



MEMORANDUM

PLANNING DIVISION

DEPARTMENT of COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Eric Daems, Senior Planner
Date: May 22, 2024
Re: Glendale Townhomes Planned Development Modifications

PROPERTY ADDRESS: 1179 South Navajo Street
PARCEL IDS: 15-11-351-001-0000
MASTER PLAN: [Westside](#)
ZONING DISTRICT: [Community Business](#) (CB)
PETITION: PLNPCM2021-00378

REQUEST: Melissa Bigger, representing the property owner, is requesting several modifications to a previously approved Planned Development. The original request was approved by the Planning Commission in February of 2022. Due to changing market conditions and a Public Utility requirement to eliminate development within a large easement at the rear of the property, the owner has proposed modifications to the original plan. The current application increases the unit count from 53 to 74, adds 20 additional surface parking stalls, and eliminates certain private amenities that were originally shown in the public utility easement. The applicant has also submitted a related subdivision plat that would allow for each of the units to be owner-occupied, rather than just rented. The modifications proposed by the current applicant require approval by the Planning Commission.

ACTION REQUIRED: Review the proposed changes to the design of the project. If the Planning Commission denies the changes, the project will be required to comply with the prior approval with exception to the items that are disallowed in the public utility easement.

RECOMMENDATION: The Planning Commission approve the requested modifications to the previously approved Planned Development with the following condition:

1. 10 of the additional surface parking stalls be returned to landscaped open space.

ATTACHMENTS:

- | | |
|---|---|
| A. Modification Request | D. Original Record of Decision Letter |
| B. Original Drawings | E. Original Staff Report |
| C. Current Drawings | F. Minutes from February 23, 2022 |

G. 21A.55.100 – Modifications to Development Plan **H. Newly Received Public Comments**

BACKGROUND/DISCUSSION:

The Planning Commission approved the original Planned Development request for this site on February 23, 2022. On February 8, 2023, the Planning Commission subsequently approved a time extension to the proposal.

Planned Development approval is required for this project because the proposal includes multiple buildings without frontage on a public street. Provision [21A.36.010.B.1](#) allows multiple buildings on a single parcel if all of the buildings front a public street. The Planned Development process allows the Planning Commission to modify this requirement by meeting at least one objective found in [21A.55.010](#). The project was found to meet the objectives for a Planned Development by implementing additional housing density described in the Westside Master Plan as well as providing a housing type not typically found in the neighborhood.

The application was approved with the following condition:

1. Final approval for site and building lighting for the development be delegated to staff to review in accordance with adopted standards and ordinances.

PROJECT DESCRIPTION AND REQUESTED MODIFICATIONS

Provision [21A.55.100](#) of the City’s zoning ordinance clarifies that modifications to an approved Planned Development other than those *necessary in light of technical or engineering considerations* are considered “Major” and require approval from the Planning Commission. The modifications proposed by the applicant are considered “Major” by this code section. Major Modifications may be approved by the Planning Commission *upon findings that any changes in the plan as approved will be in substantial conformity with the approved development plan*. The applicant is proposing the following modifications:

1. An increase from 53 units to 74 and the shuffling of unit types necessary to accommodate the increased units.
2. Possibility of individual unit ownership due to related subdivision application
3. Elimination of private amenities such as pickleball court, BBQ pits, and playground
4. An additional 20 surface parking stalls

The current proposal includes 21 additional units than the original. Although all units are 2-bedroom, there are several layout and size options used. This proposal changes the unit layouts and increases the building lengths slightly to accommodate the additional units. The layout still includes 8 individual buildings with each unit being 3 stories tall.

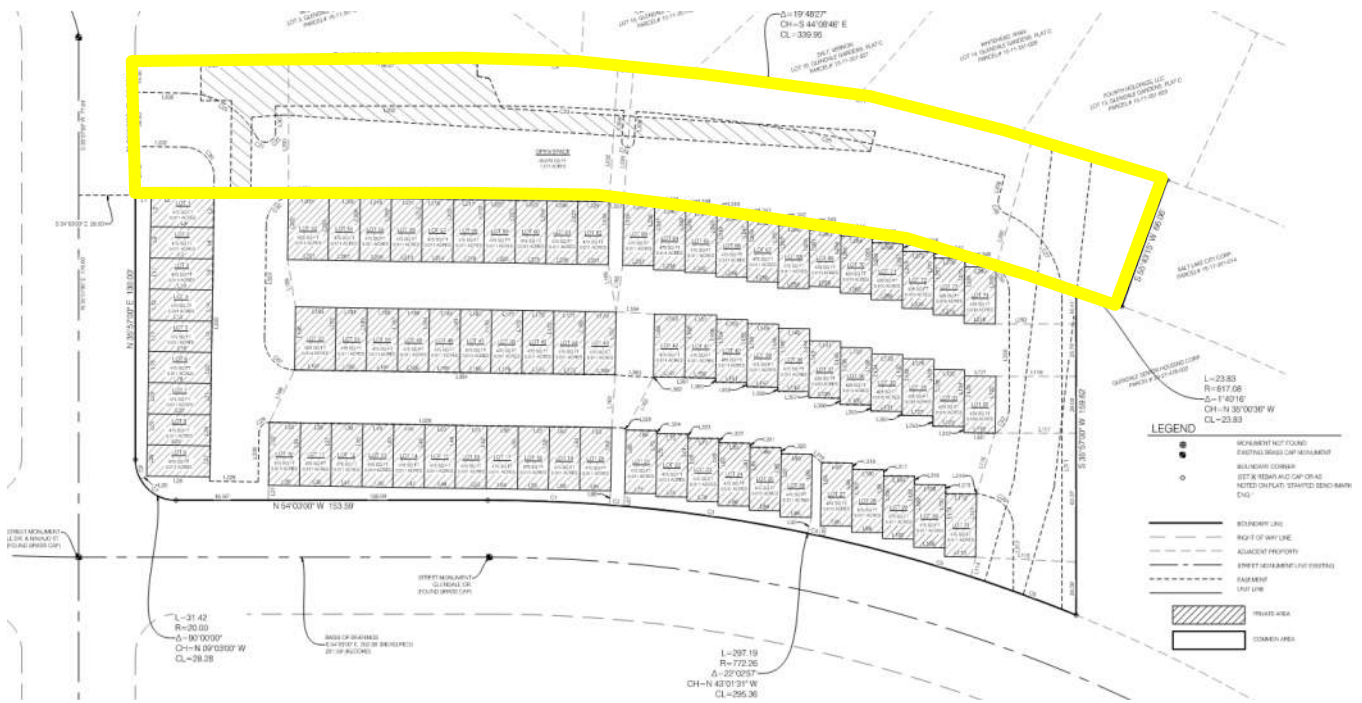
Quick Facts
Property Size: 2.37 acres
Height: 28’ (3 stories)
Proposed Use: Residential Townhomes
Number of Residential Units: 74
Unit Type: All 2-bedroom, 31 with live/work space
Exterior Materials: Brick, wood siding, glass, and cementitious plaster
Parking: 114 stalls where 74 required (76 in garages, 38 surface)

Access to 4 of the buildings is provided by private streets. The original and current drawings can be found in Attachments B and C of this memo. The proposal maintains the architecture, facades, and building materials that were part of the original approval.

All units still have private garages sufficient to meet the minimum parking requirements of the zone and the additional parking stalls would be available as guest parking or overflow parking for residents.

Independent of this request, the applicant has submitted for a preliminary subdivision plat. The plat would allow for each of the units to be considered its own “lot”. As such, the units could be purchased and could be owner-occupied. Under the prior configuration, the units were to be rented as apartments only. Additional home-ownership opportunities typically provide stability within a neighborhood.

PROPOSED SUBDIVISION WITH PUBLIC UTILITY EASEMENT:



Proposed Preliminary Subdivision Plat

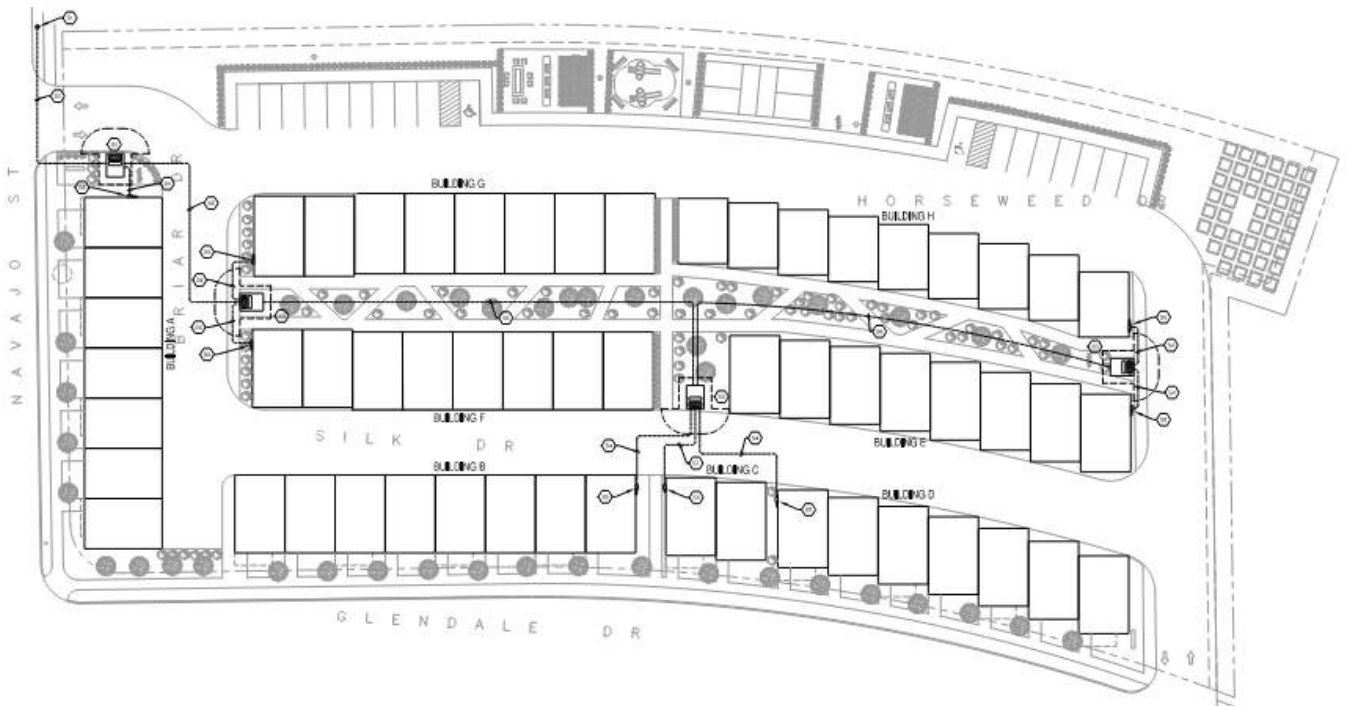
The site is unique in that it includes a large 66’ wide public utility easement that runs at the rear of the property, parallel to Glendale Drive. The easement is for an existing regional storm drain system. During the original review, Public Utilities provided comments indicating that anything with footings or foundations would not be permitted in the easement. During the building permit review, Public Utilities further clarified that only minimal landscaping, or parking could be located within the easement. Based on that requirement, the applicant is proposing to eliminate the pickleball court, playground, and BBQ areas within the easement and to provide 20 additional surface parking stalls instead.

While it is necessary for the amenities to be removed from the easement area, the area could still include simple landscaping as an open space for the residents to enjoy. Additional landscaped open space is

appropriate for a development of this scale. Staff is recommending that the area for 10 of the parking stalls remain as landscaped open space.

The proposal still achieves the original [Planned Development objectives](#) for Housing (Objective B) and Master Plan Implementation (Objective F). The area consists of predominantly single-family detached homes. The proposed townhomes will provide a housing option not typically found in the area, but compatible in scale. The development also still includes 31 live/work units that will be unique to the area. The added density and live/work units also help fulfill goals of the Westside Master Plan to increase housing density and provide opportunities for local business growth and development.

ORIGINAL PLAN:



CURRENT PLAN:



DISCUSSION:

Planned Development requests are required to achieve at least one objective from [21A.55.010](#). The original request was found to have achieved Objective C (Housing) by constructing owner occupied townhomes and live/work units, both of which are area types of housing that are *not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood*. It also achieves Objective F (Master Plan Implementation) by adding density to the neighborhood to encourage and increase local business development as indicated in the Westside Master Plan. The current proposal continues to achieve both of those objectives.

Planned Development requests must also comply with all of the standards listed in [21A.55.050](#). The original proposal was found to comply with these standards, and the modifications proposed by the current applicant will not impact the project's compliance with these standards. The proposed modifications do not affect the CB zoning requirements and can be considered to be in *substantial conformity with the approved development plan* as required by ordinance.

The development is providing more parking than required by ordinance. The updated plans meet Public Utility requirements to remove obstructions from the easement area but propose the entire area to be converted to surface parking. Staff is recommending that the area for 10 parking stalls remain as landscaped open space for the residents to enjoy in the spirit of the original proposal.

NEXT STEPS:

Modification of Planned Development Approval

If the Planning Commission finds that the proposed modifications **are** in *substantial conformity of the approved development plan* as required by ordinance, the modifications may be approved and the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits.

Modification of Planned Development Denial

If the Planning Commission finds that the proposed modifications **are not** in *substantial conformity of the approved development plan*, the modifications may be denied and the applicant will be required to develop the property as was originally approved by the Planning Commission (with the exception of the amenities that are to be removed from the public utility easement) or submit a new design that meets all applicable zoning standards. Alternatively, the applicant could submit a new Planned Development application for the Planning Commission to review the proposal as an entirely new project.

Attachment A: Modification Request

Glendale Townhomes
Plan Development Justification
Updated January 23, 2024

In accordance with the provisions of Salt Lake City Code of Ordinances, Chapter 21A.55, Langué Inc. proposes The Glendale Townhomes as a Planned Development including site improvements and 74 townhomes.

Langué Inc. is pursuing this development in accordance with city code requirements with one exception: Although 31 of the proposed multi-family rowhouse style homes, or townhomes enfront a public street, 43 do not.

The key reason the project is unable to meet this requirement is that the 2.37 acre project area (463'-6" x 229'-0") has public streets (Navajo Street and Glendale Drive) on only two sides of its perimeter and no interior public streets. The developer has lined up as many units as possible facing Navajo and Glendale; however, if those were the only units permissible, the bulk of the site would be left vacant. It does not appear this condition would be consistent with the intent of zone CB, the zoning district in which the project is located.

This Planned Development application requests an alternative approach to implementing the provision on street frontage by providing internal circulation and emergency vehicle access drives, as well as community green space for pedestrian use and access between rows of units. This proposed project complies with all other requirements of zone CB and is designed to meet several of the objectives of the planned development process, as outlined below and shown in more detail in the complete planned development application:

C.2. Housing:

The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

The residences meet all of these conditions. These multi-family rowhouse style units are not commonly found in the existing neighborhood. They are similar, though generally a little smaller, in square footage to those in the surrounding area. The smaller yards and footprints of these townhomes mean that the new development will make community pathways, greenspaces, and amenities available to the larger community. These new and more efficiently designed dwelling units will also be highly energy-efficient, helping to keep overall housing costs under control.

D.1. Mobility:

Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

Site design includes a mid-block walkway from Glendale (the city street along its long perimeter), entirely through the project to the amenity area near the rear property line, and

This updated justification now includes the concluding words found in the portion of the Salt Lake City Westside Master Plan that deals with the corner where the Glendale Townhomes project is proposed. We have used bold italics to format the final comments about the intersection of Glendale Drive and Navajo Street because they summarize not only what plans the community has for this important node, but because they also share a market-based understanding of the steps that are needed first, in order to make a viable mixed-use neighborhood possible at this important intersection.

In addition, words from Master Plan's concluding comments about this node—included in the balance of this justification for the proposed development—are also rendered in bold italics.

This concluding sentence summarizes the preceding page of planning verities specific to Glendale Plaza. To paraphrase the final statement from the relevant part of the master plan quoted above, a dense residential base *may* draw commercial activity. It may also foster "***local business development.***" That last sentence concludes, correctly, that dense residential development is the *sine qua non* for all the uses that may one day be "***attracted***" or "***encouraged***" to combine in a lively mixed-use node.

In addition to providing the density that is needed to "***encourage local business development,***" the proposed development provides the setting along both Navajo and Glendale where "***local businesses***" may take root. Live-work spaces in each townhome on these streets are laid out to include small commercial studios, offices, light commercial shops, or other workspaces on the ground floor that may be accessed directly from the street without going through the residence.

So in addition to bringing more purchasers within walking distance of commercial activity planned for this important crossing, the townhomes to be developed here will also function as the armature where small "***businesses***" may be "***attracted***" and "***local business development***" will be "***encouraged***" and take hold: the multiple-use studio spaces in each townhome on the public streets embody the low-impact and inexpensive launching pad local businesses must have, if they are to develop and then thrive.

In summary, the Glendale Townhomes will lead both to the density and to the commercial infrastructure that that will spark and sustain the commercial success that now is fading. This project is thus extraordinarily consistent with the relevant portion of the applicable master plan, cited and reviewed extensively above, which calls for greater residential density as the foundation to "***attract***" and "***encourage commercial development.***"

As noted above, the concluding words of the master plan for this node are these: the "***first step***" of the plan is "***additional density [to] increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development.***"

from there northwesterly to the public sidewalk at the Navajo Street entrance to the project. This walkway will be open to the public. It will connect to and expand the network of walking paths in the neighborhood.

F.1. Master Plan Implementation:

A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.

This project is tailored directly to fulfil the intent of the Westside Master Plan. The project site and dwelling units are designed to respond to and comply with the following specific guidance found on pages 40 and 41 of the Salt Lake City Westside Master Plan. It is in this location that the Master Plan includes a narrative about the very intersection (Navajo Street and Glendale Drive) and parcel where this project is located.

Master plan guidance for this site includes the following statements:

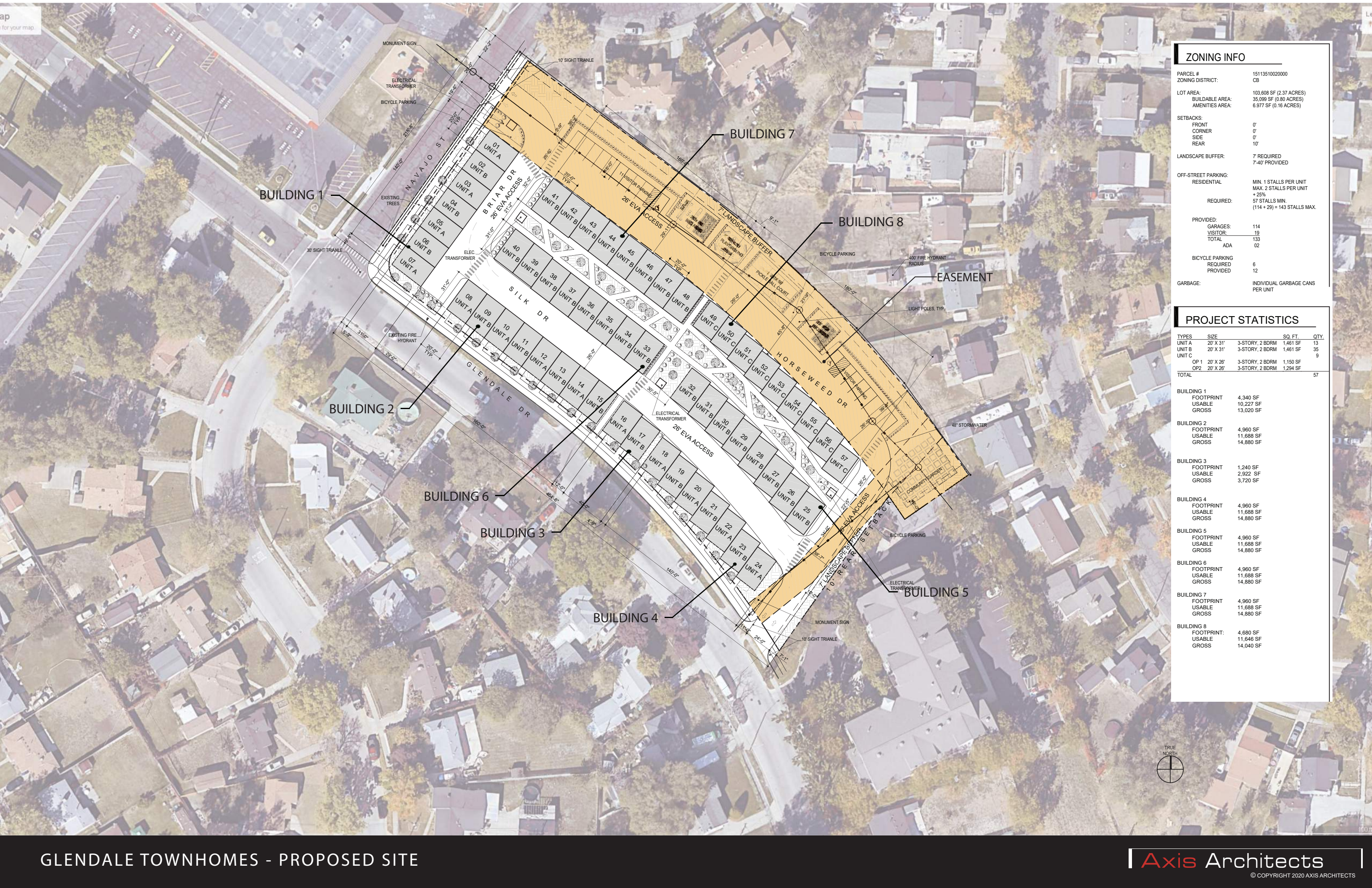
The intersection of Glendale Drive and Navajo Street (generally called Glendale Plaza) is another example of a node that is missing a couple of elements but has potential. It is also an example of how lack of connectivity and visibility can impact the viability of a commercial center. It has the size and bank of developable space to be a thriving community node, but the access and visibility of a neighborhood node. It is most likely something in between the two, and **if it can utilize the underdeveloped land at the intersection for residential development**, and complement the existing land uses, then there is potential for a thriving neighborhood node around Glendale Plaza (emphasis added).

