



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Olivia Cvetko, Principal Planner
Olivia.cvetko@slcgov.com, 801-535-7285
Date: January 14, 2026
Re: PLNPCM2025-01015 Navajo Street Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1073 S Navajo Street
PARCEL ID: 15-11-301-008-0000
MASTER PLAN: [Westside Plan](#)
CURRENT ZONING: [R-1/5,000](#) Single Family Residential District
PROPOSED ZONING: [RMF-30](#) Low Density Multi-Family Residential District

REQUEST:

The applicant is requesting approval from the City to amend the zoning map for the property located at 1073 S Navajo Street from the R-1/5,000 (Single-Family Residential) District to the RMF-30 (Low Density Multi-Family Residential) District to allow for the construction of additional for-sale homes on the lot.

RECOMMENDATION:

Based on the information and findings in the staff report, it is the Planning Staff's opinion the request generally meets the applicable standards of approval and therefore recommends the Planning Commission forward a recommendation of approval to the City Council. Staff is recommending the following provisions be incorporated into a development agreement for the zoning map amendment. Details will be finalized during City Council review of the community benefit and incorporated into the development agreement.

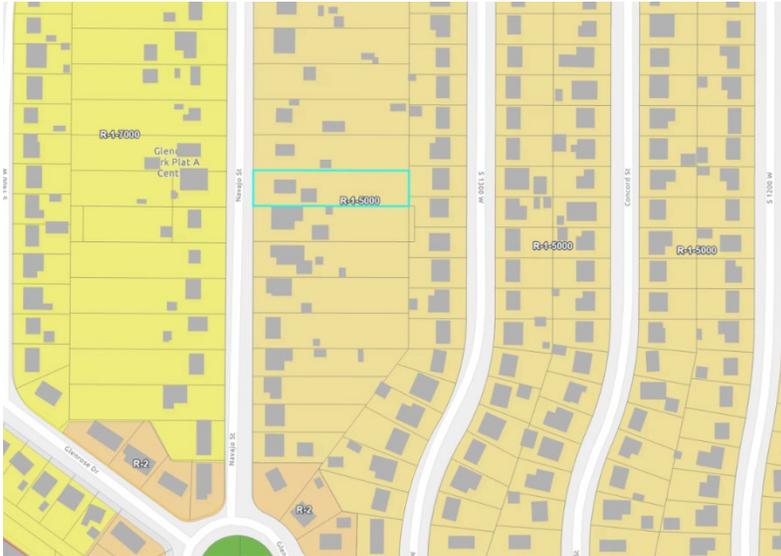
- 1) The existing primary home on the site be retained.
- 2) Any additional dwelling units over five units must be for-sale.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Application Materials](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: Zoning District Comparison](#)

- E. [ATTACHMENT E: Zoning Map Amendment Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION



Quick Facts

Property Address: 1073 S Navajo Street

Size: 0.49 Acres | 21,000 sq ft

Existing Use: Single-Family home

Proposed Use: Preserved existing 1940s single-family home, additional for-sale homes

The applicant is requesting a zoning map amendment for the subject property at 1073 Navajo Street from R-1/5,000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). The requested map amendment is to enable flexibility for infill housing types and site design and increase the development potential of the property.

No specific development proposal is included with this application. According to the applicant's narrative, the intent is to retain the existing two-bedroom single-family home and construct additional for-sale homes each on their own lot to support homeownership opportunities. Any future development would be subject to separate land use reviews and approvals.

Current and Proposed Zoning

Under the existing R-1/5,000 zoning district, development is limited to one single-family dwelling per 5,000 square feet of lot area and 50 feet of lot width. While the 21,000-square-foot property is large enough to accommodate up to four single-family homes under these standards, site constraints and zoning standards limit flexibility in building placement and lot configuration, making infill development difficult. While a Planned Development could be done to configure additional lots under the existing zoning, the RMF-30 district allows greater flexibility in development style and unit types.

The RMF-30 zoning district permits a broader range of residential development types, including row homes, multiple single-family dwellings on a single parcel, lots without direct public street frontage, and small-scale multi-family housing types. If approved, the RMF-30 zoning district would potentially permit up to ten single-family dwelling units on this site, subject to compliance with applicable development standards. A detailed comparison of zoning standards and development potential is provided in Attachment D and further discussed in Consideration 3.

Surrounding Context

The subject site is surrounded by R-1/5,000 zoning to the north, east, and south, and R-1/7,000 zoning to the west. The surrounding area consists primarily of single-family homes on deep, narrow lots, with several nearby examples of multifamily and infill housing. Given the site's size, configuration, and proximity to neighborhood amenities, the requested RMF-30 zoning could enable infill housing that would align with the existing neighborhood scale and provide additional housing near community amenities.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission can provide a positive or negative recommendation for the proposed zoning map amendment. The recommendation will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposed amendment. The City Council may approve, deny, or make modifications to the proposed amendment request as they see fit and are not limited by any one standard.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. Neighborhood Context
3. Development Potential comparison R-1/5,000 vs RMF-30
4. Proposed Community Benefit

Consideration 1: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

The City's adopted plans and policies provide a basis for examining this proposal. This includes the citywide plan - Plan Salt Lake, the citywide housing plan - Housing SLC, and the neighborhood plan for this area - the Westside Plan. These plans were adopted by the City Council after extensive review by the public and City boards and commissions. The proposal is supported by the goals and initiatives of the relevant long-range plans.

