The proposal would allow these types of dwellings, provided the units met the affordability requirement:

- **Twin and Two-family Dwellings:** Twin, two-family, and duplex dwellings are not currently permitted in the single-family zoning districts (FR and R-1 zones). This proposal would permit them and require them to meet the existing standards for dwellings in the single- and two-family zoning districts.
- **Townhouses and Row houses:** These would be defined as row houses and sideways row houses similar to the recently adopted RMF-30 zoning district changes. In the single- and two-family districts, the number of attached units would be limited to four and design standards would provide greater compatibility with the existing development.
- **Three- and Four-family Dwellings:** Small, multi-unit dwellings with up to four units would be permitted with additional design standards. These modifications are to ensure greater compatibility with the existing development.
- **Cottage Development:** The proposal would allow cottage developments with similar design and standards to the recently adopted RMF-30 zoning district changes. Cottages are designed to look like single-family homes and would be permitted in groups of two to eight with a common green or open space.



Example of a 4-unit townhouse (sideways row house) on a nearly 11,000 square foot lot. Each unit is 1,840 sq. ft. with a two-car garage.

WHAT IS CHANGING FROM MAY 2022?

The focus group spent a significant amount of their discussion on the proposed incentives for the single- and two-family zoning districts. There are several changes proposed:

- **The removal of the proximity to transit and adjacency to arterial roads requirement for additional housing types in the single- and two-family zoning districts.** This opens the incentive up to all areas in single- and two-family zoning districts. This increases its equity and availability. The intent of the requirement was to encourage additional housing units in areas that are served by frequent transit (rail or bus service with 15-minute headways during peak periods) or are adjacent to arterial roads, which often have greater intensities of development. However, this requirement proved difficult because the location and frequency of the non-fixed bus routes has changed several times in the past few years. Additionally, some areas of the city were excluded and this raised concerns regarding the equity of the incentives and how they applied in different neighborhoods.
- **Addition of an incentive to preserve existing housing.** This incentive allows for the construction of a second detached dwelling on the property when an existing dwelling is maintained. When a dwelling is retained, the affordability requirement is lowered to one of the units on the property. When an existing unit is not maintained, 50% would be required to meet the affordability requirement. The proposed incentives may not provide a sufficient profit for development. This provides an alternative with a lower percentage of units required to be affordable.

- **Additional design standards requiring durable building materials, entry features, and open space. There is an existing requirement for 15% glass on street facing facades.**
 - **Building materials:** 50% of any street facing facade shall be clad in durable materials.
 - **Building entrances:** The ground floor shall have a primary entrance on the street facing façade of the building with an unenclosed entry porch, canopy, or awning feature. Stairs to second floor units are not permitted on street facing elevations. There are separate requirements for cottage developments for entries to face the street or common open space.
 - **Open space:** Open space area may include landscaped yards, patios, dining areas, and other similar outdoor living spaces. All required open space areas shall be accessible to all residents or users of the building. 120 sq. ft. of open space with a minimum width of 6 ft. shall be provided for each building with a dwelling. There are separate open space requirements for row house and cottage developments.

DEVELOPMENT STANDARDS

There are changes to the previous requirements. The following are new requirements:

- **Arrangement of Dwellings:** Dwelling units may be arranged in any manner within a building, as a second detached dwelling, as attached units, or if a cottage development with three or more detached dwellings, within the buildings that are part of the cottage development.
- **Existing Building:** When an existing building is maintained, new units may be added internal to the existing structure, as an addition, or as a second detached dwelling.

There are clarifications and modifications for the following:

- **Yards:** Minimum required yards shall apply to the perimeter of the property and not to the individual principal building(s).
- **Parking:** One parking space would be required per dwelling unit. If a property has multiple units, a minimum of one space would be required for each unit. A detached garage or carport with up to 250 sq. ft. for each unit may be provided in a single structure.
- **Subdivision:** Lots may contain up to four units. Existing lots may be divided such that each unit is on its own lot. The new lots are exempt from minimum lot area and lot width requirements.
- **Rowhouse standards:** There are specific yard requirements. On street facing facades buildings cannot exceed 60 ft. in length and garages are not permitted. There is a maximum length of 15' for blank walls.
- **Cottage standards:** There are specific yard requirements. Individual cottages cannot be more than 850 sq. ft. Open space and personal outdoor space must be provided.
- **Accessory Dwelling Unit:** An accessory dwelling unit (ADU) is considered one unit and counts toward the number of units permitted.
- No additional building coverage or building height is permitted.



Preservation of Existing Structure: Center lot depicts an existing single-family home with a basement ADU, two surface parking spaces, detached two-car garage, and new, detached single-family home to the rear. This is on a larger nearly 12,000 sq. ft. lot. The three structures have a total building coverage of 27%.

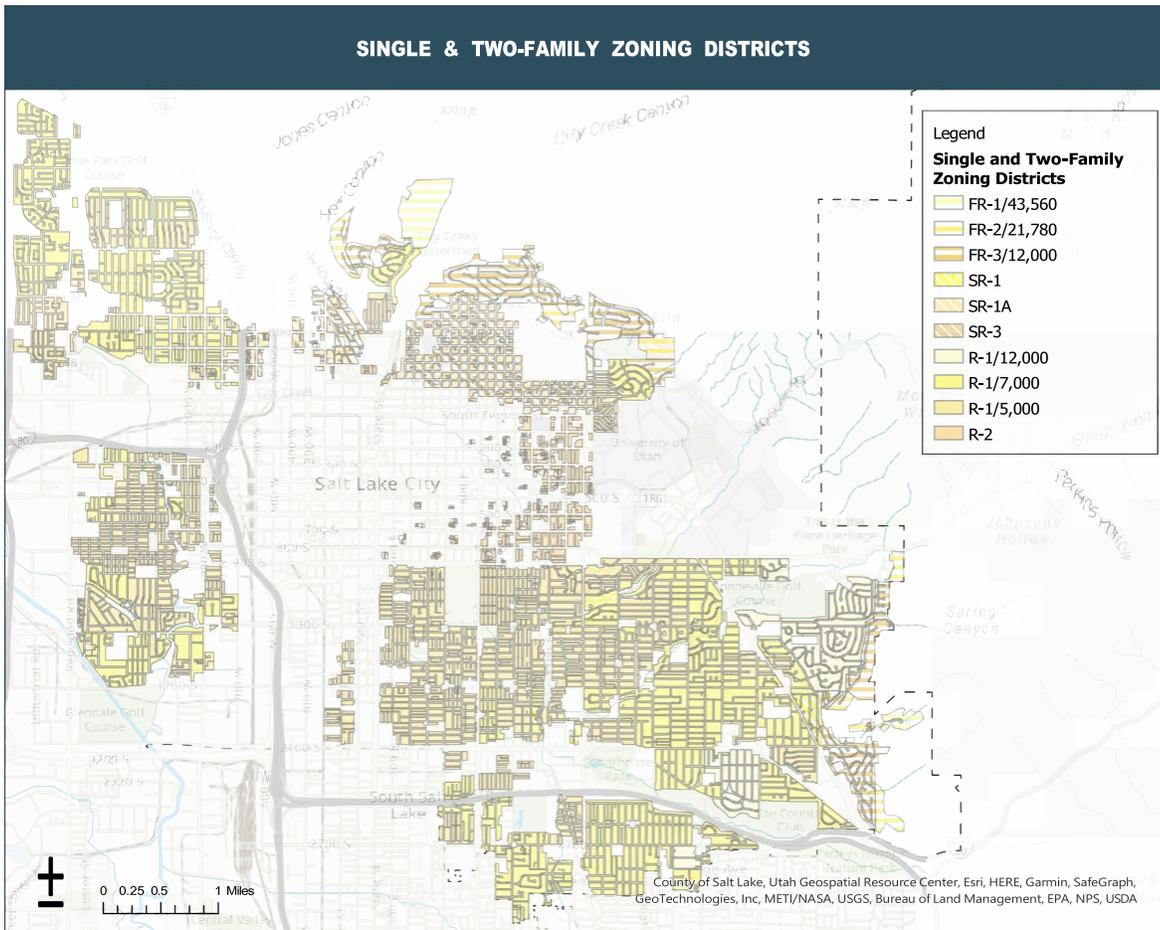
HISTORIC PRESERVATION CONSIDERATIONS

Planning staff understands that there are concerns regarding the potential demolition of historic resources. The process for construction and demolition, including review by the Historic Landmark Commission, would not change for properties that are in local historic districts or are local landmark sites. It would be difficult for a contributing, locally designated building to be demolished for construction using the affordable housing incentives. Additions and any new structures on the property would require historic review. Demolition of a non-contributing structure and new construction would need to meet historic preservation standards and guidelines.

The city's regulations do not apply to districts or individual properties that are listed on the National Register of Historic Places, but are not locally designated. The existing demolition process for these buildings would not change. Whether to redevelop a property would be up to individual property owners. Additionally, some properties that are not currently designated as local historic districts could be designated. Any new local historic district would need to meet the requirements in the city's Historic Preservation Overlay District.

WHAT IS THE GOAL?

The proposal would allow for some gentle increases in density in areas of the city that are predominantly occupied by single-family homes. Removal of the proximity to transit and arterial requirements open the option to all areas of the city zoned for single- and two-family dwellings and make this more equitable. The gentle increase in density that would be permitted is compatible with the historic development patterns of the city, where a mix of housing types, including duplexes and the division of a dwelling into multiple residences, previously occurred.