The grocery store and the charter school sit on either side of Navajo Street on the north side of Glendale Drive, occupying 4.5 acres. Inclusion of the Rite Aid building northwest of the school results in 6.5 acres of land. Three of those acres are dedicated to parking. This is developable space that presents an opportunity to meet many of the goals of the community and the Westside Master Plan. **The three direct goals are adding residential density, creating viable mixed use nodes and encouraging redevelopment within neighborhoods through compatible higher-density residential development** (emphasis in original).

. . . If anything, the history of Glendale Plaza should be a lesson in the importance of both a dense residential base to draw from. . .

. . . The Glendale Plaza node is most suited for mixed use development that has a strong residential component. . . Adding density, and designing it to be compatible is the **first step**. . . **The additional density may increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development.**

Attachment B: Original Drawings



ZONING INFO

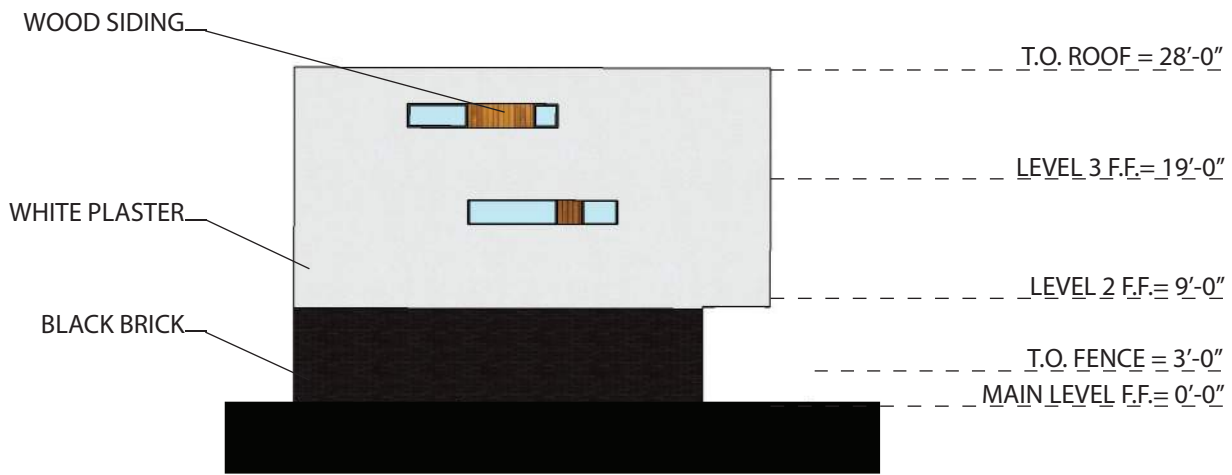
PARCEL #	1511351002000
ZONING DISTRICT:	CB
LOT AREA:	103,608 SF (2.37 ACRES)
BUILDABLE AREA:	35,099 SF (0.80 ACRES)
AMENITIES AREA:	6,977 SF (0.16 ACRES)
SETBACKS:	
FRONT	0'
CORNER	0'
SIDE	0'
REAR	10'
LANDSCAPE BUFFER:	7' REQUIRED 7-40' PROVIDED
OFF-STREET PARKING:	
RESIDENTIAL	MIN. 1 STALLS PER UNIT MAX. 2 STALLS PER UNIT + 25% 57 STALLS MIN. (114 + 29) = 143 STALLS MAX.
REQUIRED:	
PROVIDED:	
GARAGES:	114
VISITOR:	19
TOTAL:	133
ADA:	02
BICYCLE PARKING	
REQUIRED	6
PROVIDED	12
GARBAGE:	INDIVIDUAL GARBAGE CANS PER UNIT

PROJECT STATISTICS

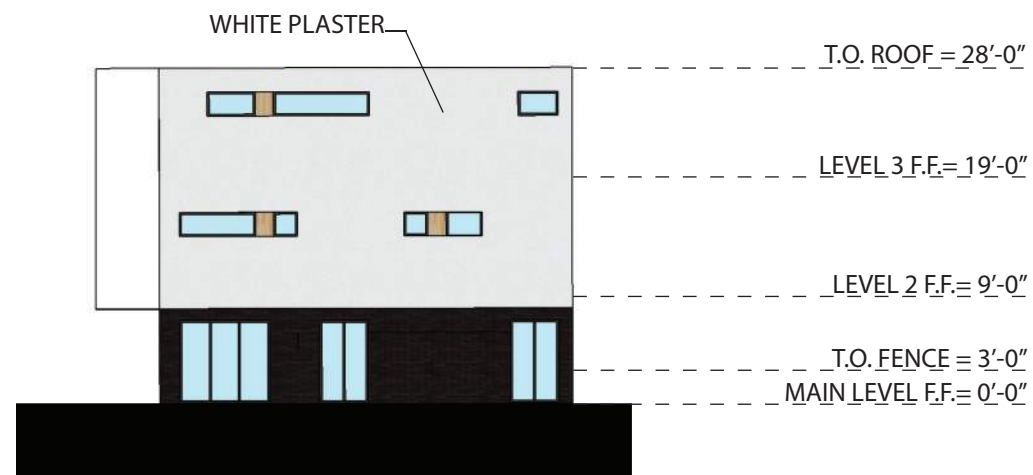
TYPES	SIZE	SO. FT.	QTY.
UNIT A	20' X 31'	3-STORY, 2 BDRM	1,461 SF
UNIT B	20' X 31'	3-STORY, 2 BDRM	1,461 SF
UNIT C			9
OP 1	20' X 26'	3-STORY, 2 BDRM	1,150 SF
OP 2	20' X 26'	3-STORY, 2 BDRM	1,294 SF
TOTAL			57

BUILDING 1	FOOTPRINT	4,340 SF
	USABLE	10,227 SF
	GROSS	13,020 SF
BUILDING 2	FOOTPRINT	4,960 SF
	USABLE	11,688 SF
	GROSS	14,880 SF
BUILDING 3	FOOTPRINT	1,240 SF
	USABLE	2,922 SF
	GROSS	3,720 SF
BUILDING 4	FOOTPRINT	4,960 SF
	USABLE	11,688 SF
	GROSS	14,880 SF
BUILDING 5	FOOTPRINT	4,960 SF
	USABLE	11,688 SF
	GROSS	14,880 SF
BUILDING 6	FOOTPRINT	4,960 SF
	USABLE	11,688 SF
	GROSS	14,880 SF
BUILDING 7	FOOTPRINT	4,960 SF
	USABLE	11,688 SF
	GROSS	14,880 SF
BUILDING 8	FOOTPRINT:	4,680 SF
	USABLE	11,646 SF
	GROSS	14,040 SF





WEST ELEVATION



EAST ELEVATION

The materials proposed for this project are consistent with the new construction guidelines, have proven durability, and will promote a sense of human scale. The front street elevation will consist of brick, wood, glass, and smooth gray and white stucco. Brick is proposed for the ground level. The white stucco will cover the exterior of the porch on the front of the buildings. Wood siding is used on the interior of the porch volume to provide warmth to the occupied outdoor spaces.



SOUTH ELEVATION



NORTH ELEVATION

GLAZING CALCULATIONS AT GROUND LEVEL
FACING PUBLIC STREET

UNIT A	
FRONT:	64 SF REQUIRED 64 SF PROVIDED
SIDE:	109 SF REQUIRED 109 SF PROVIDED
UNIT B:	
FRONT:	64 SF REQUIRED 64 SF PROVIDED

Attachment C: Current Drawings

BUILDING 1

BUILDING 7

BUILDING 8

EASEMENT

BUILDING 2

BUILDING 6

BUILDING 3

BUILDING 4

BUILDING 5

ZONING INFO

PARCEL #	1511351002000
ZONING DISTRICT:	CB
LOT AREA:	103,608 SF (2.37 ACRES)
BUILDABLE AREA:	35,099 SF (0.80 ACRES)
AMENITIES AREA:	6,977 SF (0.16 ACRES)
SETBACKS:	
FRONT	0'
CORNER	0'
SIDE	0'
REAR	10'
LANDSCAPE BUFFER:	7' REQUIRED 7'-40' PROVIDED
OFF-STREET PARKING:	
RESIDENTIAL	MIN. 1 STALLS PER UNIT MAX. 2 STALLS PER UNIT + 25%
REQUIRED:	
MIN.	74 STALLS
MAX.	185 STALLS (148 + 37) = 185 STALLS
PROVIDED:	
GARAGES:	76
VISITOR:	38
TOTAL:	114
ADA	02
EV	02
BICYCLE PARKING	
REQUIRED	6
PROVIDED	12
GARBAGE:	INDIVIDUAL GARBAGE CANS PER UNIT

PROJECT STATISTICS

TYPES	SIZE		SQ. FT.	QTY.
UNIT A	15'-4" X 31'	3-STORY, 2 BDRM	1,258 SF	17
UNIT B	15'-4" X 31'	3-STORY, 2 BDRM	1,258 SF	43
UNIT C	15'-4" X 28'	3-STORY, 2 BDRM	1,219 SF	12
UNIT D	20' X 31'	3-STORY, 2 BDRM	1,609 SF	2
TOTAL				74
BUILDING 1				
FOOTPRINT			4,278 SF	
USABLE			11,322 SF	
GROSS			14,016 SF	
BUILDING 2				
FOOTPRINT			5,229 SF	
USABLE			13,838 SF	
GROSS			17,131 SF	
BUILDING 3				
FOOTPRINT			2,856 SF	
USABLE			7,548 SF	
GROSS			9,348 SF	
BUILDING 4				
FOOTPRINT			2,380 SF	
USABLE			6,290 SF	
GROSS			7,790 SF	
BUILDING 5				
FOOTPRINT			4,954 SF	
USABLE			13,604 SF	
GROSS			16,664 SF	
BUILDING 6				
FOOTPRINT			4,898 SF	
USABLE			12,783 SF	
GROSS			15,876 SF	
BUILDING 7				
FOOTPRINT			4,898 SF	
USABLE			12,783 SF	
GROSS			15,876 SF	
BUILDING 8				
FOOTPRINT:			5,430 SF	
USABLE			14,862 SF	
GROSS			18,222 SF	



21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

A. Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

B. Uses: Uses in the CB Community Business District as specified in section [21A.33.030](#), "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section [21A.26.010](#) of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of [chapter 21A.55](#) of this title.

D. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the design review process ([chapter 21A.59](#) of this title).

E. Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process ([chapter 21A.59](#) of this title). An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the design review standards in [chapter 21A.59](#) of this title, the Planning Commission shall also consider the following standards:

1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.
5. Buffers: When located next to low density residential uses, the Planning Commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.
6. Step Backs: When abutting single-story development and/or a public street, the Planning Commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

F. Minimum Yard Requirements:

1. Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.
2. Interior Side Yard: None required.
3. Rear Yard: Ten feet (10').
4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of [chapter 21A.48](#) of this title.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table 21A.36.020B of this title.
6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:
 - a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the Planning Commission.

7. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The Planning Director may modify or waive this requirement if the Planning Director finds the following:

- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
- b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with section [21A.59.050](#) of this title.

Appeal of administrative decision is to the Planning Commission.

G. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.

H. Maximum Height: Thirty feet (30'). (Ord. 14-19, 2019: Ord. 12-17, 2017)

Glendale Drive at Navajo Street

The intersection of Glendale Drive and Navajo Street (generally called Glendale Plaza) is another example of a node that is missing a couple of elements but has potential. It is also an example of how lack of connectivity and visibility can impact the viability of a commercial center. It has the size and bank of developable space to be a thriving community node, but the access and visibility of a neighborhood node. It is most likely something in between the two, and **if it can utilize the underdeveloped land at the intersection for residential development**, and complement the existing land uses, then there is potential for a thriving neighborhood node around Glendale Plaza.

The node is currently composed of a variety of uses: a full service grocery store, a drug store, a charter school, a place of worship and a senior living development. The Glendale Plaza development itself was originally constructed in 1950 and expanded in the 1960s. It was home to commercial uses as recently as 2006, but the building had a number of physical problems that, in addition to the location issues, led to the loss of those shops and services. The site was adapted for use as a school and has been in operation since then.

The grocery store and the charter school sit on either side of Navajo Street on the north side of Glendale Drive, occupying 4.5 acres. Inclusion of the Rite Aid building northwest of the school results in 6.5 acres of land. Three of those acres are dedicated to parking. This is developable space that presents an opportunity to meet many of the goals of the community and the *Westside Master Plan*. **The three direct goals are adding residential density, creating viable mixed use nodes and encouraging redevelopment within neighborhoods through compatible higher-density residential development.** Indirectly, it also can bring about infrastructure and public transportation improvements.

A node of any size needs transportation access and visibility from major thoroughfares to thrive. There is currently only one bus route through the node and it only passes by every 30 minutes. The streets leading to the node from Indiana Avenue and California Avenue are neighborhood roads. The only physical indication that there is a node here is a set of directional signs for the grocery store, Supermercado de las Americas, on those two arterials. Neighborhood nodes, however, rely on the residents within the area, usually within walking distance, to survive. So while there is room for a community node style of development here, it may be unrealistic to expect a one due to those geographic limitations. If anything, the history of Glendale Plaza should be a lesson in the importance of both a dense residential base to draw from and direct access to the node.

A market profile of the area indicates there are commercial demands that are not being met. Within a half-mile radius, there are 6,000 residents and only a handful of market types are being met within a half-mile radius of the node. The highest demands—automotive parts, grocery stores, gas stations, general merchandise stores and all types of restaurants—are all underserved. The unfulfilled grocery store demand is noteworthy because Supermercado de las Americas is one of only three grocery stores in the community and the only one in Glendale. The estimated grocery store demand in 2012 was four million dollars and 30 percent of that was met within a half-mile radius of the intersection. The Glendale Plaza node is most suited for mixed use development that has a strong residential component. It is surrounded entirely by single-family residential properties, including some of the largest and lowest density blocks in the community (between three and four dwelling units per acre). Adding density, and designing it to be compatible is the first step. The amount of potential developable space, in addition to design and buffering considerations, may allow for building heights ordinarily found at community nodes. The additional density may increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development.



