



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Brian Fullmer
Policy Analyst

DATE: July 18, 2023

**RE: Zoning Map Amendment for Properties at 1549, 1551, 1565 South 1000 West,
and 1574 South 900 West
PLNPCM2022-00733**

Item Schedule:

Briefing: June 13, 2023

Set Date: June 6, 2023

Public Hearing: July 11, 2023

Potential Action: July 18, 2023

PUBLIC HEARING UPDATE

No one spoke at the July 11, 2023 public hearing. The Council closed the hearing and deferred action to a future meeting.

BRIEFING UPDATE

At the June 6, 2023 briefing, Council Members asked about the proposed homes, how the narrow lot at 1574 South 900 West will be used, and about the two homes slated for demolition. The petitioner said he plans to construct 28 four-bedroom, 2-1/2 bathroom for sale rowhouses. The new residential housing units will satisfy housing loss mitigation requirements. It is anticipated the lot fronting 900 West will be a fire department access point.

The following information was provided for June 13, 2023 Council briefing. It is included again for background purposes.

The Council will be briefed about a proposal to amend the zoning map for properties at 1549 South, 1551 South, 1565 South 1000 West, and 1574 South 900 West from the current R-1/7,000 (single-family residential) to RMF-30 (low density multi-family residential). The petitioner's stated objective is to construct rowhouses on the subject properties, but if approved by the Council, any use allowed under RMF-30 zoning could be built. Planning staff estimated a total of 35 rowhouses could be constructed on the parcels given the minimum 2,000 square foot lot size per unit. A maximum of 6 units per building is allowed for rowhouses.



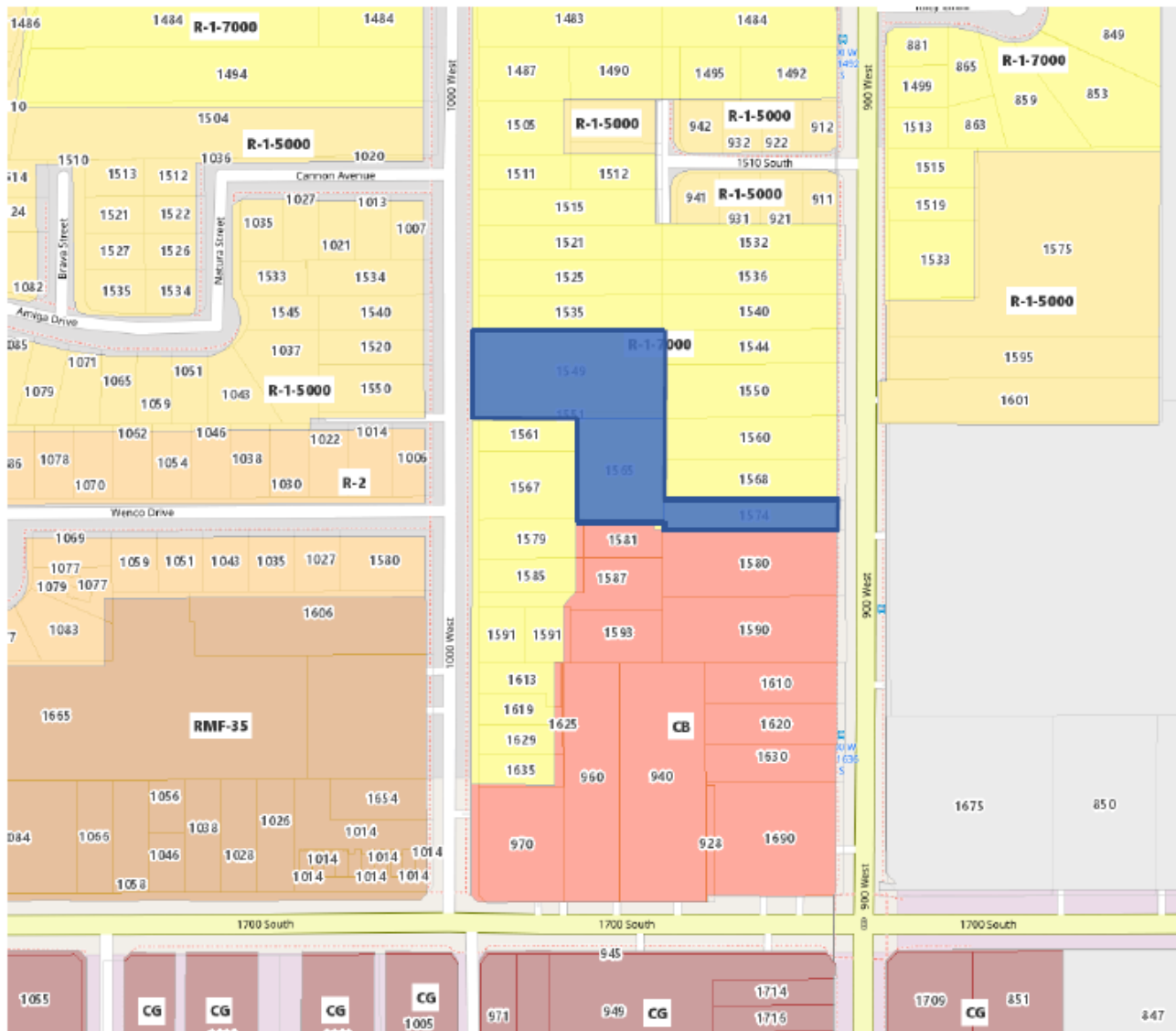
Single-family dwellings are located on the parcels at 1549 South 1000 West, and 1574 South 900 West. Both homes are proposed to be demolished as part of the townhome development. The 1551 South and 1565 South 1000 West parcels are vacant. 1551 South is very narrow and undevelopable, while 1565 South has no street frontage. The combined area of the subject parcels is approximately 1.65 acres.

