



CITY COUNCIL TRANSMITTAL


Rachel Otto (Oct 30, 2023 16:46 MDT)

Rachel Otto, Chief of Staff

Date Received: 10/30/2023

Date sent to Council: 10/30/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: October 30, 2023

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



SUBJECT: Zoning Map Amendment at 803, 805, 807, & 815 W Simondi Ave and 802, 806, 810, & 814 W 300 N
PLNPCM2023-00361 & PLNPCM2023-00499

STAFF CONTACT: Cassie Younger, Senior Planner
Cassie.younger@slcgov.com, 801-535-6211

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follow the recommendation of the Planning Commission to approve the requested zoning map and Master Plan amendments.

BUDGET IMPACT: None.

BACKGROUND/DISCUSSION: The proposal includes a zoning map amendment to change the zoning of the properties at approximately 803, 805, 807, & 815 W Simondi Ave and 802, 806, 810, & 814 W 300 N from R-1/7000, Single Family Residential, to RMF-30, Low Density Multi-Family Residential. They are also proposing a Master Plan Amendment to show the Future Land Use Map in the Northwest Community Plan as “Medium Density Residential” in place of “Low Density Residential”. The applicant has requested the rezone to allow greater flexibility in housing types and higher density in order to build affordable housing on these properties.

The Planning Commission discussed the petition at the September 13, 2023 meeting and held a public hearing on the issue. The Commission voted (6:2) to recommend approval of the zoning map and Master Plan amendment to the City Council. The full public meeting can be viewed using [this link](#) at minute 55:30.

For specific information regarding the proposal, please refer to the Planning Commission Staff Report.

PUBLIC PROCESS:

- The Planning Division provided a 45-day comment period notice to the Fairpark Community Council on July 17, 2023. The Council did not ask the applicant to present at their meeting.
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing notice about the proposal and information on how to give public input on the project on July 17, 2023.
- An online open house has been posted to the Planning Division's webpage since July 20, 2023.
- Public noticing of the Planning Commission hearing was completed on August 31, 2023.
- Public comments were received prior to the Planning Commission meeting expressing concern that the applicant did not present development plans with the zoning amendment request.

Planning Commission (PC) Records (Click to Access)

[PC Agenda for September 13, 2023](#)

[PC Minutes of September 13, 2023](#)

[PC Staff Report for September 13, 2023](#)

EXHIBITS

1. Chronology
2. Notice of City Council Hearing
3. Petition Application
4. Mailing List

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(An ordinance amending the zoning of properties located at approximately 803, 805, 807, and 815 Simondi Avenue & 802, 806, 810, and 814 West 300 North and amending the Northwest Community Master Plan Future Land Use Map)

An ordinance amending the zoning map pertaining to property located at approximately 803, 805, 807, and 815 Simondi Avenue & 802, 806, 810, and 814 West 300 North from R-1/7000 Single-Family Residential to RMF-30 Low Density Multi-Family pursuant to Petition No. PLNPCM2023-00361 and amending the Northwest Community Master Plan Future Land Use Map with respect to those properties from Low Density Residential to Medium Density Residential pursuant to Petition No. PLNPCM2023-00499.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on September 13, 2023 to consider a petition by Neighborworks Salt Lake to rezone the parcels located at 803, 805, 807, and 815 Simondi Avenue & 802, 806, 810, and 814 West 300 North (Tax ID Nos. 08-35-258-016-0000, 08-35-258-015-0000, 08-35-258-014-0000, 08-35-258-013-0000, 08-35-404-015-0000, 08-35-404-014-0000, 08-35-404-013-0000, 08-35-404-012-0000) (collectively, the “Property”) from R-1/7000 Single-Family Residential to RMF-30 Low Density Multi-Family Residential, and a petition to amend the Northwest Community Master Plan Future Land Use Map with respect to the Property from Low Density Residential to Medium Density Residential; and

WHEREAS, at its September 13, 2023, the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said petitions; 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, identified on Exhibit "A" attached hereto, shall be and hereby is rezoned from R-1/7000 Single-Family Residential to RMF-30 Low Density Multi-Family Residential.

SECTION 2. Amending the Northwest Community Master Plan. The Future Land Use Map within the Northwest Community Master Plan shall be and hereby is amended to change the future land use designation of the Property, identified in Exhibit "A" attached hereto, from Low Density Residential to Medium Density Residential.