GLENDALE TOWNHOMES - STREET VIEW - GLENDALE STREET



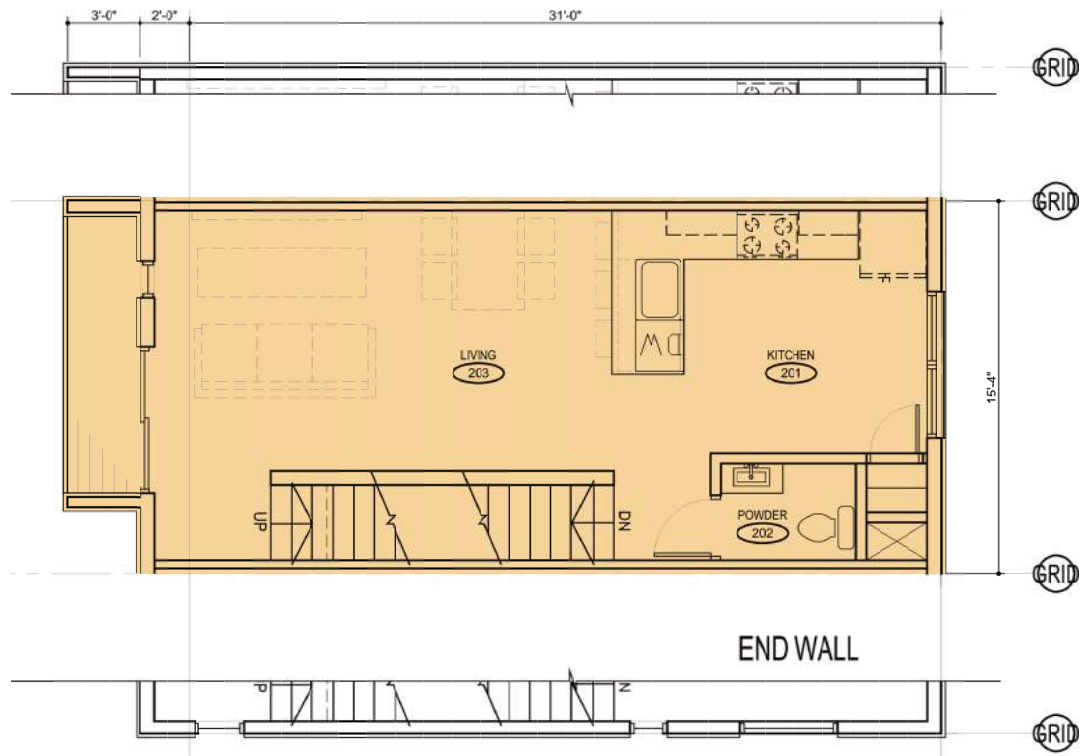
GLENDALE STREET TOWNHOMES - STREET VIEW - NAVAJO STREET



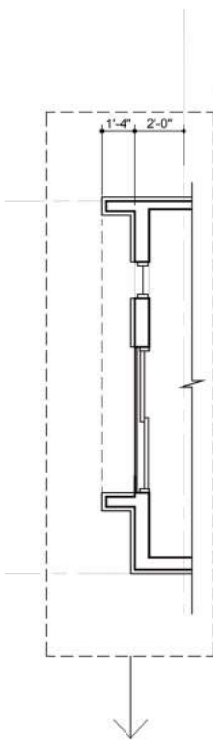




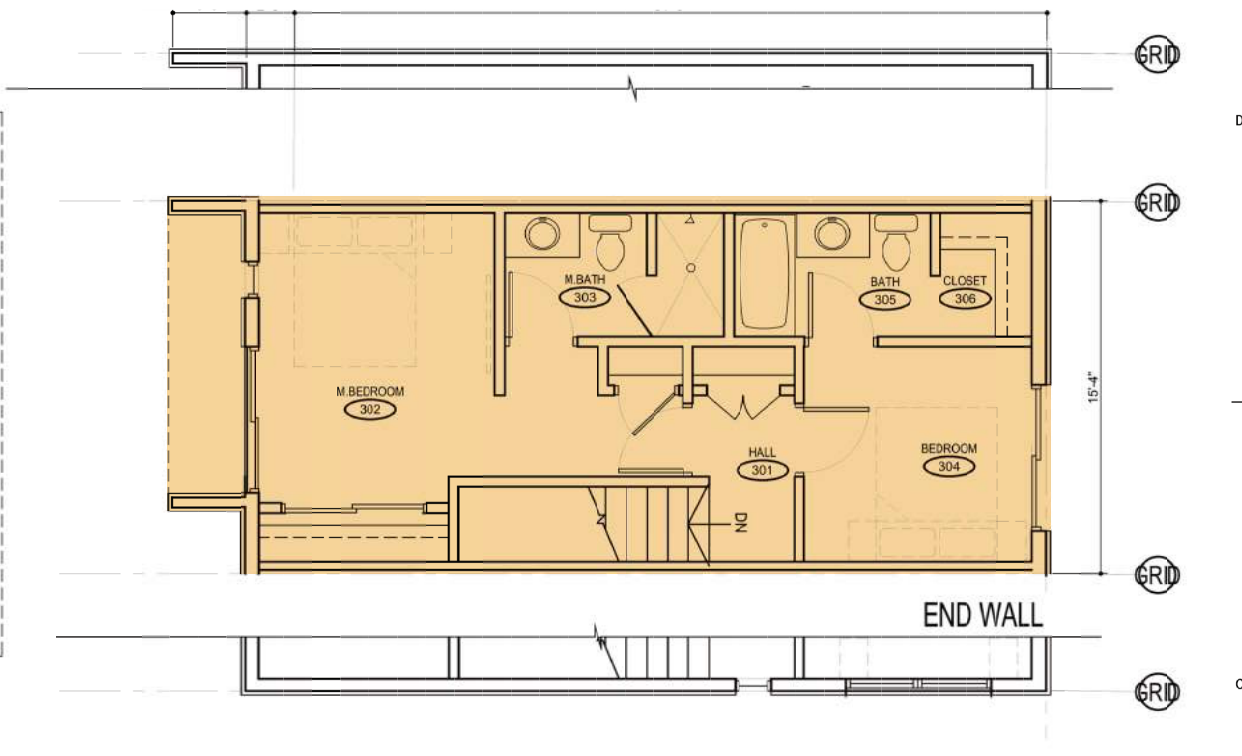
GLENDAL TOWNHOMES - RENDERING



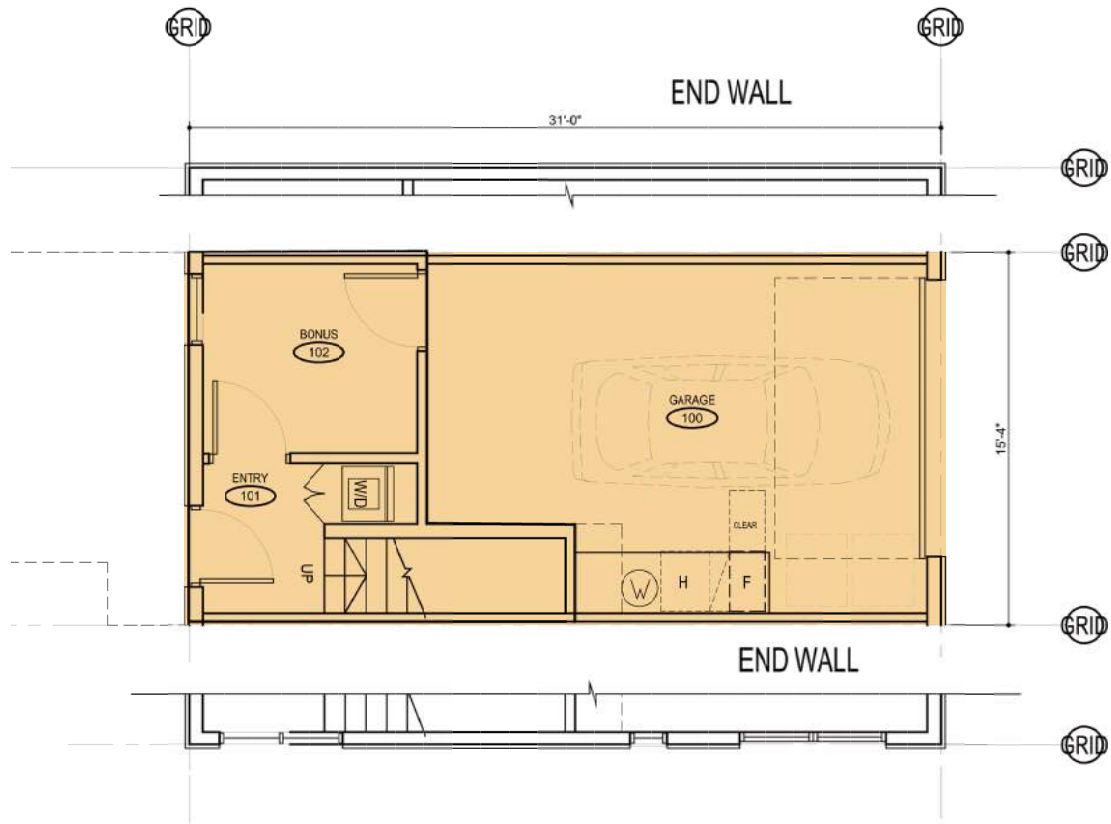
C1 UNIT A
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



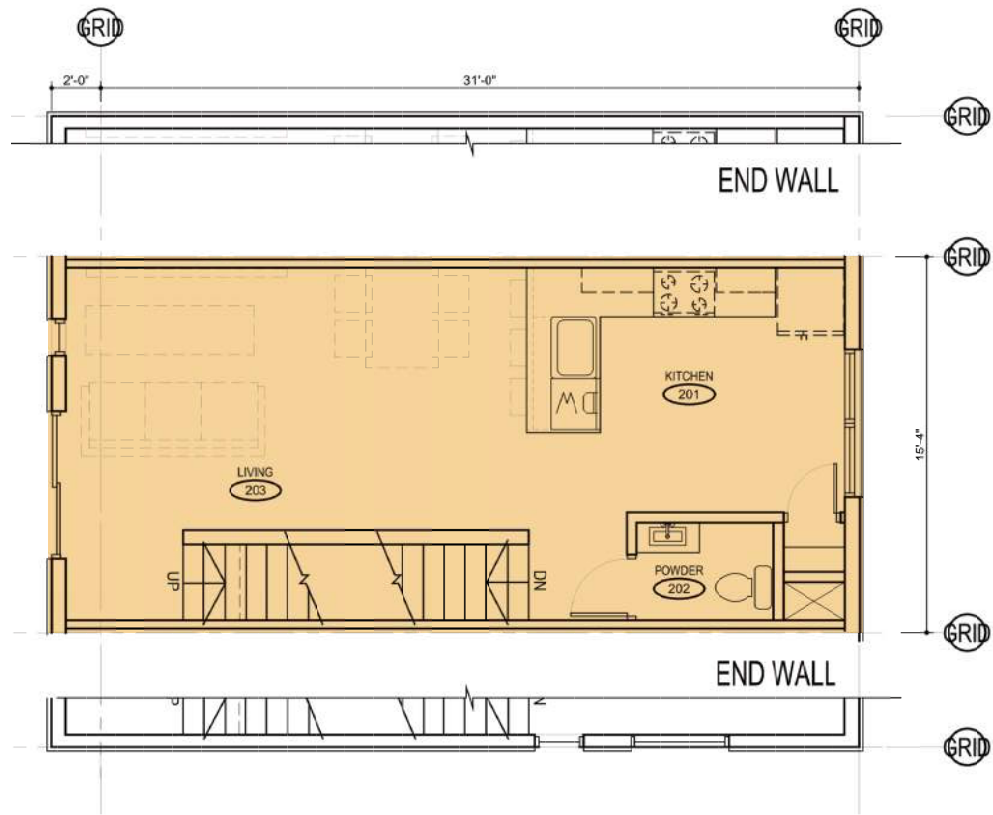
FRONT
FACADE OF
BUILDING 1
ONLY



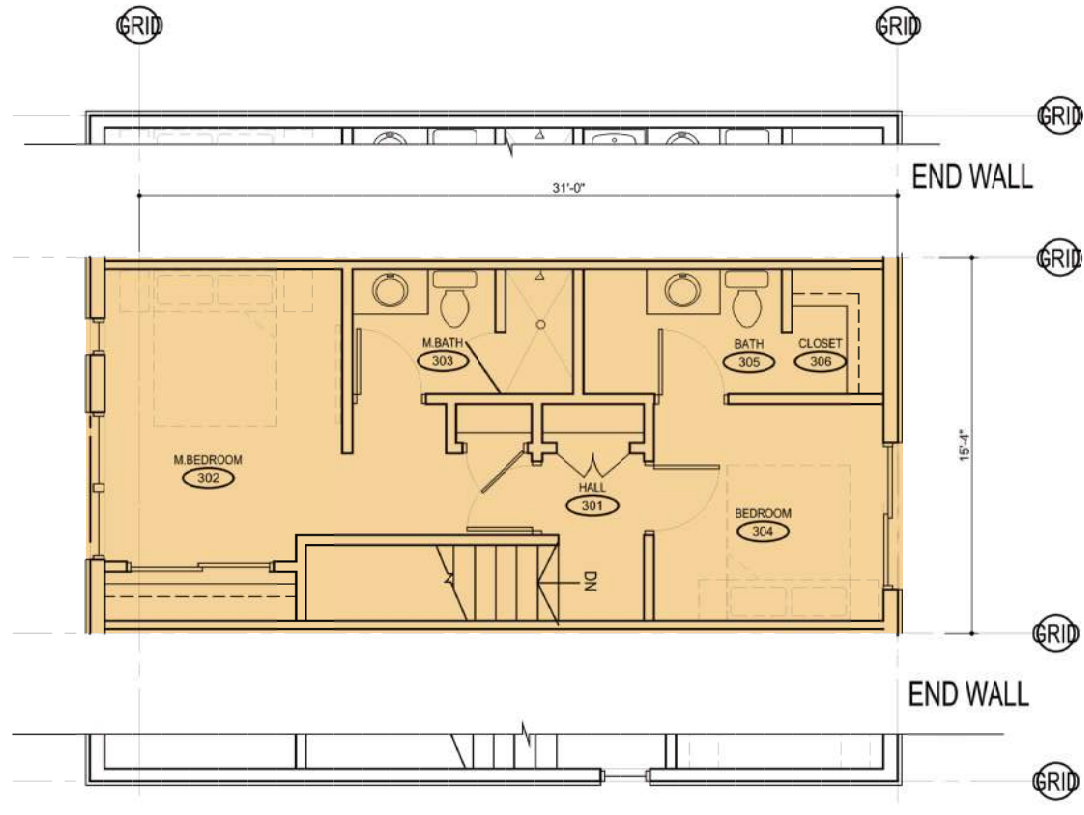
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LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"



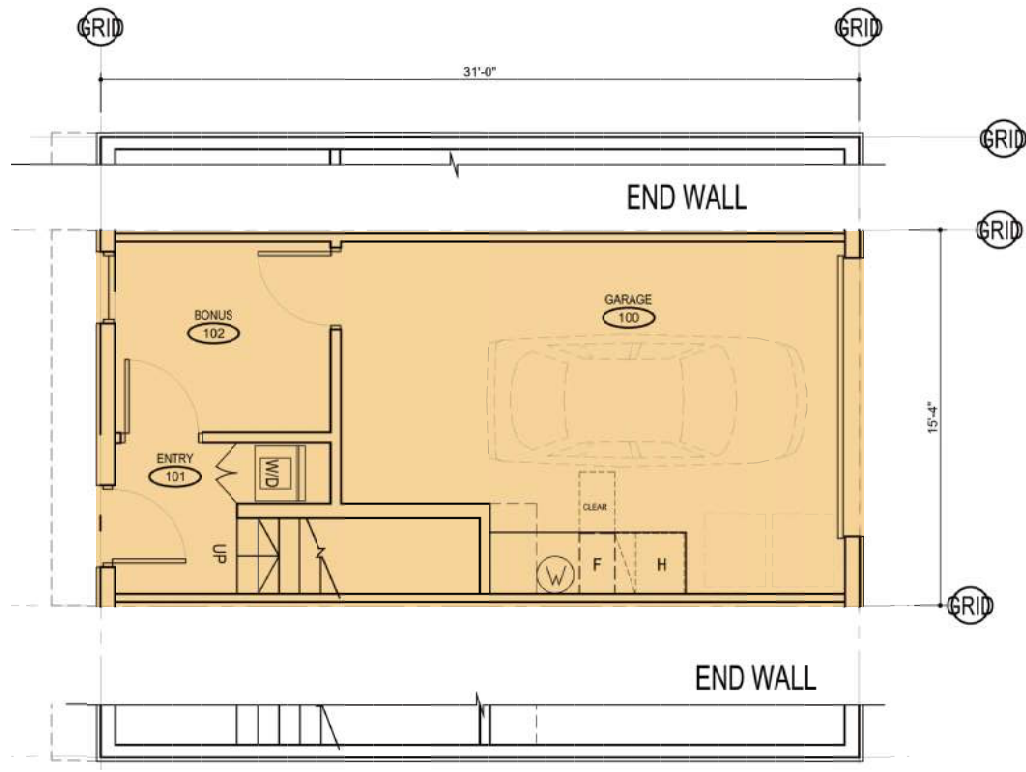
UNIT A



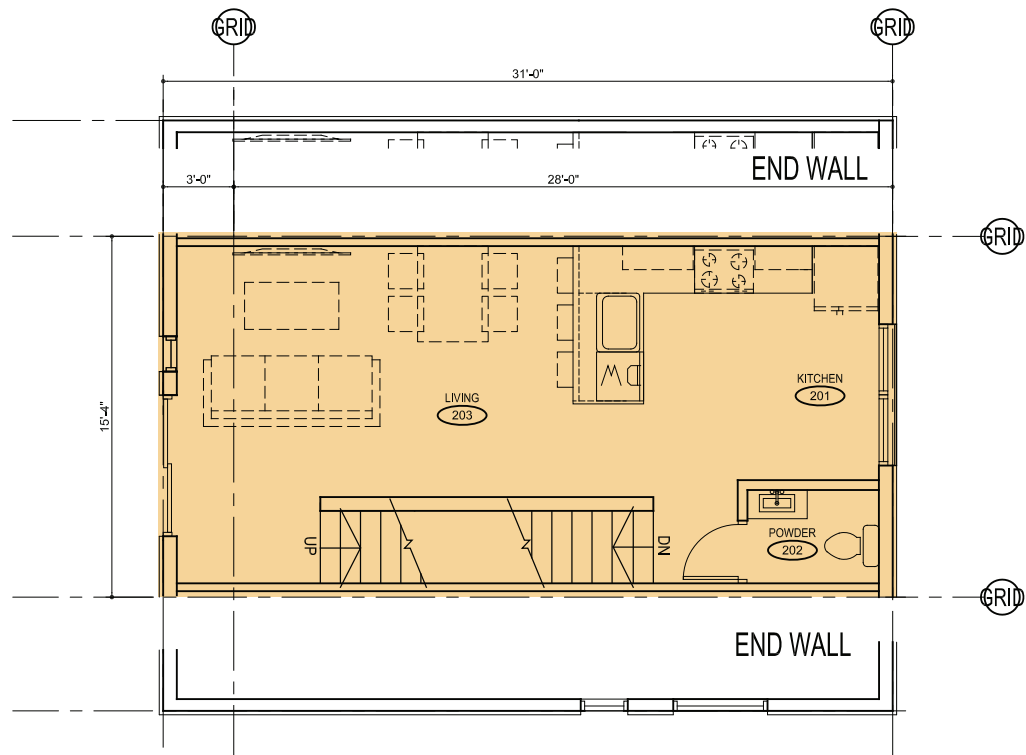
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LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



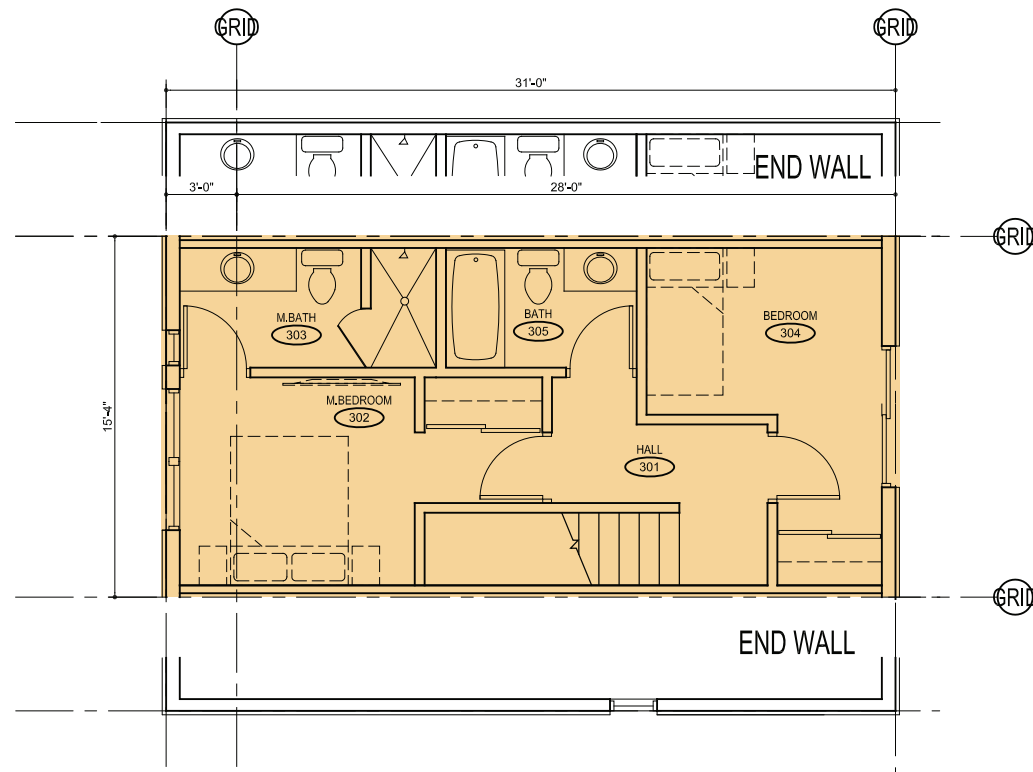
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LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"



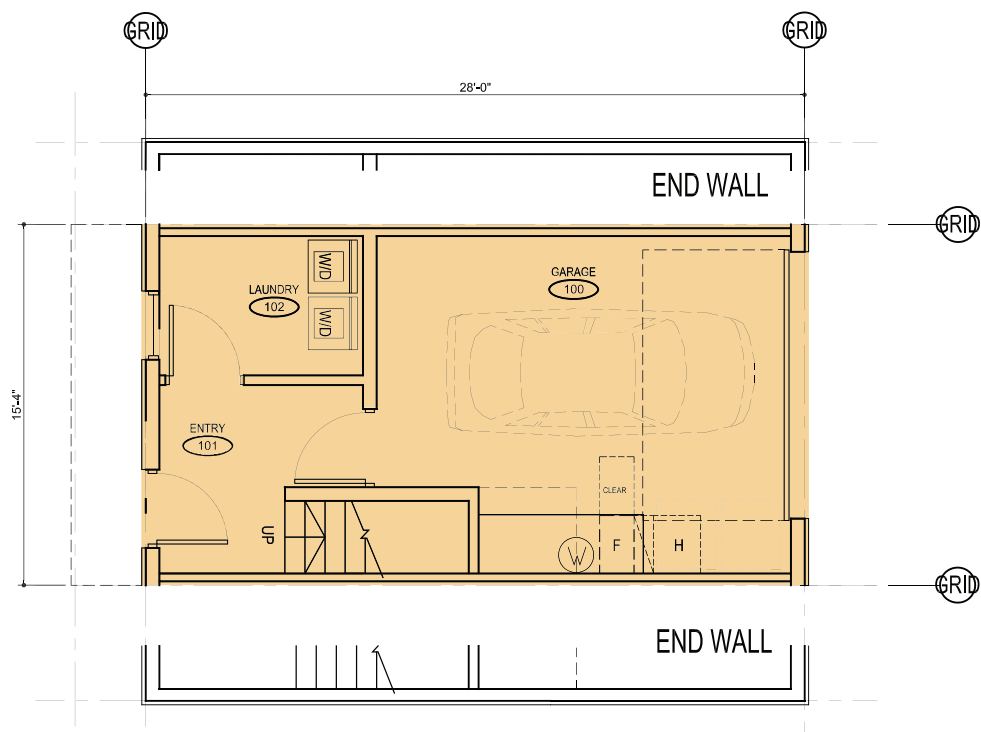
A1 UNIT B
LEVEL 1 FLOOR PLAN
SCALE: 1/4"=1'-0"



