




CITY COUNCIL TRANSMITTAL


Lisa Shaffer (Apr 5, 2023 13:17 MDT)

Lisa Shaffer, Chief Administrative Officer

Date Received: 04/05/2023

Date sent to Council: 04/05/2023

TO: Salt Lake City Council
Darin Mano, Chair

DATE: April 5, 2023

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



SUBJECT: Petition PLNPCM2022-00733
Zoning Map Amendment at 1549 S 1000 W, 1551 S 1000 W, 1565 S 1000 W,
and 1574 S 900 W

STAFF CONTACT: Katilynn Harris, Principal Planner
katilynn.harris@slcgov.com or (801) 535-6179

DOCUMENT TYPE: Ordinance

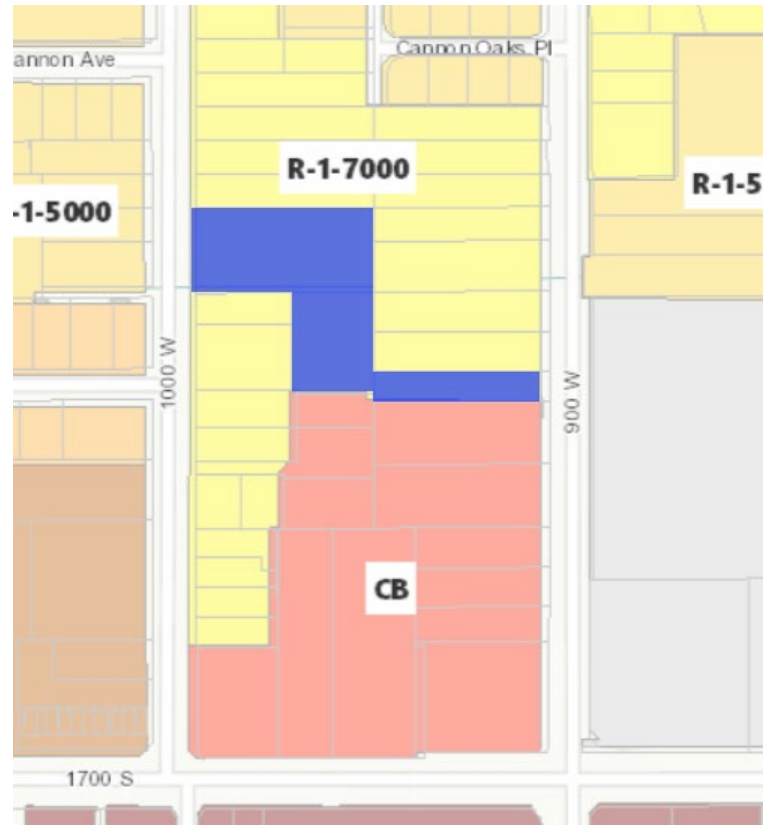
RECOMMENDATION: That the City Council follow the recommendation of the Planning Commission to approve the proposed Zoning Map amendment.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: This is a request by Jordan Atkin, representing the property owner, to amend the Zoning Map for four separate parcels located at 1549 S 1000 W, 1551 S 1000 W, 1565 S 1000 W, and 1574 S 900 W. The proposed Zoning Map amendment would rezone the properties from R-1/7,000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). The amendment is intended to allow the property owner to develop rowhouses on the subject properties; however, no development plans have been submitted at this time. If the amendment is approved, the applicant could develop the site in accordance with the newly adopted RMF-30 zoning standards. In the new standards, each unit must have a minimum lot size of 2,000 square feet. Based on the square footage of the properties, a maximum of 35 units could be constructed. Additionally, a maximum of 6 units per building are permitted for rowhouses. The request did not require a master plan amendment.

Two of the four parcels each contain a single-family dwelling while the other two are a currently undevelopable sliver lot and a vacant lot with no street access in the middle of the block. The proposed RMF-30 zoning district allows some non-residential uses, such as daycares and community gardens. Because this application is a “petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units,” a Housing Loss Mitigation Plan is required in accordance with chapter 18.97.020 of Salt Lake City code. The applicant is proposing replacement housing to mitigate the loss of two dwelling units.