SECTION 3. 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 _____, 2023.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2023.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: October 23, 2023

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

Ordinance rezoning 803, 805, 807, 815 Simondi Ave & 802, 806, 810 & 814 W 300 N to RMF-30

EXHIBIT “A”

Legal Description and Map of Property Subject to Zoning Map Amendment:

Parcel Tax ID No

08-35-258-016-0000

UNIVERSITY SUB. 0525E 7 FT OF LOT 51 & ALL LOT 52 BLK 2 UNIVERSITY SUB
5341-064005693-2148 10801-7300

Parcel Tax ID No

08-35-258-015-0000

UNIVERSITY SUB. 0525E 16 FT OF LOT 50 & W 18 FT OF LOT 51 BLK 2 UNIVERSITY
SUB 5341-0640 05693-2148 10801-7300

Parcel Tax ID No

08-35-258-014-0000

UNIVERSITY SUB. 0525LOT 49 & W 9 FT OF LOT 50 BLK 2 UNIVERSITY SUB 5341-
0640 05693-2148 10801-7300

Parcel Tax ID No

08-35-258-013-0000

UNIVERSITY SUB. 0525LOTS 47 & 48 BLK 2 UNIVERSITY SUB 5341-0640 05693-2148
10801-7300

Parcel Tax ID No

08-35-404-015-0000,

UNIVERSITY SUB. 0525E 26 FT OF LOT 1 BLK 2 UNIVERSITY SUB 5341-0640 05693-
2148

Parcel Tax ID No

08-35-404-014-0000,

UNIVERSITY SUB. 0525W 4 FT OF LOT 1 & ALL LOT 2 BLK 2 UNIVERSITY SUB 5608-
2342 05693-2148

Parcel Tax ID No

08-35-404-013-0000

UNIVERSITY SUB. 0525LOT 3 BLK 2 UNIVERSITY SUB 5341-0640 05693-2148

Parcel Tax ID No

08-35-404-012-0000

UNIVERSITY SUB. 0223 LOTS 4 & 5 & E 8 FT OF LOT 6 BLK 2 UNIVERSITY SUB 4442-
0629 6451-1406,1408

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1. **Project Chronology**
2. **Notice of City Council Public Hearing**
3. **Original Petition**
4. **Mailing List**

1) CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2023-00361 & PLNPCM2023-00499

May 24, 2023	Application for a Zoning Map Amendment was received.
May 25, 2023	<p>Petition PLNPCM2023-00361 was assigned to Cassie Younger, Senior Planner, for staff analysis and processing.</p> <p>Staff discussed the petition with the applicant and recommended they apply for a Master Plan Amendment in addition to the zoning map amendment. Staff waited for this application in order to route the two applications concurrently.</p>
June 26, 2023	Master Plan Amendment Application PLNPCM2023-00499 was received. Staff requested some further edits in order to route application.
July 17, 2023	<p>Notice was sent to Recognized Community Organizations (RCOs) informing them of the petitions. The RCOs notified included the Fairpark Community Council.</p> <p>Early notification of the project was also sent to property owners and residents within 300 feet of the proposal.</p>
July 20, 2023	The proposal was posted for an online open house. The proposal can still be viewed online.
August 25, 2023	Ordinance request was sent to Attorney's Office
August 31, 2023	<p>The 45-day public comment period for Recognized Organizations ended.</p> <p>Planning Commission public hearing notices emailed to interested parties and residents/property owners who requested notice. Agenda posted to the Planning Commission website and the State of Utah Public Notice webpage.</p> <p>Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property.</p>
September 6, 2023	Draft Ordinance received from Attorney's Office

September 8, 2023	Planning Commission Staff Report was posted.
September 13, 2023	Planning Commission held a public hearing and made a recommendation to the City Council to approve the proposed map amendment.
October 10, 2023	Requested Final Ordinance from Attorney's Office
October 23, 2023	Final Ordinance received from Attorney's Office

2) NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petition PLNPCM2023-00361 & PLNPCM2023-00499** Zoning Map and Master Plan Amendment for the properties at approximately 803, 805, 807, & 815 W Simondi Ave, and 802, 806, 810, & 814 W 300 North. NeighborWorks, the property owner, initiated a petition for a zoning map from the current zone of R-1/7000, Single Family Residential, to RMF-30, Low Density Multi-Family Residential, to allow for greater flexibility in housing types to develop of their property.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petitions. 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:

TIME: 7:00 pm

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 Cassie Younger at 801-535-6211 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at cassie.younger@slcgov.com

The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “Planning” tab and entering the petition number PLNPCM2023-00361 & PLNPCM2023-00499.