[Plan Salt Lake \(2015\)](#)

Many of Plan Salt Lake's guiding principles provide direction relevant to this request. Below are several principles related to growth and housing that support this proposal:

- **Growth**
 - *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
 - *Promote infill and redevelopment of underutilized land.*
 - *Accommodate and promote an increase in the City's population.*
- **Housing**
 - *Increase the number of medium-density housing types and options.*
 - *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
 - *Enable moderate density increases within existing neighborhoods where appropriate.*

- *Promote energy efficient housing and rehabilitation of existing housing stock.*

The proposed Zoning Map Amendment would promote appropriate growth in the City by allowing infill development in an established neighborhood with existing infrastructure and amenities. Currently, the site is underutilized with just one single-family home built on over 20,000 sq. ft. and restricted by the current zone which permits one single-family home per 5,000 sq. ft. Because the RMF-30 zoning district allows a variety of housing types, this petition helps achieve the City’s vision of increasing medium-density housing options.

Housing SLC (2023)

Housing SLC identifies increasing homeownership opportunities, expanding family-sized units, and supporting missing middle housing types as key strategies to address housing needs citywide. The proposed rezoning supports these objectives by enabling housing types that are conducive to ownership and family occupancy.

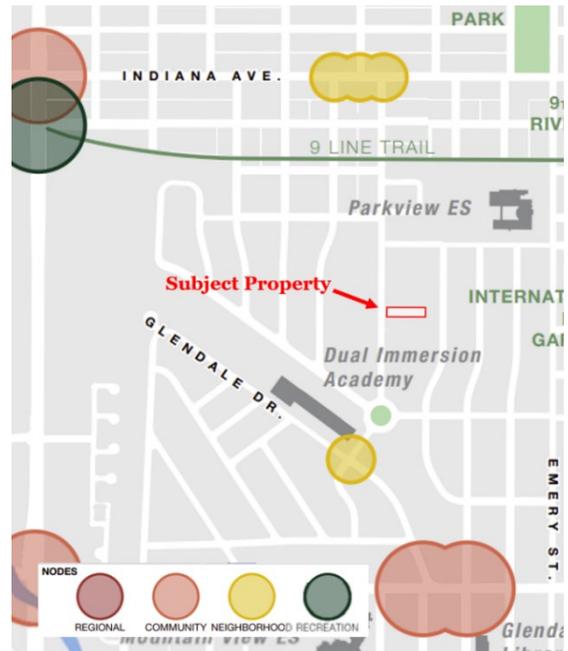
Westside Plan (2014)

The applicable community plan for this area is the Westside Plan. The plans land use map and policies align with the proposed map amendment. Goals that will be implemented by this amendment include:

- *Promote reinvestment and redevelopment in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community’s vision while maintaining the character of Westside’s existing stable neighborhoods.*
- *Protect and encourage ongoing investment in existing, low-density residential neighborhoods while providing attractive, compatible and high-density residential development where needed, appropriate or desired.*

The request to rezone this property would allow additional housing on the property that would be consistent in scale and character with the surrounding established neighborhood, furthering the plans goals to promote investment in stable neighborhoods and provide compatible high density residential development where appropriate.

This plan’s map designates the subject property’s future land use as “Neighborhoods”. The Neighborhoods section of the plan encourages the city to “Determine unique and compatible ways to add incremental density through infill development” including “allowing two- or multi-family development on lots that are zoned for only single-family where appropriate. Appropriate cases include lots that have unique shapes or where the impact on adjacent properties would be negligible due to the unique properties of the parcels”.



