SALT LAKE CITY COUNCIL STAFF REPORT

DATE:	**March 8, 2005**
SUBJECT:	**1. Petition No. 400-04-17 – A request by the Salt Lake City Planning Commission to amend the zoning text to allow for single-family attached or detached units in the RMF-75 (high density multi-family residential) zoning district.** **2. Petition No. 400-04-19 – A request by the Salt Lake City Planning Commission to amend the zoning text to decrease the minimum planned development size in the RMF-75 (high density multi-family residential) zoning district.**
AFFECTED COUNCIL DISTRICTS:	City-wide/Downtown adjacent
STAFF REPORT BY:	Jennifer Bruno, Policy Analyst
ADMINISTRATIVE DEPT. AND CONTACT PERSON:	Doug Dansie, Principal Planner, Planning Division
NOTICE REQUIREMENTS:	Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

KEY ELEMENTS:

A. Two ordinances have been prepared for Council consideration to:
   a. Amend the zoning text to allow for single-family detached and single-family attached homes in the RMF-75 zoning district. (Petition No. 400-04-17)
   b. Amend the zoning text to decrease the minimum amount of property required for a planned development in the RMF-75 district. (Petition No. 400-04-19)

B. These text changes would allow the following:
   a. Residential uses in a low-rise, attached or detached buildings with reduced lot area requirements (while accommodating the existing RMF-75 density), thus providing more housing options for medium-to-high-density infill development.
   b. Planned developments on smaller sites than presently permitted in the RMF-75 zoning district, allowing for greater flexibility for infill projects.

C. These actions would facilitate development of a Redevelopment Agency request to build single-family attached homes at approximately 850 South Washington Street (approximately 250 West), currently zoned RMF-75. Both text changes are necessary to proceed with this development as proposed.
   a. The project, as proposed, includes a total of 7 town home-style units (2 buildings, one with 4 attached units, one with 3 attached units), with rear garages accessed through an alley.

b. The project site is surrounded primarily by single-family homes. Design guidelines, outlined by the Redevelopment Agency, require that the mass of the structure be diffused sufficiently so as not to visually dominate these homes, and that the materials used in construction be consistent with materials used throughout the neighborhood.

D. Key points from the Administration's transmittal and Planning staff report are summarized below:

1. All other multi-family residential zoning districts (RMF-30, RMF-35, and RMF-45) currently allow attached single-family dwellings. The RMF-30 and RMF-35 zoning districts allow Planned Developments on a minimum lot size of 9,000 square feet. The minimum Planned Development lot size for RMF-45 district is 20,000 square feet.
2. The intent of both zoning text amendments is to allow greater flexibility for infill development.
3. The RMF-75 zoning districts are located primarily within developed areas of the city. Properties currently zoned RMF-75 are primarily found adjacent to the core downtown area. (See attached map.)
4. The maximum densities as a result of the proposed changes are consistent with maximum densities for other single-family residential zoning classifications throughout the city.
5. The proposed zoning text changes would allow residential uses in a low-rise, individual-ownership format and allow similar densities to the existing RMF-75 zoning. This will help accommodate a wider variety of individuals whose needs may require something other than a high-rise format by allowing a variety of downtown-adjacent housing options. In many cases, a low-rise format of dense residential units would be more in keeping with, and less intrusive upon, the existing neighborhood character than a high-rise building would be.
6. The proposed zoning text amendments would add the following to the existing RMF-75 zoning requirements: Single Family Detached Dwellings – 5,000 sq. ft. minimum lot area, 50 ft. minimum lot width. (Maximum residential density would equal 8.7 dwelling units per acre.)
    1. Single family attached dwellings (minimum of 3 units) – 2,000 sq. ft. minimum lot area (per unit), with minimum lot widths of 20 ft. (end unit), 16 ft. (interior unit), or 22 ft. (corner lot unit). (Maximum residential density would equal 21.78 dwelling units per acre.)
    2. Minimum yard requirements would be changed by adding the following exceptions for single-family units (*changes in italics*) :
        - Front Yard. 25 feet, *except single-family (attached or detached); 15 ft.*
        - Corner Side Yard. 25 feet, *except single-family (attached or detached); 15 ft.*
        - Interior Side Yard. 15 feet, *except single-family detached: 4 feet, or attached; 4 feet for end units, no setback for attached units.*
        - Rear Yard. 25 percent of the lot depth, but need not exceed 30 feet.

F. The zoning text amendments for the minimum Planned Development size within the RMF-75 district would decrease the minimum size from 20,000 square feet (.46 acres), to 9,000 square feet (.2 acres).

G. The purpose of the High Density Multi-Family Residential (RMF-75) zoning district is to provide an environment suitable for high density multifamily dwellings.

1. Currently, attached single-family dwellings are not permitted.
2. The current RMF-75 zoning requires:
    a. A minimum lot area of 9,000 sq. ft. for first 3 units,
    b. 800 sq. ft. for each additional unit up to 14 units, and
    c. A minimum lot width of 80 ft. for multi-family dwellings (3 to 14 units).

2. Currently, maximum residential densities allowed in the RMF-75 zone are:

   a. 34.2 dwelling units per acre (multi-family less than 15 units),

   b. 85.2 dwelling units per acre (multi-family over 15 units, 1 acre), and

   c. 87.1 dwelling units per acre (multi-family over 15 units, over 1 acre).

H. The purpose of the Planned Development section of the Zoning Ordinance is to encourage the efficient use of land and resources, to promote greater efficiency in public and utility services, and to encourage innovation in the planning and building of all types of development. Through the flexibility of this technique, the City seeks to achieve the following objectives

1. Create a more desirable environment than would be possible through strict application of other city land use regulations;
2. Promote a creative approach to the use of land and related physical facilities resulting in better design and development;
3. Combine and coordinate architectural styles, building forms and relationships;
4. Preserve and enhance desirable site characteristics such as natural topography, vegetation and geologic features;
5. Preserve buildings which are architecturally or historically significant;
6. Use design, landscape, or architectural features to create a pleasing environment;
7. Include special development amenities; and
8. Eliminate blighted structures or incompatible uses through redevelopment or rehabilitation.

I. Currently, the RMF-75 zoning district allows Planned Developments on a minimum of 20,000 square feet (.46 acres). The proposed zoning text change would allow Planned Developments on sites of at least 9,000 square feet (.2 acres).

J. Engineering, Public Utilities, Permits, Transportation, and Police all approved of the zoning text amendments.

1. The Transportation division noted that while they had no concerns regarding density, the layout of the planned developments should be closely reviewed during the approval process, as it is likely that there would be need for an increased number of driveways.
2. An additional item that should be of note during the future site review process for planned developments would be the likely multiple sewer connections.

K. On September 16, 2004, Planning staff held an open house. All Community Council chairs were notified. There was no one in attendance.

L. On December 8, 2004, the Planning Commission held a public hearing regarding the two proposed zoning text amendments simultaneously. There was no public comment for or against the proposed zoning text change. The Planning Commission unanimously forwarded a favorable recommendation to the City Council regarding both requests.

MATTERS AT ISSUE/POTENTIAL QUESTIONS FOR ADMINISTRATION:

A. These proposed changes, although resulting in a slightly lower residential density than the previous requirements of RMF-75 zoning, give a flexibility when dealing with parcels that may be "left over" and not large enough to fully develop under the previous requirements. Oftentimes, densities are determined by the size of the site and the limitations for parcel assemblage. The proposed changes give developers the option of maintaining a medium to high density when developing on a smaller, more limited site. Proposed changes would result in roughly 21 dwelling units per acre.

B. Council Members may wish to consider, as a separate action from the item under consideration, requesting that the Administration reevaluate the Planned Development to determine if it may be appropriate to adjust the minimum planned development acreage size in other zoning districts.

1. The RMF-30 and RMF-35 zoning districts allow Planned Developments on a minimum lot size of 9,000 square feet.
2. The minimum Planned Development lot size for RMF-45 district is 20,000 square feet.
3. The zoning text amendments for the minimum Planned Development size within the RMF-75 district would decrease the minimum size from 20,000 square feet (.46 acres), to 9,000 square feet (.2 acres).
4. This issue was also raised during the Council's consideration of amending the Site Development Ordinance regarding subdivisions in Foothill Zoning Districts and foothill zoning regulations in (Petition No.400-03-47 – Cornell).

MASTER PLAN & POLICY CONSIDERATIONS :

A. As previously noted, properties currently zoned RMF-75 are primarily found adjacent to the core downtown area. The properties are within the Avenues, Capitol Hill and Central Community Master Planning areas. None of the proposed text amendments would seriously conflict with recommendations in the Plans. The proposed text amendments would result in slightly lower densities than recommended by the Capital Hill Community Future Land Use Map:

B. The properties zoned RMF-75 are identified as High Density Residential (45+ dwelling units per acre) on the Capitol Hill Community Future Land Use Map (adopted 2001).

C. The properties zoned RMF-75 are identified as Medium Density Residential (8-20 units per gross acre) on the Avenues Community Future Land Use Plan (adopted 1987).

D. The properties zoned RMF-75 are identified as commercial services, industry, and low to medium density housing (5.5 - 20 units per gross acre) in the Central Community Development Plan (adopted 1974).

E. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities. The adopted housing policy also states that the Council supports accommodating

different types and intensities of residential development. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:

a. Is aesthetically pleasing;

b. Contributes to a livable community environment;

c. Yields no negative net fiscal impact unless an overriding public purpose is served; and

d. Forestalls negative impacts associated with inactivity.

F. The Council's adopted policy on maintaining a residential base "supports using its zoning power to maintain the residential population base within the City, and to encourage population expansion." The proposed changes would facilitate this population expansion by allowing flexibility in developing infill properties.

G. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities.

CHRONOLOGY:

The following is a chronology of events relating to the proposed zoning text amendments. Please refer to the Administration's chronology for details.

- May 25, 2004 Petition assigned.
- September 16, 2004 Planning staff held an open house on the matter.
- December 8, 2004 Planning Commission Hearing.
- December 27, 2004 Ordinance requested from the City Attorney.
- February 17, 2005 Transmittal received by City Council Office.

cc: Sam Guevara, Rocky Fluhart, DJ Baxter, Ed Rutan, Lynn Pace, Louis Zunguze, Brent Wilde, Doug Wheelwright, Janice Jardine, Doug Dansie, Marge Harvey, Sylvia Jones, Jan Aramaki, Lehua Weaver, Gwen Springmeyer

File Location: Community Development Dept., Planning Division, Zoning Text Amendments, Planning Commission Request, RDA Housing Project, 850 South Washington Street

DAVID DOBBINS
DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT

ROSS C. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** January 25, 2005

FROM: David Dobbins

RE: **Petition 400-04-17:** A request by the Planning Commission to alter the zoning text to allow for single-family attached homes within the RMF-75 zoning district.

STAFF CONTACT: Doug Dansie, Principal Planner, Planning Division
535-6182 or doug.dansie@slcgov.com

RECOMMENDATION: That the City Council schedule a briefing and a public hearing regarding the proposed zoning text amendment.

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION: This is a request by the Salt Lake City Planning Commission to amend the zoning text to allow single-family attached homes in the RMF-75 zoning district. This request was driven in part by a Redevelopment Agency request to build single-family attached homes at approximately 850 South Washington Street in an RMF-75 zoning district.

Analysis: The existing RMF-75 zoning district accommodates high-density residential land uses in high-rise buildings. The proposed amendment would allow residential uses in a low-rise, individually-owned format, which will provide more housing options for infill development.

All necessary City departments and divisions have reviewed the proposal and have no objections.

Master Plan: Individual master plans recommended density levels of residential development. The areas of the City which are identified for high-density development are generally located adjacent to the downtown area. The proposed text amendment will allow high-density, in a low-rise format, in areas already zoned RMF-75.

451 SOUTH STATE STREET, ROOM 404, SALT LAKE CITY, UTAH 84111
TELEPHONE: 801-535-6230 FAX: 801-535-6005
WWW.SLCGOV.COM

Public Process: On September 16, 2004, the Planning staff held an open house regarding the proposed text change.

On December 8, 2004, the Planning Commission held a public hearing and passed a motion recommending approval of the proposed text amendment.

Relevant Ordinances: Amendments to the Zoning Ordinance are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance. As detailed in Section 21A.50.050.

CONTENTS

Chronology

April 23, 2004	Petition delivered to the Planning Division
May 25, 2004	Assigned to Doug Dansie.
August 24, 2004	Staff sent a memo requesting department comments.
September 16, 2004	An open house was held.
November 19, 2004	Notices sent for public hearing.
December 8, 2004	The Planning Commission held a pubic hearing and passed a favorable recommendation to the City Council to amend the zoning ordinance.
December 21, 2004	Minutes from the December 8 meeting were ratified.
December 27, 2004	Requested Ordinance from City Attorney's Office

SALT LAKE CITY ORDINANCE
No. _____ of 2005
(Amending RMF-75 High Density Multifamily Residential Zoning District)

AN ORDINANCE AMENDING SECTION 21A.24.150, *SALT LAKE CITY CODE*, PERTAINING TO RMF-75 HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT, PURSUANT TO PETITION NO. 400-04-17.