NEXT STEPS

ADOPTION PROCESS & IMPLEMENTATION

STEP 1: Planning staff is seeking additional feedback on the proposal. Public comments were included with the May 2022 staff report. Comments received after the May 2022 public hearing are included in 2023 memos and reports. Based on the feedback, in fall 2022, the Office of the Mayor convened a focus group to review the proposal and make recommendations.

Based on these discussions staff revised the proposal, and is presenting this revised document to detail the changes to the proposal. Additional comments will be included with subsequent memos and reports.

STEP 2: Review revised draft zoning ordinance text amendment language. This will be reviewed by the community, the Planning Commission at a briefing, and a subsequent public hearing. The Planning Commission provides a recommendation to the City Council who will hold an additional public hearing prior to action. Language implementing the proposal will be adopted in the Zoning Ordinance.

STEP 3: After adoption, interested parties consult with planning and other city staff to determine during the planning stages if the project meets the zoning and other applicable requirements. A planning process may be required.

STEP 4: Development plans are reviewed to make sure they comply with the incentives and applicable regulations. This would require the typical review process as well as an additional review to ensure compliance with the incentives and a restrictive covenant placed on the property. This would be required prior to the issuance of a building permit.

STEP 5: Building is constructed and after completion, a report is submitted annually to verify compliance with the requirements of affordability.

APPENDIX A: DRAFT LANGUAGE

DRAFT ORDINANCE LANGUAGE



ATTACHMENT D: Updated Affordable Housing Incentives Summary Document



AFFORDABLE HOUSING INCENTIVES

ZONING TEXT AMENDMENT



The City's Planning Division is considering zoning amendments to encourage the construction of additional affordable housing. This includes affordable housing incentives that would modify zoning requirements in some areas of the city. This document provides a summary of the changes and updates from the May 2022 proposal.

PROPOSAL

The proposed zoning amendments would incentivize the construction of designated affordable units, lessening the burden for those that would qualify and live in these units. Residential units that wanted to use the incentives would be required to place a restrictive covenant on the property for the units to be made available to qualifying households. The proposal could apply to rental housing units and for sale units.

This document summarizes the proposal. See more information at: www.sl.c.gov/planning/affordable-housing

PROJECT OBJECTIVE

The proposed amendments would incentivize the construction of affordable housing through modifications to the zoning requirements.

Over time, and particularly in recent years, housing in Salt Lake City has become less affordable. There are many variables affecting housing prices, including zoning regulations.

The goal of the proposed amendments are to increase affordable housing throughout Salt Lake City. Where multifamily housing is permitted, the incentives are designed to encourage developers to include affordable housing in projects and allow affordable housing developers to build more housing units. The incentives also allow for small increases in housing units throughout the city.

Other recent and upcoming zoning changes further enable the construction of more housing. However, there are issues and concerns that zoning cannot address, including job wages, home prices, and, outside of these proposed amendments, the types of units constructed, and the rents charged.

SUMMARY OF INCENTIVES

Multi-family and Mixed-Use Zoning Districts

- Permit additional height, between 1-3 stories (approximately 10' per story), depending on the zone in various zoning districts that permit multifamily housing.

Residential Multifamily Zoning Districts

- Remove the density requirements in the RMF zoning districts, if the proposal meets the affordability requirements.
- No additional height permitted.
- Only 25% of the units could be 500 square feet or smaller.
- Add development and design standards for rowhouse, sideways rowhouse, cottage, and other building forms.

Single- and Two-family Zoning Districts

- Allow additional building types in single- and two-family zoning districts provided 1-2 of the units would be affordable.
- Allow townhouses in groups of up to four, 3-4 unit buildings, and cottage developments on parcels that are currently zoned for single- or two-family homes. Twin and two-family homes would also be permitted in the zoning districts where they are not currently allowed.
- Add development and design standards for these dwellings.

Other Incentives

- Waive the Planned Development process for some proposals when affordability requirements are met.
- Allow single-family and single-family attached housing on Institutional zoned land. Future zoning amendments may be considered to allow multifamily housing.
- Allow additional housing types in the CG (General Commercial), CC (Community Commercial), and CB (Community Business) zoning districts to encourage the redevelopment of underutilized land. These districts permit multifamily housing, but not single-family dwellings, including single-family attached units, or cottages.

SUMMARY OF CHANGES

There are a number of modifications to the draft proposal presented to the Planning Commission in May 2022:

- The removal of the proximity to transit and adjacency to arterial roads requirement for additional housing types in the single- and two-family zoning districts. This opens the incentive up to all areas of the city within single- and two-family zoning districts, increasing its equity and availability.
- An emphasis on the preservation of existing housing. The revisions incentivize retaining an existing dwelling. The affordability requirement when an existing dwelling is preserved decreases from 50% of units to at least one of the units.
- Additional design standards for new housing types in single- and two-family zoning districts. There is additional language that requires durable building materials, an entry feature, and an open space.
- Enforcement penalties detailed. There are additional annual reporting requirements and an increase in the fines that could apply. Noncompliance can result in a lien placed on the property for fines and revocation of the business license associated with the property.
- There are additional incentive options for more deeply affordable and larger units. These allow for a lower percentage of units to be set aside, ranging from 5-10% of units.
- Modifications for consistency with the proposed Downtown Building Heights text amendment. The Planning Commission recommended changes to zoning districts within the downtown in August 2022. Pending adoption, staff is proposing changes to the proposal to be consistent and compatible with the proposed changes to these zoning districts.

PROJECT TIMELINE



ADDITIONAL INFORMATION | Sara Javoronok, Senior Planner | sara.javoronok@slcgov.com | 801.535.7625

ATTACHMENT E: Public Process & Comments

SEE SEPARATE ATTACHMENT E FOR ALL SUB-ATTACHMENTS

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 application was initiated:

Online Surveys and Comment Form

- December-January 2020 – Planning staff posted an initial survey seeking feedback on housing issues. Over 2,100 people responded. See complete responses in Attachment E.1.
- July 2020 – Planning staff presented a draft proposal in a Story Map and sought feedback on the proposal. Nearly 300 people responded. See complete responses in Attachment E.2.
- February 2022 – Planning staff posted the draft amendments and sought feedback through a comment form. Approximately 130 people responded. See complete responses in Attachment E.3.
- March 2023 – Planning staff posted an updated draft of the proposed amendments and sought feedback through the comment form. Two people responded for a total of approximately 175 since February 2022. See complete responses from May 11, 2022-April 19, 2023 in Attachment E.4.

Developer Discussions

Planning staff met with several affordable housing developers in 2019 to discuss issues and obstacles to building affordable housing in the community and how zoning may be able to address them. Developers generally indicated that by right processes were best, there should be parking reductions especially for lowest incomes, density limits made development difficult in the RMF districts, additional height was needed in many zoning districts, and there was a preference for form-based zoning districts.

Staff requested feedback from developers on the draft proposal and generally heard that the incentives would allow them to construct more units and that the incentives in the single-family zoning districts may encourage smaller developers to construct units.

Recognized Community Organization Notice and Meetings

- June 25, 2020 – The 45-day required notice for recognized community organizations was sent citywide.
 - July 20, 2020 – Planning staff discussed the proposal at the Sugar House Land Use and Zoning meeting (Zoom).
 - August 6, 2020 – Planning staff discussed the proposal at the Ball Park Community Council meeting (Zoom).
- March 3, 2022 – The 45-day required notice for recognized community organizations was sent citywide.
 - March 16, 2022 – Planning staff discussed the proposal at the East Bench Community Council meeting (Zoom). Members expressed concerns with loss of views, view easements, and wanted to be notified of potential projects in the neighborhood.
 - March 21, 2022 - Planning staff discussed the proposal at the Sugar House Land Use Committee meeting (Zoom). Members expressed concerns with additional

housing types proposed, especially in the Highland Park neighborhood, lack of parking, lack of utility capacity, loss of neighborhood character, increase in rental housing, and desire for the proposal to be implemented as a smaller, pilot program.

- April 7, 2022 – Planning staff discussed the proposal at the Ball Park Community Council meeting (Zoom). Community members want to see more owner-occupied housing in the neighborhood, expressed concerns with additional height in the FB districts, have concerns with existing parking requirements in the FB zones, and have general parking and safety concerns.
- April 13, 2022 – Planning staff discussed the proposal at the Jordan Meadows/Westpointe Community Council meeting (Zoom). Community members asked questions about parking and how the increased number of students and increased park usage would be addressed.
- April 14, 2022 – Planning staff discussed the proposal at the Yalecrest Community Council meeting (Zoom). Community members asked questions about historic districts and how the proposal would affect them, required parking, accessory dwelling units, rental units, and neighborhood character.
- May 4, 2022 – Planning staff discussed the proposal at the Greater Avenues Community Council meeting (Zoom). Community member questions included affordability levels, the Planning Commission meeting and how to submit comments if not able to attend, and the monitoring of the deed restricted properties.
- March 16, 2023 – Planning staff discussed the proposal at the Salt Lake City Community Network meeting (Zoom).