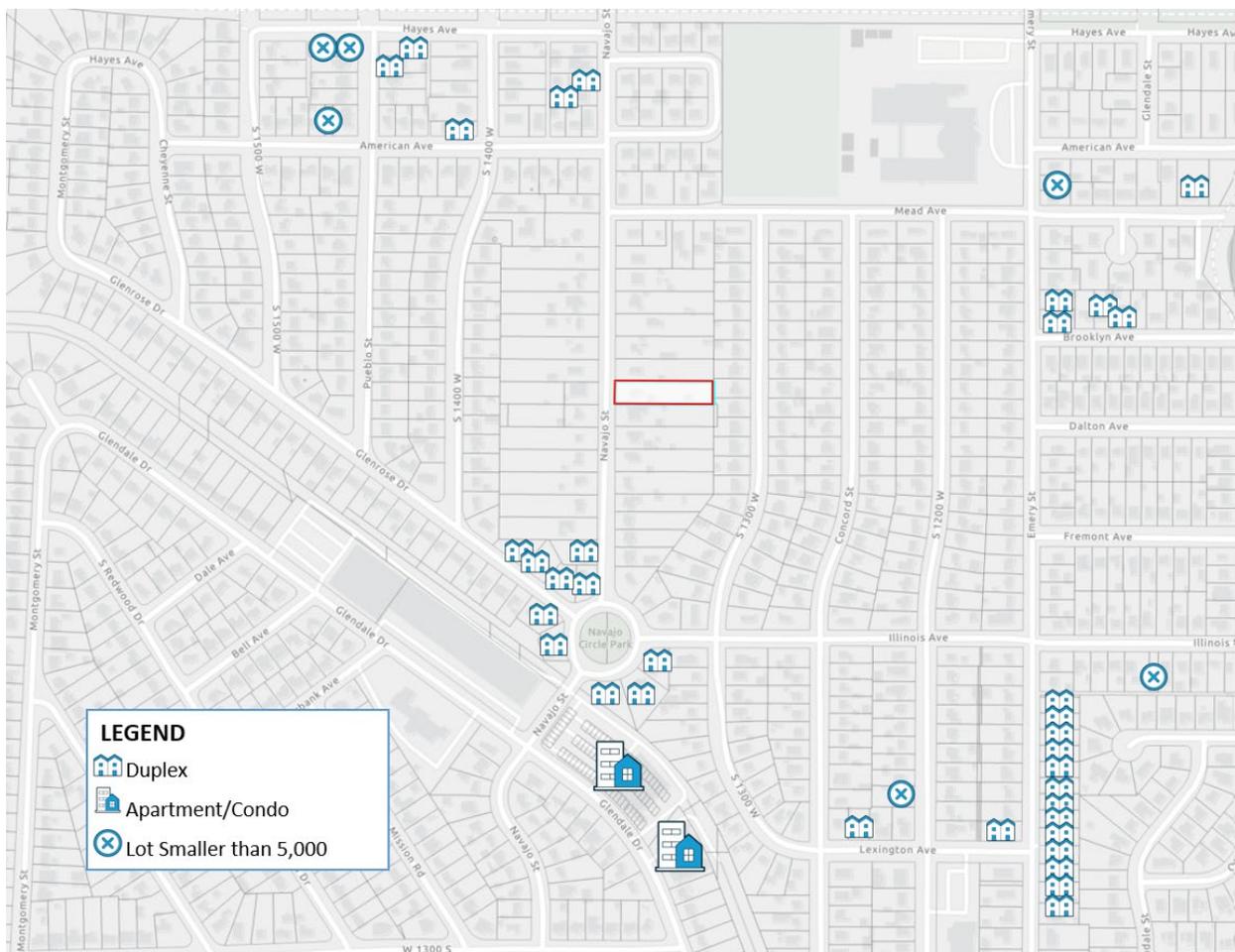
The subject property is also within a 1/3 mile to a “Neighborhood Node” along Indiana avenue and within a 1/4 mile to a Neighborhood Node on Glendale Dr. The requested zoning amendment at the

subject site would increase housing supply in an area serviced by several Neighborhood Nodes and within a mile of a handful of larger Community and Recreation Nodes.

Consideration 2: Neighborhood Context

The subject property is located within Salt Lake City's Glendale community, an area characterized by a mix of established single-family neighborhoods, small-scale multi-family development, and evolving infill housing patterns that are generally consistent with the proposed RMF-30 development standards.

The area surrounding the subject property is primarily residential, with neighborhood commercial uses and community-serving amenities located within one-half mile. Single-family homes make up a significant portion of the surrounding development; however, there are several examples of duplexes, triplexes, and small multi-family buildings throughout the neighborhood, particularly along wider streets and on larger parcels. Many of these developments were constructed prior to the adoption of modern zoning standards and are considered legal nonconforming today, reflecting a historic pattern of incremental residential density as demonstrated in the map below.



The large size of the subject property offers an opportunity to support infill single-family housing that aligns with the established development pattern of the surrounding area. The subject lot is over four times the minimum required lot size for the R-1/5,000 district, however, development is limited by requirements for direct street frontage and more restrictive minimum setbacks and lot coverage limitations, making it difficult to fully utilize the development potential of these larger parcels. The flexibility of the RMF-30 zoning district would allow for the construction of additional for-sale, single-

family units on the site in a manner consistent with neighborhood scale, without requiring additional review processes such as a Planned Development.

The neighborhood benefits from proximity to bus routes, with a bus route located along Navajo Street, neighborhood-serving commercial corridors, several schools, and easy access to the Jordan Park and associated Jordan River Trail. These amenities make the area and subject site well-suited for residential infill development that expands housing opportunities while maintaining the existing residential character.