WHEREAS, the Salt Lake City Code contains certain regulations regarding high density multifamily residential land use(s).

WHEREAS, the Salt Lake Code regulations on high density multifamily residential land uses accommodates high density residential land uses in high-rise buildings, but does not accommodate the same uses in low-rise buildings.

WHEREAS, allowing high density residential land uses in low-rise buildings will provide an alternative format for development, previously limited to high density high-rise buildings or single family homes, and will provide an opportunity for infill development.

WHEREAS, the City Council now desires to amend the City Code to add language to allow high density residential land uses in low-rise buildings.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. That Section 21A.24.150, *Salt Lake City Code*, pertaining to RMF-75 high density multifamily residential district be, and the same hereby is, amended to read as follows:

21A.24.150 RMF-75 high density multifamily residential district:

A. Purpose Statement. The purpose of the RMF-75 high density multifamily residential district is to provide an environment suitable for high density multifamily dwellings.

B. Uses. Uses in the RMF-75 high density multifamily residential district as specified in the Table of Permitted and Conditional Uses for Residential Districts found in Section 21A.24.190, are permitted subject to the general provisions set forth in Section 21A.24.010 and this section.

C. Minimum Lot Area and Lot Width. The minimum lot areas and lot widths required in this district are as follows:

	Land Use	Minimum Lot Area	Minimum Lot Width
1.	Single family detached dwellings	5,000 sq. ft.	50 ft.
2.	Single family attached dwellings (3 or more)	2,000 sq. ft.#	Interior: 16 ft. End unit: 20 ft. Corner: 22 ft.
~~1~~3.	Multifamily dwellings (three to fourteen units)	9,000 sq. ft.*	80 ft.
~~2~~4.	Multifamily dwellings (fifteen or more)	19,000 sq. ft.*	100 ft.
~~3~~5.	Natural open space and conservation areas, public and private	No minimum	No minimum
46.	Public pedestrian pathways, trails and		

	greenways	No minimum	No minimum
~~5~~7.	Utility substations and buildings	5,000 sq. ft.	50 ft.
~~6~~8.	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
~~7~~9.	Places of worship less than four acres in size	12,000 sq. ft.	140 ft.
~~8~~10.	Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
~~9~~11.	Off-site parking facilities	10,000 sq. ft.	50 ft.
~~10~~12.	Other permitted or conditional uses as listed in Section 21A.24.190	20,000 sq. ft.	100 ft.

Qualifying Provisions

#Three unit minimum.

*Nine thousand square feet for three units; plus eight hundred square feet for each additional unit up to and including fourteen units. Nineteen thousand square feet for fifteen units; plus three hundred fifty square feet for each additional unit up to one acre. For development greater than one acre five hundred square feet for each dwelling unit is required.

D. Maximum Building Height. The maximum building height permitted in this district is seventy-five feet.

E. Minimum Yard Requirements.

1. Front Yard. Twenty-five feet~~.~~, except single-family detached or attached; 15 feet.

2. Corner Side Yard. Twenty-five feet~~.~~, except single-family detached or attached; 15 feet.

3. Interior Side Yard. Fifteen feet~~.~~, except single-family detached: 4 feet, or attached; 4 feet for end units, no setback for attached units.

4. Rear Yard. The rear yard shall be twenty-five percent of the lot depth, but need not exceed thirty feet.

5. Accessory Buildings and Structures in Yards. Accessory buildings and structures may be located in a required yard subject to Part IV, Chapter 21A.36, Section 21A.36.020B, Table 21A.36.020B, Obstructions in Yards.

F. Required Landscape Yards. The required front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard.

G. Maximum Building Coverage. The surface coverage of all principal and accessory buildings shall not exceed sixty percent of the lot area.

H. Landscape Buffers. Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with Part IV, Chapter 21A.48, Landscaping and Buffers.

SECTION 2. 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 _____, 2005.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2005.
Published: _____.

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SALT LAKE CITY ORDINANCE
No. _____ of 2005
(Amending RMF-75 High Density Multifamily Residential Zoning District)

AN ORDINANCE AMENDING SECTION 21A.24.150, *SALT LAKE CITY CODE*, PERTAINING TO RMF-75 HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT, PURSUANT TO PETITION NO. 400-04-17.

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B. Uses. Uses in the RMF-75 high density multifamily residential district as specified in the Table of Permitted and Conditional Uses for Residential Districts found in Section 21A.24.190, are permitted subject to the general provisions set forth in Section 21A.24.010 and this section.

C. Minimum Lot Area and Lot Width. The minimum lot areas and lot widths required in this district are as follows:

	Land Use	Minimum Lot Area	Minimum Lot Width
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2.	Single family attached dwellings (3 or more)	2,000 sq. ft.#	Interior: 16 ft. End unit: 20 ft. Corner: 22 ft.
3.	Multifamily dwellings (three to fourteen units)	9,000 sq. ft.*	80 ft.
4.	Multifamily dwellings (fifteen or more)	19,000 sq. ft.*	100 ft.
5.	Natural open space and conservation areas, public and private	No minimum	No minimum
6.	Public pedestrian pathways, trails and		

	greenways	No minimum	No minimum
7.	Utility substations and buildings	5,000 sq. ft.	50 ft.
8.	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
9.	Places of worship less than four acres in size	12,000 sq. ft.	140 ft.
10.	Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
11.	Off-site parking facilities	10,000 sq. ft.	50 ft.
12.	Other permitted or conditional uses as listed in Section 21A.24.190	20,000 sq. ft.	100 ft.

Qualifying Provisions

#Three unit minimum.

*Nine thousand square feet for three units; plus eight hundred square feet for each additional unit up to and including fourteen units. Nineteen thousand square feet for fifteen units; plus three hundred fifty square feet for each additional unit up to one acre. For development greater than one acre five hundred square feet for each dwelling unit is required.

D. Maximum Building Height. The maximum building height permitted in this district is seventy-five feet.

E. Minimum Yard Requirements.

1. Front Yard. Twenty-five feet, except single-family detached or attached; 15 feet.

2. Corner Side Yard. Twenty-five feet, except single-family detached or attached; 15 feet.

3. Interior Side Yard. Fifteen feet, except single-family detached: 4 feet, or attached; 4 feet for end units, no setback for attached units.

4. Rear Yard. The rear yard shall be twenty-five percent of the lot depth, but need not exceed thirty feet.

5. Accessory Buildings and Structures in Yards. Accessory buildings and structures may be located in a required yard subject to Part IV, Chapter 21A.36, Section 21A.36.020B, Table 21A.36.020B, Obstructions in Yards.

F. Required Landscape Yards. The required front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard.

G. Maximum Building Coverage. The surface coverage of all principal and accessory buildings shall not exceed sixty percent of the lot area.

H. Landscape Buffers. Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with Part IV, Chapter 21A.48, Landscaping and Buffers.

SECTION 2. 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 _____, 2005.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date Feb. 11, 2005
By Melanie Reip

(SEAL)

Bill No. _____ of 2005.
Published: _____.
G:\Ordinance 05\Amending 21A.24.150 RMF-75 High Density Multifamily Residential District - 02-11-05 clean.doc

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is currently reviewing **Petition 400-04-17**: a request by the Salt Lake City Planning Commission to change the zoning text to allow Single Family attached homes in the RMF-75 zoning district.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, the Planning Staff may present information on the petition and anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME:

PLACE: Room 315
City and County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal, please attend the meeting or call Doug Dansie at 535-6182 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If you are the owner of a rental property, please inform your tenants of this hearing.

We comply with all ADA guidelines. Assistive listening devices and interpreter services provided upon 24 hour advance request.

Downtown Alliance
Bob Farrington, Director
175 East 400 South #600
Salt Lake City, Utah 84111

Salt Lake Chamber of Commerce
175 East 400 South, Suite #600
Salt Lake City, Utah 84111

East Valley Chamber of Commerce
2299 S Highland Drive
Salt Lake City, Utah 84106

Hispanic Chamber of Commerce
PO Box 1805
Salt Lake City, UT 84110

Vest Pocket Business Coalition
PO Box 521357
Salt Lake City, Utah 84152-1357

Sugar House Merchants Association
C/O Barbara Green
Smith-Crown
2000 South 1100 East
Salt Lake City, Utah 84106

Westside Alliance
C/O Neighborhood Housing Services
Maria Garcia
622 West 500 North
Salt Lake City, Utah 84116

Downtown Retail
Merchants Association
Attn: Carol Dibble
9 East Exchange Pl Ste 900
Salt Lake City, UT 84111-2741

DOUG DANSIE
527 N MAIN
SLC UT 84103

Mack McDonald
Redevelopment Agency of S.L.
451 South State Room 404
SLC UT 84111

Updated 8/11/04
KDC

Peter Corroon
GREATER AVENUES
445 East 200 South, Suite 306
Salt Lake City, Utah 84111

Brian Watkins
LIBERTY WELLS
1744 So. 600 East
Salt Lake City ,UT 84105

Dave Mortensen
ARCADIA HEIGHTS/BENCHMARK
2278 Signal Point Circle
Salt Lake City, Utah 84109

Shawn McMillen
H ROCK
1855 South 2600 East
Salt Lake City, Utah 84108

Doug Foxley
ST. MARY'S
1449 Devonshire Dr.
Salt Lake City, Utah 84108

Beth Bowman
WASATCH HOLLOW
1445 E. Harrison Ave.
Salt Lake City, Utah 84105

Penny Archibald-Stone
EAST CENTRAL
1169 Sunnyside Avenue
Salt Lake City, Utah 84102

Mike Harman
POPLAR GROVE
1044 W. 300 S
Salt Lake City, Utah 84104

Helen Peters
SUGAR HOUSE
2803 Beverly Street
Salt Lake City, Utah 84106

Peter Von Sivers
CAPITOL HILL
223 West 400 North
Salt Lake City, Utah 84103

Jeff Davis
PEOPLES FREEWAY
1407 South Richards Street
Salt Lake City, Utah 84115

Ellen Reddick
BONNEVILLE HILLS
2177 Roosevelt Ave
Salt Lake City, Utah 84108

Mike Zuhl
INDIAN HILLS
2676 Comanche Dr.
Salt Lake City, Utah 84108

Larry Spendlove
SUNNYSIDE EAST ASSOC.
2114 E. Hubbard Avenue
Salt Lake City, UT 84108

Kenneth L. Neal
ROSE PARK
1071 North Topaz Dr.
Salt Lake City, Utah 84116

Boris Kurz
EAST LIBERTY PARK
1203 South 900 East.
Salt Lake City, Utah 84105

Jilene Whitby
STATE FAIRPARK
846 W 400 N.
Salt Lake City, Utah 84116

Randy Sorenson
GLENDALE
1184 S Redwood Drive
Salt Lake City, Utah 84104

Thomas Mutter
CENTRAL CITY
P.O. Box 2073
Salt Lake City, Utah 84101

Bill Davis
RIO GRAND
329 Harrison Avenue
Salt Lake City, UT 84115

FOOTHILL/SUNNYSIDE
Vacant

Paul Tayler
OAK HILLS
1165 Oakhills Way
Salt Lake City, Utah 84108

Tim Dee
SUNSET OAKS
1575 Devonshire Dr.
Salt Lake City, Utah 84108

Tom Bonacci
YALECREST
1024 South 1500 East
Salt Lake City, Utah 84105

Angie Vorher
JORDAN MEADOWS
1988 Sir James Dr.
Salt Lake City, Utah 84116

Kadee Nielson
WESTPOINTE
1410 N. Baroness Place.
Salt Lake City, Utah 84116

Updated August 2, 2004
KDC

NOTICE OF HEARING

Lex Traughber
451 S. State St #406

Salt Lake City Planning Division
451 South State Street
Salt Lake City, Utah 84111

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. Speakers will be called by the Chair.
4. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
5. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
6. A time limit may be placed on speakers to ensure everyone has a chance to comment. The Chair will make that determination upon reviewing the number of people wishing to speak.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Meeting notices are made available 14 days in advance. If persons wish to submit written comments, they should be directed to the Planning Division at least 7 days in advance to enable Planning Commissioners to consider those written comments. Comments should be sent to:

    Salt Lake City Planning Director
    451 South State Street, Room 406
    SLC, UT 84111

Note: We comply with all ADA guidelines. Assistive listening devices & interpreter services provided upon 24 hour advance request.