The Planning Commission reviewed the request at a public hearing on March 8, 2023. The Commission determined the RMF-30 zone promotes the implementation of key policies and goals outlined in the Westside Master Plan which identifies vacant or underutilized parcels in this area as preferred locations for multi-family infill development compatible in scale with the existing neighborhood fabric. The Commission voted (9-1) to forward a positive recommendation to the City Council to amend the zoning map as requested.



Subject properties. Block and zoning context.

PUBLIC PROCESS:

- September 21, 2022 – Early notification was sent to the Glendale Community Council. No official comments were received.

- September 21, 2022 – Early notification was sent to all residents and property owners within 300 FT of the subject properties. Staff received a voicemail questioning the appropriateness of tearing down two existing homes for a new development.
- September 21, 2022 – February 3, 2023 – An online open house was held for the proposal.
- March 8, 2023 – Planning Commission held a public hearing regarding the proposed zoning map amendment. The Planning Commission voted to forward a positive recommendation to amend the zoning map for the subject properties from R-1/7,000 to RMF-30 to the City Council for their review and decision.

PLANNING COMMISSION RECORDS of MARCH 8, 2023:

[Planning Commission Agenda](#)

[Planning Commission Minutes](#)

[Planning Commission Staff Report](#)

EXHIBITS:

1. Project Chronology
2. Notice of City Council Hearing
3. Original Petition
4. Housing Loss Mitigation Report
5. Mailing List

SALT LAKE CITY ORDINANCE

No. _____ of 2023

(Amending the zoning of property located at 1549 South 1000 West, 1551 South 1000 West, 1565 South 1000 West, and 1574 South 900 West from R-1/7,000 Single-Family Residential to RMF-30 Low Density Multi-Family Residential)

An ordinance amending the zoning map pertaining to property located at 1549 South 1000 West, 1551 South 1000 West, 1565 South 1000 West, and 1574 South 900 West from R-1/7,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District pursuant to Petition No. PLNPCM2022-00733 (the “Petition”).

WHEREAS, the Salt Lake City Planning Commission (the “Planning Commission”) held a public hearing on March 8, 2023 on the Petition submitted by Jordan Atkin, on behalf of the property owner TAG SLC, LLC, to rezone four parcels located at 1549 South 1000 West (Tax ID No. 15-14-253-005), 1551 South 1000 West (Tax ID No. 15-14-253-006), 1565 South 1000 West (Tax ID No. 15-14-253-065), and 1574 South 900 West (Tax ID No. 15-14-253-035) (collectively the “Property”) from R-1/7,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District;

WHEREAS, at its March 8, 2023 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (the “City Council”) on the Petition; and

WHEREAS, after holding 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-1/7,000 Single-Family Residential District to RMF-30 Low Density Multi-Family Residential District.

SECTION 2. Effective Date. This Ordinance shall take effect immediately after it has been published in accordance with Utah Code §10-3-711 and recorded in accordance with Utah Code §10-3-713.

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: _____.

Rezone 1549, 1551, 1565 South 1000 West, and
1574 South 900 West from R-1/7,000 to RMF-30

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: March 24, 2023

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

EXHIBIT “A”

Legal Description of Property to be Rezoned:

1549 South 1000 West Street

Tax ID No. 15-14-253-005

COM 889.25 FT N & 264 FT E FR CEN SEC 14 T 1S R 1W SL MER N 124.5 FT E 281 FT S 124.5 FT W 281 FT TO BEG.

1551 South 1000 West Street

Tax ID No. 15-14-253-006

COM 264 FT E & 878.79 FT N FR CEN SEC 14, T 1S, R 1W, SL MER, N 10.46 FT; E 281 FT; S 10.46 FT; W 281 FT TO BEG.

1565 South 1000 West Street

Tax ID No. 15-14-253-065

BEG 723.77 FT N & 16 RDS E FR CEN SEC 14, T1S, R1W, SL MER; N 102.43 FT; E 150 FT; N 50 FT; E 130.5 FT; S 157.43 FT; W 120.5 FT; N 5 FT; W 160 FT TO BEG. LESS AND EXCEPTING, BEG 723.10 FT N & 16 RODS E FR SW COR OF NE 1/4 OF SAID SEC 14; E 150 FT; N 102.43 FT; W 150 FT; S 102.43 FT TO BEG. 0.47 AC M OR L.

