

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Blake Thomas
Director

CITY COUNCIL TRANSMITTAL


Signature of Rachel Otto (May 13, 2024 15:42 MDT)
Rachel Otto, Chief of Staff

Date Received: 05/13/2024
Date sent to Council: 05/13/2024

TO: Salt Lake City Council
Victoria Petro, Chair

DATE: 05/13/24

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



SUBJECT: Petition PLNPCM2024-00128 - Zoning Map Amendment at 1544 S 900 W &
1550 S 900 W

STAFF CONTACT: Andy Hulka, Principal Planner
801-535-6608 or andy.hulka@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follows the recommendation of the Planning Commission to approve the petition for a zoning map amendment.

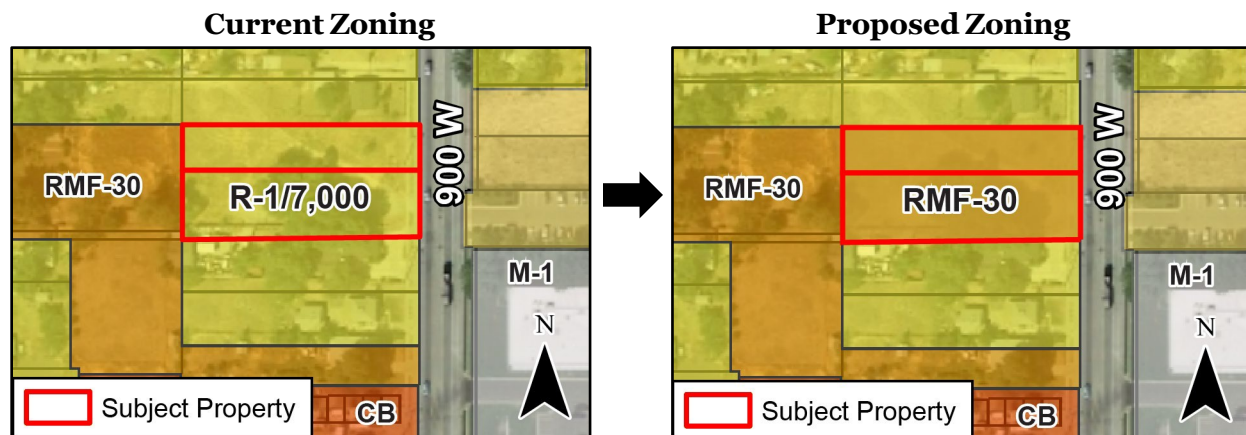
BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Paul Garbett (Garbett Homes), representing the property owner, has submitted a petition to amend the Zoning Map for two parcels located at 1544 S 900 W and 1550 S 900 W. The requested Zoning Map Amendment would rezone the property from R-1/7,000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). The total area included in the proposal is approximately 0.82 acres or about 35,719 sq. ft.

This petition was accepted prior to the adoption of the new Community Benefit and Tenant Displacement Amendments, which require applicants to provide specific information about plans for future development. While the ordinance did not require the applicant to submit full

development plans, the applicant did include a site plan in their written narrative illustrating their intent to build townhomes on the property.



The primary difference between the R-1/7,000 and RMF-30 Zoning Districts is the allowed building types. The RMF-30 land use table lists tiny homes, cottage developments, twin homes, single-family attached dwellings, and multi-family dwellings as permitted uses. The Westside Plan encourages the use of vacant parcels as opportunities for multi-family projects. On April 10th, 2024, the Planning Commission heard the petition and forwarded a positive recommendation to the City Council to amend the zoning map.

PUBLIC PROCESS:

- **Early Notification** – On February 15, 2024, the Glendale Neighborhood Council was sent the 45-day required notice for recognized community organizations. The Community Council provided a written statement of support for the project. Noticing signs were posted on the property and a notice of the proposal was also mailed to all property owners and residents within 300 feet of the property. An online open house was posted on the Planning Division’s website from February to April.
- **Planning Commission Meeting** – The petition was heard by the Planning Commission on April 10th, 2024. The Planning Commission voted unanimously to forward a positive recommendation to the City Council regarding the proposed zoning map amendment. The full public meeting can be viewed using [this link](#) starting at minute 43:10.

Planning Commission (PC) Records

- a) [PC Agenda of April 10th, 2024](#)
(Click to Access)
- b) [PC Minutes of April 10th, 2024](#)
(Click to Access)
- c) [Planning Commission Staff Report of April 10th, 2024](#)
(Click to Access Report)

EXHIBITS:

1. Ordinance
2. Project Chronology
3. Notice of the City Council Public Hearing
4. Mailing List

1. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2024

(Amending the zoning map pertaining to two parcels located at 1544 S 900 W and 1550 S 900 W from R-1/7,000 Single Family Residential to RMF-30 Low Density Multi Family Residential)

An ordinance amending the zoning map pertaining to two parcels located at 1544 S 900 W and 1550 S 900 W (“Property”) from R-1/7,000 Single Family Residential to RMF-30 Low Density Multi Family Residential pursuant to Petition No. PLNPCM2024-00128.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on April 10, 2024, on an application submitted by Paul Garbett of Garbett Homes, on behalf of the property owner, to rezone the Property from R-1/7,000 Single Family Residential to RMF-30 Low Density Multi Family Residential pursuant to Petition No. PLNPCM2024-00128.