Consideration 3: Development Potential Comparison R-1-5,000 vs RMF-30

The primary purpose of the RMF-30 is “to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small-scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options”. A full comparison of the differences between the existing and proposed zones is provided in [Attachment D](#).

Development Potential

Under the existing R-1/5,000 Single-Family Residential zoning, the 21,000-square-foot property is large enough to be subdivided into four single-family lots, each with the potential for an accessory dwelling unit. However, due to minimum lot width requirements and the requirement that each lot have direct street frontage, it would be challenging to achieve. The applicant has determined that the site could realistically accommodate two single-family lots, one of which would likely be configured as a flag lot.

Alternatively, the existing R-1/5,000 zone allows the use of Affordable Housing Incentives, which permits up to four units on the property with affordability restrictions. The applicant has indicated a preference for developing single-family housing that contributes to Salt Lake City’s homeownership stock, aligning with many of the city’s current needs and adopted policies and plans as discussed in Consideration 4.

Under the requested RMF-30 Low-Density Multi-Family zoning, the property would allow greater flexibility in unit type and configuration. The district permits single-family homes, two-family dwellings, multifamily buildings, and row houses, generally requiring 2,000 square feet of lot area per unit. In theory, the site could accommodate up to ten units. In practice, given the lot’s shape and the applicant’s intention to retain the existing home, the site is likely to accommodate approximately 5–8 additional single-family homes or sideways row homes.

The RMF-30 district also allows housing types such as sideways row houses, cottages, and tiny houses, which require roughly 1,500 square feet per unit, making up to 14 units theoretically possible. Regardless of the housing type ultimately chosen, any future development would need to comply with applicable setbacks, height limits, design standards, and all other zoning and building requirements.

Consideration 4: Proposed Community Benefit

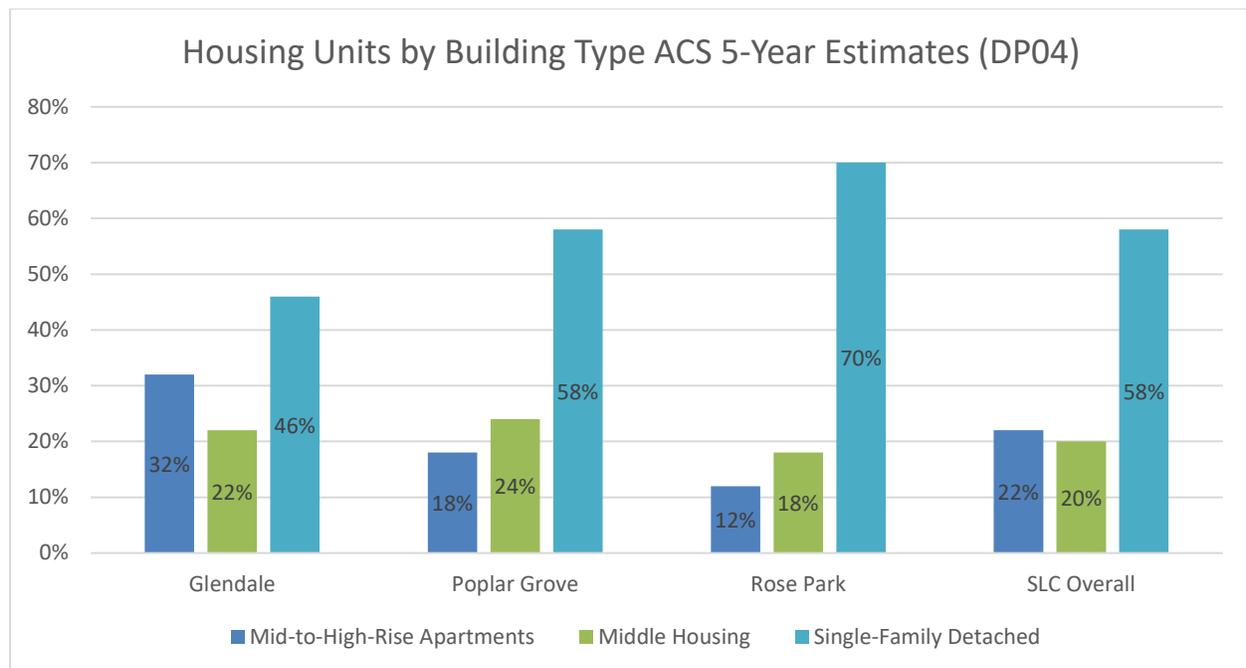
Salt Lake City Code 21A.50.50.C requires each petition for a zoning amendment to identify a community benefit that would not otherwise be provided without the amendment. One of the identified options for a community benefit includes “Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase”. This is the option selected by the applicant. Though

specific site plans have not been submitted at this time, the property owners plan to maintain the existing single-family home and build additional family sized housing units similar in size, scale, and compatibility to the existing neighborhood in accordance with the Westside Master Plan. In addition, each home would be on its own lot allowing for the opportunity for fee simple ownership opportunities.

