



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: May 7, 2024

RE: 1050 West 1300 South Zoning Map Amendment
PLNPCM2023-00609

Item Schedule:

Briefing: April 16, 2024

Set Date: April 16, 2024

Public Hearing: May 7, 2024

Potential Action: May 21, 2024

BRIEFING UPDATE

During the April 16, 2024 briefing, Council Members were generally supportive of the proposed zoning map amendment. They expressed a desire for the Administration to coordinate plans for roadway and sidewalk improvements with needed infrastructure upgrades if the property is developed.

The Administration noted its plan to bundle several City owned parcels including the subject parcel and eventually put them into a community land trust to provide home ownership opportunities. There was a Council Member request for the City to do comprehensive planning to provide downpayment assistance, credit counseling, and other support to potential homeowners.

The following information was provided for the April 16, 2024 Council briefing. It is included again for background purposes.

The Council will be briefed about a proposal from the Administration to amend the zoning map for an approximately 1.4-acre vacant City owned parcel at 1050 West 1300 South in City Council District Two from its current R-1/5,000 (Single-family Residential) zoning designation to RMF-30 (Low-density Multi-family Residential). The Administration has not prepared a development plan yet, but affordable housing would likely be developed on the site if the proposed zoning map amendment is approved by the Council.

Council Members will recall recently approving a similar request for property at 756 South Montgomery Street. The current request is the second in a series of similar requests for City owned parcels that will be



rt of proposed West Side Infill Housing. Once the rezone process is complete for the properties, it is anticipated that a request for proposals will be issued to construct infill housing on the sites.

The current R-1/5,000 zoning is limited to single-family homes and uses intended to serve them such as schools, churches, and parks. Area zoning is dominated by single-family residential as shown in the map below. The proposed RMF-30 zoning would allow small scale, low-density residential housing units. It allows different housing types including single- and two-family, townhomes, multi-family, row houses, and cottage developments. The zoning district can provide moderate density increases while minimizing negative impacts to single-family neighborhoods.

The Planning Commission reviewed the proposed zoning map amendment during its February 14, 2024 meeting and held a public hearing at which three people spoke in opposition to the proposal. Concerns included impacts to neighborhood quality of life, the riparian corridor overlay, drainage issues, driveways, and required parking would all reduce the number of units that could be built on the site. Other comments included a desire for the property to be converted into a park as was the plan under a previously approved Capital Improvement Program (CIP) application (discussed below). **Planning staff commended and the Commission voted 6-1 to forward a positive recommendation to the City Council.** The Commissioner who voted against the proposal did not state a reason for his vote.



Area zoning map with the subject property outlined in blue.

Goal of the briefing: Review the proposed zoning map amendments, determine if the Council supports moving forward with the proposal.

POLICY QUESTIONS

1. Since the property is owned by the City, the Council may wish to discuss with the Administration what City goals for housing they have for potential development on the subject property such as if it will be used to advance affordability goals.
2. The Council may wish to ask the Administration if they intend the proposed housing units to be for sale under the community land trust.

ADDITIONAL INFORMATION

The Division of Housing and Neighborhood Development (now Housing Stability) purchased the property in 2010 with the intention of developing it for housing. In 2021 approximately \$150,736 was awarded through a constituent initiated CIP application to plan and design a park on the subject property. The CIP process missed that the proposed park did not conform to the current zoning for residential housing. The CIP process has been updated since then to include a zoning compliance check to avoid similar situations in the future. Following the application's approval, the Administration analyzed the property's suitability for a park, and housing was determined to be a better fit. The constituent was notified of the decision. Council staff will track the previously awarded funds for the Council to consider recapturing them for a new project in a future CIP cycle. It is the Administration's intention to develop housing on the property.

Because the property's proximity to the Jordan River, a portion of it is within the riparian corridor overlay (RCO) which protects the river from impacts caused by development (see image below). If the property is developed, an RCO permit must be obtained. Areas within RCOs cannot be developed, which limits the potential number of dwelling units that can be constructed on the property.