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 weeks 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



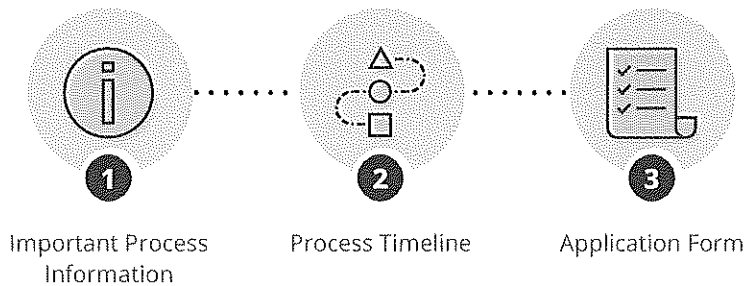
PLANNING PROCESS //

ZONING AMENDMENT

ABOUT THE APPLICATION

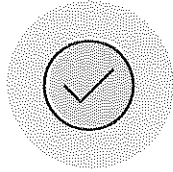
Thank you for your interest in submitting a Zoning Amendment application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757.



PLANNING DIVISION
451 SOUTH STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

SLC.GOV/PLANNING
ZONING@SLCGOV.COM
TEL 801-535-7757



PURPOSE & INTENT OF THE PROCESS

An amendment may be initiated to modify the text of the Zoning Ordinance or to change the designations or boundaries in the Zoning Map. The amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

WHO CAN INITIATE AN AMENDMENT?

Applications for amendments may be initiated by the mayor, the city council, the planning commission, or the owner of the property included in the application, or the property owner's authorized agent.

STANDARDS FOR 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.

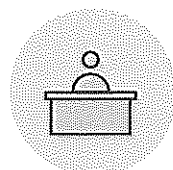
- A.** In making its decision concerning a proposed text amendment, the City Council should consider the following factors:
1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
 2. Whether a proposed text amendment furthers the specific purpose statements 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; and
 4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.
- B.** In making a decision to amend the zoning map, the City Council should consider the following:
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
 2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
 3. The extent to which a proposed map amendment will affect adjacent properties;
 4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
 5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.



CONSULTATION

If you have questions regarding the Zoning Amendment regulations or process, please contact the Salt Lake City Planning Counter staff at zoning@slcgov.com or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.

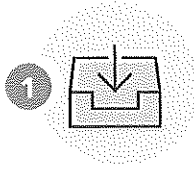


PROCESS TIMELINE

TIME FRAME

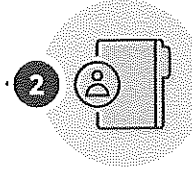
🕒 6 - 12 MONTHS

- APPLICANT
- STAFF



APPLICATION RECEIVED

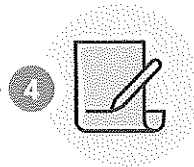
Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.



PLANNER ASSIGNED

Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).

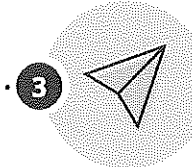
🕒 14 days



APPLICATION MODIFICATIONS

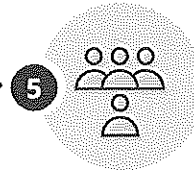
Modifications based on public input & City Department review comments (if needed, applicant must submit updates). Minor issues will be conditions of approval.

🕒 45 days



PUBLIC NOTICE

Public notices sent to nearby neighbors, property owners and Community Councils (when required by ordinance). Application routed to City Departments for review.



PLANNING COMMISSION

Public hearing scheduled, notices sent, staff report produced, and commission recommendation made.

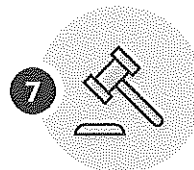
🕒 21 days



TRANSMITTAL OF COMMUNITY AND NEIGHBORHOODS (CAN)

Commission minute approval and public record are assembled by staff. After review, the package is transmitted to City Council.