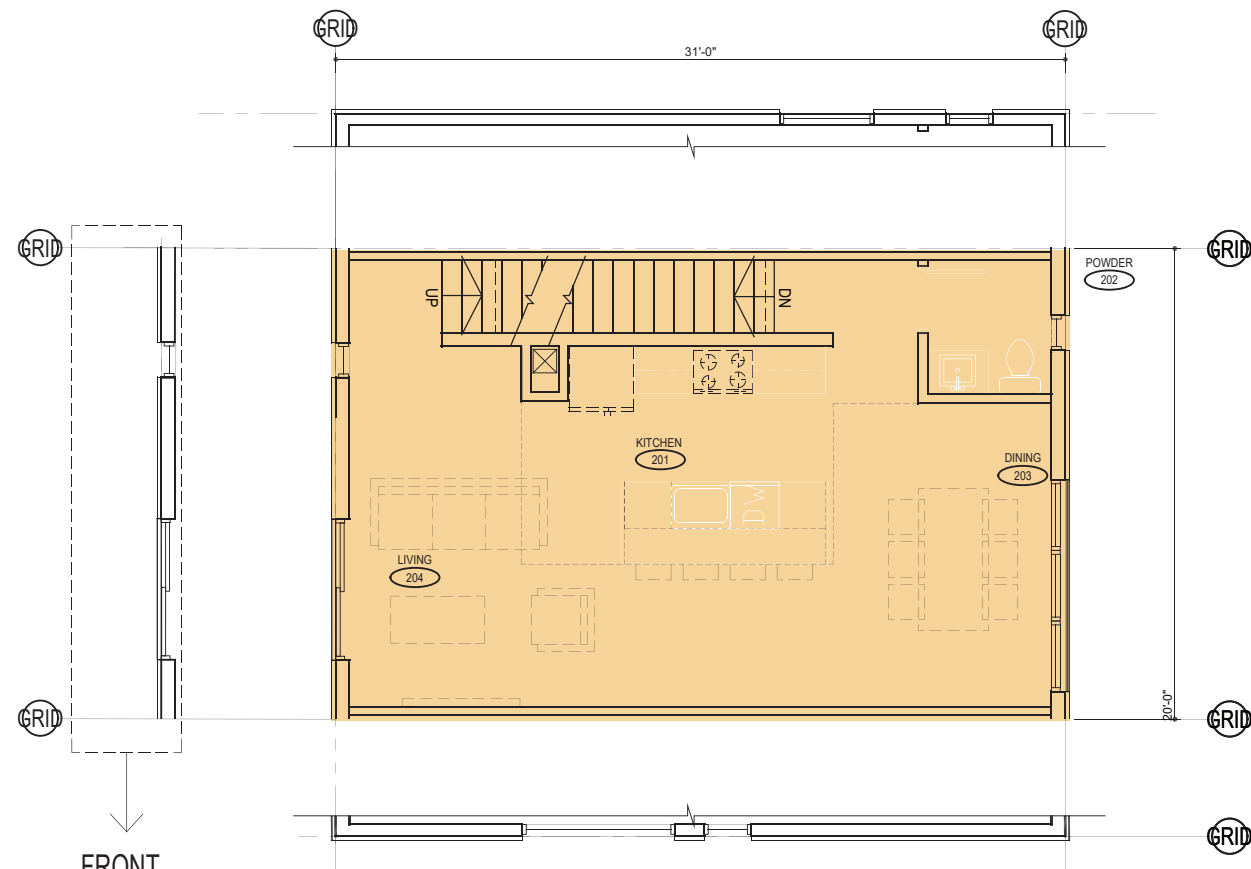
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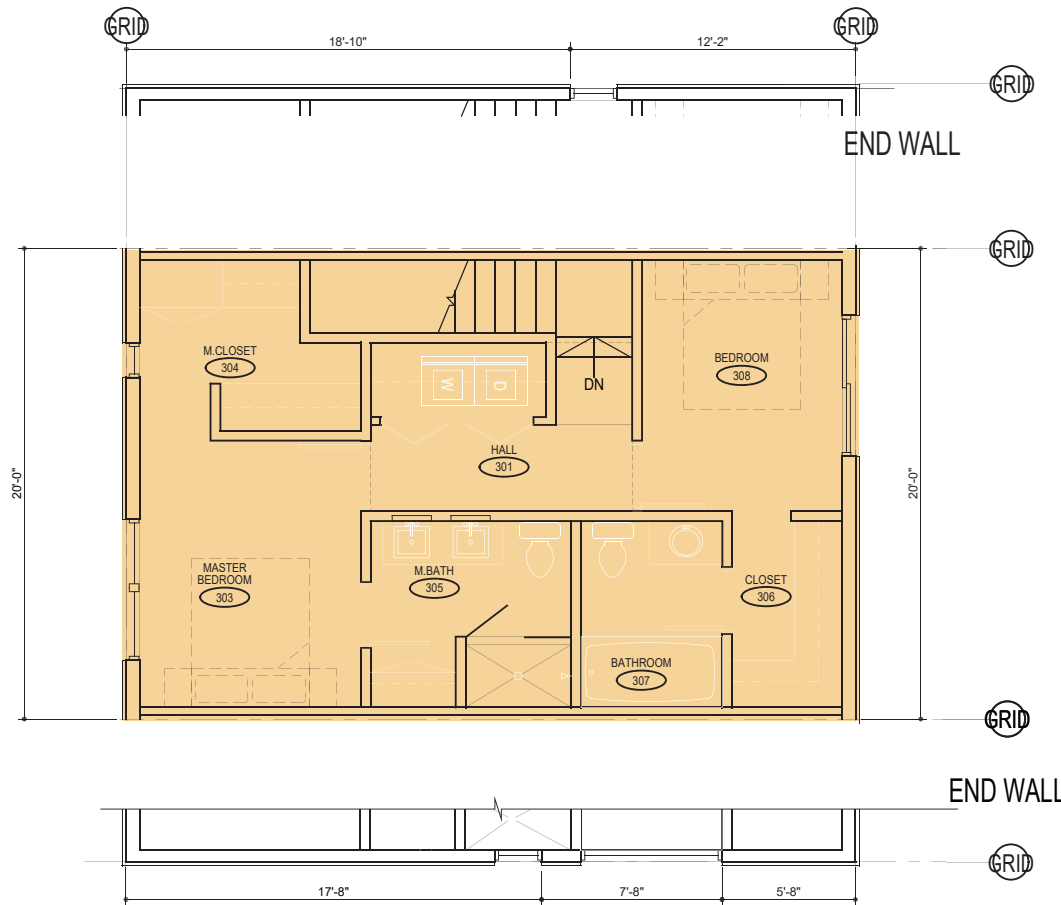
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LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"



A1 UNIT C
LEVEL 1 FLOOR PLAN
SCALE: 1/4"=1'-0"

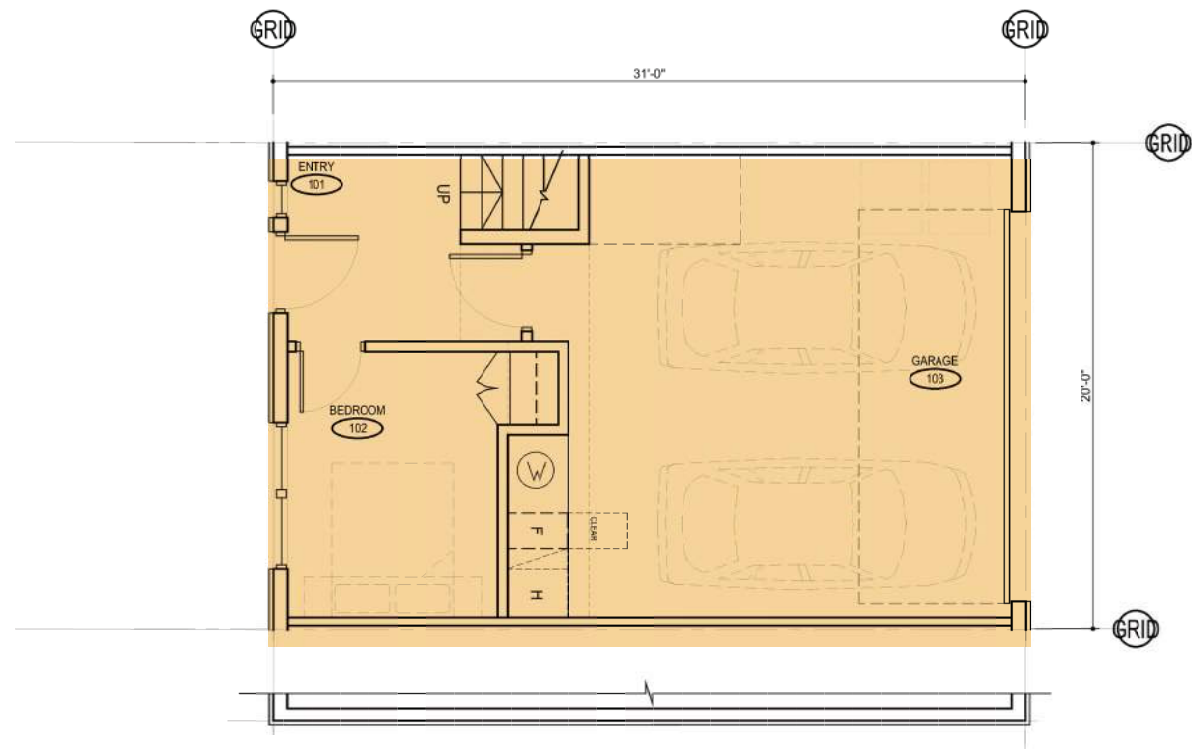


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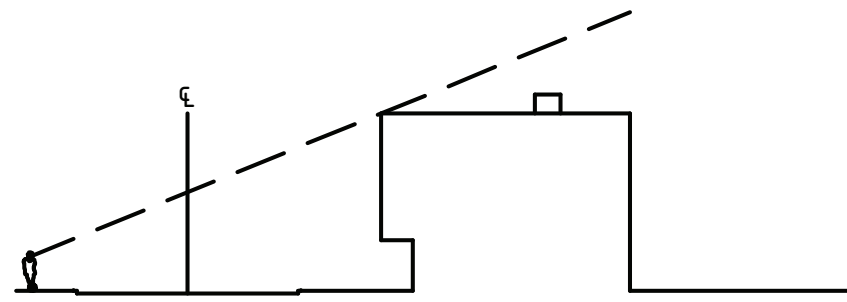


C3 UNIT D
LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"

FRONT
FACADE OF
BUILDING 1
ONLY

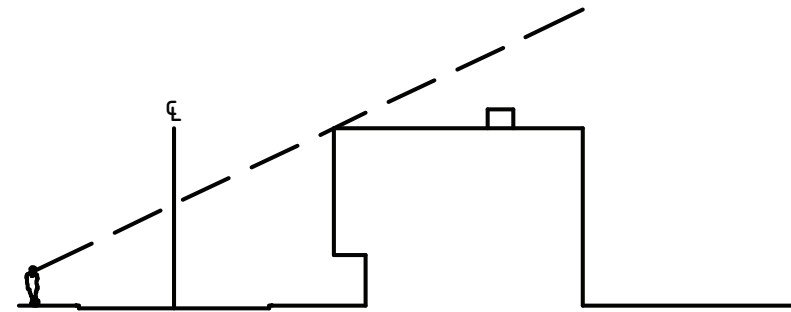


A1 UNIT D
LEVEL 1 FLOOR PLAN
SCALE: 1/4"=1'-0"



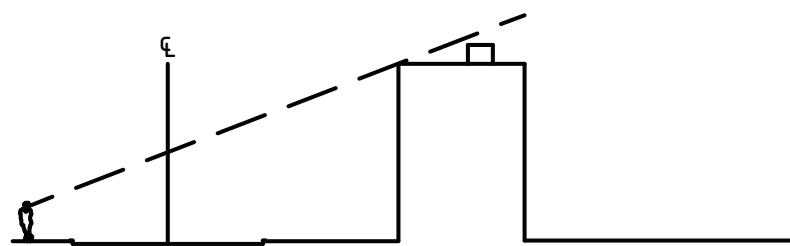
NAVAJO ST - BUILDING 1

NAVAJO ST - BUILDING 1



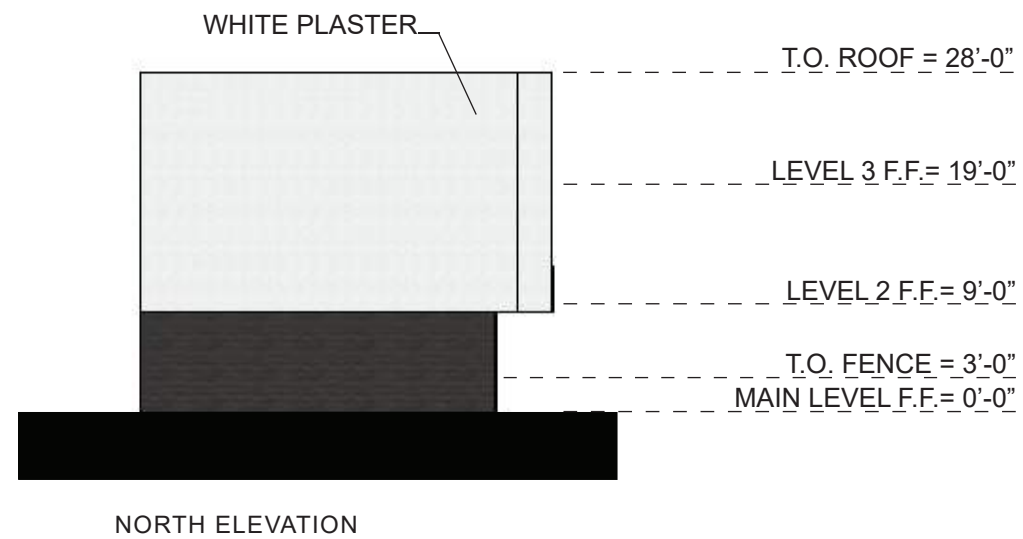
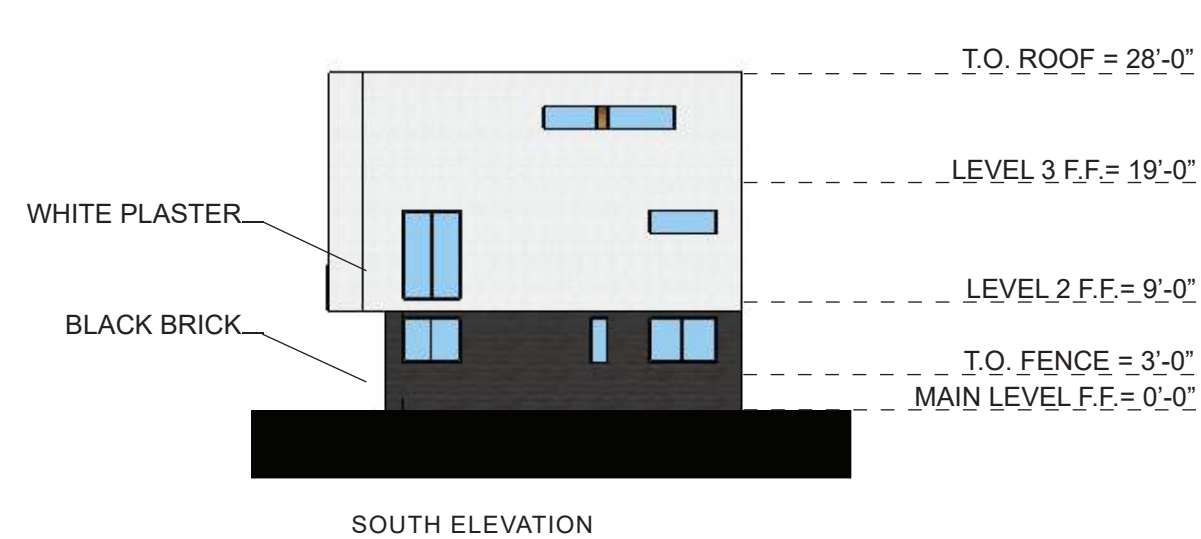
GLENDALE DR - BUILDINGS 2, 3, 4

GLENDALE DR - BUILDING 2, 3, 4



GLENDALE DR - BUILDING 1

GLENDALE DR - BUILDING 1



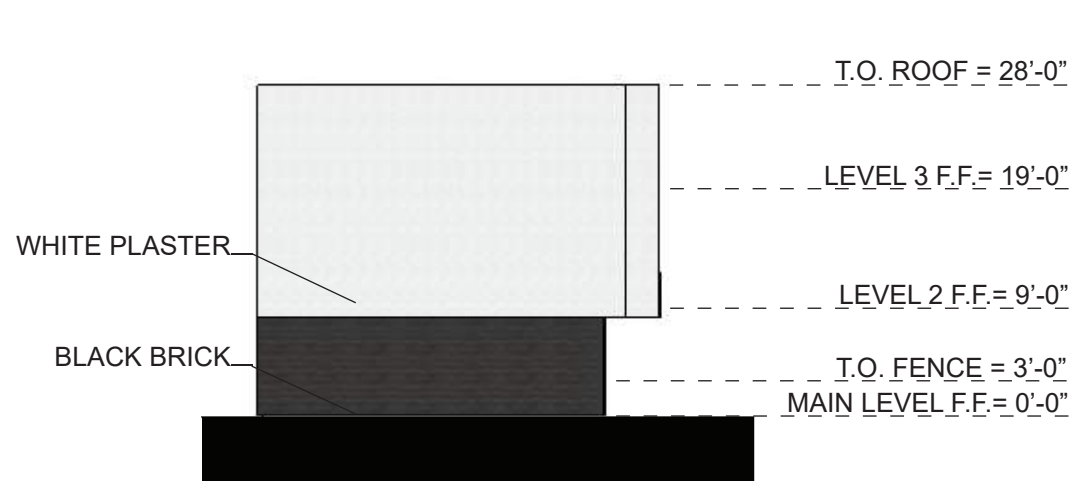
The materials proposed for this project are consistent with the new construction guidelines, have proven durability, and will promote a sense of human scale. The front street elevation will consist of brick, wood, glass, and smooth gray and white stucco. Brick is proposed for the ground level. The white stucco will cover the exterior of the porch on the front of the buildings. Wood siding is used on the interior of the porch volume to provide warmth to the occupied outdoor spaces.



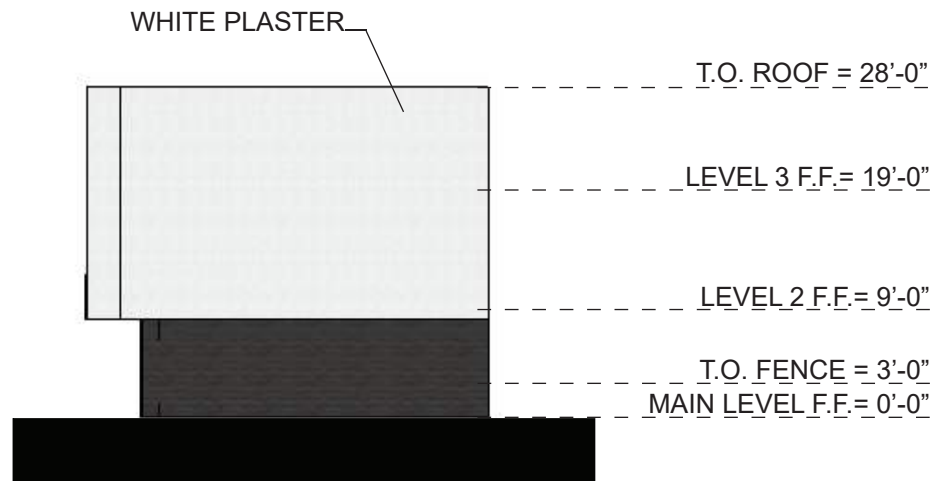
GLAZING CALCULATIONS AT GROUND LEVEL FACING PUBLIC STREET

UNIT A	(LINEAR FEET)
FRONT:	6'-4" REQUIRED 9'-0" PROVIDED
SIDE:	12'-6" REQUIRED 12'-6" PROVIDED
UNIT B:	
FRONT:	6'-4" REQUIRED 9'-0" PROVIDED