1574 South 900 West Street

Tax ID No. 15-14-253-035

BEG 30.63 RDS N & 50 RDS E & 198.935 FT N FR SW COR OF NE 1/4 SEC 14, T 1S, R 1W, S L M; N 50 FT; W 280.5 FT; S 50 FT; E 280.5 FT TO BEG.

1. CHRONOLOGY

Project Chronology

Zoning Map Amendment at approximately 1549 S 1000 W, 1551 S 1000 W, 1565 S 1000 W, and 1574 S 900 W – PLNPCM2022-00733

July 21, 2022	Jordan Atkin on behalf of the property owner TAG SLC, LLC, filed the Zoning Map amendment application. The subject properties are located at 1549 S 1000 W, 1551 S 1000 W, 1565 S 1000 W, and 1574 S 900 W and encompass approximately 1.65 acres (71,721 square feet).
August 11, 2022	Application assigned to Katilynn Harris, Principal Planner.
September 21, 2022	Sent notifications to Glendale Community Council, and surrounding neighbors and property owners. Project posted to city website for an online Open House.
February 24, 2023	Sign posted on subject property. Public hearing notice sent out and posted to city website.
March 8, 2023	The Planning Commission held a public hearing and with a 9-1 vote, forwarded a positive recommendation to amend the zoning map for the subject property from R-1/7,000 to RMF-30 to the City Council for their review and decision.
March 24, 2023	Signed ordinance received from City Attorney's Office.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF CITY COUNCIL HEARING

The Salt Lake City Council is considering Petition **PLNPCM2022-00733** – Jordan Atkin, representing the property owner, has submitted an application to amend the Zoning Map for four separate parcels located at 1549 S 1000 W, 1551 S 1000 W, 1565 S 1000 W, and 1574 S 900 W. The requested Zoning Map amendment would rezone the property from R-1/7000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). The requested amendment would allow for expanded residential uses not permitted under the existing zoning district. The subject properties are located within Council District 2, represented by Alejandro Puy. (Staff Contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com.)

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:

TIME: 7:00 pm

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 www.slc.gov/council/virtual-meetings. 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 Katilynn Harris at 801-535-6179 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at katilynn.harris@slcgov.com. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition number PLNPCM2022-00733.

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.

3. ORIGINAL PETITION

Project Description:

R-1-7000 to RMF-30

Parcel for Zone Map Amendment:

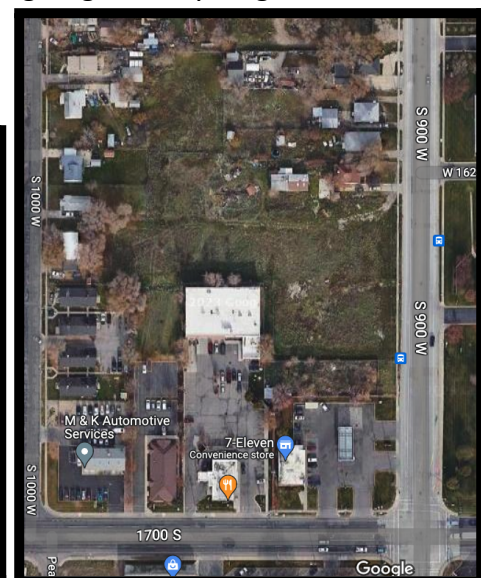
1514253005, 1514253006, 1514253065, 1514253035

Date:

February 14, 2023

Project Description:

Sitting on underutilized parcels, the TAG 1000 W townhome project will bring multi-family development to the periphery of a “Regional Commercial Node” in the Westside Master Plan.¹ Currently, the node and surrounding areas house several large vacant parcels that are underutilized. The project being contemplated is anticipated to be a tract of townhomes that provides a smooth transition from the node into the existing single-family neighborhood.



The proposed site is in close proximity to several neighborhood amenities that will both enhance and be enhanced by the project. These include the Jordan River Trail (recreation node at 1700 S), the Jordan River Peace Labyrinth, the Sorenson Unity Center, and the former site of Raging Waters, which the city is contemplating how to redevelop. The project will provide much needed living space for the Glendale neighborhood. The Westside has limited opportunities to add density within existing neighborhoods, but locations like the proposed TAG 1000 W site on the periphery of the neighborhood offer chances to improve how land is utilized. The current R-1-7000 zoning codes directly contradict the density recommendations for the node by limiting

¹ Salt Lake City, Documents, Accessed February 14, 2023
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

density to roughly 25 du/acre, less than half of the minimum 50 du/acre advised in the Master Plan. Allowing the rezone will bring the City's actions into better alignment with its plans.