Open Houses and Virtual Events

- July 9, 2020 – Facebook Live Q&A – Planning staff hosted an AMA/Q&A discussion on Facebook. It reached 4,365 people with 1,423 3-second video views and 52 comments. See Attachment E.4.
- February 16, 2022 – Facebook Live Q&A – Planning staff hosted an AMA/Q&A discussion on Facebook. It reached 772 people with 401 3-second video views and 71 reactions, shares, and comments. See Attachment E.5.
- April 5, 2022 – Virtual Office Hours (Zoom) – Planning staff hosted an open Zoom meeting to answer questions. There were no attendees.
- April 5, 2022 – Open House (Sugar House Fire Station #3) – Planning staff hosted an open house to provide information and answer questions on the proposal. Seven people attended.
- April 12, 2022 – Open House (Unity Center) – Planning staff hosted an open house to provide information and answer questions on the proposal. Three people attended.
- April 14, 2022 – Virtual Office Hours (Zoom) – Planning staff hosted an open Zoom meeting to answer questions. No one attended.
- April 19, 2022 – Open House (Riverside Park) – Planning staff hosted an open house to provide information and answer questions on the proposal. No one attended.
- April 21, 2022 – Open House (Lindsey Gardens Park) – Planning staff hosted an open house to provide information and answer questions on the proposal. One person attended.

Sign-in sheets for open houses are included in Attachment E.7.

Additional Comments

The Glendale Community Council submitted a letter in 2020. See Attachment E.6. The Sugar House Community Council submitted a letter on May 3, 2022. See Attachment E.7.

Community members provided additional written comments that are attached to this report. For comments through May 11, 2022, see Attachment E.7 for emails and E.8 for social media

comments. Additional emails and phone calls with general questions were received and responded to by staff.

For comments received through July 2022, see below for a summary of the comment themes and tenor. See Attachment E.9 for a table of the comments received through July 2022.

See Attachment E.10 for all comments received May 12, 2022-April 19, 2023.

Community Notification

The City Council office sent a flyer to commercial and residential addresses in the city and owners that live outside of Salt Lake City. It identified housing initiatives in the city and highlighted this proposal. A total of 99,832 were sent. See Attachment E.11 for flyer and comments submitted to the Council office.

Development Scenarios

Staff contacted and worked with local developers in the summer and fall of 2022 to provide information on the feasibility and impact of incentives. See scenarios and proformas in Attachment G.

Focus Group

The Office of the Mayor convened a focus group that included 15-20 members. It was comprised of neighborhood leaders, developers, policy advisors, and housing advocates. The group reviewed and discussed topics with the most community concerns over four meetings in the fall and winter of 2022. They made several recommended changes to proposal detailed in this report.

Department Comments

Debbie Lyons, Sustainability

I do not have comments specific to the zoning modifications noted in the most current version, however I do want to provide a couple of resources on energy efficiency as it relates to affordable housing, just as an FYI.

For background, the City has adopted a goal to reduce greenhouse gas emissions 80% by 2040 through Mayor-Council joint resolution 22 of 2016. More than 75% of our carbon footprint is attributable to electricity and natural gas use in homes and businesses, so looking for all opportunities to incentivize energy efficiency is important. It's especially important in affordable housing because utility costs can pose significant hardship for low-income residents.

In case you're not aware or familiar with them:

[EPA's Energy Efficiency in Affordable Housing Guide](#)

[EPA – Energy Star Program – Residential Resources for Affordable Housing](#)

The [RDA's Sustainable Development Policy](#) should serve as a great complement for developers looking into applying for RDA funds for new housing projects.

Erik Fronberg, Housing Stability

Please see my comments below for the draft language of the City's Affordable Housing Incentives ordinance.

21A.52.050.F.2.a – The language addressing household incomes at a given percentage AMI is not consistent throughout the ordinance. I recommend replacing the following from 21A.52.050.F.2.a:

“Eligible Households that are qualifying occupants with an annual income at or below the SLC Area Median Income (“AMI”) as applicable for the given affordable unit for Salt Lake City Utah, U.S. Department of Housing and Urban Development (“HUD”) Metro FMR Area (as periodically determined by the HUD and adjusted for household size).”

with the clearer language from 21A.62:

“households that are qualifying occupants at or below the applicable percentage of the Area Median Income (AMI) area median income for the Salt Lake City Utah, U.S. Department of Housing and Urban Development (“HUD”) Metro FMR Area Salt Lake Metro Area, (the “SLC Area Median Income” or “AMI”, as periodically determined by HUD and adjusted for household size) and published by the Utah Housing Corporation, or its successor.”

21A.52.050.F.2.b – I recommend replacing “AMI” with “*percentage AMI*.”

21A.52.050.H.3.e – I recommend removing this provision. I’m assuming that limiting the number of units designated as affordable in large developments is intended to promote mixed-income developments or geographic equity (not concentrate deed-restricted units in one place); however, in light of the current affordable housing crisis, the City should maximize, not limit, the number of affordable units in any development.

Overall, the draft looks great! It’s clear you and your team have worked hard on incorporating the feedback you’ve received.

Summary of Public Comment Themes

Since the petition was initiated in 2019, staff has received over 1,100 public comments from individual members of the public through email, the online comment form, the City Council office, Planning Commission public hearing comment cards, surveys, and social media platforms etc. This attachment outlines a summary of the Affordable Housing Incentive (AHI) public comments received since the project started in 2019 through July 2022.

Staff analyzed the comments and identified 14 common themes regarding the AHI proposal which are listed in the section below. It should be noted this analysis primarily includes digitally received comments which could be easily compiled for a digital analysis.

Staff reviewed each comment, documented the themes each comment referred to, and identified whether the comment voiced opposition, support, questions, recommendations, or a combination. The following sections provide a summary of the public comment analysis:

Theme: Affordability Requirements

This theme consists of comments related to the proposed AHI affordability requirements such as the Area Medium Income requirements and the for rent/ownership options.

- Staff received a total of 146 comments regarding affordability requirements. 97 of the comments suggested recommendations, 47 voiced opposition, 3 voiced support, and 31 included questions.

Theme: Lack of Infrastructure/utilities

This theme consists of comments related to the City's infrastructure, and utilities such as water supply, street capacity, and utility lines.

- Staff received a total of 58 comments regarding City infrastructure and utilities. 16 of the comments suggested recommendations, 48 voiced opposition, and 5 included questions.

Theme: Transportation Infrastructure

This theme consists of comments related to the proposed AHI parking requirements, transportation regulations, and the City's transportation infrastructure.

- Staff received a total of 242 comments regarding transportation infrastructure. 127 comments suggested recommendations, 141 voiced opposition, 18 voiced support and 16 included questions.

Theme: Density, unit type, and size

This theme consists of comments related to housing typologies, densities, unit type, size, and mix.

- Staff received a total of 318 comments regarding density, and unit type and size. 138 comments suggested recommendations, 121 voiced opposition, 81 voiced support and 13 included questions.

Theme: Enforcement

This theme consists of comments related to the AHI proposed enforcement regulations such as deed restrictions, monitoring, and enforcement methods.

- Staff received 64 comments regarding enforcement. 19 of the comments suggested recommendations, 42 voiced opposition, 1 voiced support and 15 included questions.

Theme: Design and Compatibility

This theme consists of comments regarding proposed AHI design standards, open space requirements, and architectural compatibility considerations.

- Staff received 122 comments regarding design and compatibility. 89 of the comments suggested recommendations, 35 voiced opposition, 4 voiced support and 3 included questions.

Theme: Neighborhood Impacts

This theme consists of comments regarding the potential impacts the AHI could have on the City's neighborhoods.

- Staff received 308 comments regarding neighborhood impacts. 96 of the comments suggested recommendations, 215 voiced opposition, 36 voiced support and 10 included questions.

Theme: Historic District

This theme consists of comments regarding the AHI could have on Historic Districts and properties.

- Staff received 56 comments regarding historic districts and properties. 17 of the comments suggested recommendations, 40 voiced opposition, and 10 included questions.

Theme: Zoning

This theme consists of comments regarding zoning regulation such as land use, and development standards.

- Staff received 220 comments regarding zoning. 93 of the comments suggested recommendations, 68 voiced opposition, 63 voiced support and 27 included questions.

Theme: Housing Policies

This theme consists of comments regarding housing policies such as homelessness, pilot programs, ADU regulations etc.

- Staff received 78 comments regarding housing policies. 34 of the comments suggested recommendations, 26 voiced opposition, 19 voiced support and 6 included questions.

Theme: Outside of Project Scope

This theme consists of comments related to topics outside of the scope of the AHI such as rent caps, wages, and the mandate of affordable housing construction.

- Staff received 206 comments regarding topics outside of the scope of the AHI. 194 of the comments suggested recommendations, 21 voiced opposition, 2 voiced support, and 8 included questions.

Theme: Public Outreach

This theme consists of comments related to the AHI public outreach process and methods.

- Staff received 48 comments regarding public outreach. 24 of the comments suggested recommendations, 14 voiced opposition, 3 voiced support and 15 included questions.

Theme: Climate Impacts

This theme consists of comments related to climate change and climate events such as wildfires and precipitation.

- Staff received 17 comments regarding climate change. 4 of the comments suggested recommendations, 9 voiced opposition, 2 voiced support and 4 included questions.

Theme: General Comments

This theme includes comments that generally stated opposition, support and general statements related to affordable housing.

- Staff received 195 comments regarding general comments. 79 of the comments suggested recommendations, 40 voiced opposition, 24 voiced support, 22 included questions, and 46 included general statements.

Theme: Multiple Themes

This theme notes the number of comments that addressed multiple themes.

- Staff received a total of 518 comments which addressed multiple comment themes.