According to American Community Survey (ACS) 5-Year Estimates (Table DP04), approximately 70 percent of housing units in the Glendale community are renter-occupied, compared to approximately 52 percent citywide. Homeownership rates in Glendale are also lower than in adjacent neighborhoods such as Poplar Grove and Rose Park. This imbalance in housing tenure is identified in both the Westside Master Plan and Housing SLC as a challenge to neighborhood stability and long-term resident investment.

In addition to tenure, Glendale’s housing stock differs structurally from surrounding areas. As shown in the table below, the neighborhood contains a higher proportion of mid-to-high-rise apartment buildings and a lower proportion of single-family detached and middle housing types such as row houses, townhomes, or small multiplexes. Housing SLC specifically identifies a need for additional family-sized units and missing middle housing citywide.

The proposed RMF-30 zoning district enables housing forms that are currently underrepresented in Glendale and more prevalent in nearby neighborhoods with higher homeownership rates. Allowing these housing types provides a community benefit by expanding opportunities for family-sized, ownership-oriented housing, diversifying the neighborhood’s housing structure, and furthering adopted City housing goals.



STAFF RECOMMENDATION

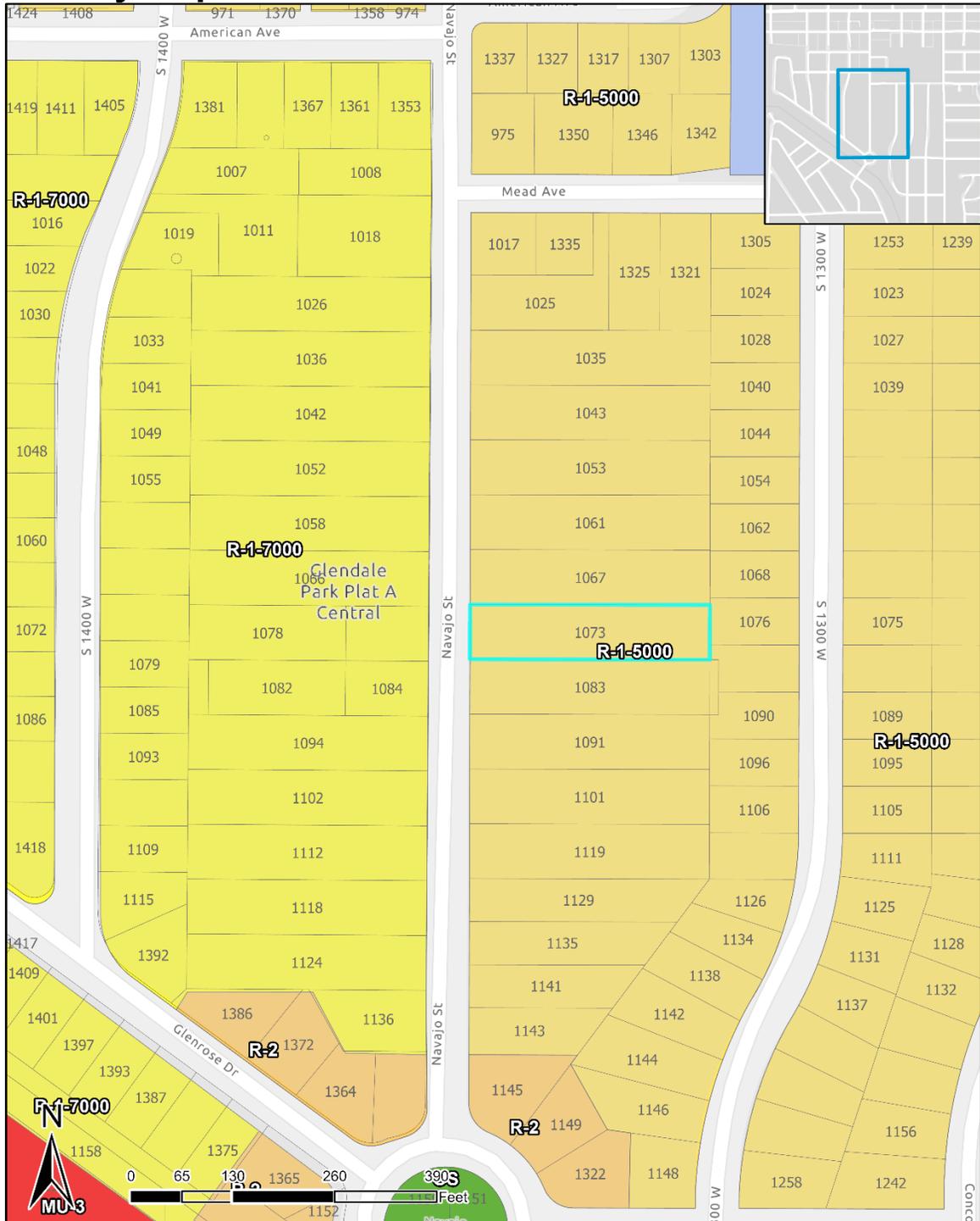
Based on the information and findings in this report, staff recommends that the Planning Commission **forward a positive recommendation to the City Council** for the proposed Zoning Map Amendment.