Background:

The Westside Master Plan composed in 2014 provides extensive background on the state of the neighborhood, which like the rest of the Salt Lake Valley has seen dramatic growth over the last 50 years. The Westside has traditionally grown faster than most parts of the city as the neighborhood has provided affordable single-family housing options. Overall, the population of Westside neighborhoods grew 42% between 1970 and 2014. The low-density single-family development patterns seen in the majority (89%) of residential areas in Westside neighborhoods is a barrier to sustainable growth. Young families are finding themselves consistently priced out of the area with limited options in terms of both for-sale and for-rent housing inventory.

The proposed sites for rezone is located at the corner of two major arterials; one of which provides north-south access to the Westside and the other which forms an east-west gateway into the area. 900 W serves as an important transit corridor, offering frequent service that carries passengers to Salt Lake Central Station. Moreover, there are only a handful of east-west access roads (1700 S being one of them) connecting the Westside to Downtown.

Since the composition of the Westside Master Plan, the Salt Lake region has continued to grow at a breakneck pace (15.1% increase in 2010-2020 population in Salt Lake County), but the same dynamics have not played out in the Census Tracts covered by the Westside Master Plan (1026, 1027.1, 1027.2, 1028.1 and 1028.2). The population of the Westside Census Tracts shrunk by 869 residents between 2010 and 2020, a roughly 3.5% decrease. This leaves questions about the extent to which the current land uses are serving the population at a time when prices for housing are rapidly increasing. Conversations with members of the Glendale community have revealed that housing young families of the community remains a major challenge. New residents coming into the area have pushed home costs and rents higher, leaving a dearth of options for those who have grown up in the area and desire to stay in the neighborhood. Some of these folks will inevitably leave the area for the affordability most people need when leaving home for the first time. Declines in population of Westside neighborhoods over the last decade have eroded the residential base that keeps local businesses alive.

Growth and Housing Initiatives:

Westside Master Plan:²

- Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods.

² Salt Lake City, Documents, Accessed February 14, 2023
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

- Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high-density residential development where needed, appropriate or desired.
- Generally speaking, most of the redevelopment in the Westside will be around single-family neighborhoods
- If the neighborhoods are limited with regard to new residential and commercial development, the opportunities for that type of growth must be located elsewhere. In the Westside, those areas are at the edges of the neighborhoods and specific intersections within them. Both the size and scope of these opportunities vary significantly based on the site and situation.

Growing SLC:³

- Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city
- **Secure and preserve long-term affordability**
- ***Increase the number of units on particular parcels***
- Implement life cycle housing principles in neighborhoods throughout the city
- In-fill ordinances provide both property owners and developers with options to increase the number of units on particular parcels throughout the city
- Develop flexible zoning tools and regulations, *with a focus along significant transportation routes.*

Plan Salt Lake:⁴

- *Promote high density residential in areas served by transit.*
- Locate new development in areas with existing infrastructure and amenities, *such as transit and transportation corridors.*
- Direct new growth towards areas with existing infrastructure and services that have the potential to be people-oriented.
- ***Promote infill and redevelopment of underutilized land***
- Enable moderate density increases within existing neighborhoods ***where appropriate***
- Accommodate and promote an increase in the City's population
- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food)
- Support policies that provide housing choices, including affordability, accessibility and aging in place.

The proposed development of a large and mostly vacant lot to create an attractive low-density multi-family development will bring activation to the area and spur further investment on the multiple underused parcels in the area. The project aligns with the goals, policies, and statements of the Westside Master Plan and other governing city documents. The development

³ Salt Lake City Documents, Accessed December 19, 2022
http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

⁴ Salt Lake City Documents, Accessed December 14, 2022
<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

possible under the proposed rezone would promote infill that more adequately utilizes the land by allowing for the development of additional density. The sites are close to a variety of resources that provide opportunities for a healthy lifestyle. This includes the Jordan River trail, the Jordan River Peace Labyrinth etc,. Additionally, the project provides a housing option that is low maintenance, making it more appealing to an aging population. We expect that this project, supported by the rezone, will breathe more life into the infrastructure and amenities already present, while also encouraging their ongoing improvement.