WEST ELEVATION



EAST ELEVATION

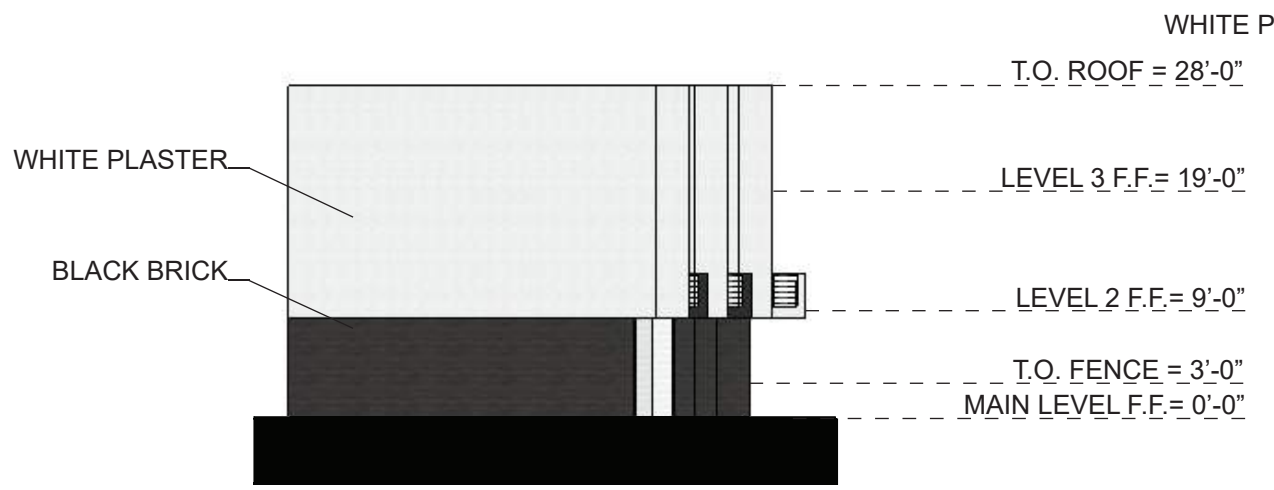
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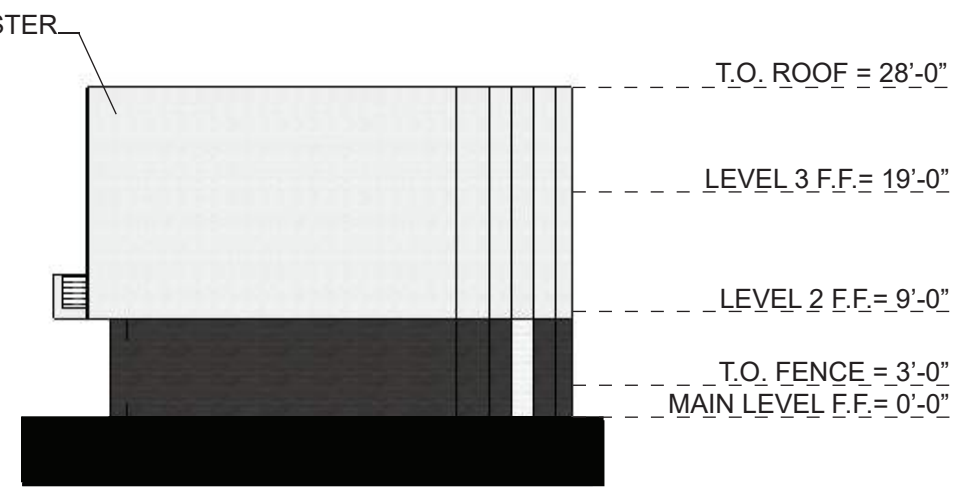
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

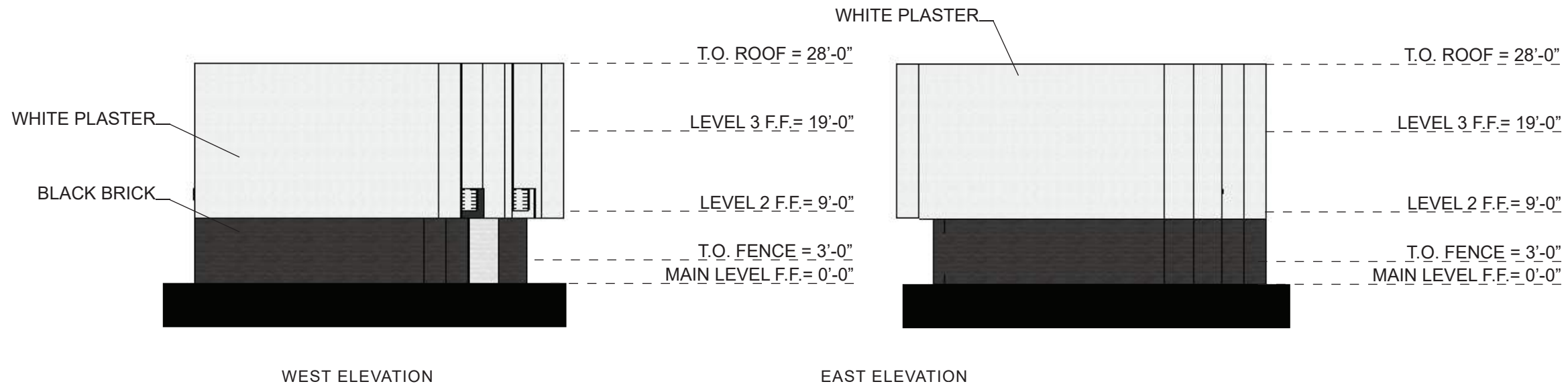
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SOUTH ELEVATION



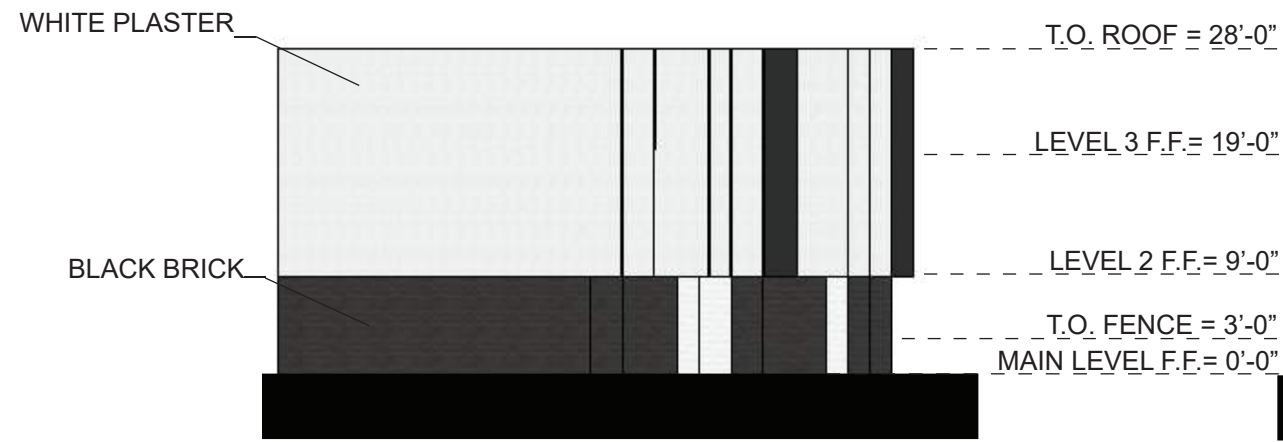
NORTH ELEVATION



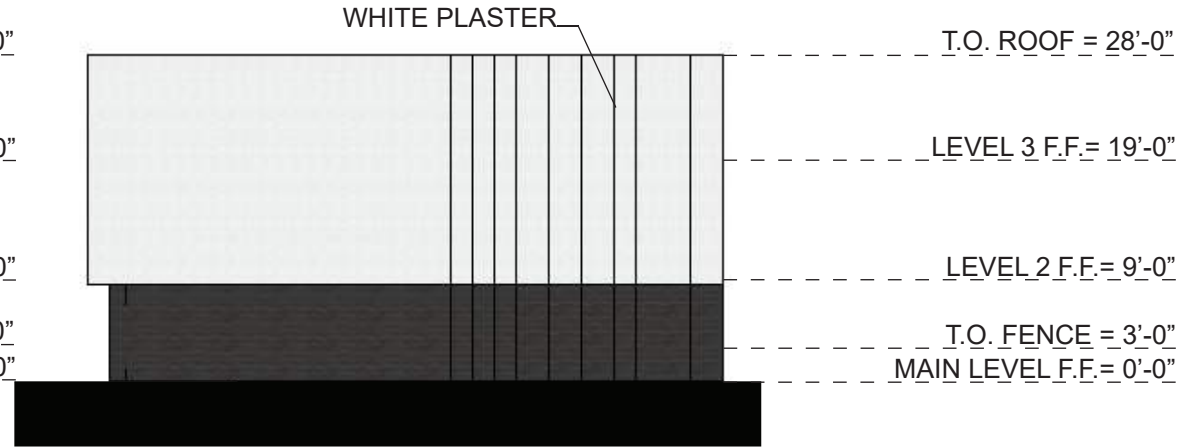
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WEST ELEVATION



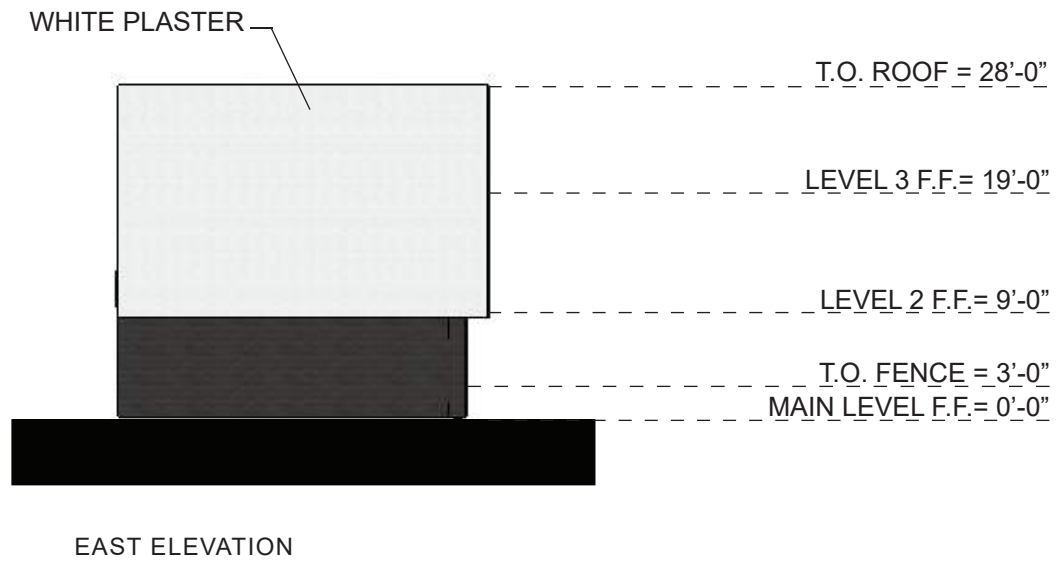
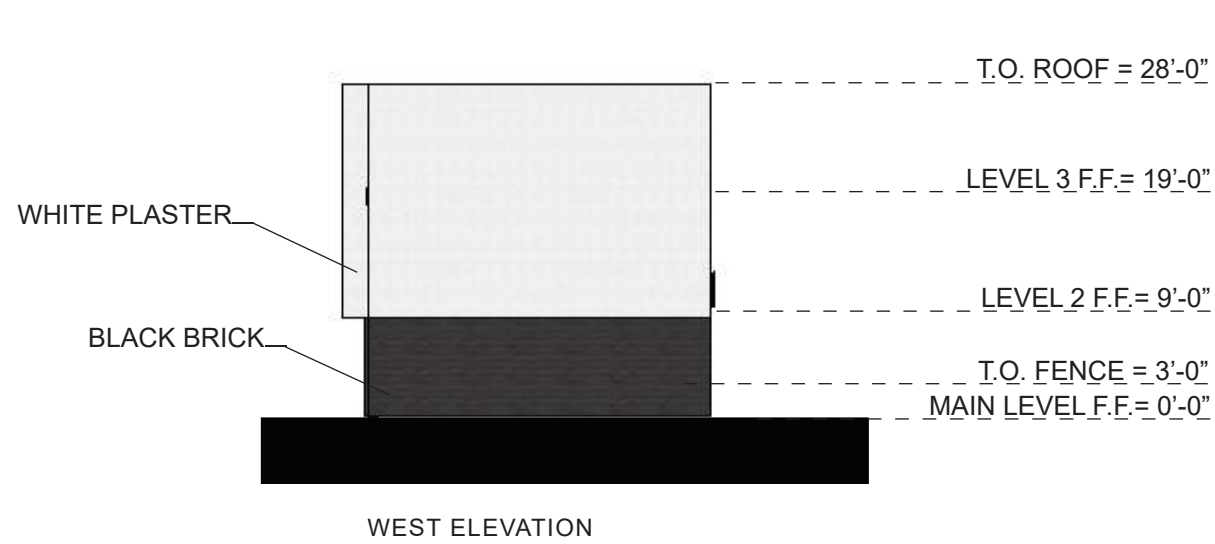
EAST ELEVATION



SOUTH ELEVATION

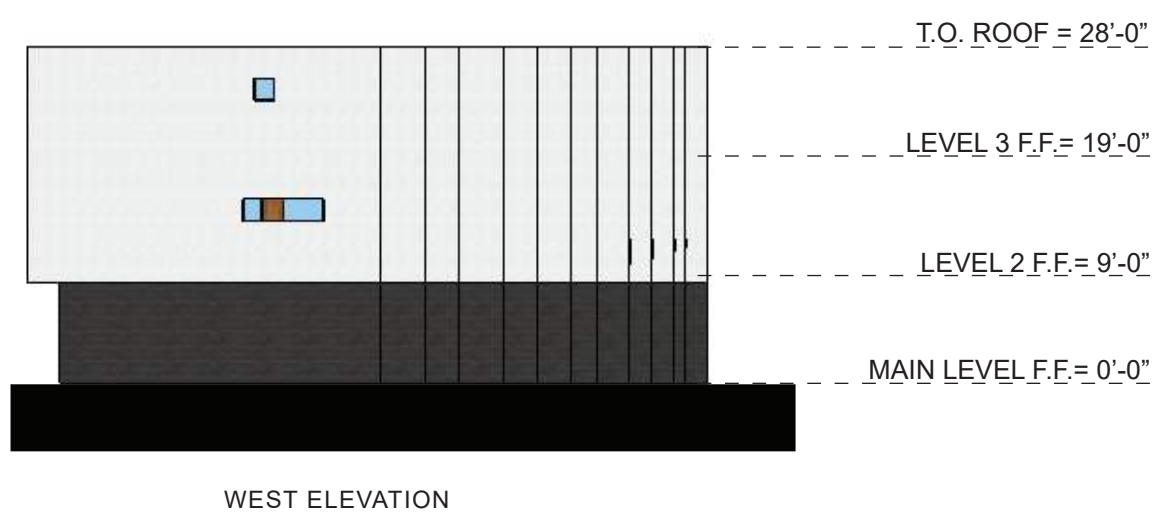
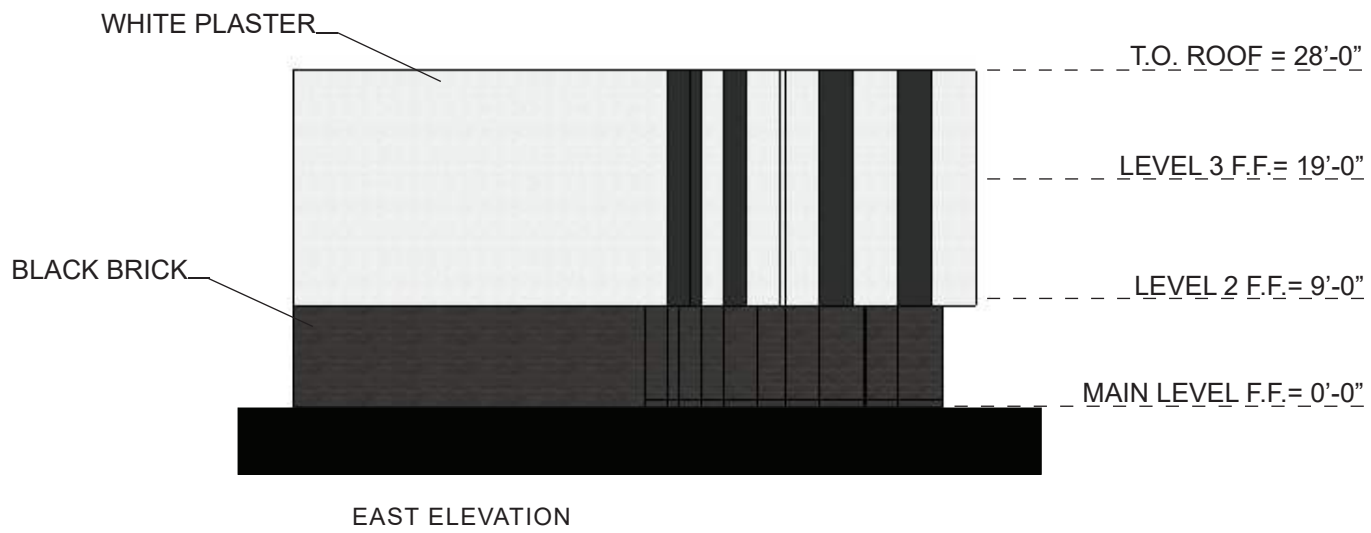


NORTH ELEVATION



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BLACK BRICK



CLEAR WOOD SIDING OR WOOD GRAIN METAL
SIDING - VERTICAL ORIENTATION



CEMENTITIOUS PLASTER
WHITE



CEMENTITIOUS PLASTER
DARK GRAY



BRAKE METAL - MATCH WINDOWS FINISH
DARK GRAY



WHITE BRICK OR WHITE PAINTED BRICK

Attachment D: Original Record of Decision Letter



February 24, 2022

**RE: Record of Decision for Petition PLNPCM2021-00378- Glendale Townhomes
Planned Development at 1179 S. Navajo Street**

Dear Pierre and Melissa-

On Wednesday, February 23, 2022, the Salt Lake City Planning Commission granted Planned Development approval for the property located at approximately 1179 S. Navajo Street.

This Record of Decision is provided to you indicating the date action was taken, the decision of the Planning Commission including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and the 10-day appeal period.

Project Description

The Planning Commission reviewed and approved the following project:

PLNPCM2021-00378- Planned Development for Glendale Townhomes development: Glendale Townhomes at approximately 1179 S Navajo Street- Pierre Langue of Axis Architects, representing the property owners, is requesting approval from the City to redevelop the property with 57 townhomes, 24 of which would include a live/work option. The buildings would be three stories tall with internal garages for each unit. Currently, the land is occupied by Tejedas Market and is zoned CB (Community Business). This type of project must be reviewed as a Planned Development as four of the buildings would not have frontage on a public street.

Conditions of Approval

The following conditions were applied to the approval of the proposal:

1. The final approval for site and building lighting for the development be delegated to staff to review in accordance with adopted standards and ordinances.

Review Process Standards and Findings of Fact

The Planning Commission made specific findings related to the standards of review for Planned Development as stated in Chapter 21A.55 of the Zoning Ordinance. The decision was also based on the purpose of the zoning ordinance, the purpose of the zoning district where the project is located, the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information will be made available online here: <https://www.sl.gov/planning/planning-commission-agendas-minutes/>.

Modifications to Development Plan

To obtain a building permit, all plans must be consistent with the plans reviewed and approved by the Planning Commission. Except where specifically modified by the Planning Commission as a condition of approval, modifications to the approved plans are limited by the following (see 21A.55.100 of the Zoning Ordinance):

Following planned development approval, the development plan approved by the Planning Commission shall constitute the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the planned development process. Modifications to the development plan may be allowed pursuant to this section.

A. **New Application Required For Modifications And Amendments:** No substantial modification or amendment shall be made in the construction, development or use without a new application under the provisions of this title. Minor modifications or amendments may be made subject to written approval of the Planning Director and the date for completion may be extended by the Planning Commission upon recommendation of the Planning Director.

B. **Minor Modifications:** The Planning Director may authorize minor modifications to the approved development plan pursuant to the provisions for modifications to an approved site plan as set forth in chapter 21A.58 of this title, when such modifications appear necessary in light of technical or engineering considerations. Such minor modifications shall be limited to the following elements:

1. Adjusting the distance as shown on the approved development plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
2. Adjusting the location of any open space;
3. Adjusting any final grade;
4. Altering the types of landscaping elements and their arrangement within the required landscaping buffer area;
5. Signs;
6. Relocation or construction of accessory structures; or
7. Additions which comply with the lot and bulk requirements of the underlying zone.

Such minor modifications shall be consistent with the intent and purpose of this title and the development plan as approved pursuant to this chapter, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such modifications would result in a violation of any standard or requirement of this title.

C. **Major Modifications:** Any modifications to the approved development plan not authorized by subsection B of this section shall be considered to be a major modification. The Planning Commission shall give notice to all property owners consistent with notification requirements located in chapter 21A.10 of this title. The Planning Commission may approve an application for a major modification to the approved development plan, not requiring a modification of written conditions of approval or recorded easements, upon finding that any changes in the plan as approved will be in substantial conformity with the approved development plan. If the commission determines that a major modification is not in substantial conformity with the approved development plan, then the commission shall review the request in accordance with the procedures set forth in this section.

One Year Time Limit on Approval

No planned development approval shall be valid for a period longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing. The Planning Commission may grant an extension of a planned development for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the planned development approval.

10-Day Appeal Process

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on Monday, March 7, 2022.

The summary of action for the Planning Commission meeting is located on the Planning Division's website at: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>.

If you have any questions, please contact me at 801-535-7236 or eric.daems@slcgov.com

Sincerely,



Eric Daems
Senior Planner

cc: File

Attachment E: Original Staff Report



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Eric Daems, Senior Planner 801-535-7236 or eric.daems@slcgov.com
Date: February 23, 2022
Re: PLNPCM2021-00378 – Glendale Townhomes Planned Development

PLANNED DEVELOPMENT

PROPERTY ADDRESS: 1179 South Navajo Street
PARCEL ID: 15-11-351-001-0000
MASTER PLAN: West Salt Lake
ZONING DISTRICT: CB (Community Business)

REQUEST:

Axis Architects, represented by Pierre Langue, has submitted a Planned Development petition to redevelop the property occupied by Tejada's Market at 1179 South Navajo Street. The proposed "Glendale Townhomes" would consist of 8 separate buildings containing a total of 57 residential units. The property is located in the CB (Community Business) zoning district.