DATE: December 3, 2004

TO: Salt Lake City Planning Commission

FROM: Doug Dansie, Principal Planner

RE: **STAFF REPORT FOR DECEMBER 8, 2004 MEETING**

CASE#:	400-04-17
APPLICANT:	Salt Lake City Planning Commission
STATUS OF APPLICANT:	City Board
PROJECT LOCATION:	Citywide
PROJECT/PROPERTY SIZE:	Not Applicable
COUNCIL DISTRICT:	All
REQUESTED ACTION:	A request to alter the zoning text to allow for single family attached homes within the RMF-75 zoning district.
PROPOSED USE(S):	The existing RMF-75 zoning district accommodates high density residential land uses in high-rise buildings. The proposed amendment would allow identical densities in a low-rise, individually owned, format.
APPLICABLE LAND USE REGULATIONS:	The proposed change modifies the text associated with Salt Lake City Code Chapter 21A

MASTER PLAN SPECIFICATIONS: Individual master plans identify recommended density of residential development. The areas of the City which are identified for high-density development are generally located adjacent to the Downtown area. The proposed text amendment will allow high-density, in a low-rise format, in areas already zoned RMF-75.

SUBJECT PROPERTY HISTORY: The parcels that have historically been zoned RMF-75 are generally located adjacent to the downtown area.

ACCESS: Not Applicable

PROJECT DISCRIPTION:

The immediate project that would benefit from this text amendment is a proposed development on Washington Street at approximately 850 South. The proposed project is being developed in conjunction with the City Redevelopment Agency.

COMENTS, ANALYSIS AND FINDINGS:

1. **COMMENTS**

The proposal is to modify the text

Comments from City departments and Community Council(s):

a) **Transportation** stated that they have no concerns regarding the density (since it is already allowed) but noted that driveways will be increased and should be reviewed during the approval process.
b) **Engineering** did not provide comments but did not express concern regarding an associated petition to reduce the minimum size of planned developments.
c) **Permits** suggested also allowing detached single family and duplex structures.
d) **Public Utilities** did not provide comments but did not express concern regarding an associated petition to reduce the minimum size of planned developments
e) **Police** expressed support for the concept.
f) **RDA** did not express specific concern; however it is an RDA project that resulted in the initiation of this petition.

g) **Fire** did not provide comments.
h) **Building Services** expressed no concerns.
i) **Community Councils:** The Planning Staff held an open house on September 16, 2004. All community Council Chairs were notified. There was no one in attendance.

ANALYSIS AND FINDINGS

Issues that are being generated by this proposal.
Since the request is a modification of the zoning text, the Planning Commission must review the proposal with a view towards forwarding a recommendation to the City Council. In undertaking the task, the Planning Commission must use the following standards:

CODE CRITERIA / DISCUSSION / FINDINGS OF FACT

21A.50.050 Standards for general amendments.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The proposed amendment is a text amendment that will affect existing RMF-75 zoned parcels only. Attached is a map illustrating the area of the City where RMF-75 is located.

When the zoning ordinance was rewritten in 1995, its adoption updated all master plans. The current RMF-75 locations were adopted at that time; therefore they are consistent with the associated master plans. The proposed text changes do not increase densities; they merely allow similar densities in a low-rise format. The additional housing type will help further implement adopted policies of increasing housing in the city by accommodating a variety of individuals and their needs.

Findings:
The proposed rezone is consistent with Master Plan policies and other City policies relating to housing.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The proposed zoning text amendment will allow high density in a low-rise or 'row home' format. In most cases the low-rise format is more in keeping with the neighborhood character than a high-rise would be. The text also allows a combination of both building types (for example: a high-rise with a low-rise wing, which has become a common development type in Vancouver and other high density cities). In light of comments made by the Permits counter, the ordinance is also being modified to clarify minimum lot size for single family

detached dwellings, which already exist in several portions of the RMF-75 zoning district (particularly along Washington and Jefferson Streets).

Findings:
The proposed rezone will provide another option of housing type to ensure physical compatibility with the existing neighborhood.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The new zoning text change will allow single-family attached dwelling units, more commonly know as 'row homes'. It is assumed that low-rise row homes will be less intrusive than high-rise development in most neighborhoods. In many cities, projects combining both high and low-rise elements in the same development are common. This text change will allow for that design option.

Findings:
The proposed zoning will have minimal negative impact on adjacent properties, when compared to the high-rise format now encouraged by the RMF-75 zoning district.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Discussion: The proposed text amendment affects several existing locations within historic districts. The low-rise format will allow greater compatibility with existing development in those overlay districts.

Findings:
The proposed change increases the capacity for compatibility in several neighborhoods. All overlay zoning regulations will need to be met for any future projects, where applicable.

E. 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, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Since densities are not affected, the impact on services will not be affected, with the exception of the potential for multiple connections to the sewer system instead of a single connection for multiple units and/or multiple driveways instead of a single drive. These items will be of note during the site review process for specific development projects. Future development projects will have to meet adopted city regulations relating to public facilities and services.

Findings:
The text amendment is not site specific. Development projects will have to comply with adopted city regulations; however the proposal does not increase densities, or the associated need for services at any location.

RECOMMENDATION:

In light of the comments, analysis and findings noted above, staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning text to allow for single family attached homes within the RMF-75 zoning district. This action will require the amendment of the land use chart 21A24.190 to allow single-family attached dwellings as a permitted use and to amend the minimum lot area and width as illustrated by the attached draft ordinance.

Attachments: Exhibit 1 – Proposed Ordinance. Exhibit 2 - Other Division Recommendations. Exhibit 3 – Map of RMF-75 zoning district.

Exhibit 1
Proposed Ordinance

Amend Table 21A.24.190 to allow single-family attached dwelling units as a permitted use in the RMF-75 zoning district.

21A.24.150 RMF-75 high density multifamily residential district.

A. Purpose Statement. The purpose of the RMF-75 high density multifamily residential district is to provide an environment suitable for high density multifamily dwellings.

B. Uses. Uses in the RMF-75 high density multifamily residential district as specified in the Table of Permitted and Conditional Uses for Residential Districts found in Section 21A.24.190, are permitted subject to the general provisions set forth in Section 21A.24.010 and this section.

C. Minimum Lot Area and Lot Width. The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
1. Single family detached dwellings	***5,000 sq. ft***	***50 ft.***
2. Single-family attached dwellings (3 or more)	***2,000 sq. ft.#***	***Interior: 16 ft. End unit 20 ft. Corner: 22 ft.***
3. Multifamily dwellings (three to fourteen units)	9,000 sq. ft.*	80 ft.
4. Multifamily dwellings (fifteen or more)	19,000 sq. ft.*	100 ft.
5. Natural open space and conservation areas, public and private minimum	No minimum	No
6. Public pedestrian pathways, trails and greenways minimum	No minimum	No
7. Utility substations and buildings	5,000 sq. ft.	50 ft.
8. Municipal service uses, including city utility uses and police and fire stations minimum	No minimum	No
9. Places of worship less than four acres in size	12,000 sq. ft.	140 ft.
10. Public/private utility transmission wires, lines, pipes and poles minimum	No minimum	No

11. Off-site parking facilities	10,000 sq. ft.	50 ft.
1***2***. Other permitted or conditional uses as listed in Section 21A.24.190	20,000 sq. ft.	100 ft.

Qualifying Provisions

 # Three unit minimum

*Nine thousand square feet for three units; plus eight hundred square feet for each additional unit up to and including fourteen units. Nineteen thousand square feet for fifteen units; plus three hundred fifty square feet for each additional unit up to one acre. For development greater than one acre five hundred square feet for each dwelling unit is required.

D. Maximum Building Height. The maximum building height permitted in this district is seventy-five feet.

E. Minimum Yard Requirements.

1. Front Yard. Twenty-five feet, ***except single-family detached or attached; 15 feet.***

2. Corner Side Yard. Twenty-five feet***, except single-family detached or attached; 15 feet***.

3. Interior Side Yard. Fifteen feet, ***except single-family detached: 4 feet, or attached; 4 feet for end units, no setback for attached units***

4. Rear Yard. The rear yard shall be twenty-five percent of the lot depth, but need not exceed thirty feet.

5. Accessory Buildings and Structures in Yards. Accessory buildings and structures may be located in a required yard subject to Part IV, Chapter 21A.36, Section 21A.36.020B, Table 21A.36.020B, Obstructions in Yards.

F. Required Landscape Yards. The required front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard.

G. Maximum Building Coverage. The surface coverage of all principal and accessory buildings shall not exceed sixty percent of the lot area.

H. Landscape Buffers. Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with Part IV, Chapter 21A.48, Landscaping and Buffers. (Ord. 26-95 § 2(12-14), 1995)

Exhibit 2
Other Division Recommendations

Dansie, Doug

From: Brown, Ken
Sent: Thursday, September 02, 2004 8:25 AM
To: Dansie, Doug
Cc: Butcher, Larry
Subject: RE: Text Change to the RMF-75 zoning district
Categories: Program/Policy

Doug,
I haven't seen any text amendment draft so I have the following concerns;
The ordinance currently allows single family dwellings in this zone and the proposal is to allow attached single family dwellings (3 or more units). What about two family dwellings and twin homes? Wouldn't it make sense to allow them also?
I would hope that this amendment would include the necessary modification to **21A.24.150C. Minimum Lot Area and Lot Width.** As you may already be aware, the minimum lot width and lot areas for single family attached, single family detached, etc. are not found in this area of the ordinance, as is the case with several other uses that are permitted in the zone. As currently written, the development of a single family detached dwelling, single family attached dwelling, rooming (boarding) house, small group home, etc. would require a 20,000 sq. ft. lot with a minimum width of 100 ft.

From: Dansie, Doug
Sent: August 24, 2004 4:42 PM
To: Orgill, Alicia; Larson, Bradley; Tarbet, Valda; Brown, Ken; Wiley, Larry; Stewart, Brad; Walsh, Barry; Smith, Craig
Subject: Text Change to the RMF-75 zoning district

MEMORANDUM

Date: August 24, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-17**. Zoning Text Amendment to allow for single-family attached homes in the RMF-75 zoning district.

The Salt Lake City Planning Commission is requesting that the text of the zoning code be modified to allow single-family attached homes or "row-homes" in the RMF-75 zoning district. The RMF-75 zoning district is a high-density zoning district that is generally mapped adjacent to the Downtown area (south Downtown on Washington and Jefferson Streets, lower Capitol Hill surrounding Zion Summit and the southwest Avenues surrounding A Street and 1st Avenue). The RMF-75 zoning district allows multi-family buildings in a "tower" format, but presently does not encourage a lower scale/high-density format. This change is meant to allow for density without necessarily having the height and to allow for individual land ownership that is a trademark of attached homes or "row homes".

Please provide comments relative to your area of expertise.
As part of the evaluation process the Planning Staff must make a finding relating to *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, storm-water drainage systems, water supplies and wastewater and refuse collection.*

Please let me know whether adequate services and/or facilities are provided in the area. Please note that the areas presently zoned RMF-75 already allow for high-density development, they merely do not allow for attached homes. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by September 3, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by September 10, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

Dansie, Doug

From: Brown, Ken
Sent: Wednesday, November 24, 2004 1:08 PM
To: Dansie, Doug
Subject: RE: Text Change to the RMF-75 zoning district
Categories: Program/Policy

Doug,

After reading the Discussion Draft I still have the same concerns as I mentioned in my first response dated September 2, 2004.
If this section of the ordinance is being modified, why not deal with all of the issues relative to this section?
As noted in my previous response, the ordinance allows single family dwellings in this zone but does not identify a minimum lot area or lot width, as is the case with many of the other uses that are permitted in the zone. Is it really the intent to require all of the permitted uses listed on the use chart and not identified as one of the ten land uses identified under paragraph C to have 20,000 sq. ft. of lot area with a minimum lot width of 100 ft.?
Is this something that could be corrected at this point along with this proposal instead of adding it to a list of fine tuning matters to be addressed at some future date?

Thanks for letting me give my input.

Ken

add detached to Land Use

From: Dansie, Doug
Sent: November 23, 2004 9:00 AM
To: Brown, Ken
Cc: Butcher, Larry
Subject: RE: Text Change to the RMF-75 zoning district

Ken/Larry
this is the proposed language for the RMF-75 zone

DISCUSSION DRAFT
Subject to change

21A.24.150 RMF-75 high density multifamily residential district.

A. Purpose Statement. The purpose of the RMF-75 high density multifamily residential district is to provide an environment suitable for high density multifamily dwellings.

B. Uses. Uses in the RMF-75 high density multifamily residential district as specified in the

Table of Permitted and Conditional Uses for Residential Districts found in Section 21A.24.190, are permitted subject to the general provisions set forth in Section 21A.24.010 and this section.