Transportation and Mobility Initiatives:

Westside Master Plan⁵

- Clearly connected to the rest of Salt Lake City through a variety of reliable transportation modes that give residents convenient options for getting around
- Strengthen the connections both within and between the Westside and other parts of Salt Lake City by improving the community's gateways and corridors and strengthening the transportation network for all modes of travel

Growing SLC⁶

- It is imperative that ***new housing be constructed in the right locations of the city***
- Moderate increases in density should be encouraged ***along transit corridors***

Plan Salt Lake⁷

- Create a ***system of connections*** so that residents may easily access employment, goods and services, neighborhood amenities and housing
- Prioritize connecting nodes located throughout the City to each other with improved walking, biking and *transit*
- ***Reduce automobile dependency*** and single occupancy vehicle trips
- ***Minimize impact of car emissions***
- Increase mode-share for public transit, cycling, walking, and carpooling

The projects will bring people into an area where they can be connected with the city and the abundance of amenities nearby will serve to reduce automobile use by new residents. We find reducing car use to be a necessary step in reducing pollution. Utah's air quality index sits at 51.2 (compared to Hawaii at 21.2), making it the #1 state for poor air quality.⁸ Unfortunately transportation is the leading cause of pollution and makes up a staggering 42% of wintertime pollution. In efforts to combat this problem here in Utah, the State has engaged in zoning changes to develop walkable/bikeable streets and neighborhood centers that complement use

⁵ Salt Lake City, Documents, Accessed February 14, 2023
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

⁶ Salt Lake City Documents, Accessed December 19, 2022
http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf

⁷ Salt Lake City Documents, Accessed December 14, 2022
<http://www.slcdocs.com/Planning/Projects/PlanSaltLake/final.pdf>

⁸ World Population Review; Accessed November 14, 2022,
<https://worldpopulationreview.com/state-rankings/air-quality-by-state>

of transit.⁹ Placing a greater number of people within a ¼ mile radius of transit is broadly recognized as an important step toward reducing car related emissions.

Purpose:

The purpose of the amendment to the zone map is to work towards better fulfilling the city's stated goals and vision as demonstrated by multiple Master Plans. The current zoning code applied to the property is outdated and prevents development in an area that is well suited for it. The project team is committed to making this a development that will work not only for future members of the community, but also current community members. We will work with appropriate community bodies to ensure that the project fits the needs of the neighborhood.

Parcel for Zone Map Amendment:

15-14-253-005, 15-14-253-006, 15-14-253-065, 15-14-253-065, 15-14-253-035

Surrounding Zoning:

CB (Community Business), CG (General Commercial), R-1-7000 (Single Family Residential-7000 SF Lots), R-MU-35 (Residential Multifamily-35 Feet), M-1 (Light Manufacturing)

Closing Remarks:

Though there are continual growing pains in a city that sees a heavily increasing population, there is also an exciting opportunity as we work together to create more housing in appropriate and viable ways. During a conference hosted by the Urban Land Institute on November 8th, 2022, Mayor Erin Mendenhall stated, "The window of opportunity is closing...the way we grow matters". Following her remarks, Andrew Gruber, Executive Director of Wasatch Front Regional Council, continues by saying, "If we don't do it right to start, we'll permanently impair the needed density for at least 50 years".

The current R-1-7000 zone does not advance the city plans outlined in the Westside Master Plan, Growing SLC or Plan Salt Lake. By allowing for the rezone to RMF-30 the city will modernize the zoning to agree with the goals stated in city documents. We know additional housing is necessary here in Salt Lake, and by allowing for density on underutilized lots living between commercial and residential areas will increase attainability of housing while still protecting single-family zoned neighborhoods from the impact of a growing city. The proposed parcels represent an infill opportunity in an area where it is appropriate and desired. With the support of the city and rezone approval from R-1-7000 to RMF-30, we hope to do our part in creating beautiful, safe, and more attainable housing here in Salt Lake City.