Area zoning is a mix of single- and two-family residential, multi-family residential, community business, and light manufacturing as shown in the zoning map below. The community business zoning directly to the south of the subject site includes small businesses, a gas station, restaurant, and vacant lots. Low-density residential areas on the block consist of single-family homes and some duplexes. Some parcels on the west side of 1000 West, south of the subject parcels, are zoned RMF-35 (multi-Family residential). Parcels on the east side of 900 West are zoned M-1 (Light manufacturing) and include uses consistent with that zoning.

Because the proposed RMF-30 zoning allows some non-residential uses (e.g., daycare, community garden, park) a housing loss mitigation report is required and included on pages 18-20 of the Administration's transmittal. The petitioner plans to address the housing loss by providing replacement housing.

Planning staff recommended the Planning Commission forward a positive recommendation to the Council. The Planning Commission reviewed the proposal at its March 8, 2023 meeting and held a public hearing at which two people expressed opposition to the proposal. Commissioners voted 9-1 in favor of forwarding a positive recommendation to the City Council. The Commissioner who voted against the proposal stated she did not believe the proposed zoning is an appropriate transition zone for the area.

The Council is only being asked to consider rezoning the property and amending the future land use map. No formal site plan has been submitted to the City nor is it within the scope of the Council's role 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.



Area zoning map with the subject parcels shaded in blue.

(Note-the gray shaded parcels to the east of the subject parcels are zoned M-1 (Light manufacturing)).

Image courtesy of Salt Lake City Planning Division

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

POLICY QUESTIONS

1. In keeping with the Council's interest in housing affordability, the Council may wish to ask for more information about what price point the developer / petitioner will list the properties (whether for sale or rent). The Council may wish to ask the petitioner about the anticipated size of the proposed homes and number of bedrooms in each.
2. The Council may wish to ask about the proximity of amenities and services for this immediate neighborhood.

KEY CONSIDERATIONS

Planning staff identified two key considerations related to the proposal which are found on pages 4-6 of the Planning Commission staff report and summarized below. For the complete analysis, please see the staff report.

Consideration 1-Westside Master Plan Guidance

Among the primary growth locations identified in the *Westside Master Plan* are within single-family neighborhoods, and at significant intersections or “nodes.” The subject parcels are within a single-family neighborhood, and just outside the regional node at 900 West and 1700 South. Regional nodes are defined in the master plan as

“...major magnets for large commercial uses, professional offices, and multifamily developments. Regional nodes are served by at least one arterial street (preferably two) so that they are easily accessible by automobiles and public transportation. A focus on public transit, bicycling, and walking to these nodes is important for the long-term health of the community. They are major attractions for employment and community activities and alternative travel options encourage physical activity and better air quality.

The RMF-30 zone is intended to maintain established residential neighborhood character while providing opportunities for compatible small scale multi-family housing types. The *Westside Master Plan* calls for this type of development on vacant and underutilized lots. Planning staff stated the subject parcels are “...an ideal location for the multi-family infill development called for by the Westside Master Plan.”

Consideration 2-Compatibility with Adjacent Properties

Area development is primarily one and two-story single-family homes, with some duplexes on the west side of 1000 West. Maximum building height in the R-1/5,000 and R-1/7,000 zoning districts is 28 feet, while the adjacent CB and proposed RMF-30 zones allow buildings up to 30 feet in height. Planning staff found the 2-foot maximum allowed height difference, and required landscape buffer when adjacent to single- or two-family residential limits impact the additional density would have.