C. Minimum Lot Area and Lot Width. The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
1. Single-family attached dwellings (3 or more)	***2,000 sq. ft.#***	***Interior: 16 ft. End unit 20 ft. Corner: 22 ft.***
2. Multifamily dwellings (three to fourteen units)	9,000 sq. ft.*	80 ft.
3. Multifamily dwellings (fifteen or more)	19,000 sq. ft.*	100 ft.
4. Natural open space and conservation areas, public and private minimum	No minimum	No
5. Public pedestrian pathways, trails and greenways minimum	No minimum	No
6. Utility substations and buildings	5,000 sq. ft.	50 ft.
7. Municipal service uses, including city utility uses and police and fire stations minimum	No minimum	No
8. Places of worship less than four acres in size	12,000 sq. ft.	140 ft.
9. Public/private utility transmission wires, lines, pipes and poles minimum	No minimum	No
10. Off-site parking facilities	10,000 sq. ft.	50 ft.
11. Other permitted or conditional uses as listed in Section 21A.24.190	20,000 sq. ft.	100 ft.

Qualifying Provisions

 # Three unit minimum

*Nine thousand square feet for three units; plus eight hundred square feet for each additional unit up to and including fourteen units. Nineteen thousand square feet for fifteen units; plus three hundred fifty square feet for each additional unit up to one acre. For development greater than one acre five hundred square feet for each dwelling unit is required.

D. Maximum Building Height. The maximum building height permitted in this district is seventy-five feet.

E. Minimum Yard Requirements.

1. Front Yard. Twenty-five feet, ***except single family attached 15 feet.***

2. Corner Side Yard. Twenty-five feet, ***except single family attached 15 feet***.

3. Interior Side Yard. Fifteen feet, ***except single family attached 4 feet for end units. No setback for attached units***

4. Rear Yard. The rear yard shall be twenty-five percent of the lot depth, but need not exceed thirty feet.

5. Accessory Buildings and Structures in Yards. Accessory buildings and structures may be located in a required yard subject to Part IV, Chapter 21A.36, Section 21A.36.020B, Table 21A.36.020B, Obstructions in Yards.

F. Required Landscape Yards. The required front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard.

G. Maximum Building Coverage. The surface coverage of all principal and accessory buildings shall not exceed sixty percent of the lot area.

H. Landscape Buffers. Where a lot abuts a lot in a single-family or two-family residential district, a landscape buffer shall be provided in accordance with Part IV, Chapter 21A.48, Landscaping and Buffers. (Ord. 26-95 § 2(12-14), 1995)

From: Brown, Ken
Sent: Thursday, September 02, 2004 8:25 AM
To: Dansie, Doug
Cc: Butcher, Larry
Subject: RE: Text Change to the RMF-75 zoning district

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From: Dansie, Doug
Sent: August 24, 2004 4:42 PM
To: Orgill, Alicia; Larson, Bradley; Tarbet, Valda; Brown, Ken; Wiley, Larry; Stewart, Brad; Walsh, Barry; Smith, Craig
Subject: Text Change to the RMF-75 zoning district

MEMORANDUM

Date: August 24, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-17**. Zoning Text Amendment to allow for single-family attached homes in the RMF-75 zoning district.

The Salt Lake City Planning Commission is requesting that the text of the zoning code be modified to allow single-family attached homes or "row-homes" in the RMF-75 zoning district. The RMF-75 zoning district is a high-density zoning district that is generally mapped adjacent to the Downtown area (south Downtown on Washington and Jefferson Streets, lower Capitol Hill surrounding Zion Summit and the southwest Avenues surrounding A Street and 1st Avenue). The RMF-75 zoning district allows multi-family buildings in a "tower" format, but presently does not encourage a lower scale/high-density format. This change is meant to allow for density without necessarily having the height and to allow for individual land ownership that is a trademark of attached homes or "row homes".

Please provide comments relative to your area of expertise.
As part of the evaluation process the Planning Staff must make a finding relating to *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, storm-water drainage systems, water supplies and wastewater and refuse collection.*

Please let me know whether adequate services and/or facilities are provided in the area. Please note that the areas presently zoned RMF-75 already allow for high-density development, they merely do not allow for attached homes. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by September 3, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by September 10, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

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21A.24.150 RMF-75 high density multifamily residential district.

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Qualifying Provisions

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Dansie, Doug

From: Smith, JR
Sent: Wednesday, September 01, 2004 3:56 PM
To: Dansie, Doug
Subject: Petition 400-04-17 Zoning Text Amendment re; RMF-75

Categories: Program/Policy

Doug,

There are no objections or concerns in reference to proposed zoning text change. I believe the allowance for lower scale/high density which allows for individual ownership would be a positive approach in having density and ownership which tends to reduce the need for police services.

J.R. Smith
SLCPD
CAT Dist. 4/5

Dansie, Doug

From: Johnson, Linda
Sent: Wednesday, August 25, 2004 5:15 PM
To: Dansie, Doug
Subject: Text Change to the RMF-75 zoning district
Categories: Program/Policy

Doug,

Alicia Orgill forwarded this information to me since the lower Capitol Hill area is in my council district. I don't believe that having "row" houses in that area would impact the police department services any more that the proposed density of multi-family buildings in a tower format. Also, I think that the "row" house concept is preferable to high-rise buildings. I think it would give residents a better sense of ownership to have individual homes, even if there is only a small amount of land with it. Since people today are very busy with their lives, many would prefer a home without the hassle of a big lot to take care of. It would also foster a better sense of "community" than being in a multi-family building. That's probably all I have to comment on.

Linda Johnson

Dansie, Doug

From: Walsh, Barry
Sent: Wednesday, August 25, 2004 9:28 AM
To: Dansie, Doug
Cc: Young, Kevin; Larson, Bradley; Smith, Craig
Subject: RE: Text Change to the RMF-75 zoning district
Categories: Program/Policy

August 25, 2004

Doug Dansie
Planning Division
451 So. State Street, Room. 406
Salt Lake City, Utah 84111

Re: Petition 400-04-17. Zoning Text Amendment to allow for single-family attached homes in the RMF-75 zoning district.

Dear Doug:

The Division of Transportation review comments and recommendations for the proposal for a text amendment to the RMF-75 are for approval as follows:

The Transportation Division sees no impact to the existing public right of way corridors per the proposed change in that the housing configuration indicates no change to the existing density values, or intensify the existing traffic generation for that RMF -75 zone, just a legalization of the new configuration. We do have concern for the possible change in number of driveways accessing the roadway and recommend approval subject to combining driveways or creation of on site vehicular corridors to reduce the number of public way access points to resemble the multi-family buildings in a "tower" format use. To this point we recommend a "traffic impact study" request option.

Final plan approvals are subject to full engineering & site reviews for public way improvements and or repairs per city standards to include street lighting as needed.

Please feel free to call me at 535-6630 if you have any further questions.

Sincerely,

Barry D. Walsh
Transportation Engineer Assoc.

From: Dansie, Doug
Sent: Tuesday, August 24, 2004 4:42 PM
To: Orgill, Alicia; Larson, Bradley; Tarbet, Valda; Brown, Ken; Wiley, Larry; Stewart, Brad; Walsh, Barry; Smith, Craig
Subject: Text Change to the RMF-75 zoning district

MEMORANDUM

Date: August 24, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-17**. Zoning Text Amendment to allow for single-family attached homes in the RMF-75 zoning district.

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Please provide comments relative to your area of expertise.
As part of the evaluation process the Planning Staff must make a finding relating to *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, storm-water drainage systems, water supplies and wastewater and refuse collection.*

Please let me know whether adequate services and/or facilities are provided in the area. Please note that the areas presently zoned RMF-75 already allow for high-density development, they merely do not allow for attached homes. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by September 3, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by September 10, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

Dansie, Doug

From: Wiley, Larry
Sent: Tuesday, August 24, 2004 5:30 PM
To: Dansie, Doug
Subject: RE: Text Change to the RMF-75 zoning district

No concerns other than possible building code issues regarding area limitations.

From: Dansie, Doug
Sent: Tuesday, August 24, 2004 4:42 PM
To: Orgill, Alicia; Larson, Bradley; Tarbet, Valda; Brown, Ken; Wiley, Larry; Stewart, Brad; Walsh, Barry; Smith, Craig
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From: Doug Dansie, AICP
Subject: **Petition 400-04-17**. Zoning Text Amendment to allow for single-family attached homes in the RMF-75 zoning district.

The Salt Lake City Planning Commission is requesting that the text of the zoning code be modified to allow single-family attached homes or "row-homes" in the RMF-75 zoning district. The RMF-75 zoning district is a high-density zoning district that is generally mapped adjacent to the Downtown area (south Downtown on Washington and Jefferson Streets, lower Capitol Hill surrounding Zion Summit and the southwest Avenues surrounding A Street and 1st Avenue). The RMF-75 zoning district allows multi-family buildings in a "tower" format, but presently does not encourage a lower scale/high-density format. This change is meant to allow for density without necessarily having the height and to allow for individual land ownership that is a trademark of attached homes or "row homes".

Please provide comments relative to your area of expertise.
As part of the evaluation process the Planning Staff must make a finding relating to *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, storm-water drainage systems, water supplies and wastewater and refuse collection.*

Please let me know whether adequate services and/or facilities are provided in the area. Please note that the areas presently zoned RMF-75 already allow for high-density development, they merely do not allow for attached homes. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by September 3, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by September 10, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

Dansie, Doug

From: Brown, Ken
Sent: Thursday, September 02, 2004 8:25 AM
To: Dansie, Doug
Cc: Butcher, Larry
Subject: RE: Text Change to the RMF-75 zoning district
Categories: Program/Policy

Doug,
I haven't seen any text amendment draft so I have the following concerns;
The ordinance currently allows single family dwellings in this zone and the proposal is to allow attached single family dwellings (3 or more units). What about two family dwellings and twin homes? Wouldn't it make sense to allow them also?
I would hope that this amendment would include the necessary modification to **21A.24.150C. Minimum Lot Area and Lot Width.** As you may already be aware, the minimum lot width and lot areas for single family attached, single family detached, etc. are not found in this area of the ordinance, as is the case with several other uses that are permitted in the zone. As currently written, the development of a single family detached dwelling, single family attached dwelling, rooming (boarding) house, small group home, etc. would require a 20,000 sq. ft. lot with a minimum width of 100 ft.

From: Dansie, Doug
Sent: August 24, 2004 4:42 PM
To: Orgill, Alicia; Larson, Bradley; Tarbet, Valda; Brown, Ken; Wiley, Larry; Stewart, Brad; Walsh, Barry; Smith, Craig
Subject: Text Change to the RMF-75 zoning district

MEMORANDUM

Date: August 24, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-17.** Zoning Text Amendment to allow for single-family attached homes in the RMF-75 zoning district.

The Salt Lake City Planning Commission is requesting that the text of the zoning code be modified to allow single-family attached homes or "row-homes" in the RMF-75 zoning district. The RMF-75 zoning district is a high-density zoning district that is generally mapped adjacent to the Downtown area (south Downtown on Washington and Jefferson Streets, lower Capitol Hill surrounding Zion Summit and the southwest Avenues surrounding A Street and 1st Avenue). The RMF-75 zoning district allows multi-family buildings in a "tower" format, but presently does not encourage a lower scale/high-density format. This change is meant to allow for density without necessarily having the height and to allow for individual land ownership that is a trademark of attached homes or "row homes".