⁹ Salt Lake City Government; Accessed November 14, 2022
<https://www.slc.gov/sustainability/air-quality>

4. HOUSING LOSS MITIGATION REPORT



Housing Loss Mitigation Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

1549 S 1000 W, 1551 S 1000 W, 1565 S 1000 W, and 1574 S 900 W - Zoning Map Amendment

Petition PLNPCM2022-00733

PROJECT DESCRIPTION

Existing Conditions

Salt Lake City has received a request for a zoning map amendment from Jordan Atkin, TAG SLC, LLC, to rezone the following four properties:

- 1549 S 1000 W – contains a detached single-family dwelling
- 1551 S 1000 W – vacant
- 1565 S 1000 W – vacant
- 1574 S 900 W – contains a detached single family dwelling

The zoning map amendment would rezone the properties as follows:

- **Existing zoning – R-1/7,000 (Single-Family Residential District)**
- **Proposed zoning – RMF-30 (Low Density Multi-Family Residential District)**

The applicant has indicated that he intends to demolish the two single family dwellings on the site and construct a townhome style development (Single-family Attached Residential) if the proposed map amendment is approved. A formal development proposal has not been submitted at this time.

Proposed Zoning Map Amendment

The proposed RMF-30 (Low Density Multi-Family Residential Zone) allows some non-residential uses, such as daycares and community gardens. Because this application is a “petition for a zoning change that would permit a nonresidential use of land,” a Housing Loss Mitigation Plan is required. Housing Loss Mitigation Plans are reviewed by the City’s Planning Director and the Director of Community & Neighborhoods. The plan includes a housing impact statement and a method for mitigating residential loss.



Vicinity map. Subject properties highlighted in red.

HOUSING IMPACT STATEMENT

Housing Mitigation Ordinance Compliance

The Housing Mitigation Ordinance requires a housing impact statement which includes the following:

1. Identify the essential adverse impacts on the residential character of the area subject of the petition;

Staff does not anticipate adverse impacts on the residential character of this neighborhood with the approval of the proposed rezone. The site of the proposed zoning map amendment is located mid-block, in an area that is primarily low-density residential. The RMF-30 zoning district allows for similar scale development to the R-1/7,000 zone that is keeping in character with the existing residential character of the area, while moderately increasing density potential due to smaller required lot areas and flexibility in allowed residential uses.

2. Identify by address any dwelling units targeted for demolition, following the granting of the petition;

*1549 S 1000 W, which contains a single-family dwelling.
1574 S 900 W, which contains a single-family dwelling.*

3. Separately for each dwelling unit targeted for demolition, state its current fair market value, if that unit were in a reasonable state of repair and met all applicable building, fire, and health codes;

The applicant indicates that the properties are worth roughly \$350,000 each. According to Salt Lake County Assessor Records, the building value of the single-family dwelling at 1549 S 1000 W is \$90,200 and the building value of the single-family dwelling at 1574 S 900 W is \$140,600. Those values do not include the market value of the land.

4. State the number of square feet of land zoned for residential use that would be rezoned or conditionally permitted to be used for purposes sought in the petition, other than residential housing and appurtenant uses; and

The proposed rezone would see approximately 71,721 square feet of land converted from R-1/7,000 to RMF-30.

5. Specify a mitigation plan to address the loss of residentially zoned land, residential units, or residential character.

Section 18.97.130 outlines three options for the mitigation of housing loss. These options are:

- A. Construction of replacement housing,*
- B. Payment of a fee based on difference between the existing housing market value and the cost of replacement, and*
- C. Payment of a flat mitigation fee if demonstrated that the costs of calculating and analyzing the various methods of mitigation are unreasonably excessive in relationship to the rough estimated costs of constitutionally permitted mitigation).*

Discussion:

Option A - *The applicant has chosen option A, which addressed the change in zoning by providing replacement housing. While two single family dwellings will be demolished, the applicant intends to build 34 single family attached dwelling units.*

Option B - *Under this option, the applicant would pay into the City's Housing Trust Fund an amount calculated as the difference between the market value of the home, as determined by the Salt Lake County Assessor's Office, and the replacement cost of building a new dwelling unit of similar size and meeting all existing building, fire and other applicable law (excluding land value).*

The Salt Lake County Assessor's Office shows the combined market value of the two single-family dwellings as \$230,800, which does not include the market value of the land.