Affordable Housing Overlay Comments - Through July 2022
Summary of Themes and Tenor

Counts and Tenor

Comment Themes	1- Opposed	2- Support	3-Questions	4- Recommendations	X - General Comments	Total Comments within Theme
Affordability Requirements	47	3	31		97	146
Lack of Infrastructure/utilities	48	0	5		16	58
Transportation Infrastructure	141	18	16		127	242
Density, unit type and size	121	81	13		138	318
Enforcement	42	1	15		19	64
Design and Compatibility	35	4	3		89	122
Neighborhood Impacts	215	36	10		96	308
Historic District	40	0	10		17	56
Zoning	68	63	27		93	220
Housing Policies	26	19	6		34	78
Outside of Project Scope	21	2	8		194	206
Public Outreach	14	3	15		24	48
Climate Impacts	9	0	2		4	17
General Comments	40	24	22		79	46
Multiple Themes						518

TOTAL OF 1100 COMMENTS

ATTACHMENT F: Analysis of Standards

ZONING TEXT AMENDMENTS

21A.50.050: 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 text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Plan Salt Lake

Plan Salt Lake is the adopted City vision document. It establishes citywide values, principles, and initiatives that are intended to guide the decision-making process for a number of different topics, including the manner in which the City addresses growth. The following guiding principles and initiatives are related to and consistent with the proposed zoning amendments:

Growth:

Guiding Principle: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

Initiatives:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.
- Work with regional partners and stakeholders to address growth collaboratively.

Housing

Guiding Principle: 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.”

Initiatives

- Ensure access to affordable housing citywide (including rental and very low income).
- Increase the number of medium density housing types and options.
- Encourage housing options that accommodate aging in place.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people oriented.
- Enable moderate density increases within existing neighborhoods where appropriate.
- Promote energy efficient housing and rehabilitation of existing housing stock.
- Promote high-density residential in areas served by transit.

Transportation and Mobility

Guiding Principle: A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.

Initiatives

- Create a complete circulation network and ensure convenient equitable access to a variety of transportation options by:
 - Having a public transit stop within 1/4 mile of all residents.
- Encourage transit-oriented development (TOD).

Growing SLC

Growing SLC is the city's housing plan. It outlines strategies for long-term affordability and preservation that continues to enhance neighborhoods while balancing their unique needs. It includes policies to address the city's need for affordable housing.

This proposal is consistent with several goals, objectives, and policies in Growing SLC:

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market.

- Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.
 - Develop flexible zoning tools and regulations, with a focus along significant transportation routes.
 - Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.
 - Reduce parking requirements for affordable housing developments and eliminate parking requirements in transit-rich, walkable neighborhoods or when the specific demographics of a development require less parking, such as senior populations.
- Objective 2: Remove impediments in City processes to encourage housing development.
 - 1.2.1 Create an expedited processing system to increase City access for those developers constructing new affordable units.

Goal 2: Affordable Housing: Increase Housing Opportunities and Stability for Cost-Burdened Households

- 2.1.2 Consider an ordinance that would require and incentivize the inclusion of affordable units in new developments.

Goal 3: Equitable & Fair Housing: Build a More Equitable City

- Objective 2: Align resources and invest in strategic expansion of opportunity throughout all neighborhoods of the city and access to existing areas of opportunity
 - Make strategic affordable housing investments in high opportunity neighborhoods.
 - Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.

The proposed changes are consistent with City purposes, goals, and policies. See detailed responses in Key Consideration 1.

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.

21A.02.030 Purpose and Intent

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 to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes.”

The purposes of the zoning ordinance also states the title is intended to:

- Lessen congestion in the streets or roads
- Classify land uses and distribute land development and utilization
- Foster the City's industrial, business and residential development

The proposed amendments to incentivize affordable housing meet the purpose and intent of the zoning ordinance as excerpted.

The proposed amendments implement the adopted master plans listed above in 1, which furthers a purpose of the zoning ordinance.

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

The proposed text amendment creates a Zoning Incentives chapter. The Affordable Housing Incentives are proposed for this chapter and additional incentives may be added. Many overlay districts apply in zoning districts affected by this proposal. This includes the following overlay districts:

- 21A.34.020: H Historic Preservation Overlay District
- 21A.34.030: T Transitional Overlay District
- 21A.34.040: AFPP Airport Flight Path Protection Overlay District (primarily Zones C and H)
- 21A.34.060: Groundwater Source Protection Overlay District
- 21A.34.080: CHPA Capitol Hill Protective Area Overlay District
- 21A.34.090: SSSC South State Street Corridor Overlay District
- 21A.34.110: DMSC Downtown Main Street Core Overlay District
- 21A.34.120: YCI Yalecrest Compatible Infill Overlay District
- 21A.34.130: RCO Riparian Corridor Overlay District
- 21A.34.150: IP Inland Port Overlay District (limited to CG properties on 5600 W)

The proposed amendments would be limited by additional standards in many of these overlay zoning districts. The base and overlay districts may provide additional standards and restrictions than provided for in these incentives.

Specifically, there has been discussion regarding the Historic Preservation Overlay District, Historic Landmarks, and the impact of the proposed AHI. The AHI would not change the historic standards, guidelines, or processes applicable to properties that are in local historic districts or are local landmark sites. Properties that are in National Register Historic Districts or are individually listed on the National Register are not subject to the city's historic regulations. Units could be added to existing properties with additions or new construction.

4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

The proposed text amendments support Sustainability, Equity, Growth, and Opportunity. In recent years, lack of affordable housing and increasing housing prices have become an issue in Salt Lake City, throughout the Wasatch Front and across the country. Increasing prices for rental and ownership housing, historically low number of

days on market in for sale housing, and historically low vacancy rates in rental housing indicate that additional housing is needed in Salt Lake City and beyond. This was discussed on pages 6-7 in the [original Affordable Housing document from 2022](#).

There have been changes in the market over the past year. For ownership units, prices have not continued to increase at the same rate as in previous years. However, interest rates have increased, and the monthly payment for a property of a similar value is greater than early 2022. See the Kem C. Gardner Policy Institute [Policy Brief: Housing Prices and Affordability](#) from February 2023 for more information. For renters, a February 2023 fact sheet from the Kem C. Gardner Policy Institute on [Utah's Rental Market](#) indicates the average apartment rent for Salt Lake County increased 37.1% from 2016-2021 while incomes increased by 18.5%. In Salt Lake County, 46% of renters are cost burdened, spending more than 30% of their income on housing, which is higher than the national average of 40%.

In October 2021 [Salt Lake County](#) and partners hosted a Regional Solutions Event with Daniel Parolek, of Opticos Design, who created the concept of “Missing Middle Housing” to discuss the concept and how it could address Utah’s housing needs. “Missing Middle Housing” is “is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.” ([MissingMiddleHousing.com](#)) Many aspects of the proposed text amendments permit and incentivize middle housing types and options. The County also prepared reports on housing highlighting the gap between new households and new homes, suggesting middle housing as an opportunity to fill the gap.

The Kem C. Gardner Institute issued a paper in December 2020 entitled, “[Housing Affordability: What Are Best Practices and Why Are They Important?](#)” that included making changes to zoning as a best practice. It identified that zoning can “Provide a Powerful Policy Tool to Increase the Supply of Housing” and that through higher density housing or upzoning communities could add more housing and respond to changing market preferences for housing types other than single-family homes. This could also reduce spatial concentrations of moderate- and low-income households of color and provide greater economic efficiencies for households and government. It also references the initial “Affordable Housing Overlay” approach initiated with this project. The name change reflects the location of the proposed provisions in the city’s zoning code, but the substance of the proposal is similar. The differences have been outlined in the staff report and are further detailed in the specific language in Attachment A and the narrative document (Attachment D).

Of the five recommendations in the March 2022 article in *Planning*, the magazine for the American Planning Association, entitled “[5 Practical Zoning Hacks for Missing Middle Housing](#)”, the affordable housing incentives proposal includes aspects of all five, plus includes requirements for affordable units. The five recommendations are as follows:

- Reduce minimum lot size
- Allow for more housing types and revisit structure sizes
- Level the playing field for smaller units (more density doesn’t always mean bigger buildings)
- Reduce or eliminate parking minimums
- Allow missing middle housing everywhere (if possible)