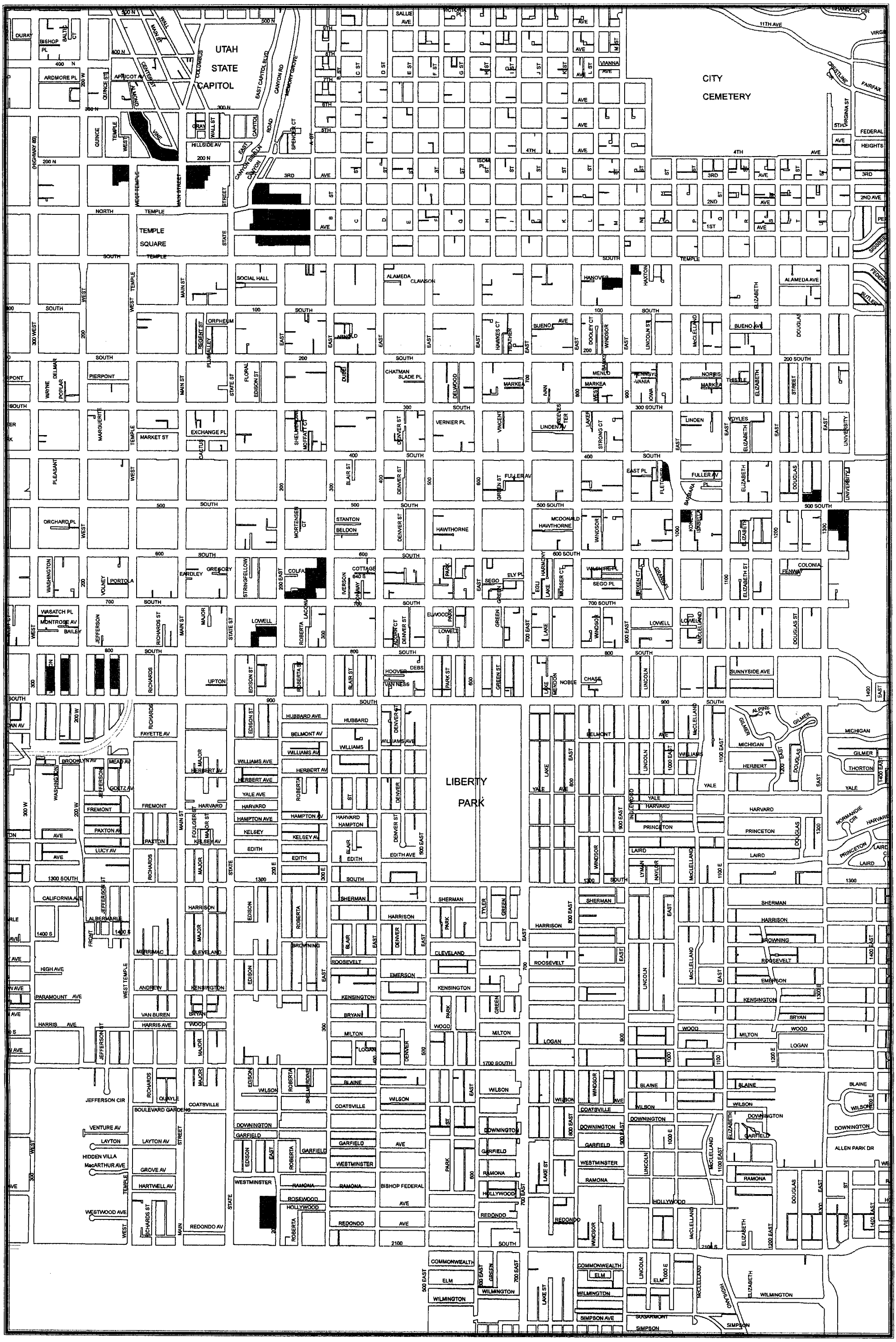
Please provide comments relative to your area of expertise.
As part of the evaluation process the Planning Staff must make a finding relating to *the adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm-water drainage systems, water supplies and wastewater and refuse collection.*

Please let me know whether adequate services and/or facilities are provided in the area. Please note that the areas presently zoned RMF-75 already allow for high-density development, they merely do not allow for attached homes. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by September 3, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by September 10, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

Exhibit 3
Map of
RMF-75 zoning district



RMF-75 Zoning District

Salt Lake City Planning Division
Geographic Information System

AMENDED AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, December 8, 2004, at 5:45 p.m.

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, November 10, 2004 & Wednesday, November 17, 2004

2. **REPORT OF THE CHAIR AND VICE CHAIR**

3. **REPORT OF THE DIRECTOR**

4. **PUBLIC HEARINGS**

   a. **PUBLIC HEARING** – Petition No. 400-02-43, by the Planning Commission in 2002 in order to correct zoning errors that occurred during the Zoning Re-write process. Several parcels were designated in the wrong land use zone, or not all of the parcels that belong to a use were zoned together, thereby creating split-zone situations. (Staff – Marilynn Lewis at 535-6409)

   b. **PUBLIC HEARING** – Petition No. 400-04-41, Declaration of surplus land, and subsequent land exchange associated with the Mapping Fine Tuning Amendment. This petition is a request made by the residential property owner, to exchange a portion of the property located at 613 North Columbus Street for a portion of the property associated with the Capitol Hill Water Tank site. This exchange for the City is a declaration of surplus and an acquisition of equal size. (Staff – Marilynn Lewis at 535-6409)

   c. **PUBLIC HEARING** – Petition No. Petition No. 490-04-08, by Troy Herold of C.L.C. Associates representing Sam's Club, requesting approval of a 1-lot minor subdivision located at approximately 1905 South 300 West in a General Commercial "CG" zoning district.
   (Staff – Ray McCandless at 535-7282)

   d. **PUBLIC HEARING** – Petition No. 400-04-42 & 410-710, Unity Center Rezone, Master Plan Amendment, and Conditional Use. Request by the Salt Lake City Public Services Department for a rezone of the property located at 1385 South 900 West from "I" (Institutional) to "PL" (Public Lands) to accommodate the proposed Unity Center building. In addition, a rezone is requested for the properties located at 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South from R-1-7000 (Single Family Residential) to "PL" (Public Lands), as well as a conditional use on these properties for off-site parking to serve the proposed Unity Center. The rezone for the off-site parking requires an amendment to the West Salt Lake Community Master Plan to an "I" (Institutional) land use designation. (Staff – Lex Traughber at 535-6184 or lex.traughber@slcgov.com).

   e. **PUBLIC HEARING** – Petition No. 410-707, by Gateway Retail Holdings, L.C., requesting a planned development approval to construct a new building in the Gateway Mixed Use District. The proposed location of the new retail building is 4 North 500 West and is a part of the Gateway mall. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

   f. **PUBLIC HEARING** – Petition No. 410-697, 410-698, and 410-699, by Steven Heil, representing Little America/Sinclair Oil, requesting conditional use approval for three separate commercial parking lots in a D-1 zoning district. The proposed parking lots are located 465 South Main (Petition 410-697, southwest corner of the block 39, plat A), 47 West 600 South (Petition 410-698, north half of the block 22, plat A) and 450 South Main (Petition 410-699, entire block 40, Plat A). (Staff – Doug Dansie at 535-6182)

   g. **PUBLIC HEARING** – Petition No.400-04-19, by the Salt Lake City Planning Commission requesting to alter the zoning text to decrease the minimum lot size required for a planned development in the "RMF-75" zoning district.

      Petition No. 400-04-17, by the Salt Lake City Planning Commission requesting to amendment the text of the Zoning Ordinance to allow single-family detached dwellings in the "RMF-75" zoning district. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

   h. **PUBLIC HEARING – Petition No. 410-705 by the Episcopal Diocese of Utah, represented by Tom Buese, architect, requesting approval for a planned development to construct a new Diocesan Center at approximately 47 South 200 East, which would allow parking within the front and corner yard setback and an accessory structure (food bank) to be located within the front yard setback of 100 South Street. The project also includes a request for conditional use approval to allow the principal building to be setback more than five feet from the property line and be built less than 100 feet high and be exempt from meeting the 40% glass requirement along 200 East. The majority of the property is zoned Downtown D-1; a small portion of the property is zoned Residential Mixed Use- RMU. The applicant is**

also requesting a conditional use for a portion of the Place of Worship use to be located in the RMU zoning district. (Staff – Cheri Coffey at 535-6188)

i. **PUBLIC HEARING** – Review and discussion of the Planning Commission Policies and Procedures. (Staff – Brent Wilde at 535-6180)

5. **UNFINISHED BUSINESS**

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, December 8, 2004, 5:45 pm

Present from the Planning Commission were Chair, Tim Chambless; Vice Chair, Laurie Noda, Babs De Lay, John Diamond, Peggy McDonough, Prescott Muir, and Kathy Scott. Craig Galli and Jennifer Seelig were excused.

Present from the City Staff were Deputy Planning Director Brent Wilde; Deputy Planning Director Doug Wheelwright, Planning Programs Supervisor Cheri Coffey; Principal Planner Doug Dansie; Principal Planner Marilynn Lewis; Principal Planner Ray McCandless; Principal Planner Lex Traughber; Planning Commission Secretary Kathy Castro; and Traffic Engineer Kevin Young.

PUBLIC HEARINGS

Petition No.400-04-19, by the Salt Lake City Planning Commission requesting to alter the zoning text to decrease the minimum lot size required for a planned development in the "RMF-75" zoning district.

Petition No. 400-04-17, by the Salt Lake City Planning Commission requesting to amendment the text of the Zoning Ordinance to allow single-family attached dwellings in the "RMF-75" zoning district.

This item was heard at 8:55 p.m.

Principal Planner Doug Dansie presented the petition as written in the staff report. He referred to the map of the areas zoned "RMF-75" which are typically located near high-rise developments. Mr. Dansie stated that the proposal is a request to allow single family attached homes to the land use chart which would give developers another alternative to high density high rise buildings or single family homes. He added that this proposal will allow the opportunity for infill development.

In light of the comments, analysis and findings noted in the staff report, Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning text to allow for single family attached homes within the RMF-75 zoning district. This action will require the amendment of the land use chart 21A24.190 to allow single-family attached dwellings as a permitted use and to amend the minimum lot area and width as illustrated by the attached draft ordinance.

Commissioner De Lay stated that town homes are very difficult to find and there is a great need. She asked what the petition included only the "RMF-75" zone.

Mr. Wilde noted that the "RMF-30", "RMF-35", and "RMF-45" all currently allow attached dwellings.

Chair Chambless opened the public hearing.

No one was forthcoming.

Chair Chambless closed the public hearing.

Motion for Petition No. 400-04-17

Commissioner De Lay made a motion based on the comments, analysis, and findings of fact noted in the staff report, that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning text to allow for single family attached homes within the "RMF-75" zoning district. This action will require the amendment of the land use chart 21A24.190 to allow single-family attached dwellings as a permitted use and to amend the minimum lot area and width as illustrated by the attached draft ordinance.

Commissioner McDonough seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Noda, and Commissioner Scott voted "Aye". Tim Chambless as Chair did not vote. All voted in favor, and therefore the motion passed.

Motion for Petition No. 400-04-19

Commissioner De Lay made a motion based on the comments, analysis, and findings of fact noted in the staff report, that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning text to decrease the minimum size lot required for a planned development in the RMF-75 zoning district.

Commissioner McDonough seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Noda, and Commissioner Scott voted "Aye". Tim Chambless as Chair did not vote. All voted in favor, and therefore the motion passed.

There being no other unfinished business to discuss, the Planning Commission meeting adjourned at 10:11 p.m.

PETITION NO. 400-04-17

PETITION CHECKLIST

Date	Initials	Action Required
4/23/04	[illegible]	Petition delivered to Planning
5/25/04	[illegible]	Petition assigned to: Doug Dansie
12/8/04	[illegible]	Planning Staff or Planning Commission Action Date
1/11/05	[illegible]	Return Original Letter and Yellow Petition Cover
1/11/05	[illegible]	Chronology
____	NA	Property Description (marked with a post it note)
____	NA	Affected Sidwell Numbers Included
11/24/04	[illegible]	Mailing List for Petition, include appropriate Community Councils
1/14/05	[illegible]	Mailing Postmark Date Verification
1/11/05	[illegible]	Planning Commission Minutes
1/11/05	[illegible]	Planning Staff Report
1/11/05	[illegible]	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
____	____	Ordinance Prepared by the Attorney's Office
____	NA	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
Doug Dansie		Planner responsible for taking calls on the Petition
____	____	Date Set for City Council Action ____
____	____	Petition filed with City Recorder's Office

Initiated Petitions

Mr. Zunguze requested that the Planning Commission initiate a petition to modify Zoning Ordinance to address the review of movie/film locations; the purpose of this petition is to shift the review responsibility from the Development Review Team to the City Staff that regulate Special Events.

Commissioner McDonough so moved.

Commissioner Scott seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Noda and Commissioner Scott voted "Aye". Tim Chambless Acting Chair did not vote. All voted in favor, and therefore the motion passed.

Mr. Zunguze requested that the Planning Commission initiate a petition to allow single family attached dwellings in the "RMF-75 Zone; the purpose of this text amendment is to provide an option for lower density multiple family developments in this zone.

Commissioner De Lay so moved.

Commissioner Noda seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Noda and Commissioner Scott voted "Aye". Tim Chambless Acting Chair did not vote. All voted in favor, and therefore the motion passed.

Mr. Zunguze requested that the Planning Commission initiate a petition to lower the square footage requirement for planned developments in some of the multiple-family residential zoning districts, the purpose of this text amendment is to provide additional flexibility and procedural options for infill development.

Commissioner Scott so moved.

Commissioner De Lay seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Noda and Commissioner Scott voted "Aye". Tim Chambless Acting Chair did not vote. All voted in favor, and therefore the motion passed

REMARKS

Petition No. 400-04-17

By Planning Commission

Is requesting a petition to allow single family attached dwellings in the "RMF-75 Zone" to provide an option for lower density multiple family developments in this zone.

Date Filed

Address

DAVID DOBBINS
DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT

ROSS C. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** January 25, 2005

FROM: David Dobbins

RE: Petition 400-04-19: A request by the Salt Lake City Planning Commission to amend the zoning text to decrease the minimum amount of property required for a planned development in the RMF-75 zoning district.