The replacement cost is calculated using the Building Valuation Data published by the International Code Council. The most recent data from the ICC was published in February 2023 and, indicates that the construction cost per square foot for R-3 (One- and Two-family Dwellings) Type VB is \$167.37/SF of finished floor area and \$31.50/SF of unfinished floor area. This rate takes into account only the costs of construction

and does not include the land costs. Type VB is the typical construction type for residential buildings due to the use of the building and the occupant load.

Market value of the properties (based on County assessment):

- 1549 S 1000 W = \$90,200.00
- 1574 S 900 W = \$140,600.00

Replacement cost

- 1549 S 1000 W (1278 finished + 0 unfinished) = \$213,898.86
- 1574 S 900 W (1395 finished + 0 unfinished) = \$233,481.15

Difference

- 1549 S 1000 W = **-\$123,698.86**
- 1574 S 900 W = **-\$92,881.15**

Because the replacement costs exceed the market value of the existing single-family homes, the difference is a negative number and no mitigation fee is required.

FINDINGS

The petition to rezone these properties to RMF-30 is not anticipated to have a negative impact on the City's existing housing stock. While the applicant is proposing to demolish the houses at 1549 S 1000 West and 1574 S 900 West, they plan to add additional housing units to the properties. Since the replacement cost exceeds the market value of the two single-family dwellings, the applicant is not required to replace the housing units nor make a contribution to the City's Housing Trust Fund. Although not required, the City council may choose to require a development agreement for the replacement of at least two dwelling units as a condition of approval.

DETERMINATION OF MITIGATION

Based on the findings outlined in this report, the Director of Community and Neighborhoods has determined the applicant will have complied in a satisfactory manner with the Housing Loss Mitigation standards outlined by Title 18.97



