

ATTACHMENT D: City Plan Policies

The below are related policies from adopted City Master Plans. Each plan title is followed by a table where Staff has compiled related policies or discussion text from the associated plan. Some policies may not be directly applicable but have been identified in public or other comments and so have been included below.

The plan policies related to growth and housing are applicable to the privately owned property that is intended for residential development. Staff has also included some policies related to recreational and open space uses that apply to the City/State properties.

The [Rose Park Small Area Plan](#) policies related to the proposal are located in and discussed in [Consideration 1](#).

Salt Lake City Housing Plan

Issues/Goals/Objectives	Status in Relation to Proposal	Discussion
Housing Crisis Section Summary: The city is in an affordable housing crisis and if growth projections are correct, it will not improve unless bold and strategic measures are developed and enacted. Solutions must include using zoning ordinance to provide a mix of housing types in an effort to relieve the pressure put upon existing housing, creating sustainable and significant funding sources, preventing and diverting low income families from entering homelessness, and creating innovative housing for all income types.	Consistent	The zoning change would support additional housing in the City and relieve price pressures on existing housing.
GOAL 1: Increase housing options: Reform city practices to promote a responsive, affordable, high-opportunity housing market	Consistent	Broad goal supports additional housing options to respond to housing needs and demand. Analysis regarding specific objectives/policies within this goal is noted below.
Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city	Consistent	The proposed zoning change would add additional housing units to help increase the supply of housing in the City and reduce the price increase pressure on existing housing.
1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes. <i>Expanding this system of zoning with a focus on new residential and commercial development along transportation corridors will allow the private market to fill the</i>	Consistent	This policy supports expanding zoning/regulations that support new housing, particularly along significant transportation routes. This property is located along a major transportation route (I-215), with very convenient access to that route. In the future, Redwood Road will also be quickly accessible from the development via a planned new direct

<p><i>housing demand where the city needs it most. To ensure that the maximum potential of these regulatory changes is realized, the City will need to plan, design, fund, and construct the infrastructure that will be required to support the increases in residential density. This will require significant and targeted investment in multiple utility systems and other public improvements. Where possible, the City will seek public-private partnerships to fund the infrastructure improvements.</i></p>		<p>road connection. The policy notes that there will likely be a need for significant infrastructure improvements. The improvements to support this development will likely occur from a mix of City/State funding (North Access Road) and private developer funding (all other improvements such as utilities).</p>
<p>Goal 3: Equitable and Fair housing: Build a more equitable city</p> <p>Objective 3: Implement Life cycle Housing principles in neighborhoods throughout the city</p> <p>Plan Narrative: <i>Salt Lake City should be a place where residents are not stifled in their housing choice, because certain neighborhoods are not conducive to their stage of life.</i></p> <p><i>The goal with this objective is to enable a diversity of housing types that responds to housing needs, allowing individuals to stay in their communities as their housing needs evolve.</i></p> <p><i>The Kem C. Gardner Policy Institute's demographic projections show a growing senior population statewide, and while we know from the housing market study that Salt Lake City's percentage of seniors (10% of total population) is relatively low compared to other municipalities in the state, the City will begin anticipating the needs of a growing senior community. However, seniors are not the only population that is demanding a different type of housing. Across the country there are trends for micro housing, community style living, generational housing to accommodate aging parents, and intentional community and living space that co-exist (like a day care in a Senior Center). There is not one way to achieve life cycle housing, but infinite possibilities and it is the goal to engage the community in way that not only fosters the possibility, but</i></p>	<p>Neutral/ Consistent</p>	<p>While the developer's concept plans only show multi-family residential development, the zone would allow a mix of housing types, including single-family residential, townhomes, mixed use, and multi-family development. However, this policy is primarily intended to ensure that other types of housing are available in existing neighborhoods beyond single-family residential.</p>

creates policy that allows for the building.		
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2016 Salt Lake Housing Policy (Housing Policy Statements Adopted by the City Council)