STAFF CONTACT: Doug Dansie, Principal Planner, Planning Division
535-6182 or doug.dansie@slcgov.com

RECOMMENDATION: That the City Council schedule a briefing and a public hearing regarding the proposed zoning text amendment.

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION: This is a request by the Salt Lake City Planning Commission to amend the zoning text to reduce the minimum amount of property required for a planned development in the RMF-75 zoning district. This request was driven in part by a Redevelopment Agency request to build single-family attached homes at approximately 850 South Washington Street in a RMF-75 zoning district.

Analysis: The proposed text change would allow planned developments to be considered on smaller sites than presently permitted in the RMF-75 zoning district. This would provide more opportunities for infill housing development.

All necessary City departments and divisions have reviewed the proposal and have no objections.

Master Plan: Individual master plans recommend density levels of residential development. The areas of the City which are identified for high-density development are generally located adjacent to the downtown area. The proposed text amendment will allow for more infill housing, in areas already zoned RMF-75.

Public Process: On September 16, 2004, the Planning staff held an open house regarding the text change.

On December 8, 2004, the Planning Commission held a public hearing and passed a motion recommending approval of the proposed text amendment.

Relevant Ordinances: Amendments to the Zoning Ordinance are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance. As detailed in Section 21A.50.050.

CONTENTS

Chronology

April 23, 2004	Petition delivered to the Planning Division
May 25, 2004	Assigned to Doug Dansie.
August 24, 2004	Staff sent a memo requesting department comments.
September 16, 2004	An open house was held.
November 19, 2004	Notices sent for public hearing.
December 8, 2004	The Planning Commission held a pubic hearing and passed a favorable recommendation to the City Council to amend the zoning ordinance.
December 21, 2004	Minutes from the December 8 meeting were ratified.
December 27, 2004	Requested an ordinance from the City Attorney's Office

SALT LAKE CITY ORDINANCE
No. _____ of 2005
(Amending Table 21A.54.150E2)

AN ORDINANCE AMENDING TABLE 21A.54.150E2, *SALT LAKE CITY CODE*, PERTAINING TO MINIMUM PLANNED DEVELOPMENT SIZE WITHIN THE VARIOUS ZONING DISTRICTS THROUGHOUT THE CITY, PURSUANT TO PETITION NO. 400-04-19.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed change in Table 21A.54.150E2 to reflect a 9,000 square feet minimum planned development size in the High Density Multi-Family District (RMF-75) is appropriate for the development of the community in that district.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. That Table 21A.54.150E2, *Salt Lake City Code*, pertaining to minimum planned development size within the various zoning districts throughout the city be, and the same hereby is, amended to read as follows:

Table 21A.54.150E2

District	Minimum Planned Development Size
Residential Districts	
FR-1/43,560 foothills estate residential district	5 acres
FR-2/21,780 foothills residential district	5 acres
FR-3/12,000 foothills residential district	5 acres

R-1/12,000 single-family residential district	5 acres
R-1/7,000 single-family residential district	20,000 square feet
R-1/5,000 single-family residential district	20,000 square feet
SR-1 special development pattern residential district	9,000 square feet
SR-2 special development pattern residential district	Reserved
SR-3 interior block single-family residential district	9,000 square feet
R-2 single- and two-family residential district	9,000 square feet
RMF-30 low density multi-family residential district	9,000 square feet
RMF-35 moderate density multi-family residential district	9,000 square feet
RMF-45 moderate/high density multi-family residential district	20,000 square feet
RMF-75 high density multi-family district	~~20~~9,000 square feet
RB residential/business district	9,000 square feet
R-MU residential/mixed use district	20,000 square feet
RO residential/office district	20,000 square feet
Commercial Districts	
CN neighborhood commercial district	20,000 square feet
CB community business district	20,000 square feet
CS community shopping district	60,000 square feet
CC corridor commercial district	20,000 square feet
CSHBD Sugar House business district	20,000 square feet
CG general commercial district	1 acre
Manufacturing Districts	

M-1 light manufacturing district	2 acres
M-2 heavy manufacturing district	2 acres
Downtown Districts	
D-1 central business district	2 acres
D-2 downtown support commercial district	2 acres
D-3 downtown warehouse/residential district	1 acre
Special Purpose Districts	
RP research park district	10 acres
BP business park district	10 acres
FP foothills protection district	32 acres
AG agricultural district	10 acres
AG-2 agricultural district	4 acres
AG-5 agricultural district	10 acres
AG-20 agricultural district	40 acres
A airport district	2 acres
PL public lands district	5 acres
PL-2 public lands district	1 acre
I institutional district	5 acres
UI urban institutional district	1 acre
OS open space district	2 acres
MH mobile home park district	10 acres
EI extractive industries district	10 acres

MU mixed use district 9,000 square feet

SECTION 2. 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 _____, 2005.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2005.
Published: _____.
G:\Ordinance 05\Amending Table 21A.54.150E2 - 02-8-05 draft.doc

SALT LAKE CITY ORDINANCE
No. _____ of 2005
(Amending Table 21A.54.150E2)

AN ORDINANCE AMENDING TABLE 21A.54.150E2, *SALT LAKE CITY CODE*, PERTAINING TO MINIMUM PLANNED DEVELOPMENT SIZE WITHIN THE VARIOUS ZONING DISTRICTS THROUGHOUT THE CITY, PURSUANT TO PETITION NO. 400-04-19.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed change in Table 21A.54.150E2 to reflect a 9,000 square feet minimum planned development size in the High Density Multi-Family District (RMF-75) is appropriate for the development of the community in that district.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

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Table 21A.54.150E2

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R-1/7,000 single-family residential district	20,000 square feet
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SR-1 special development pattern residential district	9,000 square feet
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Commercial Districts	
CN neighborhood commercial district	20,000 square feet
CB community business district	20,000 square feet
CS community shopping district	60,000 square feet
CC corridor commercial district	20,000 square feet
CSHBD Sugar House business district	20,000 square feet
CG general commercial district	1 acre
Manufacturing Districts	

M-1 light manufacturing district	2 acres
M-2 heavy manufacturing district	2 acres
Downtown Districts	
D-1 central business district	2 acres
D-2 downtown support commercial district	2 acres
D-3 downtown warehouse/residential district	1 acre
Special Purpose Districts	
RP research park district	10 acres
BP business park district	10 acres
FP foothills protection district	32 acres
AG agricultural district	10 acres
AG-2 agricultural district	4 acres
AG-5 agricultural district	10 acres
AG-20 agricultural district	40 acres
A airport district	2 acres
PL public lands district	5 acres
PL-2 public lands district	1 acre
I institutional district	5 acres
UI urban institutional district	1 acre
OS open space district	2 acres
MH mobile home park district	10 acres
EI extractive industries district	10 acres

MU mixed use district 9,000 square feet

SECTION 2. 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 _____, 2005.

_____
CHAIRPERSON

ATTEST:

_____
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

_____
MAYOR

_____
CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date Feb. 11, 2005
By Melanie Reif

(SEAL)

Bill No. _____ of 2005.
Published: _____.
G:\Ordinance 05\Amending Table 21A.54.150E2 - 02-11-05 clean.doc

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is currently reviewing **Petition 400-04-019**: a request by the Salt Lake City Planning Commission to change the zoning text to reduce the minimum size required for a planned development in the RMF-75 zoning district.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, the Planning Staff may present information on the petition and anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME:

PLACE: Room 315
City and County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal, please attend the meeting or call Doug Dansie at 535-6182 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If you are the owner of a rental property, please inform your tenants of this hearing.

We comply with all ADA guidelines. Assistive listening devices and interpreter services provided upon 24 hour advance request.

Downtown Alliance
Bob Farrington, Director
175 East 400 South #600
Salt Lake City, Utah 84111

Salt Lake Chamber of Commerce
175 East 400 South, Suite #600
Salt Lake City, Utah 84111

East Valley Chamber of Commerce
2299 S Highland Drive
Salt Lake City, Utah 84106

Hispanic Chamber of Commerce
PO Box 1805
Salt Lake City, UT 84110

Vest Pocket Business Coalition
PO Box 521357
Salt Lake City, Utah 84152-1357

Sugar House Merchants Association
C/O Barbara Green
Smith-Crown
2000 South 1100 East
Salt Lake City, Utah 84106

Westside Alliance
C/O Neighborhood Housing Services
Maria Garcia
622 West 500 North
Salt Lake City, Utah 84116

Downtown Retail
Merchants Association
Attn: Carol Dibble
9 East Exchange Pl Ste 900
Salt Lake City, UT 84111-2741

DOUG DANSIE
527 N MAIN
SLC UT 84103

Mack McDonald
Redevelopment Agency of S.L.
451 South State Room 404
SLC UT 84111

Updated 8/11/04
KDC

Peter Corroon
GREATER AVENUES
445 East 200 South, Suite 306
Salt Lake City, Utah 84111

Brian Watkins
LIBERTY WELLS
1744 So. 600 East
Salt Lake City ,UT 84105

Dave Mortensen
ARCADIA HEIGHTS/BENCHMARK
2278 Signal Point Circle
Salt Lake City, Utah 84109

Shawn McMillen
H ROCK
1855 South 2600 East
Salt Lake City, Utah 84108

Doug Foxley
ST. MARY'S
1449 Devonshire Dr.
Salt Lake City, Utah 84108

Beth Bowman
WASATCH HOLLOW
1445 E. Harrison Ave.
Salt Lake City, Utah 84105

Penny Archibald-Stone
EAST CENTRAL
1169 Sunnyside Avenue
Salt Lake City, Utah 84102

Mike Harman
POPLAR GROVE
1044 W. 300 S
Salt Lake City, Utah 84104

Helen Peters
SUGAR HOUSE
2803 Beverly Street
Salt Lake City, Utah 84106

Peter Von Sivers
CAPITOL HILL
223 West 400 North
Salt Lake City, Utah 84103

Jeff Davis
PEOPLES FREEWAY
1407 South Richards Street
Salt Lake City, Utah 84115

Ellen Reddick
BONNEVILLE HILLS
2177 Roosevelt Ave
Salt Lake City, Utah 84108

Mike Zuhl
INDIAN HILLS
2676 Comanche Dr.
Salt Lake City, Utah 84108

Larry Spendlove
SUNNYSIDE EAST ASSOC.
2114 E. Hubbard Avenue
Salt Lake City, UT 84108

Kenneth L. Neal
ROSE PARK
1071 North Topaz Dr.
Salt Lake City, Utah 84116

Boris Kurz
EAST LIBERTY PARK
1203 South 900 East.
Salt Lake City, Utah 84105

Jilene Whitby
STATE FAIRPARK
846 W 400 N.
Salt Lake City, Utah 84116

Randy Sorenson
GLENDALE
1184 S Redwood Drive
Salt Lake City, Utah 84104

Thomas Mutter
CENTRAL CITY
P.O. Box 2073
Salt Lake City, Utah 84101

Bill Davis
RIO GRAND
329 Harrison Avenue
Salt Lake City, UT 84115

FOOTHILL/SUNNYSIDE
Vacant

Paul Tayler
OAK HILLS
1165 Oakhills Way
Salt Lake City, Utah 84108

Tim Dee
SUNSET OAKS
1575 Devonshire Dr.
Salt Lake City, Utah 84108

Tom Bonacci
YALECREST
1024 South 1500 East
Salt Lake City, Utah 84105

Angie Vorher
JORDAN MEADOWS
1988 Sir James Dr.
Salt Lake City, Utah 84116

Kadee Nielson
WESTPOINTE
1410 N. Baroness Place.
Salt Lake City, Utah 84116

Updated August 2, 2004
KDC

NOTICE OF HEARIN

451 S. State St #406
Lex Traughber

Salt Lake City Planning Division LT
451 South State Street
Salt Lake City, Utah 84111

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. Speakers will be called by the Chair.
4. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
5. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
6. A time limit may be placed on speakers to ensure everyone has a chance to comment. The Chair will make that determination upon reviewing the number of people wishing to speak.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Meeting notices are made available 14 days in advance. If persons wish to submit written comments, they should be directed to the Planning Division at least 7 days in advance to enable Planning Commissioners to consider those written comments. Comments should be sent to:

    Salt Lake City Planning Director
    451 South State Street, Room 406
    SLC, UT 84111

Note: We comply with all ADA guidelines. Assistive listening devices & interpreter services provided upon 24 hour advance request.

DATE: December 3, 2004

TO: Salt Lake City Planning Commission

FROM: Doug Dansie, Principal Planner

RE: **STAFF REPORT FOR THE DECEMBER 8, 2004 MEETING**

CASE#:	400-04-019
APPLICANT:	Salt Lake City Planning Commission
STATUS OF APPLICANT:	City Board
PROJECT LOCATION:	Citywide (RMF-75 generally is located in or adjacent to Downtown)
PROJECT/PROPERTY SIZE:	Not Applicable
COUNCIL DISTRICT:	Citywide
REQUESTED ACTION:	A request to alter the zoning text to decrease the minimum lot size required for a planned development in the RMF-75 zoning district.
PROPOSED USE(S):	Not applicable
APPLICABLE LAND USE REGULATIONS:	The proposed change modifies the text associated with Salt Lake City Code Chapter 21A
MASTER PLAN SPECIFICATIONS:	Most of the areas affected by the change to

the RMF-75 zone are located in or near the Downtown area. The Housing, Transportation, Futures Commission and Strategic Plans encourage housing options throughout the City.