ATTACHMENT G: Summary of Proforma and Scenario Analyses

Development Scenarios

D-2 - Using New Downtown Building Heights standards

	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate					80% AMI				50% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR			
LIHTC	LIHTC project	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	36	96	48				9	24	12			1.14/\$577,668	4.29%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	20% units @ 50% AMI, with 1 floors above max height	255			\$8M / \$196psf / \$31.3k/door	40	109	54				11	27	14			1.14/\$664,864	4.32%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	20% units @ 50% AMI, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	45	122	60				12	30	16			1.15/\$753,879	4.44%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	20% units @ 50% AMI, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	50	135	66				13	33	18			1.15/\$842,894	4.51%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	20% units @ 50% AMI, with 3 floors above max height	300			\$8M / \$196psf / \$26.6k/door	48	128	64				12	32	16			1.15/\$800,763	4.40%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
Market	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate					80% AMI				30% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, by right to zoning	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan			
5% @ 30%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate					80% AMI				30% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan			
	5% units @ 30% AMI, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	48	129	64				3	7	4			1.35/\$1.570M	4.86%	Same basic leverage and loan, parked .88 stalls/unit		
	5% units @ 30% AMI, with 2 floor above max height	285			\$8M / \$196psf / \$28k/door	54	144	72				3	8	4			1.35/\$1.749M	4.96%	Same basic leverage and loan, parked .79 stalls/unit		
	5% units @ 30% AMI, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	59	160	79				4	8	5			1.35/\$1.923M	5.02%	Same basic leverage and loan, parked .71 stalls/unit		
5% units @ 30% AMI, with 3 floors above max height, add'l park	300	\$8M / \$196psf / \$26.6k/door			57	152	76				3	8	4			1.35/\$1.841M	4.91%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street)			
5% @ 60% 2bds	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate					80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan			
	5% units @ 60% AMI, All 2s, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	51	136	55						13			1.35/\$1.592M	4.93%	Same basic leverage and loan, parked .88 stalls/unit		
	5% units @ 60% AMI, All 2s, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	57	152	61						15			1.35/\$1.769M	5.01%	Same basic leverage and loan, parked .79 stalls/unit		
	5% units @ 60% AMI, All 2s, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	63	168	68						16			1.35/\$1.949M	5.09%	Same basic leverage and loan, parked .71 stalls/unit		
5% units @ 60% AMI, All 2s, with 3 floors above max, add'l park	300	\$8M / \$196psf / \$26.6k/door			60	160	65						15			1.35/\$1.860M	4.96%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street)			
20% @ 80%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate					80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan			
	20% units @ 80% AMI, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	40	109	54				11	27	14			1.35/\$1.563M	4.81%	Same basic leverage and loan, parked .88 stalls/unit		
	20% units @ 80% AMI, with 2 floor above max height	285			\$8M / \$196psf / \$28k/door	45	122	60				12	30	16			1.35/\$1.738M	4.89%	Same basic leverage and loan, parked .79 stalls/unit		
	20% units @ 80% AMI, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	48	128	64				12	32	16			1.35/\$1.912M	4.96%	Same basic leverage and loan, parked .71 stalls/unit		
20% units @ 80% AMI, with 3 floors above max height, add'l park	300	\$8M / \$196psf / \$26.6k/door			48	128	64				12	32	16			1.35/\$1.827M	4.84%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street)			
10% @ 60%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate					80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan			
	10% units @ 60% AMI, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	46	122	61				5	14	7			1.35/\$1.565M	4.84%	Same basic leverage and loan, parked .88 stalls/unit		
	10% units @ 60% AMI, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	51	137	68				6	15	8			1.35/\$1.741M	4.92%	Same basic leverage and loan, parked .79 stalls/unit		
	10% units @ 60% AMI, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	56	152	75				7	16	9			1.35/\$1.916M	4.99%	Same basic leverage and loan, parked .71 stalls/unit		
10% units @ 60% AMI, with 3 floors above max height, add'l park	300	\$8M / \$196psf / \$26.6k/door			54	144	72				6	16	8			1.35/\$1.830M	4.87%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street)			
10% @ 80% 2s	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate					80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan			
	10% units @ 80% AMI. All 2s, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	51	136	42				26					1.35/\$1.588M	4.91%	Same basic leverage and loan, parked .88 stalls/unit		
	10% units @ 80% AMI. All 2s, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	57	152	47				29					1.35/\$1.766M	4.99%	Same basic leverage and loan, parked .79 stalls/unit		
	10% units @ 80% AMI. All 2s, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	63	168	52				32					1.35/\$1.945M	5.07%	Same basic leverage and loan, parked .71 stalls/unit		
10% units @ 80% AMI. All 2s, with 3 floors above max, add'l park	300	\$8M / \$196psf / \$26.6k/door			60	160	50				30					1.35/\$1.856M	4.94%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street)			
5% @ 80% 3s	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate					80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan			
	5% units @ 80% AMI. All 3s, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	51	123	42				13					1.35/\$1.640M	4.99%	Same basic leverage and loan, parked .88 stalls/unit		
	5% units @ 80% AMI. All 3s, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	57	137	76				15					1.35/\$1.825M	5.07%	Same basic leverage and loan, parked .79 stalls/unit		
	5% units @ 80% AMI. All 3s, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	63	152	84				16					1.35/\$2.008M	5.15%	Same basic leverage and loan, parked .71 stalls/unit		
5% units @ 80% AMI. All 3s, with 3 floors above max, add'l park	300	\$8M / \$196psf / \$26.6k/door			60	145	80				15					1.35/\$1.916M	5.02%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street)			

*120' is max height permitted

*Assume current land values

*Assume current market rents for the neighborhood

*Fill or modify headers as applicable

* I had to push the rents for this site/neighborhood to make it make sense; the rents might be appropriate given the greater height and quality inherent with a tall tower.

Development Scenarios

Wood Frame (Type III/V Construction) 4 over 1 to 5 over 1 in various zones allowing approximately 50 feet in height

LIHTC	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				50% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR			
	Mixed Income 4% LIHTC project, 20% of units @ 50% AMI	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	22	57	29					5	15	7	1.11/\$281,153	5.07%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	4% LIHTC 20% units @ 50% AMI, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	26	70	35						7	18	9	1.12/\$362,344	4.90%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources	
Market	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				30% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR			
	Market Rate Project, by right to zoning	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
5% @ 30%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				30% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR			
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	5% units @ 30% AMI, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	31	83	42						2	5	2	1.35/\$917,421	5.48%	Same basic leverage and loan, parked .45 stalls/unit	
5% @ 60% 2br	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR			
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	5% units @ 60% AMI, All 2s, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	33	88	35						9			1.35/\$1.015M	5.68%	Same basic leverage and loan, parked .45 stalls/unit	
20% @ 80%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR			
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	20% units @ 80% AMI, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	27	70	35				6	18	9			1.35/\$913,021	5.42%	Same basic leverage and loan, parked .45 stalls/unit	
10% @ 60%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR			
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	10% units @ 60% AMI, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	30	79	39						3	9	5	1.35/\$1.005M	5.61%	Same basic leverage and loan, parked .45 stalls/unit	
10% @ 80% 2s	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR			
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	10% units @ 80% AMI. All 2s, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	33	88	27				17					1.35/\$1.010M	5.82%	Same basic leverage and loan, parked .45 stalls/unit	
5% @ 80% 3s	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR			
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	5% units @ 80% AMI. All 3s, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	51	123	42				13					1.35/\$917,421	5.48%	Same basic leverage and loan, parked .45 stalls/unit	

*Assume current land values
 *Assume current market rents for the neighborhood
 *Fill or modify headers as applicable

Development Scenarios

RMF-35 and TSA Apartment Buildings

Citizens West

Citizens West 2 & 3 are 100% affordable units, 25-50% AMI for all units. *Building this many units might be limited by LIHTC Equity available per cycle. Increasing the height from the existing 5 floors of residential/2 floors of parking would require change of construction type to steel, would affect DCR.

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Average 43% AMI			DCR/ Stabilized Cash Flow
					Studio	3 BR	4 BR	
LIHTC project (9%)	80	1	TSA-UN-T	\$1.8M	45	25	10	1.15
Same project as above, with 1 floor above max height (AHI)	97				55	30	12	*
Same project as above, with 2 floors above max height (AHI)	114*				65	35	14	*

Denver Apartments

This is a permanent supportive housing development. It is zoned RMF-35. The scenarios below show what was built based on the existing regulations and what could be built with the existing incentives. The incentives have a requirement of no more than 25% of units less than 500 sq. ft. Some units had to be enlarged and if there was not this requirement, 66 units would have fit on the site.

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Permanent Supportive Housing		DCR/ Stabilized Cash Flow
					Studio = 39% AMI	1 BR = 50% AMI	
Project with existing zoning requirements	22	0.9	RMF-35	We don't have a current appraisal for this parcel. When the project was done, we paid \$1M for land	10	12	1.25
LIHTC project (9%) - with allowances by incentives	53				13	40	1.25

Avia (The Exchange, Phase I)

The Avia is 80% market rate units and 20% of units are at 50% AMI

	Scenarios	# of Units	Lot Size (acres)	Zoning	Market Rate Units				Affordable Units (50% AMI)			
					Studio	1 BR	2 BR	3 BR	Studio	1 BR	2 BR	3 BR
Avia (The Exchange)	LIHTC project (4%)	286	1	TSA-UN-C	25	138	51	15	6	34	13	4
	Same project as above, with 1 floor above max height (AHI)	326			28	158	58	18	7	39	14	4
	Same project as above, with 2 floors above max height (AHI)	367			31	178	65	20	8	44	16	5

Development Scenarios Summary

Single- and Two-family zoning districts

	# of Units	Lot Size (acres)	Zoning	Land Value	Unit Size	For Sale Product, 80% AMI						For Rent Product										
						Market Rate			80% AMI			Profit	Market Price	80% AMI Price	Market Rate			NOI	Value	Monthly Rent Market	Monthly Rent 80% AMI	
						2 BR	3 BR	4 BR	2 BR	3 BR	4 BR				2 BR	3 BR	4 BR					2 BR
Scenario #1: Lower land value/Sales price neighborhood																						
Single-family Detached without AHI	1	0.15	R-1/7,000	\$185,000	2,800 sq ft + 2 car garage			1			\$ (109,043)	\$500,000	NA			1			\$20,850	\$463,333	\$2,500	NA
Duplex with AHI	2	0.15	R-1/7,000	\$185,000	1,500 sq ft each		1		1		\$ (35,693)	\$450,000	\$350,000		1		1		\$37,852	\$841,151	\$2,300	\$2,130
Fourplex with AHI	4	0.15	R-1/7,000	\$185,000	1,000 sq ft each	2			2		\$ 118,558	\$350,000 (x2)	\$325,000 (x2)	2			2		\$48,808	\$1,084,622	\$1,450 (x2)	\$1,450 (x2)
Townhouses with AHI	4	0.25	R-1/7,000	\$300,000	1,730 sq ft + 2 car garage		2		2		\$ (75,150)	\$450,000 (x2)	\$300,000 (x2)		2		2		\$79,704	\$1,771,191	\$2,300	\$2,130
Scenario #2 Higher land value/Sales price neighborhood																						
Single-family Detached without AHI	1	0.15	R-1/7,000	\$300,000	2,800 sq ft + 2 car garage			1			\$134,800	\$1,050,000	NA			1			\$27,532	\$611,822	\$3,200	NA
Duplex with AHI	2	0.15	R-1/7,000	\$300,000	1,500 sq ft each		1		1		(\$61,150)	\$600,000	\$350,000		1		1		\$40,956	\$910,129	\$2,700	\$2,130
Fourplex with AHI	4	0.15	R-1/7,000	\$300,000	1,000 sq ft each	2			2		\$81,350	\$450,000 (x2)	\$325,000 (x2)	2			2		\$63,172	\$1,403,822	\$1,800 (x2)	\$1,800 (x2)
Townhouses with AHI	4	0.25	R-1/7,000	\$500,000	1,730 sq ft + 2 car garage		2		2		(\$7,610)	\$660,000 (x2)	\$350,000 (x2)		2		2		\$85,964	\$1,910,302	\$2,800 (x2)	\$2,130 (x2)