Orion Goff
Deputy Director of Community and Neighborhoods

Date: 03/29/2023



Single-family dwelling at 1549 S 1000 W



Single-family dwelling at 1574 S 900 W

5. MAILING LIST

NAME	ADDRESS	UNIT	CITY	STATE	ZIP
MAYA JOLLEY; TYLER JOHNSON (JT)	1030 W WENCO DR		SALT LAKE CITY	UT	84104
FJZ TR	334 7TH AVE W		GOODING	ID	83330
DIALMA RECINOS SAMAYOA	1387 W 2320 S		WEST VALLEY	UT	84119
D AND F BLUE PROPERTIES LLC	1037 W AMIGA DR		SALT LAKE CITY	UT	84104
FRANCISCO SAMAYOA-CALMO	1545 S NATURA ST		SALT LAKE CITY	UT	84104
BRENT B AMSBURY; MARGIT M JANAT-AMSBURY (TC)	1533 S NATURA ST		SALT LAKE CITY	UT	84104
ST ARCHANGEL MICHAEL SERBIAN ORTHODOX CHURCH	1606 S 1000 W		SALT LAKE CITY	UT	84104
EQUITY HOMES & ASSOCIATES INC	1484 S 1000 W		SALT LAKE CITY	UT	84104
CAROL HOVEY	1494 S 1000 W		SALT LAKE CITY	UT	84104
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 VAZQUEZ ALCOGER (JT)	932 W CANNON OAKS PL		SALT LAKE CITY	UT	84104
RENE MIRA PIMENTEL; DANIELLE M PIMENTEL (JT)	1502 S CANNON OAKS ST		SALT LAKE CITY	UT	84104
MOUNTAIN SPRINGS COMMUNITY CHURCH CORPORATION	7136 S 1700 E		SALT LAKE CITY	UT	84121
GORDON R LYMAN; TAMRA R LYMAN (JT)	1022 W WENCO DR		SALT LAKE CITY	UT	84104
DENI MALICEVIC	1014 W WENCO DR		SALT LAKE CITY	UT	84104
SULIASI TUKUAFU	1006 W WENCO DR		SALT LAKE CITY	UT	84104
MLH TRST	1550 S 1000 W		SALT LAKE CITY	UT	84104
EBELINA VALADEZ	945 S GALE ST		SALT LAKE CITY	UT	84101
GIUP VAN DANG; TRUOC THI TRAN	1021 W CANNON AVE		SALT LAKE CITY	UT	84104
KIM QUACH	1013 W CANNON AVE		SALT LAKE CITY	UT	84104
ODALIS BERNTSEN	1007 W CANNON AVE		SALT LAKE CITY	UT	84104
JAMES W HEATH; DUSTIN HEATH (JT)	1525 S 1000 W		SALT LAKE CITY	UT	84104
CARRERA CAPITAL MANAGEMENT GROUP, INC	6074 W 13360 S		HERRIMAN	UT	84096
NOELLE CAREY	1027 W WENCO DR		SALT LAKE CITY	UT	84104
KATHERINE KAWON BARK; ADAM CRAIG KITTELL (JT)	1580 S 1000 W		SALT LAKE CITY	UT	84104
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
RIES BUILDERS, LLC	1549 S 1000 W		SALT LAKE CITY	UT	84104
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
TAG SLC LLC	PO BOX 520697		SALT LAKE CITY	UT	84152
FORTUNA LAND, LLC; ELITE LIFESTYLES, LLC	5882 S 900 E	# 300	SALT LAKE CITY	UT	84121
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
ALEJANDRA VACA; EDUARDO OCEGUERA (JT)	119 HOLLAND ST		EAST PALO ALTO	CA	94303
JAIME A VEGA; R ISABEL VEGA (JT)	941 W CANNON OAKS PL		SALT LAKE CITY	UT	84104
MARGARITA GERARDO; ASHLEY GABRIELA FRIAS GERARDO	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)	911 W CANNON OAKS PL		SALT LAKE CITY	UT	84104
DAVID C CAPSON	1567 S 1000 W		SALT LAKE CITY	UT	84104
MATTHEW E SHAPIRO	1511 S 1000 W		SALT LAKE CITY	UT	84104
MESERET DEMEKE	1512 S CANNON OAKS ST		SALT LAKE CITY	UT	84104
ALELLUJAH ROMERO	7866 S SPRING STATION WY		MIDVALE	UT	84047
HARRY A PAYNE	299 S MAIN ST # 1300	PMB 92069	SALT LAKE CITY	UT	84111
SALT LAKE COUNTY	PO BOX 144575		SALT LAKE CITY	UT	84114
APOLLO, LLC	940 W 1700 S		SALT LAKE CITY	UT	84104
PETE SUAZO BUSINESS CENTER	960 W 1700 S		SALT LAKE CITY	UT	84104
UTAH STATE BUILDING OWNERSHIP AUTHORITY	450 N STATE OFFICE BLDG		SALT LAKE CITY	UT	84114
UTAH STATE BUILDING OWNERSHIP AUTHORITY	450 N STATE OFFICE BLDG	#4110	SALT LAKE CITY	UT	84114
SALT LAKE CITY CORP	PO BOX 145460		SALT LAKE CITY	UT	84114
STATE OF UTAH, DIV FAC CONSTR & MGMT/DIV DEPT ADM SERVICES	450 N STATE ST # 4110		SALT LAKE CITY	UT	84114
STATE OF UTAH DEPT OF ADM SERVICES DIV FAC CONSTR & MGMT	450 N STATE OFFICE BLDG		SALT LAKE CITY	UT	84114
Current Occupant	1027 W CANNON AVE		Salt Lake City	UT	84104
Current Occupant	1043 W AMIGA DR		Salt Lake City	UT	84104
Current Occupant	1020 W CANNON AVE		Salt Lake City	UT	84104
Current Occupant	1504 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1520 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1540 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1534 S 1000 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	1591 S 1000 W	NFF1	Salt Lake City	UT	84104
Current Occupant	1581 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1587 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1532 S 900 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	1590 S 900 W		Salt Lake City	UT	84104
Current Occupant	1591 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1565 S 1000 W	NFF	Salt Lake City	UT	84104
Current Occupant	1580 S 900 W		Salt Lake City	UT	84104
Current Occupant	1613 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1619 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1593 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1625 S 1000 W		Salt Lake City	UT	84104
Current Occupant	1610 S 900 W		Salt Lake City	UT	84104
Current Occupant	1620 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	1675 S 900 W		Salt Lake City	UT	84104
QUATTUOR UT GLOBAL ENTERPRISES	5737 S SUNKIST DR		KEARNS	UT	84118