SUBJECT PROPERTY HISTORY: Not Applicable

ACCESS: Not Applicable

PROJECT DISCRIPTION:

The proposed text change would allow planned developments to be considered on smaller sites than presently permitted.

COMENTS, ANALYSIS AND FINDINGS:

1. **COMMENTS**

The proposal is to modify the zoning text.

Comments from City departments and Community Council(s):

a) **Transportation** expressed no objection
b) **Engineering** expressed no objection.
c) **Permits** expressed no objection.
d) **Public Utilities** did not object to the change
e) **Police** did not provide comment, but did express support for the associated petition to allow single family attached homes.
f) **RDA** did not express specific concern; however it is an RDA project that resulted in the initiation of this petition.
g) **Fire** did not provide comments.
h) **Building Services** expressed no concerns.
i) **Community Councils:** The Planning Staff held an open house on September 16, 2004. All community Council Chairs were notified. There was no one in attendance.

ANALYSIS AND FINDINGS

Issues that are being generated by this proposal.
Since the request is a modification of the zoning text, the Planning Commission must review the proposal with a view towards forwarding a recommendation to the City Council. In undertaking the task, the Planning Commission must consider the following

standards:

CODE CRITERIA / DISCUSSION / FINDINGS OF FACT

21A.50.050 Standards for general amendments.

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The proposed amendment is a text amendment that will affect the RMF-75 zoning district only. The original purpose for the large size requirement for planned development was so that they could create their own environment; however there has emerged a need to use the planned development process to allow flexibility in zoning ordinance regulations in order to encourage infill development on otherwise difficult to develop sites. The 9,000 square foot minimum is consistent with several other residential zoning districts. Several community plans, as well as other adopted city plans, such as the Housing, Strategic and Futures plans all encourage housing in a variety of formats throughout the City The text change will implement these goals.

Findings:
The proposed text change would allow the Planning Commission to consider planned developments on more sites and will provide a tool to encourage infill development.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The proposed zoning text change would allow flexibility in design of residential projects. For example: The Redevelopment Agency of Salt Lake is considering a proposal for single-family attached homes on Washington Street in the West Temple Gateway. The present site is not large enough to qualify as a planned development. The existing 20, 000 foot minimum lot size has prevented the RDA from considering options that would actually be more compatible with the neighborhood. The proposed change would allow this and other development proposals to be considered.

Findings:
The proposed rezone provides an additional tool to encourage physically compatible development within existing neighborhoods.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The zoning text amendment will not allow higher densities than are presently allowed by the base zoning district. One of the criteria for approving

planned development is ensuring their compatibility with the neighborhood; therefore, there remains a level of control to insure neighborhood compatibility while allowing flexibility.

Findings:
The proposed zoning will have minimal negative impact on adjacent properties, but will also allow for increased housing opportunities to help stabilize the neighborhood.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Discussion: The Capitol Hill and Avenues Historic Districts have several sites zoned RMF-75. The proposed change will allow more flexibility in creating compatible development by allowing infill proposals on small sites, rather than forcing larger buildings or encouraging land assemblage, which are not in character with the neighborhoods.

Findings:
The text amendment may enhance the ability to encourage compatible design within existing historic districts. All zoning overlay regulations will need to be met for future projects, where applicable.

E. 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, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: City Departments/Divisions did not indicate issues with the proposed text change.

Findings:
Specific development projects will have to meet adopted City regulations relating to public facilities and services.

RECOMMENDATION:

In light of the comments, analysis and findings noted above, staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning text to decrease the minimum size lot required for a planned development in the RMF-75 zoning district.

Attachments: Exhibit 1 – Proposed Ordinance. Exhibit 2 - Other Division Recommendations. Exhibit 3 – Map of areas in the City zoned RMF-75.

Table 21A.54.150E2

District	Minimum Planned Development Size
Residential Districts	
FR-1/43,560 foothills estate residential district	5 acres
FR-2/21,780 foothills residential district	5 acres
FR-3/12,000 foothills residential district	5 acres
R-1/12,000 single-family residential district	5 acres
R-1/7,000 single-family residential district	20,000 square feet
R-1/5,000 single-family residential district	20,000 square feet
SR-1 special development pattern residential district	9,000 square feet
SR-2 special development pattern residential district	Reserved
SR-3 interior block single-family residential district	9,000 square feet
R-2 single- and two-family residential district	9,000 square feet
RMF-30 low density multi-family residential district	9,000 square feet
RMF-35 moderate density multi-family residential district	9,000 square feet
RMF-45 moderate/high density multi-family residential district	20,000 square feet
RMF-75 high density multi-family district	~~20~~9,000 square feet
RB residential/business district	9,000 square feet
R-MU residential/mixed use district	20,000 square feet
RO residential/office district	20,000 square feet
Commercial Districts	
CN neighborhood commercial district	20,000 square feet
CB community business district	20,000 square feet
CS community shopping district	60,000 square feet
CC corridor commercial district	20,000 square feet
CSHBD Sugar House business district	20,000 square feet

CG general commercial district	1 acre
Manufacturing Districts	
M-1 light manufacturing district	2 acres
M-2 heavy manufacturing district	2 acres
Downtown Districts	
D-1 central business district	2 acres
D-2 downtown support commercial district	2 acres
D-3 downtown warehouse/residential district	1 acre
Special Purpose Districts	
RP research park district	10 acres
BP business park district	10 acres
FP foothills protection district	32 acres
AG agricultural district	10 acres
AG-2 agricultural district	4 acres
AG-5 agricultural district	10 acres
AG-20 agricultural district	40 acres
A airport district	2 acres
PL public lands district	5 acres
PL-2 public lands district	1 acre
I institutional district	5 acres
UI urban institutional district	1 acre
OS open space district	2 acres
MH mobile home park district	10 acres
EI extractive industries district	10 acres
MU mixed use district	9,000 square feet

Dansie, Doug

From: Stewart, Brad
Sent: Wednesday, August 25, 2004 12:50 PM
To: Dansie, Doug
Cc: Garcia, Peggy; Cowles, Vicki
Subject: RE: Petition 400-04-19, to alter the minimum land area requirements for planned developments.
Categories: Program/Policy

Doug,

Public Utilities does not object to this change to the minimum size parcel to be considered for PUD. Sometimes, PUD's have special water, sewer, or drainage needs. Each development will be reviewed individually for compliance with all the applicable requirements for our utilities.

Brad

From: Dansie, Doug
Sent: Tuesday, August 24, 2004 4:53 PM
To: Orgill, Alicia; Larson, Bradley; Tarbet, Valda; Brown, Ken; Wiley, Larry; Stewart, Brad; Walsh, Barry; Smith, Craig
Subject: Petition 400-04-19, to alter the minimum land area requirements for planned developments.

MEMORANDUM

Date: August 24, 2004
To: Alicia Orgill, Police; Brad Larson, Fire; Valda Tarbet, RDA; Ken Brown, Permits; Larry Wiley, Building Services; Brad Stewart, Public Utilities; Barry Walsh, Transportation; Craig Smith, Engineering.
From: Doug Dansie, AICP
Subject: **Petition 400-04-19**, to alter the minimum land area requirements for planned developments.

The Salt Lake City Planning Commission is requesting the Zoning Ordinance text be amended to allow for planned developments to occur on smaller sites. As you may know, planned developments allow the Planning Commission to alter setback and other design requirements for a development to allow for a better product. However, a planned development does not allow the Planning Commission to increase the density of a project beyond the base zoning requirements.

Please provide comments relative to your area of expertise.
As part of processing the petition, the Planning Staff must make a finding relating to *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, storm-water drainage systems, water supplies and wastewater and refuse collection.*

Please let me know whether you have concerns regarding adequate services and/or facilities being provided within smaller planned developments. Also let me know whether you consider that the proposed text amendment will be a positive step, regarding your specific expertise, in ensuring adequate services are provided.

I would appreciate receiving your written comments by September 3, 2004. If you do not have any comments, please send me an e-mail to that effect. If I do not receive your comments by September 10, 2004, I will assume you have none.

If you have any questions, please call me 535-6182 or send me an e-mail. Thank you.

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From: Smith, Craig
Sent: Wednesday, August 25, 2004 9:34 AM
To: Dansie, Doug
Subject: RE: Petition 400-04-19, to alter the minimum land area requirements for planned developments.
Categories: Program/Policy

Doug-
The Engineering Department sees no substantial impact allowing planned development on smaller sites. Our only concern would be improvements to the public way, which we will address when the developments come up for review.
Sincerely,
Craig

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Dansie, Doug

From: Walsh, Barry
Sent: Thursday, August 26, 2004 10:39 AM
To: Dansie, Doug
Cc: Larson, Bradley; Young, Kevin; Brown, Ken; Stewart, Brad; Smith, Craig
Subject: RE: Petition 400-04-19, to alter the minimum land area requirements for planned developments.
Categories: Program/Policy

August 26, 2004

Doug Dansie
Planning Division
451 So. State Street, Room. 406
Salt Lake City, Utah 84111

Re: Petition 400-04-17. Zoning Text Amendment to alter the minimum land area requirements for planned developments.

Dear Doug:

The Division of Transportation review comments and recommendations for the proposal for a text amendment to alter the minimum land area requirements for planned developments are for approval as follows:

The Transportation Division sees no impact to the existing public right of way corridors per the proposed change in that the development configuration indicates no change to the existing density values, nor does it intensify the existing traffic generation for a proportionate site area, just a legalization of the same use on a smaller scale. We see no change in number of driveways accessing the roadway or the on site transportation geometric requirements. We see no change in a "traffic impact study" request option.

Final plan approvals are subject to full engineering & site reviews for public way improvements and or repairs per city standards to include street lighting as needed.

Please feel free to call me at 535-6630 if you have any further questions.

Sincerely,

Barry D. Walsh
Transportation Engineer Assoc.

From: Dansie, Doug
Sent: Tuesday, August 24, 2004 4:53 PM
To: Orgill, Alicia; Larson, Bradley; Tarbet, Valda; Brown, Ken; Wiley, Larry; Stewart, Brad; Walsh, Barry; Smith, Craig
Subject: Petition 400-04-19, to alter the minimum land area requirements for planned developments.

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Dansie, Doug

From: Wiley, Larry
Sent: Tuesday, August 24, 2004 5:28 PM
To: Dansie, Doug
Subject: RE: Petition 400-04-19, to alter the minimum land area requirements for planned developments.

Mo concerns

From: Dansie, Doug
Sent: Tuesday, August 24, 2004 4:53 PM
To: Orgill, Alicia; Larson, Bradley; Tarbet, Valda; Brown, Ken; Wiley, Larry; Stewart, Brad; Walsh, Barry; Smith, Craig
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Dansie, Doug

From: Brown, Ken
Sent: Thursday, September 02, 2004 10:42 AM
To: Dansie, Doug
Subject: RE: Petition 400-04-19, to alter the minimum land area requirements for planned developments.
Categories: Program/Policy

Doug,
I have not seen a draft of this proposal but, I don't foresee any zoning concerns with this proposal.