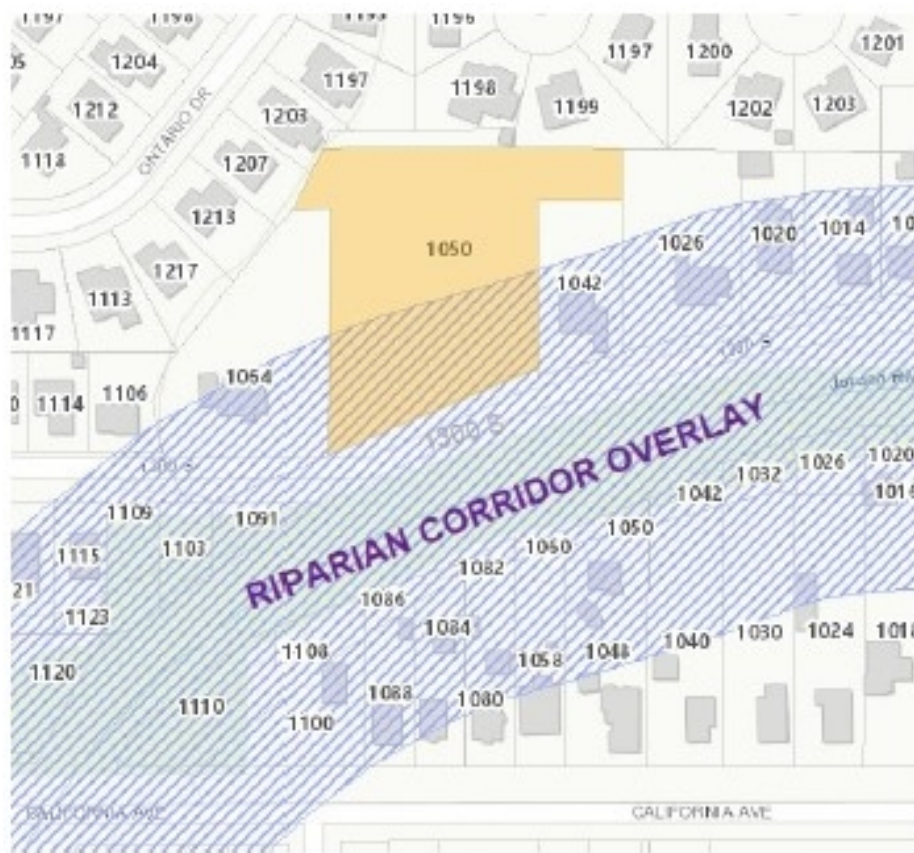


Image showing riparian corridor overlay and its impact on the subject parcel highlighted.

Image courtesy of Salt Lake City Planning Division

The property is close to California Avenue and 900 West which are arterial streets with access to transit and bike lanes. However, the section of 1300 South where this property is located is narrow and lacks curbs and gutters. The road would need to be widened and improved to accommodate additional traffic generated by development on the site. Additionally, utilities and drainage systems will need to be upgraded to support proposed development.

The Council is only being asked to consider rezoning the property. No formal site plan has been submitted nor is it within the scope of the Council's authority to review the plans. Because zoning of a property can outlast the life of a building, any rezoning application should be considered on the merits of changing the zoning of that property, not simply based on a potential project.

KEY CONSIDERATIONS

Planning staff identified three key considerations related to the proposal which are found on pages 5-9 of the Planning Commission staff report and summarized below. For the complete analysis, please see the staff report.

Consideration 1 – Implementation of the Westside Master Plan, Housing SLC, and Plan Salt Lake

Planning staff found the proposal generally aligns with goals and initiatives of the 2014 *Westside Master Plan*, *Plan Salt Lake* (2015), and *Housing Salt Lake* (2023-2027) by adding incremental density to the area on underutilized property with a variety of housing types.

Consideration 2 – Neighborhood Compatibility & Impact

Planning staff received comments from nearby residents who expressed concerns with the proposal. These include impacts from increased density, and a desire to keep the property undeveloped. Planning staff noted that the property “has not been set aside for recreational or preservation purposes and could be developed under the current R-1/5,000 Single Family Residential zoning standards.”

Design standards in the RMF-30 zone will allow development of new housing that is compatible with the existing neighborhood. In addition, this zone calls for durable materials, minimum requirements for glass, a maximum length of external blank walls and other requirements to provide an aesthetically pleasing development. The existing R-1/5,000 zoning does not have these requirements. In addition, development standards are similar for both the R-1/5,000 and RMF-30 zoning districts as shown in the table below.

Required parking (shown in the table below) is to be provided on-site. This will help reduce on-street parking on 1300 South.

Consideration 3 – Development Potential

The RCO will reduce the parcel's developable area to approximately 1.25 acres. Based on this, Planning staff calculated the following potential numbers of housing units under current and proposed zoning. It should be noted that roads and driveways on the site, parking, setbacks and landscape buffers, and maximum lot coverage may reduce these numbers.