🕒 21 days



CITY COUNCIL PROCESS

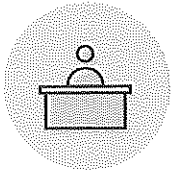
City Council holds a briefing with staff during work session. Public hearing and action follows. Timeline determined by City Council office.

www.slc.gov/council

DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

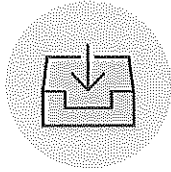
ZONING AMENDMENT

IMPORTANT INFORMATION



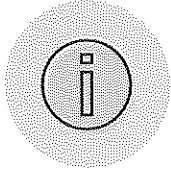
CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **Map Amd:** \$1,142 filing fee, plus \$121 per acre (in excess of 1 ac).
- **Text Amd:** \$1,142 filing fee.
- Additional required notice fees assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

Stanbridge

ADDRESS OF SUBJECT PROPERTY

812 West 300 North; 800 West 319 North; 803, 805, 807, & 809 West Simondi Avenue

REQUEST

Rezoning from R1-7000 to RMF-30

NAME OF APPLICANT

Salt Lake Neighborhood Housing (dba, Neighborworks Salt Lake)

PHONE

801-661-8934

MAILING ADDRESS

622 West 500 North, Salt Lake City, UT 84116

EMAIL

davidf@nwsaltlake.org

APPLICANT'S INTEREST IN PROPERTY (*owner's consent required)

☒ Owner ☐ Architect* ☐ Contractor* ☐ Other*

IF OTHER, PLEASE LIST

john.guilds@guildslaw.com

NAME OF PROPERTY OWNER (if different from applicant)

Salt Lake Neighborhood Housing (dba, Neighborworks Salt Lake)

PHONE

MAILING ADDRESS

EMAIL

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

DISCLAIMER: 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.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

Salt Lake Neighborhood Housing (dba, Neighborworks Salt Lake)

EMAIL

davidf@nwsaltlake.org

MAILING ADDRESS

622 West 500 North, Salt Lake City, UT 84116

PHONE

801-661-8934

APPLICATION TYPE

Zoning Map Amendment

SIGNATURE

David W. Zooten

DATE

May 10, 2023

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

NAME OF OWNER

Salt Lake Neighborhood Housing (dba, Neighborworks Salt Lake)

EMAIL

MAILING ADDRESS

SIGNATURE

DATE

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

REQUIREMENTS (21A.50.040.A)



Project Description:

- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed.
- Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

Ans

DISCLAIMER: 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.

Stanbridge Project Description

NeighborWorks Salt Lake first began acquiring the seven Stanbridge Project properties located on 800 West Street between Simondi Avenue and 300 North Street in December 2021 with the intention of developing low density affordable housing. NeighborWorks Salt Lake has been successfully developing affordable housing since 1977.

The Stanbridge Project properties are currently zoned as R1 7000, allowing the construction of only seven homes. Rezoning the Stanbridge Project properties to RMF-30 would allow the construction of up to approximately 20-plus homes. This rezoning change will require amending the Zoning Map and changes to the following parcels:

- 08-35-404-012
- 08-35-404-013
- 08-35-404-014
- 08-35-404-015
- 08-35-258-013
- 08-35-258-014
- 08-35-258-015
- 08-35-258-016



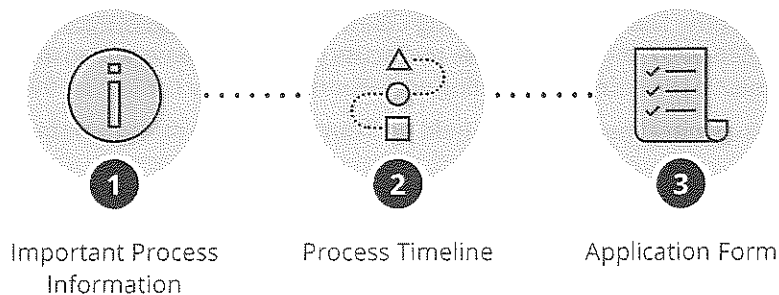
PLANNING PROCESS //

GENERAL PLAN AMENDMENT

ABOUT THE APPLICATION

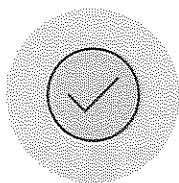
Thank you for your interest in submitting a General Plan Amendment application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757.



PLANNING DIVISION
451 SOUTH STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

SLC.GOV/PLANNING
ZONING@SLCGOV.COM
TEL 801-535-7757

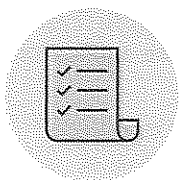


PURPOSE & INTENT OF THE PROCESS

The general plan of the city includes any citywide plan, community plan, small area plan, corridor plan, or other plan that fits the requirements and definitions of a general plan under Utah Code 10-9a.