NEXT STEPS

The Planning Commission can provide a positive or negative recommendation for the proposal and, as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, which will hold a briefing and additional public hearing on the proposed zoning map changes. Then, the City Council may modify the proposal and approve or deny the proposed map amendment. If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map. However, if the City Council does not approve the proposed amendments, the properties could still be developed under their current zoning.

ATTACHMENT A: Vicinity Map

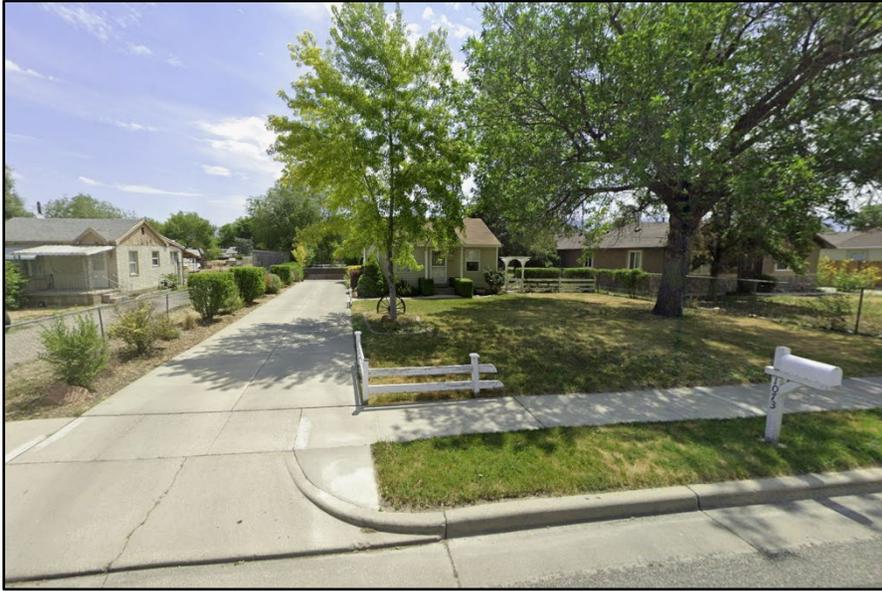
Vicinity Map



Salt Lake City Planning Division 11/17/2025

ATTACHMENT B: Application Materials

ATTACHMENT C: Property & Vicinity Photos



Subject Property and Existing Single-Family House



Subject Property Aerial View



Nearby Neighborhood Commercial



Subject Property street context

ATTACHMENT D: Zoning District Comparison

Zoning Standards

The table below shows a side-by-side comparison of the standards for new development in the existing R-1/5,000 District and the RMF-30 District.

R-1/5,000 Purpose Statement. The purpose of the R-1/5,000 Single-Family Residential District is to provide for single-family residential dwellings and affordable housing incentives developments with up to four units on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

RMF-30 Purpose Statement. The purpose of the RMF-30 Low Density Multi-Family Residential District is to provide area in the city for various multi-family housing types that are small scale in nature and that provide a transition between single-family housing and larger multi-family housing developments. The primary intent of the district is to maintain the existing physical character of established residential neighborhoods in the city, while allowing for incremental growth through the integration of small-scale multi-family building types. The standards for the district are intended to promote new development that is compatible in mass and scale with existing structures in these areas along with a variety of housing options. This district reinforces the walkable nature of multi-family neighborhoods, supports adjacent neighborhood-serving commercial uses, and promotes alternative transportation modes.

Zoning Standards	R-1/5,000	RMF-30
District Regulations		
Maximum Building Height	28' for pitched roofs 20' for flat roofs	16' for tiny houses 30' for all other structures
Minimum Lot Size	5,000 sq. ft.	1,500 sq. ft./unit for cottages & tiny houses 2,000 sq. ft./unit for other residential uses 5,000 sq. ft./unit for non-residential uses
Maximum Lot Size	7,500 sq. ft.	no maximum

Lot Width Minimum	50'	no minimum
Lot Width Maximum	No maximum	110'
Minimum Front Yard	Average of block face or 20'	
Minimum Corner Side Yard	10'	
Minimum Interior Side Yard	4' & 10'	4' and 10' single and two family 4' for row houses 6' and 10' for sideways row houses 4' cottage and tiny homes 10' for multi-family structures
Minimum Rear Yard	25% of lot depth or 20'	20% of lot depth, not to exceed 25'
Maximum Dwelling Units Per Form	-	8 multi-family units 8 cottages (per development) 6 row homes
Landscape Yard	-	front and corner side yards
Landscape Buffers	-	10' for multi-family, row house, and non-residential uses
Maximum Building Coverage	40%	50%
Design Standards		
Building materials: ground floor	-	50%
Building materials: upper floors	-	50%
Glass: ground floor	-	20%