R-1/5,000 Single-family residential (current)

- 10 new single-family homes with minimum lot sizes of 5,000 square feet.

RMF-30 (Low density multi-family residential (proposed)

- Up to 36 new cottage development units with minimum 1,500 square foot lot sizes.
- Up to 27 units of any other permitted housing type with minimum 2,000 square foot lot sizes.

In addition, RMF-30 zoning allows a mix of housing types, so there is potential for some combination of single-family, duplex, row houses, cottages, and multi-family units if the zoning map amendment is approved and the property is developed.

ZONING COMPARISON

The following table compares building height, setback, and other requirements for the current R-1/5,000 and proposed RMF-30 zoning districts.

	<i>R-1/5,000 (Current)</i>	<i>RMF-30 (Proposed)</i>
<i>Maximum Building Height</i>	28 feet for pitched roof, 20 feet for flat roof.	30 feet.
<i>Front Yard</i>	20 feet or average of the block face.	20 feet or average of the block face.
<i>Side Yard</i>	4 feet on one side and 10 feet on the other.	<i>Single family detached and two-family:</i> 4 feet on one side and 10 feet on the other. <i>Multi-family (maximum of 8 attached units):</i> 10 feet. <i>Row Houses (maximum of 6 attached units):</i> 6 feet on one side and 10 feet on the other. <i>Cottage Development:</i> 4 feet.
<i>Rear Yard</i>	Minimum 25% of the lot depth or 20 feet, whichever is less.	Minimum of 20% lot depth, need not exceed 25 feet (10 feet required for cottage developments).
<i>Parking Requirements</i>	Two spaces per dwelling unit.	<i>Two-family:</i> Two spaces per dwelling unit. <i>Multi-family:</i> <ul style="list-style-type: none"> • <i>Studio and one bedroom:</i> One space per dwelling unit. • <i>Two or more bedrooms:</i> 1.25 spaces per dwelling unit. <i>Row House and Sideways Row House:</i> Two spaces per dwelling unit. <i>Cottage Developments:</i> One space per dwelling unit.
<i>Lot Area/Width</i>	5,000 square feet, with minimum lot width of 50 feet.	<i>Single family detached, two-family, multi-family, row houses:</i> 2,000 square feet. Minimum lot width requirements are not applicable. <i>Cottage developments:</i> 1,500 square feet. Minimum lot widths are not applicable.

Analysis of Standards

Attachment E (pages 19-21) of the Planning Commission staff report outlines zoning map amendment standards

that should be considered as the Council reviews this proposal. The standards and findings are summarized below. Please see the Planning Commission staff report for additional information.

Factor	Finding
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.	<i>Complies</i>
Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	<i>Complies</i>
The extent to which a proposed map amendment will affect adjacent properties.	<i>Complies</i>
Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.	<i>Complies</i>
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.	<i>Development will require utility and drainage systems upgrades.</i>

City Department Review

During City review of the petition, Public Utilities noted some offsite utilities will need to be upgraded as discussed above. Also, Transportation stated improvements to the section of 1300 South where this property is located will need improvements previously mentioned. No other responding departments or divisions expressed concerns with the proposal, but stated additional review and permits would be required if the property is developed. Additional information can be found in Attachment G (pages 24-26) of the Planning Commission staff report.

PROJECT CHRONOLOGY

- July 27, 2023-Petition for zoning map amendment received by Planning Division.
- August 17, 2023-Petition assigned to Rylee Hall, Principal Planner.
- August 29, 2023-Notice sent to the Glendale Community Council informing them of the petition. 45-day recognized organization comment period begins.
- September 27, 2023-Early notification notice mailed to property owners and residents within 300 feet of the subject properties.
- October 3, 2023-Online open house begins and runs through February 14, 2024

- October 13, 2023-45-day comment period for recognized organizations ends. No formal comments were submitted by the recognized organizations.
- October 18, 2023-Planning staff presents proposal at the Glendale Community Council at the Chair's request.
- February 2, 2024-
 - Public hearing notice posted on property.
 - Planning Commission public hearing notices posted on City and State websites and sent via the Planning Division listserv.
 - Notices mailed to property owners and residents within 300 feet of the subject properties.
- February 14, 2024- Planning Commission public hearing. The Planning Commission voted 6-1 to forward a positive recommendation to the City Council for the proposed zoning map amendment.
- XXX XX, 2024-Ordinance requested from Attorney's Office.
- XXX XX, 2024-Planning received signed ordinance from the Attorney's Office.
- March 26, 2024-Transmittal received in City Council Office.