Assumptions:

80% AMI max. for sale price for a 3 bed unit assumes 4-person household, \$81,900 annual income, 5% interest rate, 7% down payment

80% AMI max. for sale price for a 2 bed unit assumes 3-person household, \$73,750 annual income, 5% interest rate, 7% down payment

80% AMI rental rates: 1 br = \$1,537, 2 br = \$1,844, 3 br = \$2,130, 4 br = \$2,136

NOI = net operating income = annual income - annual expenses

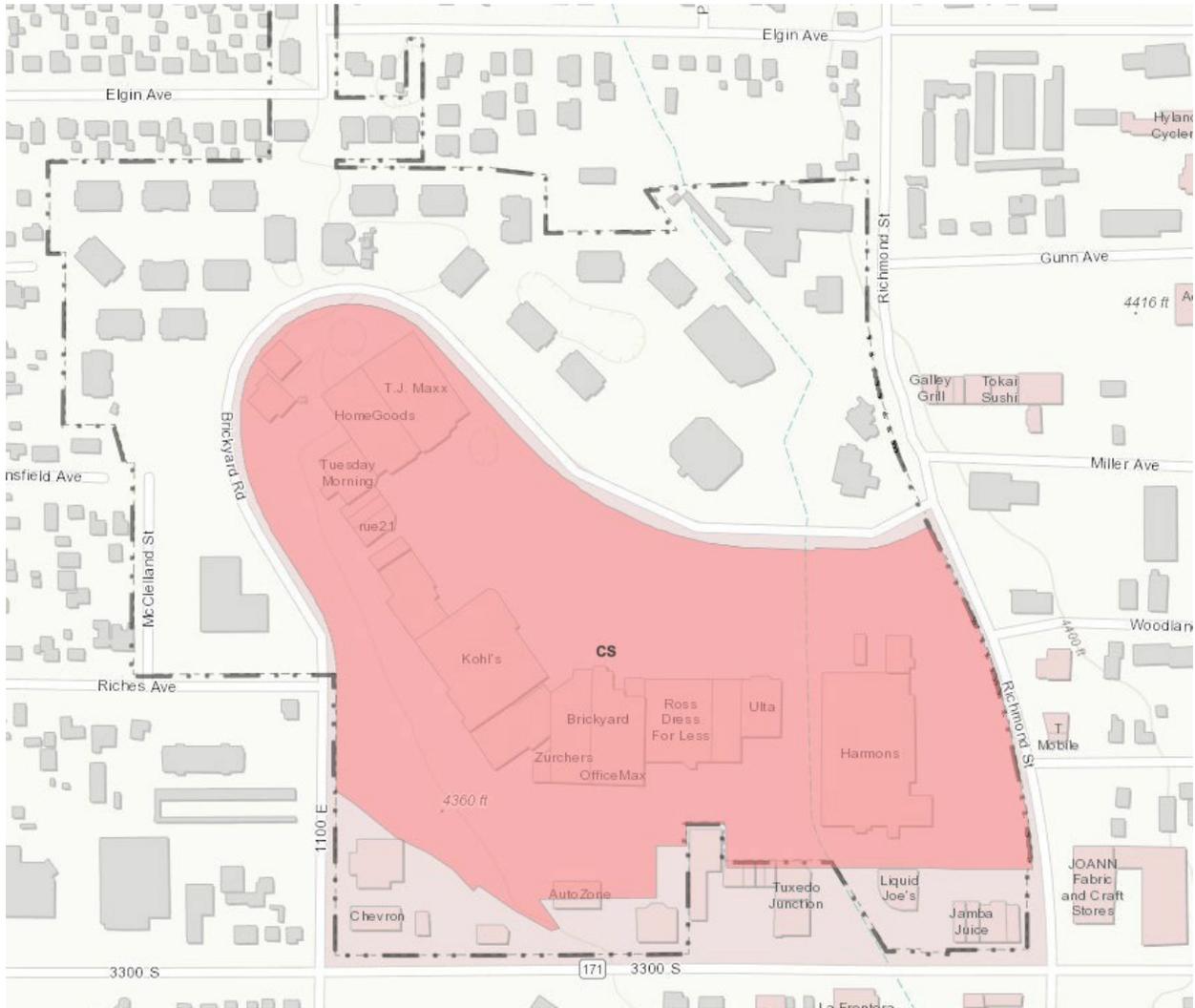
4.5% Cap rate for all

ATTACHMENT H: Zoning Maps and Graphics

Attachment H.1 CS Zoning Districts



CS (Community Shopping) – Trolley Square area



CS (Community Shopping) – Brickyard

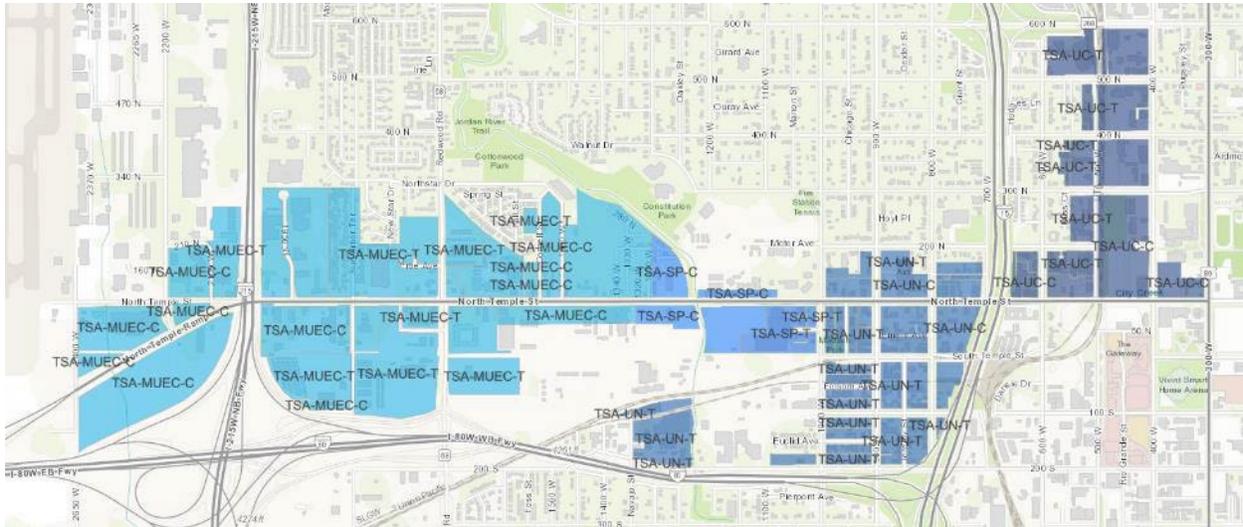


CS (Community Shopping) – Foothill Village



CS (Community Shopping) – Lucky Grocery area

Attachment H.2 Locations of TSA Zoning Districts

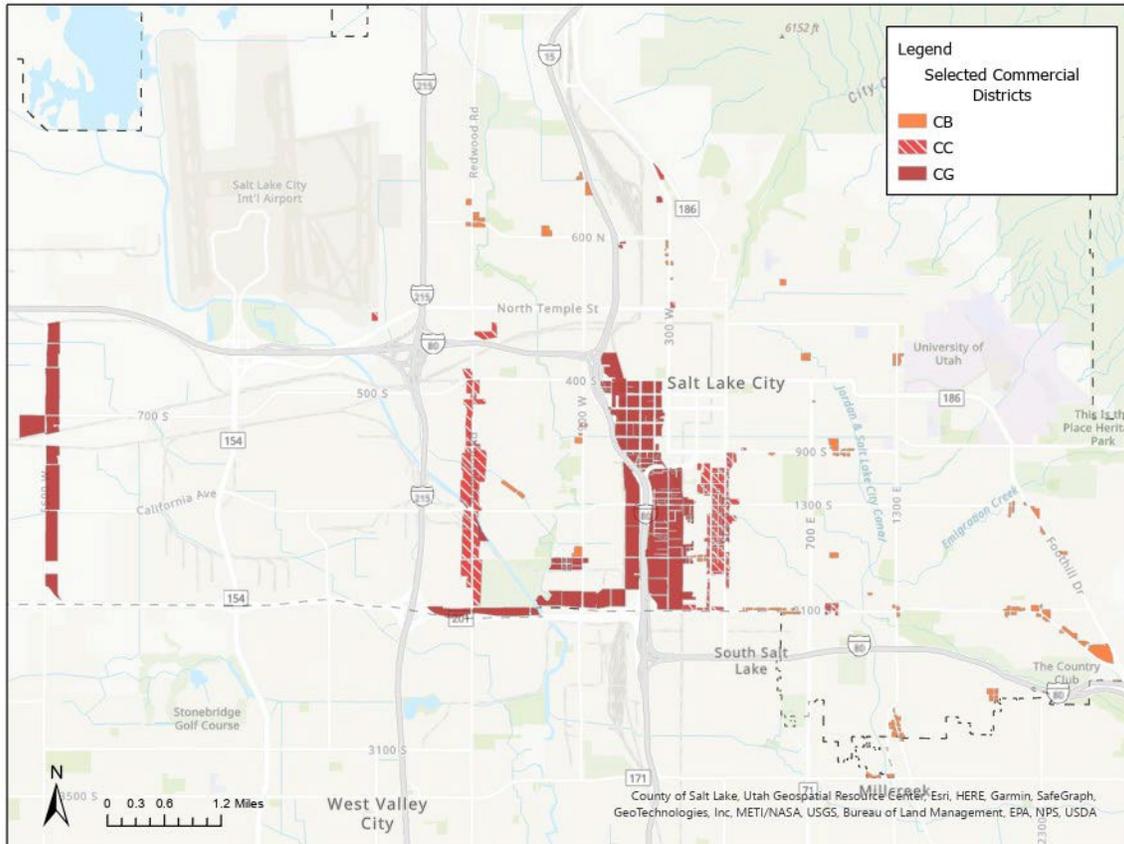


TSA (Transit Station Area) Zoning Districts – North Temple

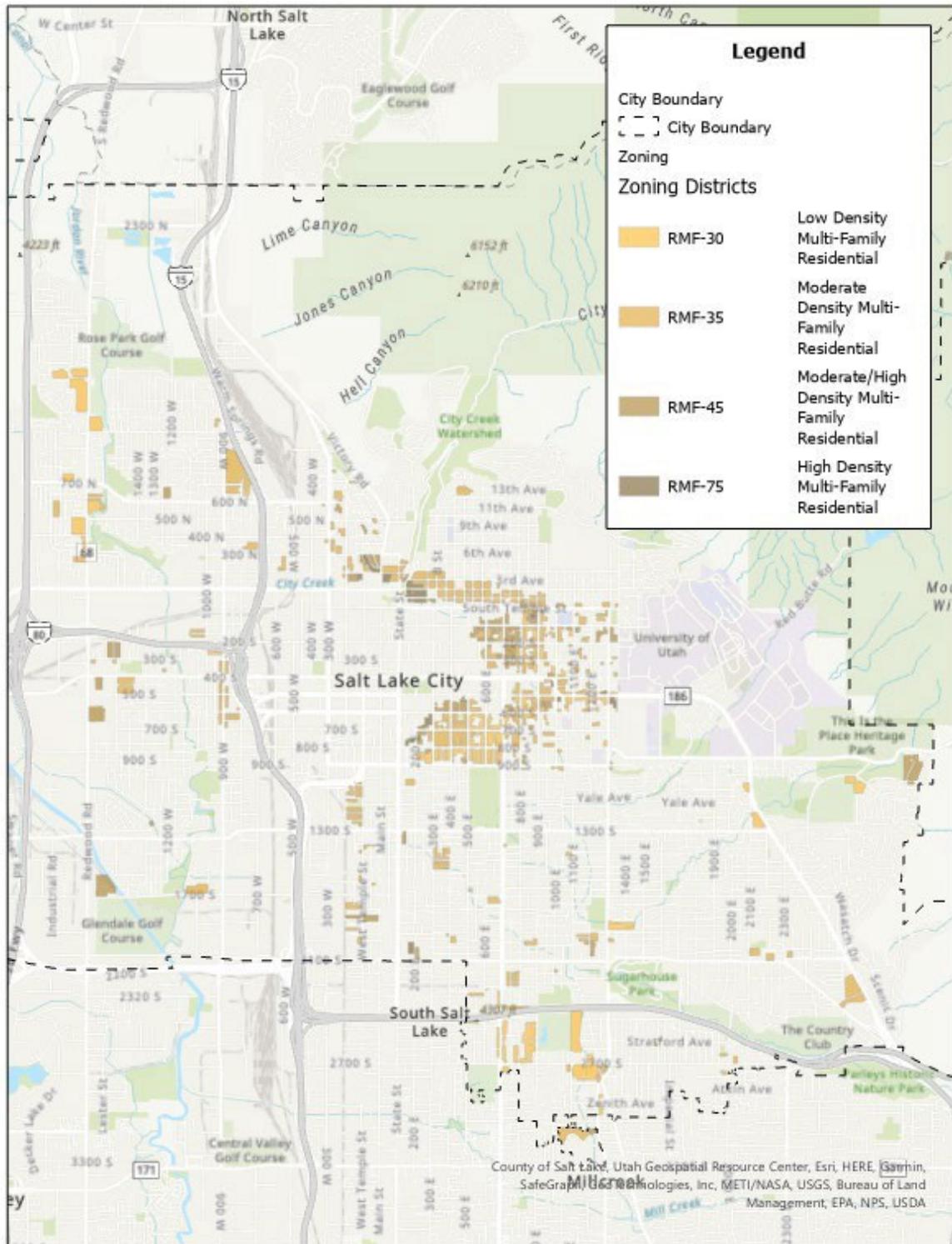


TSA (Transit Station Area) Zoning Districts – 400 South

Attachment H.3 Selected Commercial Districts



Attachment H.4 Locations of RMF Zoning Districts



From: [cindy.cromer](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Fw: comment on Princeton Heights 11/8/23
Date: Thursday, November 9, 2023 6:12:06 AM

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

Lex-In my comments at the meeting, I omitted the paragraphs on Housing Salt Lake and Plan Salt Lake because other people had spoken about those policies. Please include these written comments in the record as you forward the transmittal. My references to the data from the Mayor's task force will continue.

Sincerely, cindy c.

At your meeting on September 13, you voted to send a negative recommendation to the City Council regarding the proposed historic district for Laird Heights, citing the need for more housing based on Housing SLC, Thriving in Place, and Plan Salt Lake. This afternoon I sent to your Dropbox the data generated by the Mayor's task force on Affordable Housing. The finding was that additional density was unlikely in high value, low density neighborhoods such as Yalecrest. You had those data for the April 26 hearing on Affordable Housing.

It is clear to me as a small-scale investor that allowing demolitions in a neighborhood such as Yalecrest will result in even larger, more expensive single-family residences which exclude even more of Salt Lake City's residents. My own view is consistent with the data generated by developers on the task force and with the demolitions which have already occurred in the Yalecrest neighborhood.

In addition to the data generated by the task force, I see shortcomings of citing the planning documents used in the motion on Laird Heights. Thriving in Place (2023) is an anti-displacement plan focusing on renters. It certainly should not be used to justify the replacement of expensive housing with even more expensive housing.

Housing Salt Lake (2023) in C 3 addresses needs for family housing which both Laird and Princeton Heights provide and C 4 talks about geographic equity. We have data specific to Salt Lake City indicating that the proposed changes to increase density are unlikely to work in low density, high value neighborhoods.