KB

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Sent: August 24, 2004 4:53 PM
To: Orgill, Alicia; Larson, Bradley; Tarbet, Valda; Brown, Ken; Wiley, Larry; Stewart, Brad; Walsh, Barry; Smith, Craig
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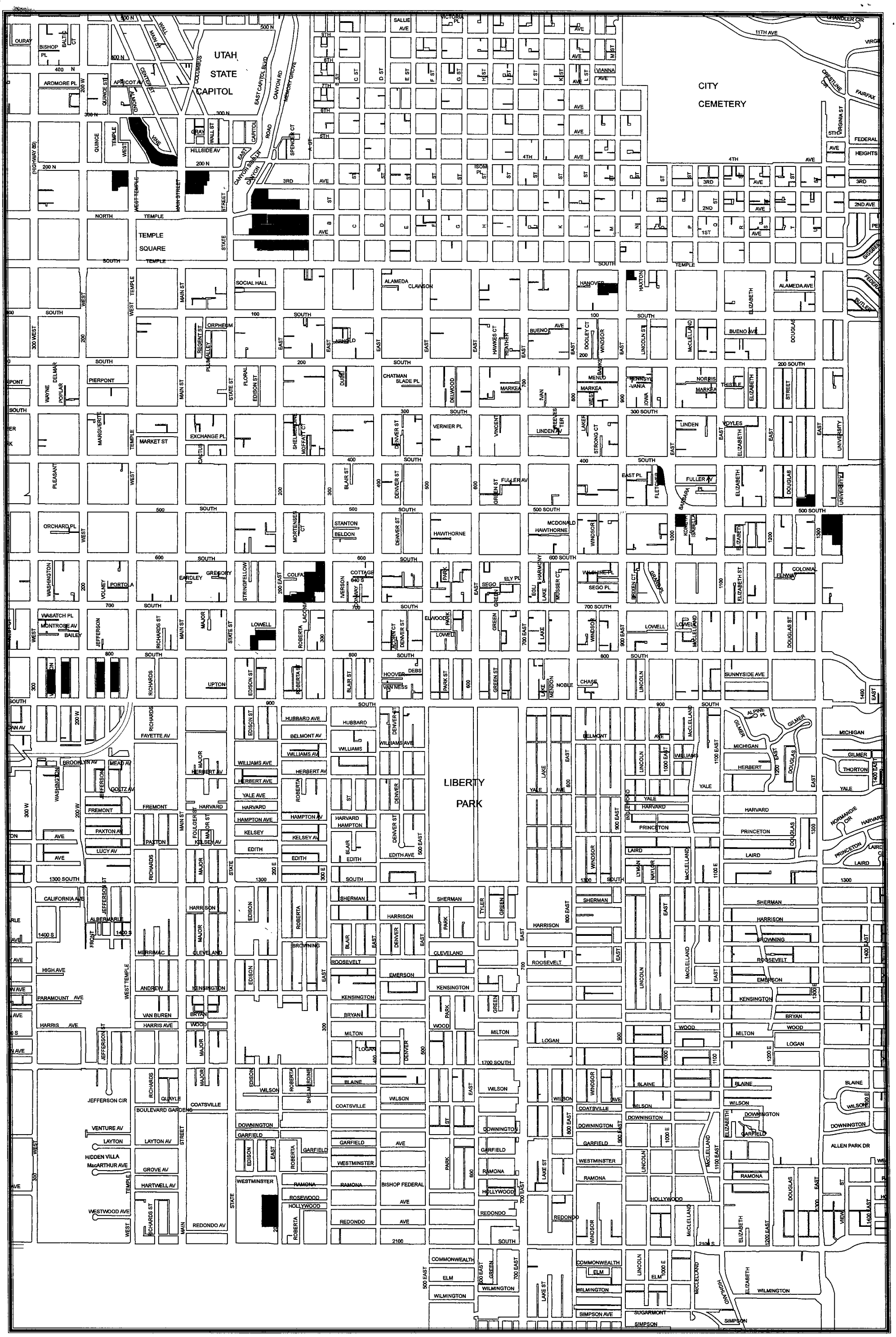

RMF-75 Zoning District

Salt Lake City Planning Division
Geographic Information System

AMENDED AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, December 8, 2004, at 5:45 p.m.

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, November 10, 2004 & Wednesday, November 17, 2004

2. **REPORT OF THE CHAIR AND VICE CHAIR**

3. **REPORT OF THE DIRECTOR**

4. **PUBLIC HEARINGS**

   a. **PUBLIC HEARING** – Petition No. 400-02-43, by the Planning Commission in 2002 in order to correct zoning errors that occurred during the Zoning Re-write process. Several parcels were designated in the wrong land use zone, or not all of the parcels that belong to a use were zoned together, thereby creating split-zone situations. (Staff – Marilynn Lewis at 535-6409)

   b. **PUBLIC HEARING** – Petition No. 400-04-41, Declaration of surplus land, and subsequent land exchange associated with the Mapping Fine Tuning Amendment. This petition is a request made by the residential property owner, to exchange a portion of the property located at 613 North Columbus Street for a portion of the property associated with the Capitol Hill Water Tank site. This exchange for the City is a declaration of surplus and an acquisition of equal size. (Staff – Marilynn Lewis at 535-6409)

   c. **PUBLIC HEARING** – Petition No. Petition No. 490-04-08, by Troy Herold of C.L.C. Associates representing Sam's Club, requesting approval of a 1-lot minor subdivision located at approximately 1905 South 300 West in a General Commercial "CG" zoning district.
   (Staff – Ray McCandless at 535-7282)

   d. **PUBLIC HEARING** – Petition No. 400-04-42 & 410-710, Unity Center Rezone, Master Plan Amendment, and Conditional Use. Request by the Salt Lake City Public Services Department for a rezone of the property located at 1385 South 900 West from "I" (Institutional) to "PL" (Public Lands) to accommodate the proposed Unity Center building. In addition, a rezone is requested for the properties located at 1325 South 800 West, 1327 South 800 West, 747 West 1300 South, and 739 West 1300 South from R-1-7000 (Single Family Residential) to "PL" (Public Lands), as well as a conditional use on these properties for off-site parking to serve the proposed Unity Center. The rezone for the off-site parking requires an amendment to the West Salt Lake Community Master Plan to an "I" (Institutional) land use designation. (Staff – Lex Traughber at 535-6184 or lex.traughber@slcgov.com).

   e. **PUBLIC HEARING** – Petition No. 410-707, by Gateway Retail Holdings, L.C., requesting a planned development approval to construct a new building in the Gateway Mixed Use District. The proposed location of the new retail building is 4 North 500 West and is a part of the Gateway mall. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

   f. **PUBLIC HEARING** – Petition No. 410-697, 410-698, and 410-699, by Steven Heil, representing Little America/Sinclair Oil, requesting conditional use approval for three separate commercial parking lots in a D-1 zoning district. The proposed parking lots are located 465 South Main (Petition 410-697, southwest corner of the block 39, plat A), 47 West 600 South (Petition 410-698, north half of the block 22, plat A) and 450 South Main (Petition 410-699, entire block 40, Plat A). (Staff – Doug Dansie at 535-6182)

   g. **PUBLIC HEARING –** Petition No.400-04-19, by the Salt Lake City Planning Commission requesting to alter the zoning text to decrease the minimum lot size required for a planned development in the "RMF-75" zoning district.

      Petition No. 400-04-17, by the Salt Lake City Planning Commission requesting to amendment the text of the Zoning Ordinance to allow single-family detached dwellings in the "RMF-75" zoning district. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

   h. **PUBLIC HEARING – Petition No. 410-705 by the Episcopal Diocese of Utah, represented by Tom Buese, architect, requesting approval for a planned development to construct a new Diocesan Center at approximately 47 South 200 East, which would allow parking within the front and corner yard setback and an accessory structure (food bank) to be located within the front yard setback of 100 South Street. The project also includes a request for conditional use approval to allow the principal building to be setback more than five feet from the property line and be built less than 100 feet high and be exempt from meeting the 40% glass requirement along 200 East. The majority of the property is zoned Downtown D-1; a small portion of the property is zoned Residential Mixed Use- RMU. The applicant is**

also requesting a conditional use for a portion of the Place of Worship use to be located in the RMU zoning district. **(Staff – Cheri Coffey at 535-6188)**

i. **PUBLIC HEARING** – Review and discussion of the Planning Commission Policies and Procedures. (Staff – Brent Wilde at 535-6180)

5. **UNFINISHED BUSINESS**

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, December 8, 2004, 5:45 pm

Present from the Planning Commission were Chair, Tim Chambless; Vice Chair, Laurie Noda, Babs De Lay, John Diamond, Peggy McDonough, Prescott Muir, and Kathy Scott. Craig Galli and Jennifer Seelig were excused.

Present from the City Staff were Deputy Planning Director Brent Wilde; Deputy Planning Director Doug Wheelwright, Planning Programs Supervisor Cheri Coffey; Principal Planner Doug Dansie; Principal Planner Marilynn Lewis; Principal Planner Ray McCandless; Principal Planner Lex Traughber; Planning Commission Secretary Kathy Castro; and Traffic Engineer Kevin Young.

PUBLIC HEARINGS

Petition No.400-04-19, by the Salt Lake City Planning Commission requesting to alter the zoning text to decrease the minimum lot size required for a planned development in the "RMF-75" zoning district.

Petition No. 400-04-17, by the Salt Lake City Planning Commission requesting to amendment the text of the Zoning Ordinance to allow single-family attached dwellings in the "RMF-75" zoning district.

This item was heard at 8:55 p.m.

Principal Planner Doug Dansie presented the petition as written in the staff report. He referred to the map of the areas zoned "RMF-75" which are typically located near high-rise developments. Mr. Dansie stated that the proposal is a request to allow single family attached homes to the land use chart which would give developers another alternative to high density high rise buildings or single family homes. He added that this proposal will allow the opportunity for infill development.

In light of the comments, analysis and findings noted in the staff report, Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning text to allow for single family attached homes within the RMF-75 zoning district. This action will require the amendment of the land use chart 21A24.190 to allow single-family attached dwellings as a permitted use and to amend the minimum lot area and width as illustrated by the attached draft ordinance.

Commissioner De Lay stated that town homes are very difficult to find and there is a great need. She asked what the petition included only the "RMF-75" zone.

Mr. Wilde noted that the "RMF-30", "RMF-35", and "RMF-45" all currently allow attached dwellings.

Chair Chambless opened the public hearing.

No one was forthcoming.

Chair Chambless closed the public hearing.

Motion for Petition No. 400-04-17

Commissioner De Lay made a motion based on the comments, analysis, and findings of fact noted in the staff report, that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning text to allow for single family attached homes within the "RMF-75" zoning district. This action will require the amendment of the land use chart 21A24.190 to allow single-family attached dwellings as a permitted use and to amend the minimum lot area and width as illustrated by the attached draft ordinance.

Commissioner McDonough seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Noda, and Commissioner Scott voted "Aye". Tim Chambless as Chair did not vote. All voted in favor, and therefore the motion passed.

Motion for Petition No. 400-04-19

Commissioner De Lay made a motion based on the comments, analysis, and findings of fact noted in the staff report, that the Planning Commission forward a positive recommendation to the City Council to approve an ordinance to amend the zoning text to decrease the minimum size lot required for a planned development in the RMF-75 zoning district.

Commissioner McDonough seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Muir, Commissioner Noda, and Commissioner Scott voted "Aye". Tim Chambless as Chair did not vote. All voted in favor, and therefore the motion passed.

There being no other unfinished business to discuss, the Planning Commission meeting adjourned at 10:11 p.m.

PETITION NO. 400-04-19

PETITION CHECKLIST

Date	Initials	Action Required
11/23/04	[illegible]	Petition delivered to Planning
12/15/04	DD	Petition assigned to: Doug Dansie
12/16/04	DD	Planning Staff or Planning Commission Action Date
1/11/05	DD	Return Original Letter and Yellow Petition Cover
1/11/05	DD	Chronology
	NA	Property Description (marked with a post it note)
	NA	Affected Sidwell Numbers Included
1/11/05	DD	Mailing List for Petition, include appropriate Community Councils
1/11/05	DD	Mailing Postmark Date Verification
1/11/05	DD	Planning Commission Minutes
1/11/05	DD	Planning Staff Report
1/11/05	DD	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
		Ordinance Prepared by the Attorney's Office
		Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
Doug Dansie		Planner responsible for taking calls on the Petition
		Date Set for City Council Action _____
		Petition filed with City Recorder's Office

Initiated Petitions

Mr. Zunguze requested that the Planning Commission initiate a petition to modify Zoning Ordinance to address the review of movie/film locations; the purpose of this petition is to shift the review responsibility from the Development Review Team to the City Staff that regulate Special Events.

Commissioner McDonough so moved.

Commissioner Scott seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Noda and Commissioner Scott voted "Aye". Tim Chambless Acting Chair did not vote. All voted in favor, and therefore the motion passed.

Mr. Zunguze requested that the Planning Commission initiate a petition to allow single family attached dwellings in the "RMF-75 Zone; the purpose of this text amendment is to provide an option for lower density multiple family developments in this zone.

Commissioner De Lay so moved.

Commissioner Noda seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Noda and Commissioner Scott voted "Aye". Tim Chambless Acting Chair did not vote. All voted in favor, and therefore the motion passed.

Mr. Zunguze requested that the Planning Commission initiate a petition to lower the square footage requirement for planned developments in some of the multiple-family residential zoning districts, the purpose of this text amendment is to provide additional flexibility and procedural options for infill development.

Commissioner Scott so moved.

Commissioner De Lay seconded the motion.

Commissioner De Lay, Commissioner Diamond, Commissioner McDonough, Commissioner Noda and Commissioner Scott voted "Aye". Tim Chambless Acting Chair did not vote. All voted in favor, and therefore the motion passed

REMARKS

Petition No. 400-04-19

By Planning Commission

Is requesting a petition to lower the square footage requirement for planned developments in some of the multiple-family residential zoning districts, to provide additional flexibility and procedural options for infill development.

Date Filed

Address