The development is required to receive Planned Development approval as four of the buildings (33 units) would not have frontage on a public street. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area. The applicant has stated the proposal meets the Housing, Mobility, and Master Plan Implementation objectives for a Planned Development, which will be discussed in more detail in [Attachment F](#).

RECOMMENDATION:

Based on the findings listed in the staff report, Planning Staff recommends that the Planning Commission approve the Planned Development request at 1179 South Navajo Street with the following conditions:

1. The final approval for site and building lighting for the development be delegated to staff to review in accordance with adopted standards and ordinances.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Applicant Submittal and Plan Set](#)
- C. [Property & Vicinity Photographs](#)
- D. [Master Plan Policies](#)
- E. [Analysis of Zoning Standards](#)
- F. [Analysis of Planned Development Standards](#)
- G. [Public Process & Comments](#)
- H. [Salt Lake City Resident Food Equity Advisor Report](#)
- I. [Department Review Comments](#)

PROJECT DESCRIPTION:

The applicant is proposing to redevelop the subject property located at 1179 Navajo Street. The property is located within the CB- Community Business zoning district and will include 57 dwelling units. Each of the 24 units facing either Navajo Street or Glendale Drive will be configured for a live/work option. Four different unit styles will be offered, but all will be 2-bedroom. The units will be for rent at market rate. The buildings will be 28 feet tall (3 stories) with garages for each unit. The building facades will use brick, wood siding, glass and stucco. The development is proposed with community garden space, pickleball courts, and barbecue areas.

Quick Facts
Property Size: 2.37 acres
Height: 28' (3 stories)
Proposed Use: Residential Townhomes
Number of Residential Units: 57
Exterior Materials: Brick, wood siding, glass, and stucco
Parking: 123 stalls (105 in garages, 18 surface)
Review Process & Standards: Planned Development Review, CB, and general zoning standards



The lot is approximately 2.37 acres and includes frontage along Navajo Street and Glendale Drive. Due to the depth of the lot (229') and the desire to more efficiently utilize the land, the

developer is proposing internal vehicular and pedestrian circulation to access four buildings which would not have frontage on a public street.



APPLICABLE REVIEW PROCESSES AND STANDARDS:

Review Processes: Planned Development

Applicable Standards:

- Community Business (CB) zoning standards
- General zoning standards (landscaping, parking, etc.)

Planned Development: The Planned Development process allows applicants to seek modifications to zoning standards. An applicant must first meet one of several objectives related to City plan policies and goals. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City’s master plan development goals for the area. Those standards and the objectives are discussed in [Attachment F](#).

KEY CONSIDERATIONS: The considerations below were identified through the analysis of the project and department review comments:

1. Lack of street frontages for multiple buildings
2. Loss of neighborhood grocery store

Consideration 1: Lack of street frontages for multiple buildings

As discussed above, the proposed development is requesting approval to modify the requirement that each principal structure has public street frontage. The development includes four buildings which are located interior to the property and do not front a public street. This zoning requirement is often modified through the Planned Development process. The intent of this zoning standard is to ensure that each building within a development has ample street frontage, utility access, pedestrian access and proper circulation. The proposed development is in line with the applicable Planned Development standards and does not conflict with the intent of this specific zoning provision. The site includes private driveways and sidewalks that, although are on private land, will be open to the public. The four buildings that do not face a public street will face an inner landscaped courtyard that includes sidewalks throughout. That area will connect to other areas of the project with crosswalks and eventually back into the public sidewalk. If the development were not to receive relief from this standard, it would likely result in underutilized land at the rear of the property due to the depth of the property (229'), or larger structures which would not be compatible with the building pattern in the adjacent neighborhood.

Consideration 2: Loss of neighborhood grocery store

The subject property is private property and includes development rights found within the CB zone. Although its current use is a grocery store, the property owner has the right to change the use to any use permitted in the CB zone. The proposed multi-family development is permitted by-right in the CB zone and is not conditional upon Planned Development approval.

Notwithstanding those rights, the potential loss of the grocery store on the property has been the primary concern raised by community members. The loss of the grocery store would exacerbate the food desert on the westside. Limited access to healthy food is discussed throughout Plan Salt Lake and the Westside Master Plan. Both plans identify urban agriculture and local food systems as the primary tool to provide access to healthy foods. This project includes a community garden area that will be available for residents.

The Westside Master Plan includes substantial narrative about the need for additional grocery stores in the westside, why they have failed in the past, and offers commentary on how the issue may be resolved. The full excerpt from the plan can be found in [Attachment D](#). In it, three goals are specifically identified:

- Add residential density
- Create viable mixed-use nodes
- Encourage redevelopment within neighborhoods through compatible higher-density residential development

Although the proposal will result in a loss of a commercial use within the neighborhood, it does accomplish the goals listed above. The development will add 57 residential units which will contribute to the customer base of local businesses. The additional residents will add to the viability and redevelopment potential of adjacent CB zoned properties. The 24 live/work units will add mixed-use business opportunities that were not previously available in the area and in a format that can be more responsive to market needs. The project adds additional residential density while still being compatible in design with the surrounding neighborhood.

DISCUSSION:

In general, Staff is of the opinion that the proposal meets the intent of the CB zoning district, the objectives and standards for a Planned Development, and is compatible with the various master plans of the city as discussed in [Attachment D](#). The proposed layout better utilizes the land and is at a scale which is compatible with the surrounding neighborhood. Although the development will result in the loss of a neighborhood grocery store, it does contribute to the viability of surrounding businesses, introduces new commercial opportunities, and provides residents with access to space for community gardens.

NEXT STEPS:**Planned Development Approval**

If the proposal is approved, the applicant will be able to build their proposal as proposed. The final plans submitted for building permits will be reviewed to ensure that they substantially comply with the approved plans and all conditions of approval. The buildings will need to comply with all other zoning and code requirements. If the applicant intends to sell individual units, an updated subdivision plat will also need to be recorded.

Planned Development Denial

If the Planned Development is denied, the applicant would need to modify their proposal in a way that each of the buildings had frontage on a public street. The proposed use, density, and building forms could be built, by-right, without Planned Development approval in the CB zone.

1179 S Navajo St



Salt Lake City Planning Division 1/31/2022

ATTACHMENT B: APPLICANT SUBMITTAL AND PLAN SET

Glendale Townhomes
Plan Development Justification
Updated May 28, 2021

In accordance with the provisions of Salt Lake City Code of Ordinances, Chapter 21A.55, Langué Inc. proposes The Glendale Townhomes as a Planned Development including site improvements and 58 townhomes.

Langué Inc. is pursuing this development in accordance with city code requirements with one exception: Although 24 of the proposed single-family attached homes, or townhomes enfront a public street, 34 do not.

The key reason the project is unable to meet this requirement is that the 2.37 acre project area (463'-6" x 229'-0") has public streets (Navajo Street and Glendale Drive) on only two sides of its perimeter and no interior public streets. The developer has lined up as many units as possible facing Navajo and Glendale; however, if those were the only units permissible, the bulk of the site would be left vacant. It does not appear this condition would be consistent with the intent of zone CB, the zoning district in which the project is located.

This Planned Development application requests an alternative approach to implementing the provision on street frontage by providing internal circulation and emergency vehicle access drives, as well as community green space for pedestrian use and access between rows of units. This proposed project complies with all other requirements of zone CB and is designed to meet several of the objectives of the planned development process, as outlined below and shown in more detail in the complete planned development application:

C.2. Housing:

The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

The residences meet all of these conditions. These single-family attached units are not commonly found in the existing neighborhood. They are similar, though generally a little smaller, in square footage to those in the surrounding area. The smaller yards and footprints of these townhomes mean that the new development will make community pathways, greenspaces, and amenities available to the larger community. These new and more efficiently designed dwelling units will also be highly energy-efficient, helping to keep overall housing costs under control.

D.1. Mobility:

Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.

Site design includes a mid-block walkway from Glendale (the city street along its long perimeter), entirely through the project to the amenity area near the rear property line, and

from there northwesterly to the public sidewalk at the Navajo Street entrance to the project. This walkway will be open to the public. It will connect to and expand the network of walking paths in the neighborhood.

F.1. Master Plan Implementation:

A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.

This project is tailored directly to fulfil the intent of the Westside Master Plan. The project site and dwelling units are designed to respond to and comply with the following specific guidance found on pages 40 and 41 of the Salt Lake City Westside Master Plan. It is in this location that the Master Plan includes a narrative about the very intersection (Navajo Street and Glendale Drive) and parcel where this project is located.

Master plan guidance for this site includes the following statements:

The intersection of Glendale Drive and Navajo Street (generally called Glendale Plaza) is another example of a node that is missing a couple of elements but has potential. It is also an example of how lack of connectivity and visibility can impact the viability of a commercial center. It has the size and bank of developable space to be a thriving community node, but the access and visibility of a neighborhood node. It is most likely something in between the two, and **if it can utilize the underdeveloped land at the intersection for residential development**, and complement the existing land uses, then there is potential for a thriving neighborhood node around Glendale Plaza (emphasis added).

The grocery store and the charter school sit on either side of Navajo Street on the north side of Glendale Drive, occupying 4.5 acres. Inclusion of the Rite Aid building northwest of the school results in 6.5 acres of land. Three of those acres are dedicated to parking. This is developable space that presents an opportunity to meet many of the goals of the community and the Westside Master Plan. **The three direct goals are adding residential density, creating viable mixed use nodes and encouraging redevelopment within neighborhoods through compatible higher-density residential development** (emphasis in original).

. . . If anything, the history of Glendale Plaza should be a lesson in the importance of both a dense residential base to draw from. . .

. . . The Glendale Plaza node is most suited for mixed use development that has a strong residential component. . . Adding density, and designing it to be compatible is the **first step**. . . **The additional density may increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development.**

This updated justification now includes the concluding words found in the portion of the Salt Lake City Westside Master Plan that deals with the corner where the Glendale Townhomes project is proposed. We have used bold italics to format the final comments about the intersection of Glendale Drive and Navajo Street because they summarize not only what plans the community has for this important node, but because they also share a market-based understanding of the steps that are needed first, in order to make a viable mixed-use neighborhood possible at this important intersection.

In addition, words from Master Plan's concluding comments about this node—included in the balance of this justification for the proposed development—are also rendered in bold italics.

This concluding sentence summarizes the preceding page of planning verities specific to Glendale Plaza. To paraphrase the final statement from the relevant part of the master plan quoted above, a dense residential base *may* draw commercial activity. It may also foster "***local business development***." That last sentence concludes, correctly, that dense residential development is the *sine qua non* for all the uses that may one day be "***attracted***" or "***encouraged***" to combine in a lively mixed-use node.

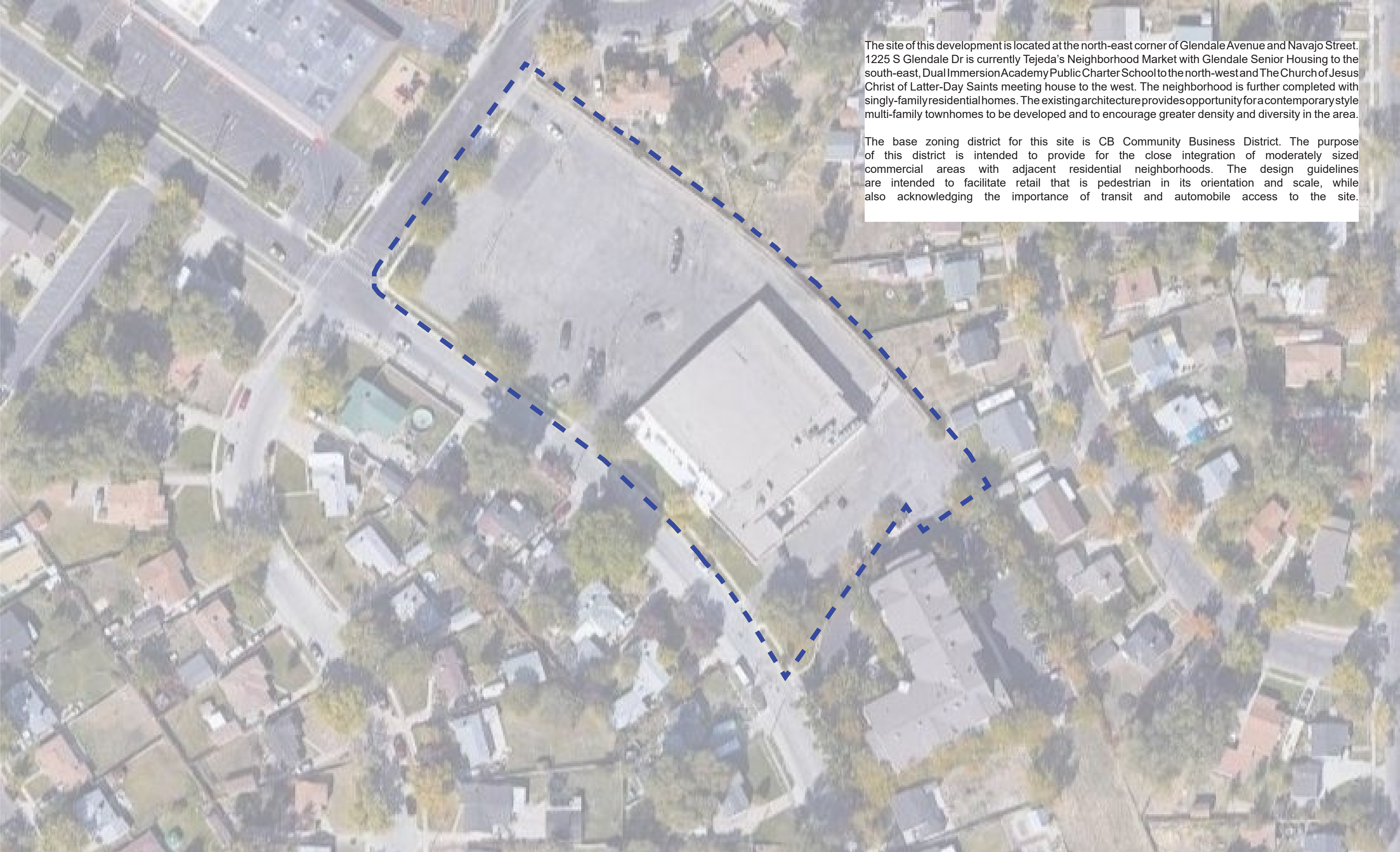
In addition to providing the density that is needed to "***encourage local business development***," the proposed development provides the setting along both Navajo and Glendale where "***local businesses***" may take root. Live-work spaces in each townhome on these streets are laid out to include small commercial studios, offices, light commercial shops, or other workspaces on the ground floor that may be accessed directly from the street without going through the residence.

So in addition to bringing more purchasers within walking distance of commercial activity planned for this important crossing, the townhomes to be developed here will also function as the armature where small "***businesses***" may be "***attracted***" and "***local business development***" will be "***encouraged***" and take hold: the multiple-use studio spaces in each townhome on the public streets embody the low-impact and inexpensive launching pad local businesses must have, if they are to develop and then thrive.

In summary, the Glendale Townhomes will lead both to the density and to the commercial infrastructure that that will spark and sustain the commercial success that now is fading. This project is thus extraordinarily consistent with the relevant portion of the applicable master plan, cited and reviewed extensively above, which calls for greater residential density as the foundation to "***attract***" and "***encourage commercial development***."

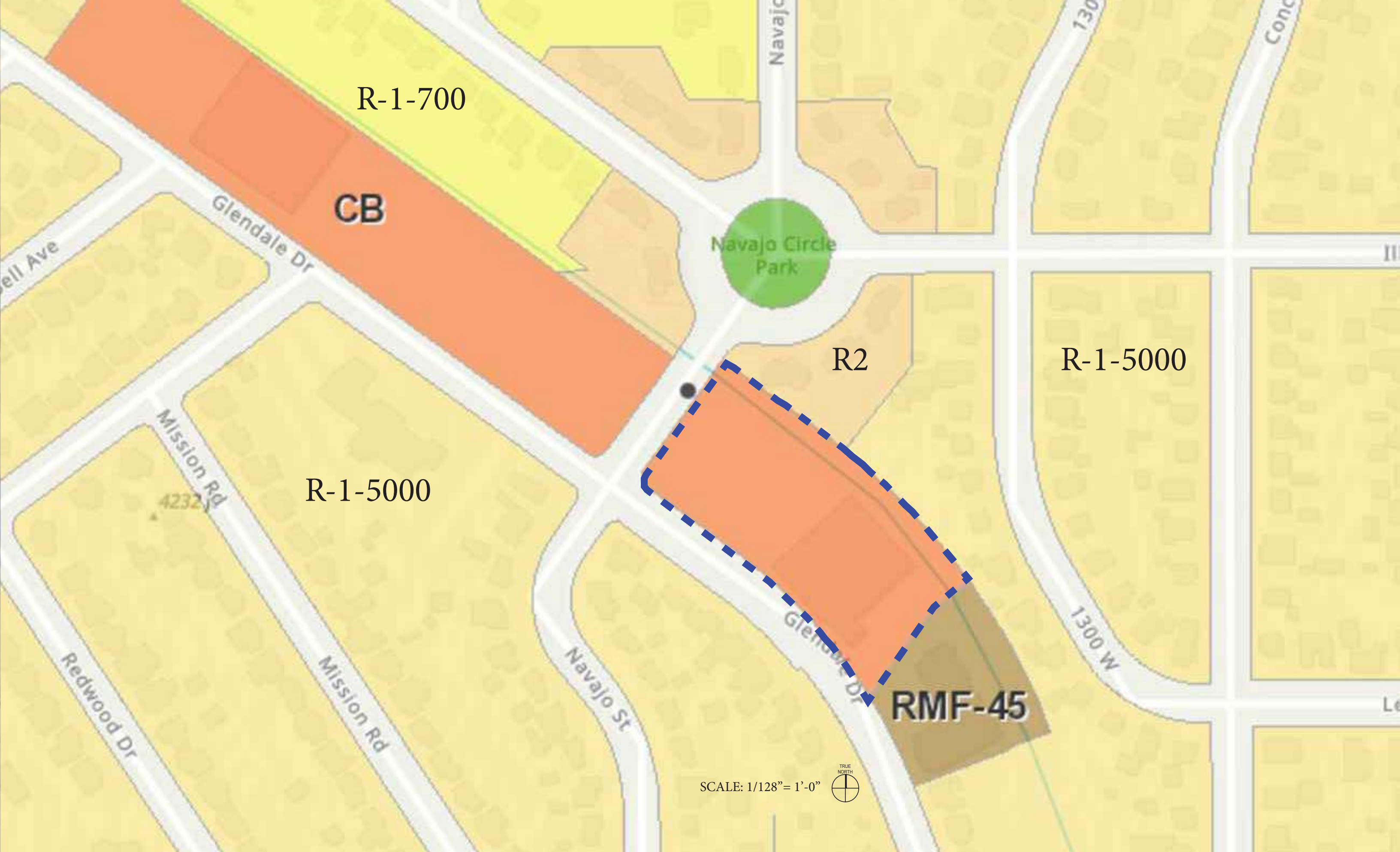
As noted above, the concluding words of the master plan for this node are these: the "***first step***" of the plan is "***additional density [to] increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development***."





The site of this development is located at the north-east corner of Glendale Avenue and Navajo Street. 1225 S Glendale Dr is currently Tejada's Neighborhood Market with Glendale Senior Housing to the south-east, Dual Immersion Academy Public Charter School to the north-west and The Church of Jesus Christ of Latter-Day Saints meeting house to the west. The neighborhood is further completed with singly-family residential homes. The existing architecture provides opportunity for a contemporary style multi-family townhomes to be developed and to encourage greater density and diversity in the area.

The base zoning district for this site is CB Community Business District. The purpose of this district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.