Plan Salt Lake (2015) contains a chapter on preservation and calls for a balanced approach to preservation and redevelopment.

I am hoping that the City Council will consider both the Laird and Princeton Heights proposals at the same time. That would mean that both achieved the number of favorable votes required by the State and that I wouldn't have to repeat myself regarding the relevant adopted plans and the available data on affordable housing.

From: [GEORGE SABRINA THEODORE](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Leave Princeton Harvard historical district zoning alone do not change it
Date: Wednesday, November 8, 2023 12:05:38 PM

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

Our city is not a one size fits all zoning. This decision to change the zoning is to benefit developers not the neighborhood. As it is there are too many cars on our narrow Princeton street. Duplexes, fourplexs will not work in our neighborhood. We do not want to live next to one either. The neighborhood would deteriorate and lose its' historical charm. Our neighborhood with the rules and current zoning works. As a taxpayer, we feel frustrated that our petitions, our voices are not being heard.

Sent from my iPhone

From: [Mark Glissmeyer](#)
To: [Planning Public Comments](#); [Paula Harline](#); [Ann AA Glissmeyer](#)
Subject: (EXTERNAL) Princeton Heights LHD
Date: Wednesday, November 8, 2023 4:48:26 PM

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

We respectfully request approval of the Princeton Heights Local Historic District.

We are 41-year residents on Princeton Avenue. We came to house sit for the summer of 1982 to return to the University and have chosen to stay since that time due to the beautiful architecture and tree lined streets, and especially we have stayed because of the people drawn to such an area. Communities such as this one need to be preserved to continue to strengthen our city.

It was a stretch for us to afford our home at the beginning but our experience living in our single family home in a stable neighborhood with many long time residents was a wonderful help while raising our four boys. Our neighbors have been the village that helped us raise our children, and they are a large reason why we stay though our sons have all launched to their own single family home communities.

We love the homes on these beautiful lighted and tree-lined streets. It has been a safe neighborhood for walking to nearby excellent public schools and shops.

We are the third owners of our nearly 100 year old home and our hope is to continue to enjoy and care for the one-of-a-kind unique structures found in the Princeton Local Historic District.

Mark and Ann Glissmeyer

Sent from my iPhone

From: [Jan Hemming](#)
To: [Traughber, Lex](#)
Cc: [KEEPYalecrest](#); [Paula Harline](#)
Subject: (EXTERNAL) Statement of support for Princeton Heights LHD
Date: Thursday, November 2, 2023 5:15:14 PM

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

Lex: I hope you can add my letter of support to petition PLNHLC2023-00044 — the Princeton Heights LHD — that will be heard tonight at the Historic Landmark Commission.