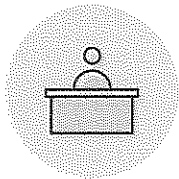
Utah State Law requires every municipality to prepare and adopt a comprehensive, long-range general plan for:

- a. present and future needs of the municipality; and
- b. growth and development of all or any part of the land within the municipality.



EFFECT OF ADOPTED MASTER PLANS OR GENERAL PLANS (21A.02.040)

All master plans or general plans adopted by the Planning Commission and City Council for the City, or for an area of the City, shall serve as an advisory guide for land use decisions. Amendments to the zoning text or zoning map should be consistent with the purposes, goals, objectives and policies of the applicable adopted master plan or general plan of Salt Lake City.



CONSULTATION

If you have questions regarding the General Plan Amendment regulations or process, please contact the Salt Lake City Planning Counter staff at zoning@slcgov.com or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

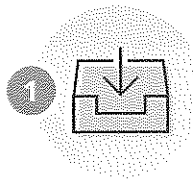
Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.

PROCESS TIMELINE

TIME FRAME

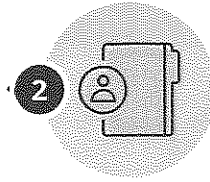
🕒 6 - 12 MONTHS

- APPLICANT
- STAFF



APPLICATION RECEIVED

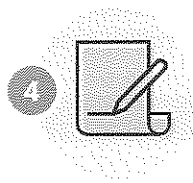
Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.



PLANNER ASSIGNED

Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).

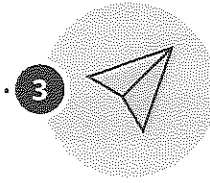
🕒 14 days



APPLICATION MODIFICATIONS

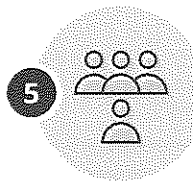
Modifications based on public input & City Department review comments (if needed, applicant must submit updates). Minor issues will be conditions of approval.

🕒 45 days



PUBLIC NOTICE

Public notices sent to nearby neighbors, property owners and Community Councils (when required by ordinance). Application routed to City Departments for review.



PLANNING COMMISSION

Public hearing scheduled, notices sent, staff report produced, and commission recommendation made.

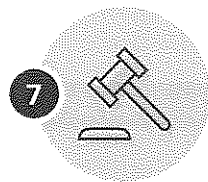
🕒 21 days



TRANSMITTAL TO COMMUNITY AND NEIGHBORHOODS (CAN)

Commission minutes approval and public record are assembled by staff. After review, the package is transmitted to City Council.

🕒 21 days



CITY COUNCIL PROCESS

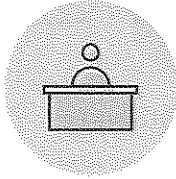
City Council holds a briefing with staff during work session. Public hearing and action follows. Timeline determined by City Council office.

www.slc.gov/council

DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

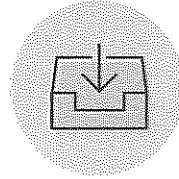
GENERAL PLAN AMENDMENT

IMPORTANT INFORMATION



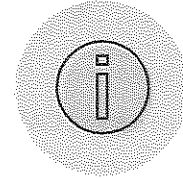
CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **\$1070** filing fee, plus **\$121** per acre (in excess of 1 acre).
- Additional required notice fees will be assessed after submission.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

Stanbridge

ADDRESS OF SUBJECT PROPERTY

812 West 300 North; 800 West 319 North; 803, 805, 807, & 809 West Simondi Avenue

REQUEST

Amend the Northwest Jordan River/Airport Master Plan to allow RMF-30 zoning for the Stanbridge assisted (affordable) housing project

NAME OF APPLICANT

Salt Lake Neighborhood Housing (dba, Neighborworks Salt Lake)

PHONE

801-661-8934

MAILING ADDRESS

622 West 500 North, Salt Lake City, UT 84116

EMAIL

davidf@nwsaltlake.org

APPLICANT'S INTEREST IN PROPERTY (*owner's consent required)

☒ Owner ☐ Architect* ☐ Contractor* ☐ Other*

IF OTHER, PLEASE LIST

john.guilds@guildslaw.com

NAME OF PROPERTY OWNER (if different from applicant)