Policy	Status	Discussion
1. Foster and celebrate the urban residential tradition;	Neutral	The proposal is not located within a highly urbanized area of the City.
2. Respect the character and charm of predominantly residential districts, including those with historic character and qualities, while also providing opportunities for the provision of local goods and services easily accessed by neighborhoods;	Neutral	The proposal does not involve commercial uses/local goods and services within a neighborhood.
3. Promote a diverse and balanced community by ensuring that a wide range of housing types and choices exist for all income levels, age groups, and types of households;	Consistent	The proposal would provide additional multi-family residential which meets a housing need in an area currently predominantly single-family.
4. Develop new housing opportunities throughout the City;	Consistent	The proposal adds additional housing in the City outside of the currently developed residential areas.
5. Ensure that affordable housing is available in all neighborhoods and not concentrated in a few areas of the city;	Neutral	The proposal does not currently involve any “income restricted” affordable housing.
6. Emphasize the value of transit-oriented development, transit accessibility, and proximity to services;	Not consistent	The proposal is not currently served by a dedicated transit route. It is likely that at full build-out a transit route would be supported due to the number of residents in this location.
7. Recognize that residents, business owners, and local government all have a role to play in creating and sustaining healthy neighborhoods;	Neutral	General statement that is not applicable to proposal.
8. Create an appropriate balance of rental and ownership opportunities in neighborhoods without jeopardizing an adequate supply of affordable housing;	Neutral	Any development on the site could be either rental or owner occupied.
9. Strongly incentivize or require the use of green building techniques and sustainability practices in public and private housing developments;	Neutral/NA	This pertains to creating new City regulations and does not apply. The proposal will have to comply with City ordinances and building codes related to sustainability practices and building techniques.

10. Examine the changing needs of Salt Lake City's population, and develop and maintain reliable demographic information to support housing policy and residential development;	Neutral/NA	This is not directly related to this amendment.
11. Consider the needs of multi-generational households and ensure housing products are available to meet those needs.	Neutral/NA	The proposed concept plan does not address potential future specific unit types.
12. Address the livability of neighborhoods and concentrations of ageing adults, and plan and implement strategies that will allow residents to Age in Place.	Neutral/NA	This policy is aimed at ensuring a diversity of housing types in larger neighborhoods to allow residents to change housing types as they age, rather than in any one specific development.

Plan Salt Lake

Plan Salt Lake City is a City-wide master plan. This master plan is broad and not property specific. The following list includes excerpts of the narratives and policies from the plan regarding growth, housing, and parks and recreation. These are also further discussed in [Consideration 1](#).

Policies	Status	Staff Discussion
Growth/ (Discussion excerpt) Growing responsibly, while providing people with choices about where they live, how they live, and how they get around. <ol style="list-style-type: none"> 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors. 2. Encourage a mix of land uses. 3. Promote infill and redevelopment of underutilized land. 4. Preserve open space and critical environmental areas. 5. Reduce consumption of natural resources, including water. 6. Accommodate and promote an increase in the City's population. 	Mixed, Consistent/Neutral /Not Consistent	<ol style="list-style-type: none"> 1. The proposal is located adjacent to a major freeway and will have connection to a major street (Redwood Road) due to future State/City infrastructure investment in a new road that accesses the property. However, additional, significant developer provided infrastructure will be required to be installed to serve the property. 2. The zoning of the private property would allow a mix of uses. 3. The private property is currently underutilized with at least half of it being used for outdoor equipment storage, and the zoning would encourage its redevelopment. 4. The private property is generally used for agricultural and horse boarding activities. These uses could fall under the term "open space." Records do not indicate that it contains any critical environmental features, such as wetlands. The City (RAC) and State (State Park) properties