November 2, 2023

Historic Landmark Commission
and Lex Traughber:

I am unable to attend the public hearing this evening for petition PLNHLC2023-00044 before the Historic Landmark Commission but wanted to declare support for designating Princeton Avenue between 1300 East and 1500 East a Local Historic District.

This petition exceeds Salt Lake City's fundamental requirements for an LHD. But is also a superior example of why cities protect and preserve unique historic properties. From every criterion, Princeton Heights belongs in an LHD. Many of these homes have stood the test of time for over 100 years, representing a rare collection of Salt Lake's heralded past that can't be found elsewhere.

Salt Lake outlined a clear vision in Plan SLC (2015) that "preservation is an important component of community character and sense of place." Adding that "we value neighborhood character and the defining elements that make up our neighborhoods and City. The historic development patterns, including building composition and landscaping, details, and elements all play important roles in defining the character of our places."

Historic preservation was such an essential part of this 40-year vision of Salt Lake, outlined in Plan SLC, that an entire chapter was devoted to it.

Designating Princeton Heights an LHD would fulfill Plan SLC's intent to safeguard "the best examples of the City's historic architecture."

Generations of homeowners who have lived in Princeton Heights have nurtured these one-of-a-kind domiciles with immense respect, conservation, maintenance, honor and even a sense of awe and reverence. It is only fitting that those who hold positions of power in Salt Lake would exercise their authority to protect and preserve them.

Please approve Princeton Heights as an LHD.

Respectfully,
Janet (Jan) Hemming
Yalecrest Neighborhood Council Chair

Kirk Huffaker
Preservation Strategies

MEMO

November 7, 2023

TO: Salt Lake City Planning Commission; Lex Traughber, SLC Planning Division
FROM: Kirk Huffaker, Principal

Subject: PLNHLC2023-00044 Princeton Heights Local Historic District, Salt Lake City

Before you this week is the application for Princeton Heights in Yalecrest to become a local historic district. As a preservation planner in Salt Lake City for over 25 years, I unequivocally support this application and encourage the Planning Commission to give it a favorable recommendation.

Princeton Heights meets all the criteria to be locally designated, given its deep historic and architectural significance. This is one of the most intact historic districts I've ever seen in my professional career and a local historic district designation, which is strongly supported by the owners, will keep that character intact. To that end, this proposal is supported by statement nine of *Plan Salt Lake*: "As our City grows, finding the right places to preserve the character is as important as finding the right places for growth to occur."

As a preservationist and city resident, I am as concerned about affordable housing as I am about preservation. However, historic preservation should *not* be considered an impediment to achieving historic preservation. Having directly discussed this issue today with the Advisory Council on Historic Preservation and numerous organizations across the country, there are creative and untried methods to integrate deeper affordability into any historic district that do not require demolition, thus preserving their historic character. Yes, Salt Lake City *can* have both. It's not an either/or circumstance.

The Salt Lake City historic preservation program has had more than 45 years of success, making the city's historic neighborhoods the jewels of the city, telling its stories while providing a range of housing choices. The Princeton Heights LHD application is the next important step in that line of success that deserves the Planning Commission's support.

Kirk Huffaker

Preservation Strategies

From: [Emoli Kearns](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Nov 8 meeting participation.
Date: Wednesday, November 8, 2023 1:15:06 AM

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

I will be speaking to the Planning Commission as a landmark commissioner to support the creation of the Princeton Heights Historic Overlay district.

The Planning Commission cited

Thriving in Place, an Anti-Displacement and Gentrification Mitigation Plan and *Plan Salt Lake*

in their recent denial of the Laid Heights National Historic District application.

I hoped to show the guiding principles from page 14 of Plan Salt Lake.

Can you suggest how to best accomplish this?

-Emoli Kearns

GUIDING PRINCIPLES

- 1/ Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the well-being of the community therein.
- 2/ Growing responsibly while providing people with choices about where they live, how they live, and how they get around.
- 3/ 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.
- 4/ A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.
- 5/ Air that is healthy and clean.
- 6/ Minimize our impact on the natural environment.
- 7/ Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.
- 8/ A beautiful city that is people focused.
- 9/ Maintaining places that provide a foundation for the City to affirm our past.
- 10/ Vibrant, diverse, and accessible artistic and cultural resources that showcase the community's long-standing commitment to a strong creative culture.
- 11/ Ensure access to all City amenities for all citizens while treating everyone equitably with fairness, justice, and respect.
- 12/ A balanced economy that produces quality jobs and fosters an environment for commerce, local business, and industry to thrive.

13/ A local government that is collaborative, responsive, and transparent.

From: [LYNN Pershing](#)
To: [Traughber, Lex](#); [Lillie, Aiden](#)
Cc: [Dugan, Dan](#)
Subject: (EXTERNAL) Princeton Heights LHD PLNHLC2023-00044 online open house comments
Date: Sunday, September 3, 2023 5:41:31 PM

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

Hi Mr Traughber

I went to the SLCgov website and it directed me to you for my online open house comments concerning posting my comments regarding

[PLNHLC2023-00044, Princeton Heights LHD](#)

My comment

I strongly support local historic district designation for the proposed Yalecrest-Princeton Heights LHD, PLNHLC2023-00044. It is listed on the National Register of Historic Places since 2007.

It's exquisite building structures of mainly English Cottages, English Tudors and an unusual Cape Dutch Colonial, along with Jacobethan French Norman architecture are highly intact, having 97.7% historically contributing houses. This proposed LHD has a rich culture of property owners representing many professional areas of commerce that have shaped the City's, state and regional development and notoriety. Designation of Yalecrest-Princeton Heights as a local historic district is consistent with the East Bench Master Plan (1987, 2017), the Community Preservation Plan (2012) and other City Historic Preservation codes aim at "preserving the historic and cultural aspects of our City to encourage social, economic and environmental sustainability and create a sense of visual unity within the community".

Lynn K. Pershing
Yalecrest

From: [Rebecca Wilson](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Princeton Heights Local Historic District
Date: Wednesday, November 8, 2023 10:31:17 AM

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

Commssioners:

Thank you for the opportunity to comment on the Princeton Heights Local Historic District Proposal.

I believe the Planning Commission should consider that land use that preserves the integrity of neighborhoods is important to SLC residents and measures should be taken to insure that the basic character of SLC remains.

Multi- unit buildings in single family neighborhoods favor developers at the expense of home buyers by :

1. increasing the price of single family homes
2. increases congestion and pollution with more density
3. destroys the original and historical architectural character of neighborhoods that will never be replaced..... lost forever
4. destroys incentives to improve and preserve existing structures
5. adds to land fill and replaced by cheaper and more expendable building materials
6. creates a never ending cycle of destruction and construction in quiet and livable neighborhoods
7. detracts from a standard of living that values open spaces for walking and playing (children)
8. may resemble California in architecture that is jumbled and confused, definitely a place that is disturbing

Please recommend the Salt Lake City Council approve the proposal to create the Princeton Heights Local Historic District. Help to keep SLC unique and livable.

Michael Robis 1400 Princeton Ave

From: [Eve Smith](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) Princeton Avenue
Date: Friday, September 22, 2023 5:18:00 PM

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

This is a public comment for the Salt Lake City Planning Commission. We are opposed to our street being zoned historic. One reason why is that we are finding window restoration to be completely unaffordable, and the few craftsmen that work on the old leaded windows don't even e mail or call back with estimates. The historic zoning rules are way too restrictive. As much as we love our home we are strongly opposed to being forced into a historic zone. Thank you, Eve Smith
1349 Princeton Avenue.
Sent from my iPhone

From: [Jim & Eve Smith](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Princeton historic proposal
Date: Wednesday, November 8, 2023 12:44:35 PM

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

We live at 1349 Princeton Avenue and are opposed to becoming historic zoned. We love our old home but fear the restrictions that will come as our leaded glass windows continue to age and we won't be able to afford the hand craftsmanship that repairs cost. This is just one example. Eve Smith

Sent from my iPhone

From: [GEORGE SABRINA THEODORE](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Leave Princeton Harvard historical district zoning alone do not change it
Date: Wednesday, November 8, 2023 12:05:38 PM

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Please recommend the Salt Lake City Council approve the proposal to create the Princeton Heights Local Historic District. Help to keep SLC unique and livable.

Michael Robis 1400 Princeton Ave

6. OFFICIAL CANVASS RESULTS

Official Canvass



PROPERTY OWNER PUBLIC SUPPORT SURVEY Proposed Yalecrest - Princeton Heights Local Historic District

WHEREAS, a mailing was provided to all forty-three (43) area property owners on November 22, 2023 regarding the proposed Princeton Heights Local Historic District; and

WHEREAS, the property owners were asked as to whether they should support or oppose designation of this area as the Princeton Heights Local Historic District, voting was allowed following November 22, 2023, thru December 22, 2023, with mail in ballots must being postmarked by December 21, 2023,

NOW, THEREFORE, BE IT RESOLVED, all valid ballots accounted for, returned, and postmarked as of December 21, 2023, have now been tabulated with the following results:

SUPPORT:	28
OPPOSED:	6
UNDELIVERABLE:	1
DELIVERED or POSTMARKED AFTER DEADLINE:	0
RETURNED BUT DID NOT VOTE:	1

VERIFIED and DULY CERTIFIED by the City Recorder of Salt Lake City as of the 29th day of December 2023.

ATTEST:



A handwritten signature in blue ink, appearing to read "C. Trishman".

Cindy Lou Trishman

Salt Lake City Recorder