R-1-700

CB

Navajo Circle Park

R2

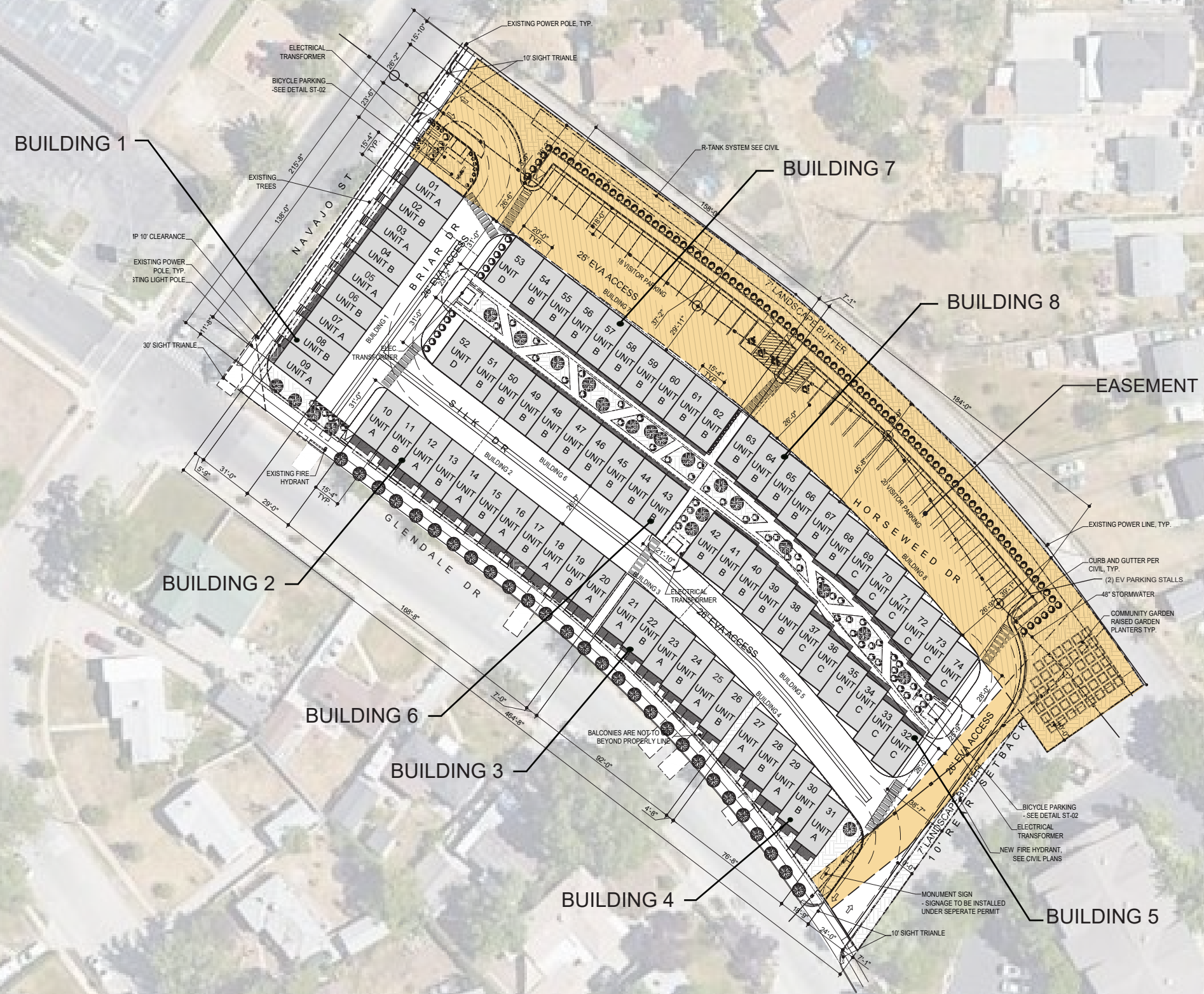
R-1-5000

R-1-5000

RMF-45

SCALE: 1/128" = 1'-0"





ZONING INFO

PARCEL #	1511351002000
ZONING DISTRICT:	CB
LOT AREA:	103,608 SF (2.37 ACRES)
BUILDABLE AREA:	35,099 SF (0.80 ACRES)
AMENITIES AREA:	6,977 SF (0.16 ACRES)
SETBACKS:	
FRONT	0'
CORNER	0'
SIDE	0'
REAR	10'
LANDSCAPE BUFFER:	7' REQUIRED 7'-40' PROVIDED
OFF-STREET PARKING:	
RESIDENTIAL	MIN. 1 STALLS PER UNIT MAX. 2 STALLS PER UNIT + 25%
REQUIRED:	
MIN.	74 STALLS
MAX.	185 STALLS (148 + 37) = 185 STALLS
PROVIDED:	
GARAGES:	76
VISITOR:	38
TOTAL:	114
ADA	02
EV	02
BICYCLE PARKING	
REQUIRED	6
PROVIDED	12
GARBAGE:	INDIVIDUAL GARBAGE CANS PER UNIT

PROJECT STATISTICS

TYPES	SIZE		SQ. FT.	QTY.
UNIT A	15'-4" X 31'	3-STORY, 2 BDRM	1,258 SF	17
UNIT B	15'-4" X 31'	3-STORY, 2 BDRM	1,258 SF	43
UNIT C	15'-4" X 28'	3-STORY, 2 BDRM	1,219 SF	12
UNIT D	20' X 31'	3-STORY, 2 BDRM	1,609 SF	2
TOTAL				74

BUILDING 1	FOOTPRINT	4,278 SF
	USABLE	11,322 SF
	GROSS	14,016 SF
BUILDING 2	FOOTPRINT	5,229 SF
	USABLE	13,838 SF
	GROSS	17,131 SF
BUILDING 3	FOOTPRINT	2,856 SF
	USABLE	7,548 SF
	GROSS	9,348 SF
BUILDING 4	FOOTPRINT	2,380 SF
	USABLE	6,290 SF
	GROSS	7,790 SF
BUILDING 5	FOOTPRINT	4,954 SF
	USABLE	13,604 SF
	GROSS	16,664 SF
BUILDING 6	FOOTPRINT	4,898 SF
	USABLE	12,783 SF
	GROSS	15,876 SF
BUILDING 7	FOOTPRINT	4,898 SF
	USABLE	12,783 SF
	GROSS	15,876 SF
BUILDING 8	FOOTPRINT:	5,430 SF
	USABLE	14,862 SF
	GROSS	18,222 SF





Building Placement and Orientation:
 The units along Navajo St and Glendale Dr. are oriented towards the street, while the units behind are oriented towards an interior courtyard.

Height:
 The proposed multi-family building is 3 stories, as well as, Glendale Senior Housing. The parapet will be at 30' above grade.

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

A. Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

B. Uses: Uses in the CB Community Business District as specified in section [21A.33.030](#), "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section [21A.26.010](#) of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of [chapter 21A.55](#) of this title.

D. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the design review process ([chapter 21A.59](#) of this title).

E. Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process ([chapter 21A.59](#) of this title). An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the design review standards in [chapter 21A.59](#) of this title, the Planning Commission shall also consider the following standards:

1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.
3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.
5. Buffers: When located next to low density residential uses, the Planning Commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.
6. Step Backs: When abutting single-story development and/or a public street, the Planning Commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

F. Minimum Yard Requirements:

1. Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.
2. Interior Side Yard: None required.
3. Rear Yard: Ten feet (10').
4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of [chapter 21A.48](#) of this title.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table 21A.36.020B of this title.
6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of [chapter 21A.59](#) of this title, and the review and approval of the Planning Commission. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:
 - a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the Planning Commission.

7. Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The Planning Director may modify or waive this requirement if the Planning Director finds the following:

- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
- b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
- d. The landscaped setback is consistent with the surrounding neighborhood character.
- e. The overall project is consistent with section [21A.59.050](#) of this title.

Appeal of administrative decision is to the Planning Commission.

G. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.

H. Maximum Height: Thirty feet (30'). (Ord. 14-19, 2019: Ord. 12-17, 2017)

Glendale Drive at Navajo Street

The intersection of Glendale Drive and Navajo Street (generally called Glendale Plaza) is another example of a node that is missing a couple of elements but has potential. It is also an example of how lack of connectivity and visibility can impact the viability of a commercial center. It has the size and bank of developable space to be a thriving community node, but the access and visibility of a neighborhood node. It is most likely something in between the two, and **if it can utilize the underdeveloped land at the intersection for residential development**, and complement the existing land uses, then there is potential for a thriving neighborhood node around Glendale Plaza.

The node is currently composed of a variety of uses: a full service grocery store, a drug store, a charter school, a place of worship and a senior living development. The Glendale Plaza development itself was originally constructed in 1950 and expanded in the 1960s. It was home to commercial uses as recently as 2006, but the building had a number of physical problems that, in addition to the location issues, led to the loss of those shops and services. The site was adapted for use as a school and has been in operation since then.

The grocery store and the charter school sit on either side of Navajo Street on the north side of Glendale Drive, occupying 4.5 acres. Inclusion of the Rite Aid building northwest of the school results in 6.5 acres of land. Three of those acres are dedicated to parking. This is developable space that presents an opportunity to meet many of the goals of the community and the *Westside Master Plan*. **The three direct goals are adding residential density, creating viable mixed use nodes and encouraging redevelopment within neighborhoods through compatible higher-density residential development.** Indirectly, it also can bring about infrastructure and public transportation improvements.

A node of any size needs transportation access and visibility from major thoroughfares to thrive. There is currently only one bus route through the node and it only passes by every 30 minutes. The streets leading to the node from Indiana Avenue and California Avenue are neighborhood roads. The only physical indication that there is a node here is a set of directional signs for the grocery store, Supermercado de las Americas, on those two arterials. Neighborhood nodes, however, rely on the residents within the area, usually within walking distance, to survive. So while there is room for a community node style of development here, it may be unrealistic to expect a one due to those geographic limitations. If anything, the history of Glendale Plaza should be a lesson in the importance of both a dense residential base to draw from and direct access to the node.

A market profile of the area indicates there are commercial demands that are not being met. Within a half-mile radius, there are 6,000 residents and only a handful of market types are being met within a half-mile radius of the node. The highest demands—automotive parts, grocery stores, gas stations, general merchandise stores and all types of restaurants—are all underserved. The unfulfilled grocery store demand is noteworthy because Supermercado de las Americas is one of only three grocery stores in the community and the only one in Glendale. The estimated grocery store demand in 2012 was four million dollars and 30 percent of that was met within a half-mile radius of the intersection. The Glendale Plaza node is most suited for mixed use development that has a strong residential component. It is surrounded entirely by single-family residential properties, including some of the largest and lowest density blocks in the community (between three and four dwelling units per acre). Adding density, and designing it to be compatible is the first step. The amount of potential developable space, in addition to design and buffering considerations, may allow for building heights ordinarily found at community nodes. The additional density may increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development.



GLENDALE TOWNHOMES - STREET VIEW - GLENDALE STREET



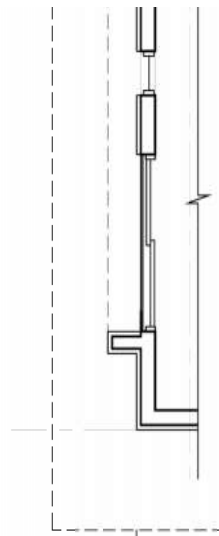
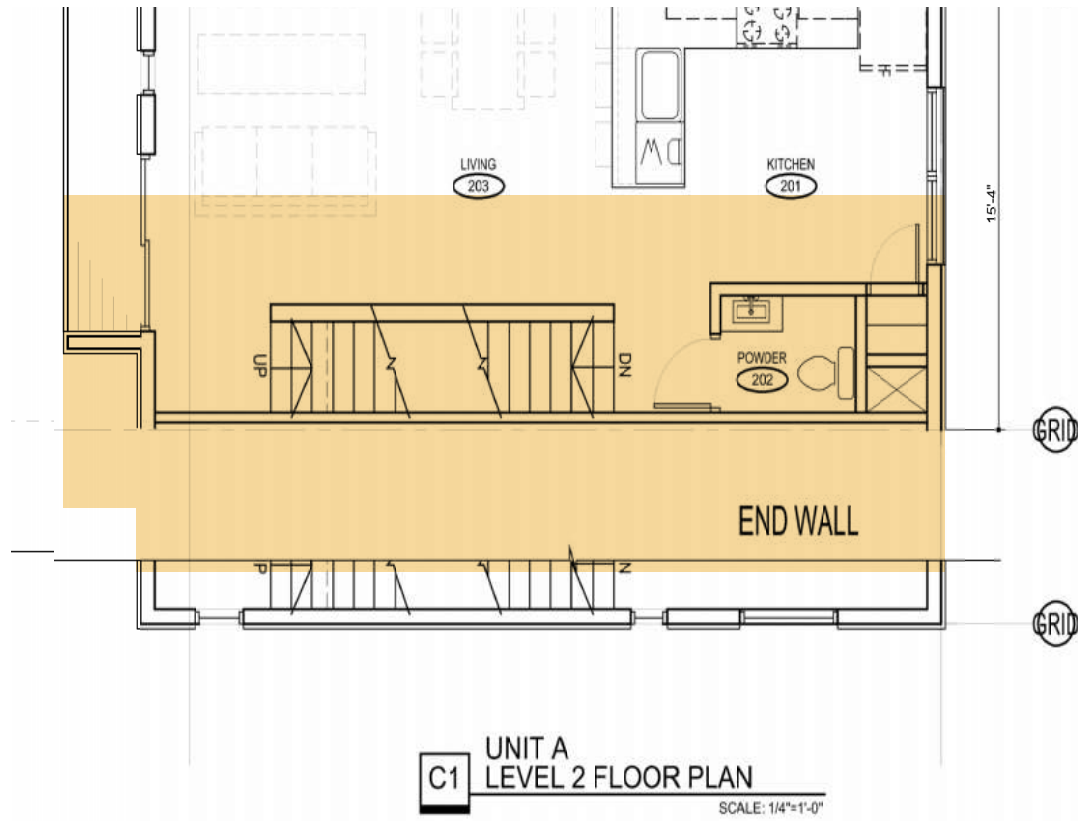
GLENDALE STREET TOWNHOMES - STREET VIEW - NAVAJO STREET



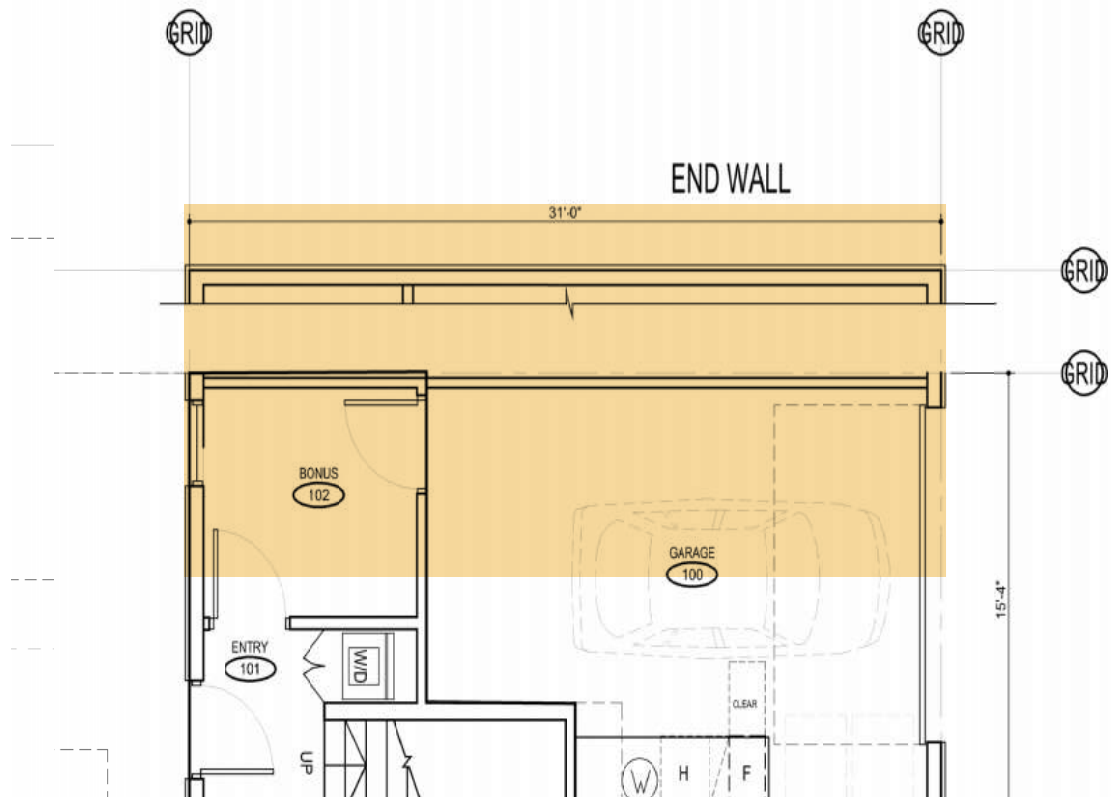
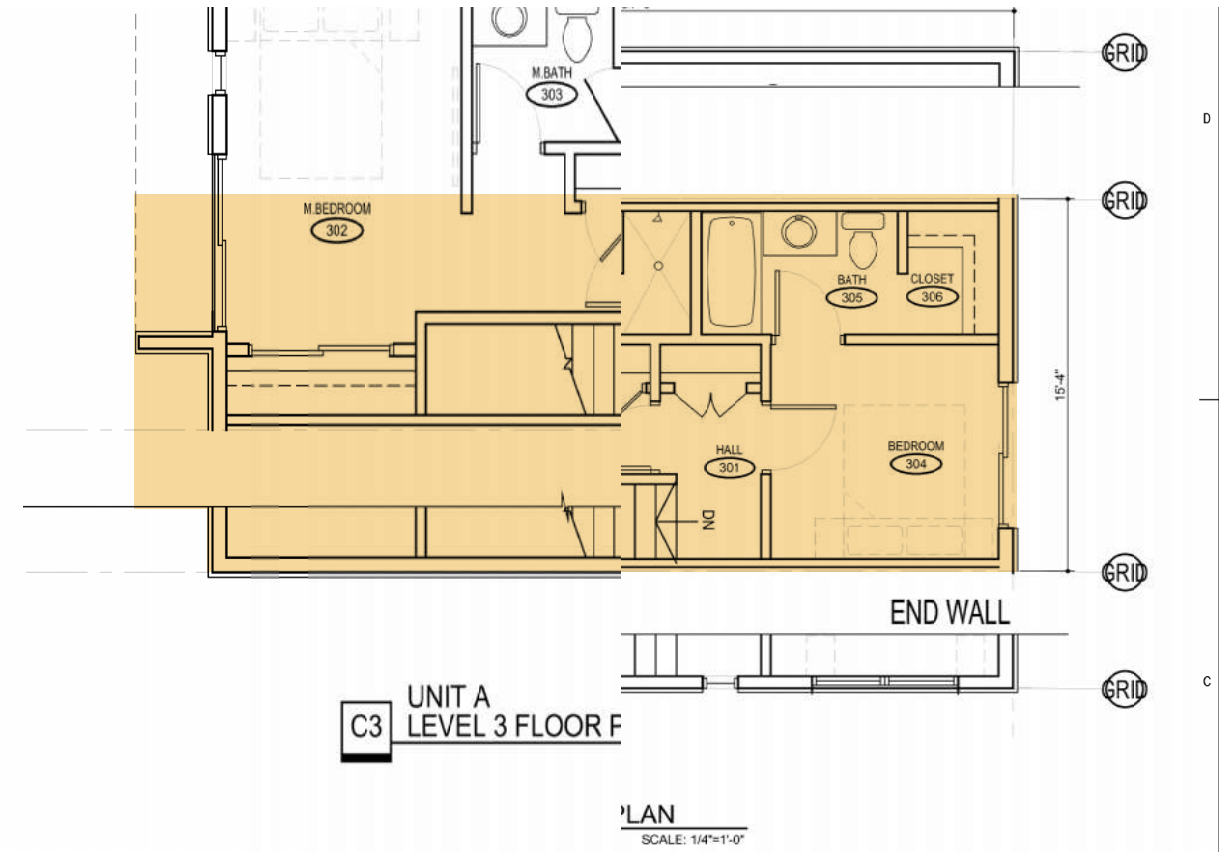