WHEREAS, at its April 10, 2024, meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“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 reflect that the Property, as more particularly described on Exhibit “A” attached hereto, shall be and hereby is rezoned from R-1/7,000 Single Family Residential to RMF-30 Low Density Multi Family Residential.

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 Rezoning 1544 and 1550 S 900 W to RMF-30_v1

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: May 7, 2024

By: Katherine D. Pasker
Katherine D. Pasker, *Senior City Attorney*

EXHIBIT "A"

1544 S 900 W

Tax ID: 15-14-253-031-0000

COM 265 FT S FR INTERSECTION OF FENCE LINE & 8TH WEST STREET (NOW 9TH WEST STREET) SD INTERSECTION BEING 825 FT E & 1278.75 FT N FR SW COR NE ¼ SEC 14 T1S R1W SL MER W 280 FT S 53 FT E 280 FT N 53 FT TO BEG .34 AC.

1550 S 900 W

Tax ID: 15-14-253-032-0000

COM 318 FT S FR INTERSECTION OF FENCE LINE & 8TH WEST STREET (NOW 9TH WEST) SD INTERSECTION BEING 825 FT E & 1278.75 FT N FR SW COR NE ¼ SEC 14 T1S R1W SL MER W 280 FT S 72 FT M OR LE TO OLD FENCE LINE E LY ALG SD FENCE 280 FT TO W LINE OF 8TH WEST (NOW 9TH WEST) STREET N 78.1 FT M OR L TO BEG .48 AC.

2. PROJECT CHRONOLOGY



PROJECT CHRONOLOGY

Petition: PLNPCM2024-00128

- February 5, 2024** Petition for the zoning map amendment received by the Salt Lake City Planning Division.
- February 12, 2024** Petition assigned to Andy Hulka, Principal Planner.
- February 15, 2024** Information about the proposal was sent to the Glendale Neighborhood Council in order to solicit public comments and start the 45-day Recognized Organization input and comment period.
- February 15, 2024** Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing information about the proposal and how to give public input on the project.
- Feb – Apr 2024** Staff hosted an online Open House to solicit public comments on the proposal.
- March 29, 2024** Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property. Public notice posted on City and State websites and sent via the Planning list serve for the Planning Commission meeting on April 10, 2024. Public hearing notice mailed.
- April 10, 2024** The Planning Commission held a public hearing on April 10, 2024. By a unanimous vote of 7-0, the Planning Commission forwarded a positive recommendation to the City Council for the proposed zoning map amendment.

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2024-00128 – Zoning Map Amendment at 1544 S 900 W & 1550 S 900 W** – Paul Garbett (Garbett Homes), representing the property owner, is requesting a zoning map amendment for the properties located at the above-stated address. The two parcels are approximately 0.82 acres (35,719 sq. ft.) in size. The proposal would rezone the properties from R-1/7,000 (Single-Family Residential) to RMF30 (Low Density Multi-Family Residential). No development plans were submitted with this application. The subject property is within Council District 2, represented by Alejandro Puy.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During the 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 the same night of the public hearing. The hearing will be held:

DATE:

**PLACE: Electronic and in-person options.
 451 South State Street, Room 326, Salt Lake City, Utah**

**** This meeting will be held via electronic means, while also providing for an in-person opportunity 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, including WebEx connection information, please visit <https://www.slc.gov/council/agendas/>. 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 Andy Hulka at 801-535-6608 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at andy.hulka@slcgov.com. The application details can be accessed at <https://aca-prod.accela.com/SLCREF/Default.aspx>, by selecting the “Planning” tab and entering the petition number PLNPCM2023-00923.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. 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.