Salt Lake Neighborhood Housing (dba, Neighborworks Salt Lake)

PHONE

MAILING ADDRESS

EMAIL

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

TYPE OF AMENDMENT

General Plan Text ☐ Land Use Map ☐

DISCLAIMER: 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.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

Salt Lake Neighborhood Housing (dba, Neighborworks Salt Lake)

EMAIL

davidf@nwsaltlake.org

MAILING ADDRESS

622 West 500 North, Salt Lake City, UT 84116

PHONE

801-661-8934

APPLICATION TYPE

Master Plan Amendment

SIGNATURE

David W. Foster

DATE

June 14, 2023

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Parcel #s 08-35-404-012 / 08-35-404-013
08-35-404-014 / 08-35-404-015
08-35-258-013 / 08-35-258-014 / 08-35-258-014 / 08-35-258-015

NAME OF OWNER 08-35-258-016

Salt Lake Neighborhood Housing (dba, Neighborworks Salt Lake)

EMAIL

davidf@nwsaltlake.org

MAILING ADDRESS

622 W. 500 N. SLC UTAH
84116

SIGNATURE

David W. Foster

DATE

6-23-2023

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

REQUIREMENTS (DISCRETIONARY PROCESS DETERMINED BY CITY COUNCIL)



Project Description:

- Describe the proposed general plan amendment.
- A statement declaring the purpose for the amendment.
- Declare why the present general plan requires amending.
- Is the request amending the Land Use Map? If so, please list the parcel numbers to be changed.
- Is the request amending the text of the general plan? If so, please include the exact language to be changed.

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

[Signature]

DISCLAIMER: 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.

Stanbridge Project Master Plan Amendment Request

NeighborWorks Salt Lake (NWSL) is seeking an *amendment to the Future Land Use Map on page 4 of the Northwest Community Plan from Low Density Residential to Medium Density Residential*. “The goal of the Northwest Community Plan is to improve the living and working environment in the community.” NWSL intends to help achieve this goal by converting a long-vacant, littered, and hazardous parcel of land currently zoned R1-7000 to a vibrant community of approximately 20-plus homes designed with affordability and energy efficiency in mind.

Amending the Northwest Community Plan as requested would allow the development of the Stanbridge Project while not altering the existing character of that corner of the neighborhood. The Stanbridge Project is consistent with the Plan Salt Lake Guiding Principle of “access to a wide variety of housing types for all income levels throughout the city . . .” It is also consistent with the Growing SLC five-year housing plan (2018-2022) goal of “increasing housing opportunities for cost-burdened households.”

NWSL has been successfully developing affordable housing since 1977. NWSL first began acquiring Stanbridge Project properties in December 2021. Since that time, NWSL has had numerous conversations with current residents of the area. The neighborhood is supportive and recognizes that replacing empty lots with new, affordable, medium-density housing adds both value and vibrancy.

In summary, the requested *amendment to the Future Land Use Map on page 4 of the Northwest Community Plan from Low Density Residential to Medium Density Residential* for the vacant parcel making up the Stanbridge Project should be approved given that the Stanbridge Project:

- Is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
- Furthers the specific purpose statements of the zoning ordinance;
- Is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;
- Implements best current, professional practices of urban planning and design; and
- Is similar to other low to medium density projects that were previously approved and built in this area, establishing precedent for approving comparable requests.