Planning staff included the following table comparing current R-1/7,000 with the proposed RMF-30 zoning in Attachment C (pages 15-16) of the Planning Commission staff report. It is replicated here for convenience.

Regulation	Existing Zoning (R-1/7,000)	Proposed Zoning (RMF-30)
<i>Lot Area/Width</i>	7,000 SF/ 50 FT	Lot Width Max – 110’ including the combination of newly created lots Single-, Two-, & Multi-family – 2000 SF per unit Row House – 2,000 SF per unit Cottage Development & Tiny House – 1,500 SF per unit Non-Residential Uses – 5,000 SF per building
<i>Units per Lot</i>	1 Single-Family dwelling per lot	Single-, Two-, & Multi-family – 1 unit, 2 units, & 8 units per form respectively. Row House – 6 units per form Cottage Development – 8 units per development Tiny House – 1 per form
<i>Setbacks</i>	Front & Corner Side Yard –	Front yard setback – 20 FT or the average of the block face

	<p><i>Average of the front yards of existing buildings within the block face. Min 20 FT when no buildings exist on the block face.</i></p> <p><i>Interior Side Yard –</i></p> <p><i>Corner lots 6 FT, Interior lots 6 FT & 10 FT on each side.</i></p> <p><i>Rear Yard – 25 FT</i></p> <p><i>*All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title</i></p>	<p><i>Corner side yard setback – 10 FT</i></p> <p><i>Interior side yard setback –</i></p> <p><i>Single- & two-family – 4 FT & 10 FT</i></p> <p><i>Multi-family – 10 FT</i></p> <p><i>Row house – 4 FT</i></p> <p><i>Sideways row house – 6 FT & 10 FT</i></p> <p><i>Cottage development & tiny house – 4 FT</i></p> <p><i>Nonresidential – 10 FT</i></p> <p><i>Rear yard setback –10 FT for cottage developments & tiny houses, 25% of lot depth up to 25 FT for all other development types</i></p> <p><i>*All required front and corner side yards and landscape buffers shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title</i></p>
<i>Parking Setback</i>	<p><i>Surface parking and garages are required to be located behind the front line of the principal building.</i></p>	<p><i>Surface parking is required to be located behind the front line of the principal building.</i></p> <p><i>Attached garages accessed from front/corner side yard must be setback at least 5 FT from the street facing building</i></p>
<i>Building Height</i>	<p><i>Building Height –</i></p> <p><i>Pitched roof – 28 FT</i></p> <p><i>Flat roof – 20 FT</i></p>	<p><i>Single-, Two, & Multi-family – 30 FT</i></p> <p><i>Row House – 30 FT</i></p> <p><i>Cottage Development –</i></p> <p><i>Pitched roof – 23 FT</i></p> <p><i>Flat roof – 16 FT</i></p> <p><i>Tiny House – 16 FT</i></p> <p><i>Nonresidential Building – 30 FT</i></p>
<i>Open Space</i>	<p><i>No specific open space regulations</i></p>	<p><i>No specific open space regulations.</i></p> <p><i>*A 10 FT wide landscape buffer is required when abutting property is in a single- or two-family zone.</i></p>

Analysis of Factors

Attachment E (pages 20-21) 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
<i>Whether a proposed map amendment is consistent with the purposes, goals, objectives,</i>	<i>Complies</i>

<i>and policies of the city as stated through its various adopted planning documents;</i>	
<i>Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</i>	<i>Complies</i>
<i>The extent to which a proposed map amendment will affect adjacent properties;</i>	<i>Complies</i>
<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>	<i>Not Applicable</i>
<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>	<i>Complies</i>

City Department Review

During City review of the petition the Housing Stability Division encouraged the developer to:

- Review the City's available fee waivers and low-interest loan products to support development and operations of affordable units.
- Include 3- or 4-bedroom units to provide a wider range of housing options and support families with children looking to live in the city.
- Include units with accommodations and amenities that align with the Americans with Disabilities Act.

No other responding departments or divisions expressed concerns with the proposal, but stated additional review and permits would be required if the project is developed.

PROJECT CHRONOLOGY

- July 21, 2022-Petition for zoning map amendment received by Planning Division.
- August 11, 2022-Petition assigned to Kaitlynn Harris, Principal Planner.
- September 21, 2022-Information about petition sent 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-Planning Commission meeting and public hearing. The Planning Commission voted 9-1 to forward a positive recommendation to the City Council for the proposed zoning map amendment.
- March 14, 2023-Ordinance requested from Attorney's Office.

- March 24, 2023-Planning received signed ordinance from the Attorney's Office.
- April 5, 2023-Transmittal received in City Council Office.