Glass: upper floors	-	15%
Building entrances	-	x
Blank wall: maximum length	-	15 ft
Screening of mechanical equipment	-	x
Screening of service areas	-	x
Entry features	-	x

Changes in Allowed Land Use

Land Use Table Changes	R-1/5,000	RMF-30
Community garden	C	P
Dwelling; dormitory, fraternity, sorority	P	-
Dwelling, group home (large)	-	C
Dwelling, multi- family	-	P
Dwelling, single- family (attached)	-	P
Dwelling, twin home and two-family	-	P

For a complete list of allowed uses, see [Chapter 21A.33](#)

P= Permitted; C= Conditional Use Permit Required; -=Not Permitted

ATTACHMENT E: Zoning Map Amendment Standards

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. In making a decision to amend the zoning map, the city council should consider the following:

1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Finding: Complies

Discussion:

Staff finds this application to be consistent with the vision of the relevant planning documents.

Plan Salt Lake contains guiding principles that encourage growth and infill development, specifically encouraging an increase of medium density housing options.

The *Westside Plan* sees vacant properties as an opportunity for multi-family residential development. Locations near nodes with community amenities are appropriate locations for a mix of residential uses.

2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance;

Finding: Complies

Discussion:

21A.02.030 General Purpose and Intent of the Salt Lake City Zoning Ordinance

The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:

- A. Lessen congestion in the streets or roads;*
- B. Secure safety from fire and other dangers;*
- C. Provide adequate light and air;*
- D. Classify land uses and distribute land development and utilization;*
- E. Protect the tax base;*
- F. Secure economy in governmental expenditures;*
- G. Foster the city's industrial, business and residential development; and*
- H. Protect the environment.*

The proposal is expected to further the general purposes of the zoning ordinance. The RMF-30 zone is intended to integrate multi-family development into existing neighborhoods while also supporting

adjacent commercial uses. This request helps to “foster the city’s industrial, business and residential development” in a way that is consistent with the adopted plans of the city.

3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;

Finding: Complies

Discussion:

The site is expected to adequately support future development without negative impacts on adjacent properties.

The primary intent of the RMF-30 zone is to allow for incremental growth in established residential neighborhoods. The design standards for the district were created specifically to promote new development that is compatible within existing established residential neighborhoods.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

Finding: Not Applicable

Discussion:

There is no overlay zoning district associated with the subject property.

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Finding: Complies

Discussion:

Roadways

The City’s Transportation division reviewed the applicant’s zoning amendment proposal and did not note any issues or concerns related to roadway capacity.

Parks and Recreation Facilities

The subject site is roughly 0.1 miles from a small round-about park, Navajo Circle Park, and 1/3 of a mile from the Jordan Park and Peace Gardens.

Police and Fire Protection

The Police Department and fire code reviewers did not note any issues or concerns specific to the zoning amendment request.

Schools

Parkview Elementary School is approximately 0.17 miles, roughly one block north of the subject site. Glendale Middle School is located approximately 0.54 miles to the south. The property is in the boundaries of East High School which is approximately 3.8 miles to the east.

Stormwater, Water Supply, Wastewater & other public facilities, and services

The City’s Department of Public Utilities did not note any issues or concerns with the proposed zoning map and master plan amendment.

Refuse Collection

The applicant will need to provide adequate waste-removal facilities with any development application

6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city’s ability, need, and timing of future transportation improvements;

Finding: Complies

Discussion:

This site is located 0.3 miles from 900 S which is commonly known as the 9-line trail, a major east-to-west connection for pedestrians and bicyclists that provides a continuous trail through the Jordan River Park and under I-15.

While there are no nearby fixed-rail stops, this site is located along UTA Bus route 9 which has a 30-minute frequency. The closest stop to the subject site is on the north corner of the block, about 600 ft away. This bus route has a direct connection to the 900 S station where riders can access the TRAX blue, red, and green lines.

7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle;

Finding: Complies

Discussion:

Parks and Open Space

As discussed above, the subject site is roughly 0.1 miles from a small round-about park, Navajo Circle Park, and 1/3 of a mile from the Jordan Park and Peace Gardens.

School

Access to the University of Utah is possible directly from Bus Route 9. The subject site is located within a short walk of an elementary school. The closest middle school is roughly a half mile away, and East High School is over 3 miles away and not reasonably accessible by bike or foot.

Fresh Food, Entertainment, and Cultural Facilities

The closest location for fresh food is the smiths roughly 0.6 miles to the east. The subject site is also located about 900 ft from a small shopping center that includes a dollar store, barber shop, Mexican restaurant, and laundromat. The Glendale Branch Library is roughly a half-mile to the south.