4) MAILING LIST

OWN_FULL_NAME	OWN_ADDR	OWN_CITY	OWN_STATE	OWN_ZIP
CRESPIN, FIDEL	841 W 400 N	SALT LAKE CITY	UT	84116
LOZANO, ROGER & LUCILLE; JT	839 W 400 N	SALT LAKE CITY	UT	84116
SPANTON, GERALD R	831 W 400 N	SALT LAKE CITY	UT	84116
YANCEY, NORRENE W	827 W 400 N	SALT LAKE CITY	UT	84116
KATOA, DIANA	825 W 400 N	SALT LAKE CITY	UT	84116
MARKINVEST ENTERPRISES, LLC	10863 S BOWDEN ST	SANDY	UT	84070
JOHNSON, MARY A; JTJOHNSON, DONALD; JT	813 W 400 N	SALT LAKE CITY	UT	84116
CADY, VICTORIA	856 W SIMONDI AVE	SALT LAKE CITY	UT	84116
HAER, HENRY C; JTBATTAINI, LIZA; JT	3951 BEAVER CREEK RD	KAMAS	UT	84036
MYERS, P R	844 W SIMONDI AVE	SALT LAKE CITY	UT	84116
KOWALCZIK, THOMAS	842 W SIMONDI AVE	SALT LAKE CITY	UT	84116
LU, JENNIFER	3434 E HEUGHS CIR	HOLLADAY	UT	84121
PAUGH, KARI	832 W SIMONDI AVE	SALT LAKE CITY	UT	84116
CHAVEZ, NIKKI J & JAMES C; JT	828 W SIMONDI AVE	SALT LAKE CITY	UT	84116
MORIYASU, MIKIO	822 W SIMONDI AVE	SALT LAKE CITY	UT	84116
CAMPBELL, DUSTIN	816 W SIMONDI AVE	SALT LAKE CITY	UT	84116
RASMUSSEN, LUKE	377 N 800 W	SALT LAKE CITY	UT	84116
HERRERA, ESTHER & BENNEY; JT	375 N 800 W	SALT LAKE CITY	UT	84116
MENDEZ, FRANK R	373 N 800 W	SALT LAKE CITY	UT	84116
ROGERS, HEATHER A	355 N 800 W	SALT LAKE CITY	UT	84116
MOLINA, ALEJANDRA G; JTALMARAZ, MARIA C; JT	865 W SIMONDI AVE	SALT LAKE CITY	UT	84116
GRATTAN, SHAUNA	857 W SIMONDI AVE	SALT LAKE CITY	UT	84116
WALBOM, CHRISTIAN	853 W SIMONDI AVE	SALT LAKE CITY	UT	84116
BARNES, MICHAEL M & RANAE R; JT	843 W SIMONDI AVE	SALT LAKE CITY	UT	84116
HUNT, MIA R	821 W SIMONDI AVE	SALT LAKE CITY	UT	84116
FRIZZELL, KIMBERLY; JTFRIZZELL, JESSE; JT	819 W SIMONDI AVE	SALT LAKE CITY	UT	84116
STEWART, DANIEL R	817 W SIMONDI AVE	SALT LAKE CITY	UT	84116
SALT LAKE NEIGHBORHOODHOUSING SERVICES, INC	319 N 800 W	SALT LAKE CITY	UT	84116
ALVES, REINALDO F; JTALVES, CLAUDIA C; JT	376 N 800 W	SALT LAKE CITY	UT	84116
OBTURATION PROPERTIES, LLC	1978 E WOODSIDE DR	HOLLADAY	UT	84124
JOHNSON, ANDREW; JTCASTILLO, MATTHEW; JT	348 N 800 W	SALT LAKE CITY	UT	84116
LOPEZ, MARTIN Z; ET AL	344 N 800 W	SALT LAKE CITY	UT	84116
HOUSING ASSISTANCE MANAGEMENTENTERPRISE	1776 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
MICHAEL FRONCE TRFRONCE, MICHAEL; TR	PO BOX 26702	SALT LAKE CITY	UT	84126
SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	UT	84114
WORLDWIDE GOSPEL CHURCH	4795 S CHENTELLE DR	TAYLORSVILLE	UT	84129
RAISE INVESTMENTS, LLCET AL	854 W 300 N	SALT LAKE CITY	UT	84116
SPIGHT, PERRY E SR; JTSPIGHT, MARGARET A; JT	846 W 300 N	SALT LAKE CITY	UT	84116
DOUBLE INFINITY INVESTMENTSLLC	836 W 300 N	SALT LAKE CITY	UT	84116
BASES LOADED INVESTING, LLC	PO BOX 250	MESQUITE	NV	89024
JOHNSON, CHRISTOPHER R	820 W 300 N	SALT LAKE CITY	UT	84116
HOOKE INVESTMENTS, LLC	2694 E GRAND VIEW DR	SANDY	UT	84092
NGUYEN, CHAN NGOC & TRAN, TUYET-NINH THI;	6454 S HEUGHS CANYON D	HOLLADAY	UT	84121
YOUNG, TRENTON	850 W 300 N	SALT LAKE CITY	UT	84116
Current Occupant	850 W 300 N	SALT LAKE CITY	UT	84116
MONTOYA, LEO; TR(LM TR)	434 ZINFANDEL CIR	CLAYTON	CA	94517
MONDRAGON, MERCEDES; JTPADILLA, IXCHEL P; JT	845 W 300 N	SALT LAKE CITY	UT	84116
BROMAN, L. ERIC; TR(LLB IRR TR)	403 N 1300 W	SALT LAKE CITY	UT	84116
MAROTTA, JOSEPH	837 W 300 N	SALT LAKE CITY	UT	84116
SPIGHT, PERRY E & MARGARET; JT	846 W 300 N	SALT LAKE CITY	UT	84116
GUNLOCK CAPITAL LLC	5396 W 2400 S	WEST VALLEY	UT	84120
SPIGHT, DURAEL JTSPIGHT, JESSICA JT	821 W 300 N	SALT LAKE CITY	UT	84116
SPIGHT, DURAEL JTSPIGHT, JESSICA JT	821 W 300 N	SALT LAKE CITY	UT	84116
BRIDGEWATER, WYNETHA & LEE, JAKE; JT	155 N 700 W	SALT LAKE CITY	UT	84116