<ol style="list-style-type: none"> 7. Work with regional partners and stakeholders to address growth collaboratively. 8. Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food). 		<p>function now, or will function, for uses that generally fall under “open space.” The City property itself has a deed restriction limiting the use of the property for open space type uses.</p> <ol style="list-style-type: none"> 5. Multi-family residential development uses relatively little water compared to single-family residential, agricultural, or industrial development. 6. The proposal would accommodate approximately 1,800 new units over the next decade or so. 7. This policy isn’t directed at individual developments. However, the State/City will need to continue working together with regard to the North Access Road and any improvements to the I-215 interchange where they connect to City streets. 8. The site is directly adjacent to a regional recreational sports facility, which will soon have a playground, and will be a short walk to the Jordan River trail when the North Access Road is completed. This area of the City generally requires a car to visit a grocery or convenience store. The proposed mixed-use zoning of the private property would allow for future retail, such as grocery or convenience stores, and could be supported by the number of residents and also users of the RAC.
<p>Housing/ Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.</p> <p><i>Discussion (Excerpt)</i></p> <p>Almost half of the total housing units in Salt Lake are single-family detached dwellings. While preserving the existing housing stock will continue to be a</p>	<p>Mixed, Consistent/Neutral/ Not Consistent</p>	<ol style="list-style-type: none"> 1. The proposal would allow for the creation of multi-family rental housing, but they could also be condominiums. The developer has not indicated that the housing will be income restricted. 2. Not applicable, this would generally be considered relatively high-density development. 3. Not applicable. This is aimed at ensuring a diverse range of housing options in predominantly single-family neighborhoods. 4. This area has a high level of current and planned vehicle transportation

<p>priority for Salt Lake City, over the next 25 years, it will be critical for us to encourage and support a diversity of new housing options and types with a range of densities throughout the City to best meet the changing population.</p> <p><i>Policies:</i></p> <ol style="list-style-type: none"> 1. Ensure access to affordable housing citywide (including rental and very low income). 2. Increase the number of medium density housing types and options. 3. Encourage housing options that accommodate aging in place. 4. Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented. 5. Enable moderate density increases within existing neighborhoods where appropriate. 6. Promote energy efficient housing and rehabilitation of existing housing stock. 7. Promote high density residential in areas served by transit. 8. Support homeless services. 		<p>infrastructure, a current and future high level of recreational access (RAC, Jordan River Trail), but a low level of nearby service access (retail, grocery) except via a car. The number of future residents in this location may support additional pedestrian accessible services, such as retail.</p> <ol style="list-style-type: none"> 5. This is not in an existing neighborhood. 6. Newer construction is generally more energy efficient. 7. The area is not currently served by transit, but a transit stop could be possible in the future with the number of residents at the location. 8. Not applicable.
<p>Parks and Recreation</p> <p>GUIDING PRINCIPLE/ Protecting the natural environment while providing access and opportunities to recreate and enjoy nature.</p> <p>2040 TARGETS:</p> <ol style="list-style-type: none"> 1. Increase Park Space 	<p>Neutral/Consistent</p>	<p>Most of these policies aren't directly applicable to the proposal, but the proposed Open Space zoning supports additional park space and allows the recreational facility to be "enhanced" with a second phase. (Target 1 and Initiative 4) The proposed private property zoning would support additional households that have both a park and a recreational space (RAC</p>

<p>2. Parks Or Open Space Within Walking Distance Of Every Household</p> <p>3. Increase Miles Of Trails</p> <p>Initiatives:</p> <ol style="list-style-type: none"> 1. Balance protection and management of natural lands with access to recreational opportunities. 2. Provide accessible parks and recreation spaces within 1/2 mile of all residents. 3. Enhance trail and open space connectivity through improved visual and physical connections. 4. Protect and enhance existing parks, recreational facilities, and trails allowing for modifications to enhance usability and promote activity. 5. Establish level of service standards that address type, proximity, quality, and quantity of park space that is responsive to both citywide and neighborhood needs. 6. Integrate artistic elements into parks, urban trails, and other urban public spaces. 7. Support urban agriculture and local food systems that produce healthy and sustainable food for the community, while providing valuable open space. 		<p>and the Jordan River trail) within a 1/2 mile of their location. (Target 2 and Initiative 2)</p>
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