The proximity to Bus Route 9 and the Nine Line Trail can provide access to entertainment and cultural facilities in downtown Salt Lake City. These amenities can be realistically accessed without a personal vehicle.

8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment;

Finding: Complies

Discussion:

The Police Department has reviewed the rezone request and stated that this rezone would not create much of a safety impact, if any. Rezoning the property will enable an incremental increase in the neighborhood population, without impacting public safety resources.

9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;

Finding: Complies

Discussion:

The applicant does not intend to demolish any dwelling units, though there is one single family home on site that has been rented at market rate for the last 5 years.

10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;

Finding: Complies

Discussion:

No existing business is located within the proposed rezone's boundaries. The proposal complies with these standards.

11. The community benefits that would result from the proposed map amendment, as identified in Section [21A.50.050.C](#);

Finding: Complies

Discussion:

The community benefit complies with the requirement standards. Details are outlined on the next page in the full community benefit review.

COMMUNITY BENEFIT ANALYSIS

21A.50.050.C: Each petition for a zoning amendment that is initiated by a private property owner shall identify a community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.

Type of Community Benefit

<p>1. The proposed community benefit(s) shall be within any of the following categories:</p> <ul style="list-style-type: none"> a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase; b. Providing commercial space for local businesses or charitable organizations; c. Providing a dedication of public open space; d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands; e. Preserving historic structures not otherwise protected; f. Expanding public infrastructure that expands capacity for future development.
<p>Finding: Complies</p>
<p>Discussion: The proposal provides community benefit A, providing new single-family housing similar in size, scale, and compatibility to the existing neighborhood in accordance with the Westside Master Plan.</p>

Community Benefit Standards

21A.50.050.C.2: The Proposed Community Benefit May be evaluated based on the following, if applicable:

<p>a. For proposals that are intended to increase the housing supply, the level of affordability of the additional density that may be allowed if the proposal were to be adopted;</p>
<p>Finding: NA</p>
<p>Discussion: The proposal provides community benefit A, providing new single-family housing similar in size, scale, and compatibility to the existing neighborhood in accordance with the Westside Master Plan. The additional housing allowed on the site with the RMF-30 standards will allow the applicant to keep the sale price attainable for entry-level home buyers, though with no formal site plan the applicant has not stated the exact level of affordability.</p> <p>Family-sized housing and ownership opportunities are both housing types that align with the city’s needs and adopted plans. Plan Salt Lake, Housing SLC, and the Westside master plan all support appropriately sized infill housing in established neighborhoods and call out a desire for housing that can support families and/or provide ownership opportunities.</p>
<p>b. The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site;</p>
<p>Finding: NA</p>
<p>Discussion: This provision is not applicable to the request.</p>

c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;
Finding: NA
Discussion: This provision is not applicable to the request.
d. The relative size and environmental value of any land that is to be dedicated;
Finding: NA
Discussion: This provision is not applicable to the request.
e. The historic significance of the structures proposed to be preserved;
Finding: NA
Discussion: This provision is not applicable to the request.
f. The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area;
Finding: NA
Discussion: This provision is not applicable to the request.
g. The input received related to the community benefit during the 45-day engagement period;
Finding: Complies.
Discussion: In staff's notice to community councils and nearby property owners and occupants, a note about the proposed community benefit was included in the materials. Staff did not receive specific commentary about the proposed community benefit.
h. Policies in the general lan that support the proposed community benefit.
Finding: Complies. Adopted plans are supportive of the proposed community benefit.
Discussion: The proposal's compliance with general plans is discussed further in Key Consideration 1. The proposed community benefits align with multiple General Plan principles: <ul style="list-style-type: none"> • Growth: Increases density along a key transit corridor, growing responsibly. • Housing: Provides diverse housing for multiple life stages and family types • Transportation: Promotes sustainable, multimodal transportation options along a transit corridor. The proposal provides desired community benefits under Section 21A.50.050.C. The project transforms a large underutilized single-family property into a site that can accommodate additional single-family homes consistent in scale with the surrounding neighborhood.

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- November 17, 2025 – The Glendale Community Council was sent the 45 day required notice for recognized community organizations and property owners and residents within 300 feet of the development were provided early notification of the proposal.
- November 17, 2025 – Current – The project was posted to the Online Open House webpage.
- November 17, 2025 – A notice was posted on the subject property and property owners and residents within 300 feet of the development were provided an additional notification of the proposal

Notice of the public hearing for the proposal included:

- December 31, 2025
 - Public hearing notice sign posted on the property
- December 31, 2025
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

At the time of this staff report, two public comments were received. One was against the zoning amendment, stating a concern for increased density potential and the impacts on surrounding properties. The other, from the Community Council Chair, was in support of the proposed amendment.

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering:

No outstanding comments.

Fire:

No outstanding comments.

Urban Forestry:

No outstanding comments.

Sustainability:

No outstanding comments.

Police:

No outstanding comments.

Public Utilities:

No outstanding comments.