RICHARDS, TIMOTHY	277 N 800 W	SALT LAKE CITY	UT	84116
LISCOMB, CAMMY; JTCARLING, JACOB; JT	273 N 800 W	SALT LAKE CITY	UT	84116
GRIFFITHS PARTNERS, LLC	1021 E SOUTHTEMPLE ST	SALT LAKE CITY	UT	84102
DESCHINE, BERNADETTE	257 N 800 W	SALT LAKE CITY	UT	84116
320 NORTH 800 WEST, LLC	1849 MAPLE HILLS DR	BOUNTIFUL	UT	84010
MILLER, CHAD	772 W 300 N	SALT LAKE CITY	UT	84116
FLINT, CAMILLA; JTFLINT, MERRILL; JT	768 W 300 N	SALT LAKE CITY	UT	84116
CHRISTENSEN, JINETTE	766 W 300 N	SALT LAKE CITY	UT	84116
LUJAN, AMANDA LYNN	756 W 300 N	SALT LAKE CITY	UT	84116
KENDALL, RICHARD K &MELE C; JT	776 W 300 N	SALT LAKE CITY	UT	84116
BAIM, ERIC	272 N 800 W	SALT LAKE CITY	UT	84116
PEREZ, CIRILO H	765 W 300 N	SALT LAKE CITY	UT	84116
FRANCO, ALEJANDRA	270 N 800 W	SALT LAKE CITY	UT	84116
Current Occupant	819 W 400 N	Salt Lake City	UT	84116
Current Occupant	846 W SIMONDI AVE	Salt Lake City	UT	84116
Current Occupant	834 W SIMONDI AVE	Salt Lake City	UT	84116
Current Occupant	806 W SIMONDI AVE	Salt Lake City	UT	84116
Current Occupant	815 W SIMONDI AVE	Salt Lake City	UT	84116
Current Occupant	807 W SIMONDI AVE	Salt Lake City	UT	84116
Current Occupant	805 W SIMONDI AVE	Salt Lake City	UT	84116
Current Occupant	803 W SIMONDI AVE	Salt Lake City	UT	84116
Current Occupant	356 N 800 W	Salt Lake City	UT	84116
Current Occupant	330 N 800 W	Salt Lake City	UT	84116
Current Occupant	350 N 800 W	Salt Lake City	UT	84116
Current Occupant	862 W 300 N	Salt Lake City	UT	84116
Current Occupant	822 W 300 N	Salt Lake City	UT	84116
Current Occupant	818 W 300 N	Salt Lake City	UT	84116
Current Occupant	814 W 300 N	Salt Lake City	UT	84116
Current Occupant	810 W 300 N	Salt Lake City	UT	84116
Current Occupant	806 W 300 N	Salt Lake City	UT	84116
Current Occupant	802 W 300 N	Salt Lake City	UT	84116
Current Occupant	849 W 300 N	Salt Lake City	UT	84116
Current Occupant	841 W 300 N	Salt Lake City	UT	84116
Current Occupant	833 W 300 N	Salt Lake City	UT	84116
Current Occupant	831 W 300 N	Salt Lake City	UT	84116
Current Occupant	824 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	819 W 300 N	Salt Lake City	UT	84116
Current Occupant	267 N 800 W	Salt Lake City	UT	84116
Current Occupant	829 W 300 N	Salt Lake City	UT	84116
Current Occupant	320 N 800 W	Salt Lake City	UT	84116