4. MAILING LIST

OWN_FULL_NAME	OWN_ADDR	OWN_CITY	OWN_STATE	OWN_ZIP
CLAIRE CULLINANE; CHRISTINE NELSON (JT)	1505 S 1000 W	SALT LAKE CITY	UT	84104
DANIEL J ROBERTSON; SARAH ROBERTSON (JT)	942 W CANNON OAKS PL	SALT LAKE CITY	UT	84104
JORGE SALVADOR ZAMORA; MARIA ISABEL VAZQUE	932 W CANNON OAKS PL	SALT LAKE CITY	UT	84104
ESTHER MUNOZ; ANASTACIO HERNANDEZ (JT)	922 W CANNON OAKS PL	SALT LAKE CITY	UT	84104
AURELIA VEGA	912 W CANNON OAKS PL	SALT LAKE CITY	UT	84104
MICHAEL J TOMCZAK; KAREN A DREFUS (JT)	3386 S LOS ALTOS ST	SALT LAKE CITY	UT	84109
MICHAEL G NIELSEN	1521 S 1000 W	SALT LAKE CITY	UT	84104
JAMES W JR HEATH; DUSTIN HEATH (JT)	1525 S 1000 W	SALT LAKE CITY	UT	84104
HECTOR TORRES; OTILIA TORRES (JT)	1228 E TURQUOISE WY	SANDY	UT	84094
TAG SLC, LLC	PO BOX 520697	SALT LAKE CITY	UT	84152
RENE MARTINEZ	1561 S 1000 W	SALT LAKE CITY	UT	84104
GEORGE RAUSCH LIVING TRUST 06/01/2017	1579 S 1000 W	SALT LAKE CITY	UT	84104
MAFUA VAILOLO; TELESIA M OTUKOLO (JT)	1585 S 1000 W	SALT LAKE CITY	UT	84104
AJ HEALTHY LIFE LLC	1532 S 900 W	SALT LAKE CITY	UT	84104
LUIS MUNOZ; MICHELE AILENE GERO (JT)	1526 S 900 W	SALT LAKE CITY	UT	84104
RICARDO VAZQUEZ	13287 HERRIMAN ROSE BLVD	HERRIMAN	UT	84096
JS FM TRST	679 N DESOTO ST	SALT LAKE CITY	UT	84103
JUAN MUNOZ; DELIA MUNOZ (JT)	3487 W BRISTOL WY	WEST VALLEY	UT	84119
HANH THI NGUYEN; TRIEU MINH PHAM (TC)	1529 S RIVERSIDE DR	SALT LAKE CITY	UT	84104
ARON CARDENAS	1515 S 1000 W	SALT LAKE CITY	UT	84104
JAIME A VEGA; R ISABEL VEGA (JT)	941 W CANNON OAKS PL	SALT LAKE CITY	UT	84104
MARGARITA GERARDO; ASHLEY GABRIELA FRIAS GE	931 W CANNON OAKS PL	SALT LAKE CITY	UT	84104
TRANG TQ LE	921 W CANNON OAKS PL	SALT LAKE CITY	UT	84104
BHAGAWATI PAUDEL- GAUTAM; MANI GAUTAM (JT)	1021 BEXLEY DR	N SALT LAKE	UT	84054
DAVID C CAPSON	1567 S 1000 W	SALT LAKE CITY	UT	84104
MATTHEW E SHAPIRO	4491 E RUSTIC KNOLLS LN	FLAGSTAFF	AZ	86004
MESERET DEMEKE	1512 S CANNON OAKS ST	SALT LAKE CITY	UT	84104
UTAH STATE BUILDING OWNERSHIP AUTHORITY	450 N STATE OFFICE # 4110	SALT LAKE CITY	UT	84114
STATE OF UTAH, DIVISION OF FACILTITIES CONSTRU	4315 S 2700 W	TAYLORSVILLE	UT	84129
SALT LAKE CITY CORP	PO BOX 145460	SALT LAKE CITY	UT	84114
TAG 900 HOMEOWNERS ASSOCIATION	PO BOX 520697	SALT LAKE CITY	UT	84152
STATE OF UTAH DEPT OF ADM SERVICES DIV FAC CO	450 N STATE OFFICE BLDG	SALT LAKE CITY	UT	84114
Current Occupant	1513 S 900 W	Salt Lake City	UT	84104
Current Occupant	1535 S 1000 W	Salt Lake City	UT	84104
Current Occupant	1549 S 1000 W	Salt Lake City	UT	84104
Current Occupant	1551 S 1000 W	Salt Lake City	UT	84104
Current Occupant	1536 S 900 W	Salt Lake City	UT	84104
Current Occupant	1540 S 900 W	Salt Lake City	UT	84104
Current Occupant	1544 S 900 W	Salt Lake City	UT	84104
Current Occupant	1550 S 900 W	Salt Lake City	UT	84104
Current Occupant	1560 S 900 W	Salt Lake City	UT	84104
Current Occupant	1568 S 900 W	Salt Lake City	UT	84104
Current Occupant	1574 S 900 W	Salt Lake City	UT	84104
Current Occupant	911 W CANNON OAKS PL	Salt Lake City	UT	84104
Current Occupant	1565 S 1000 W	Salt Lake City	UT	84104
Current Occupant	1511 S 1000 W	Salt Lake City	UT	84104
Current Occupant	1515 S 900 W	Salt Lake City	UT	84104
Current Occupant	1519 S 900 W	Salt Lake City	UT	84104
Current Occupant	1533 S 900 W	Salt Lake City	UT	84104
Current Occupant	1575 S 900 W	Salt Lake City	UT	84104
Current Occupant	1595 S 900 W	Salt Lake City	UT	84104
Current Occupant	1601 S 900 W	Salt Lake City	UT	84104
Current Occupant	1590 S 900 W	Salt Lake City	UT	84104