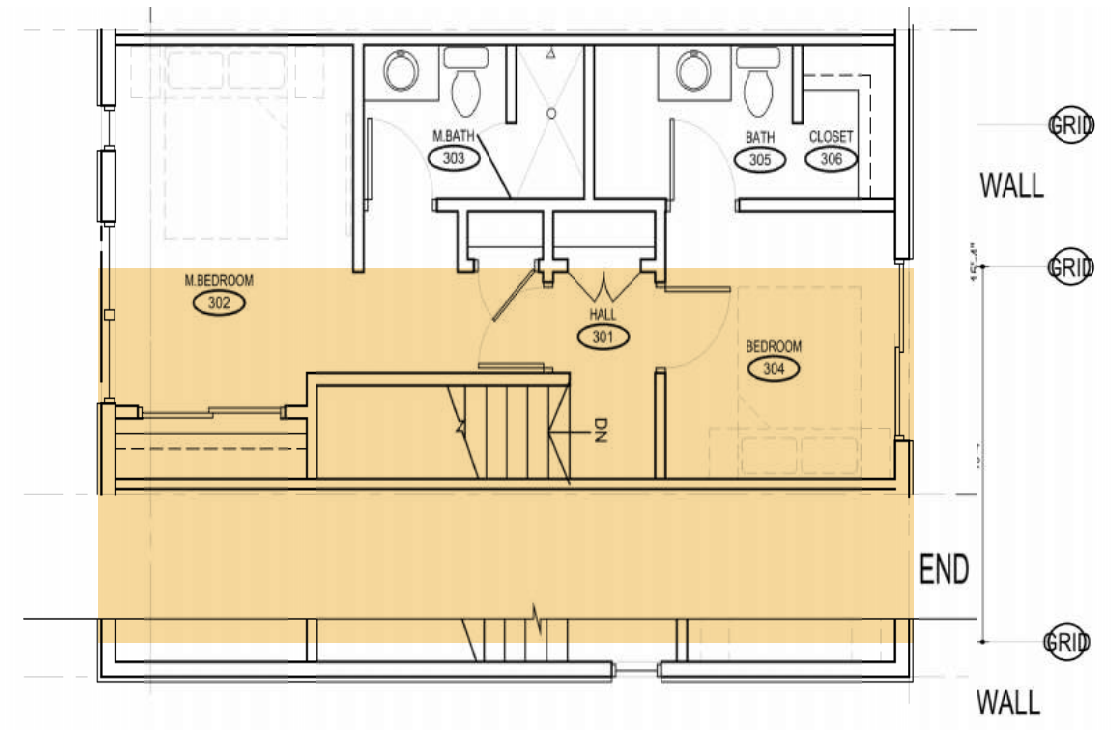
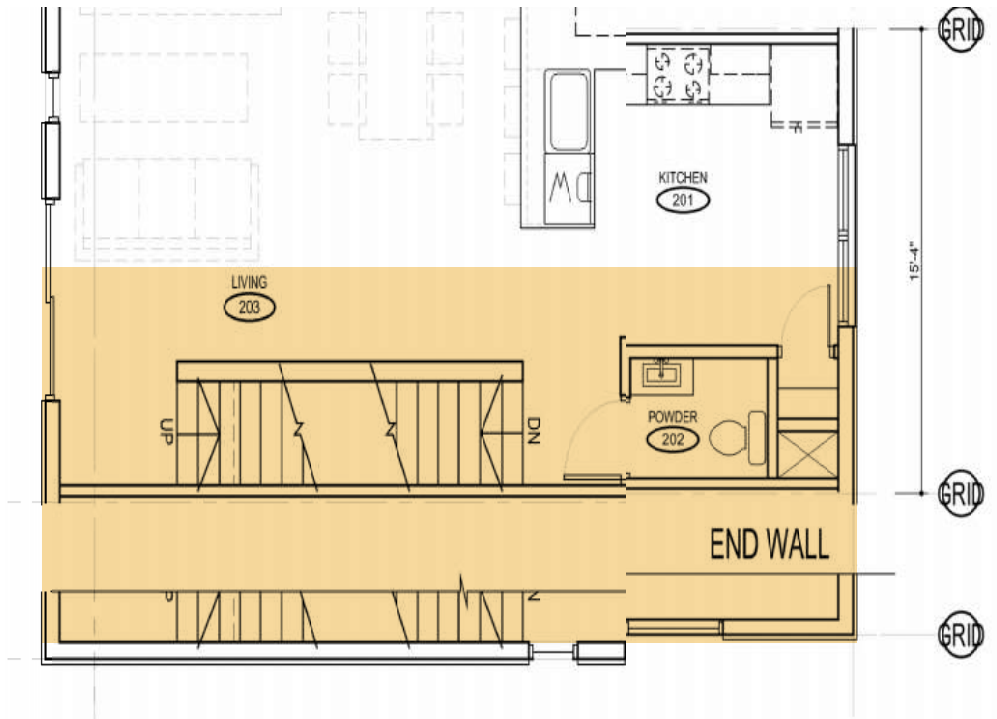


GLENDALE TOWNHOMES - RENDERING



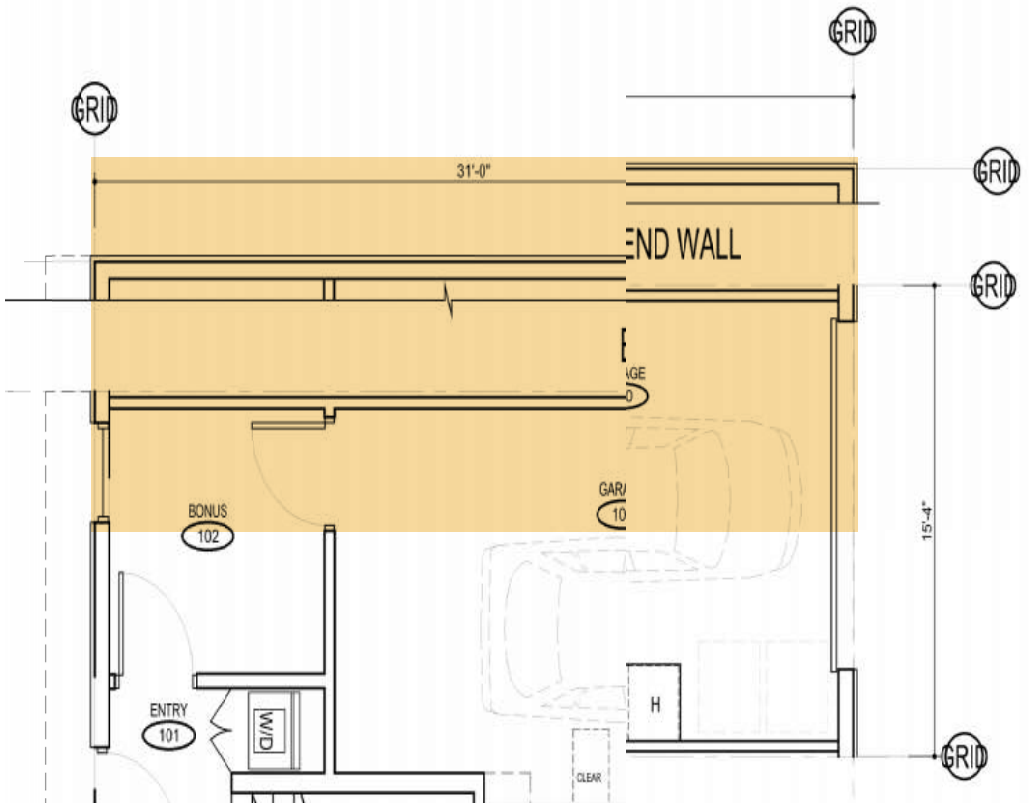
FRONT
FACADE OF
BUILDING 1
ONLY

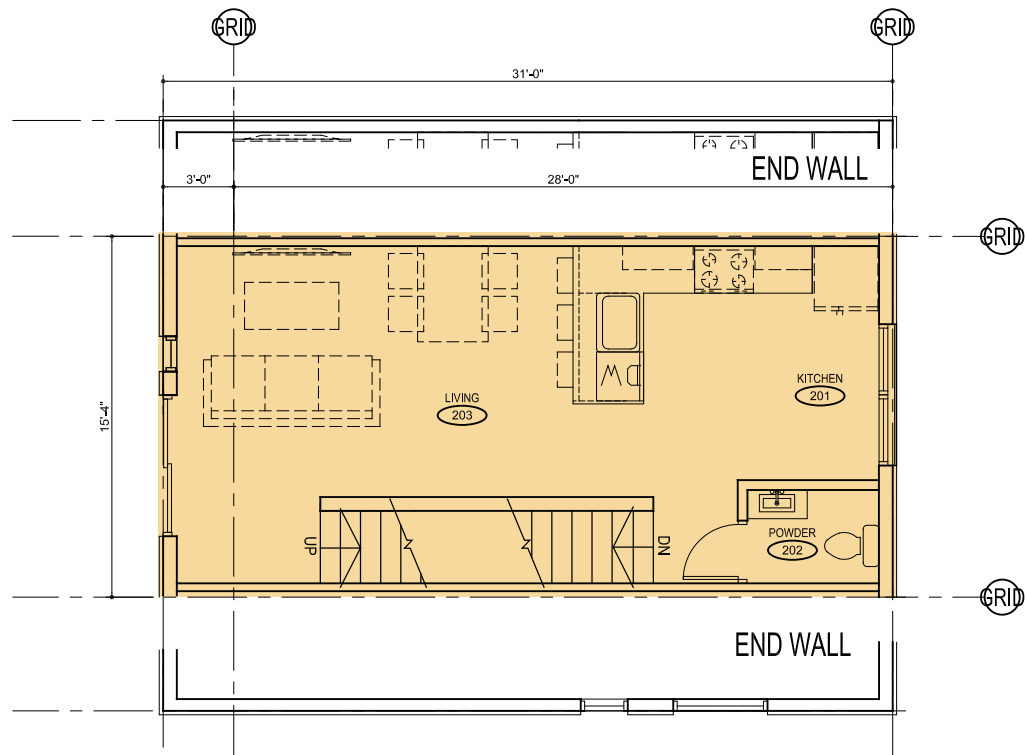




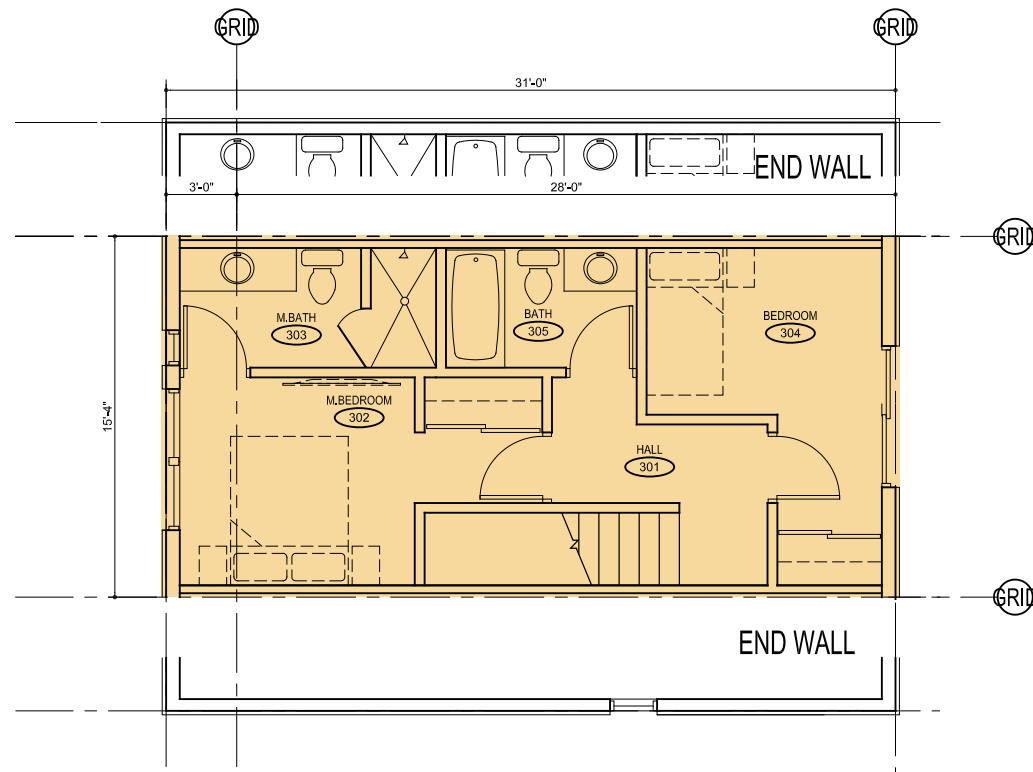
C3 UNIT B
LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"

C1 UNIT B
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"

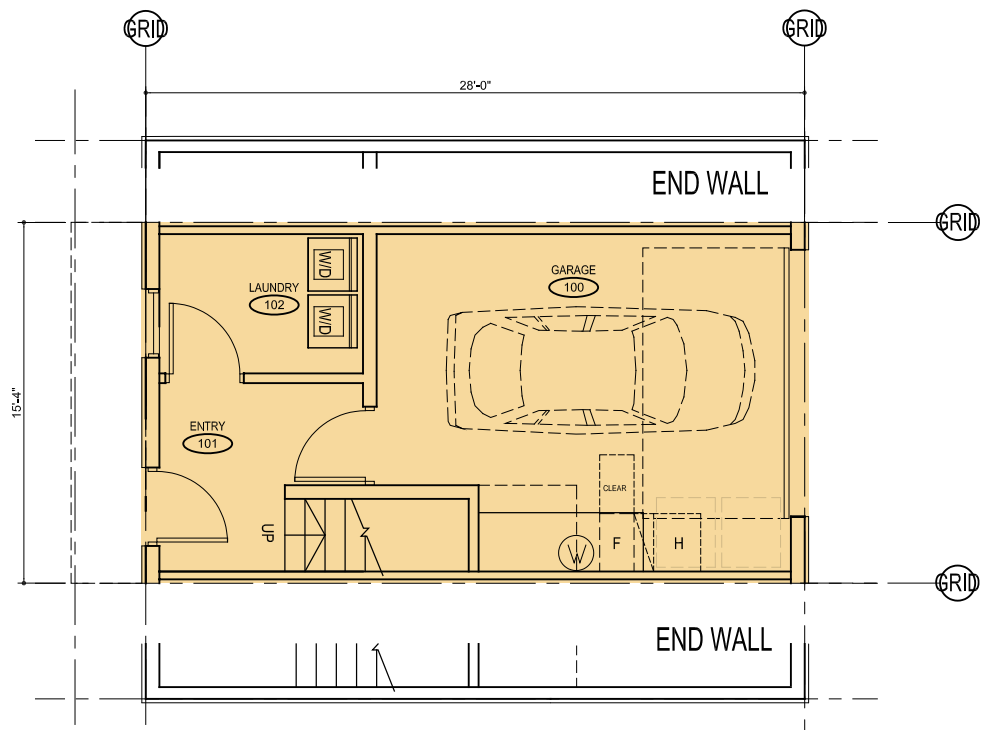




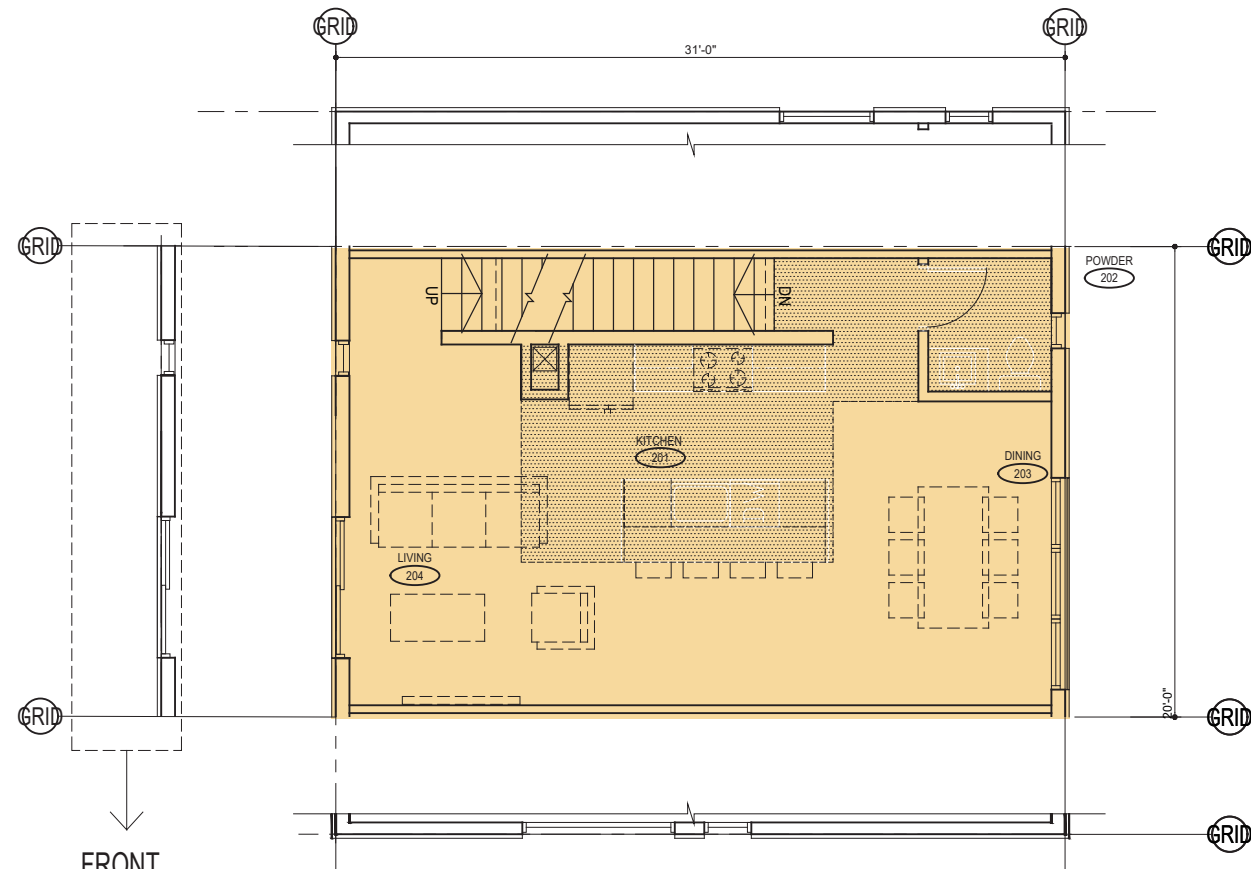
C1 UNIT C
LEVEL 2 FLOOR PLAN
SCALE: 1/4"=1'-0"



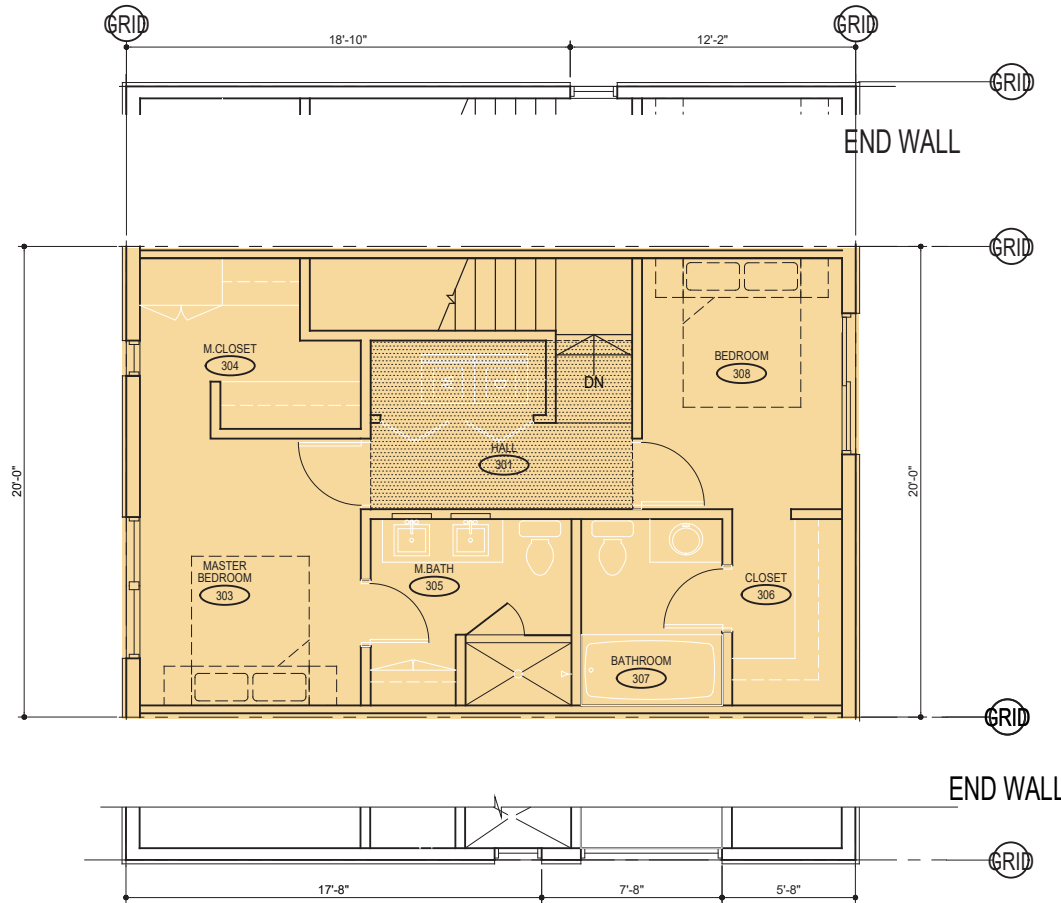
C3 UNIT C
LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"



A1 UNIT C
LEVEL 1 FLOOR PLAN
SCALE: 1/4"=1'-0"

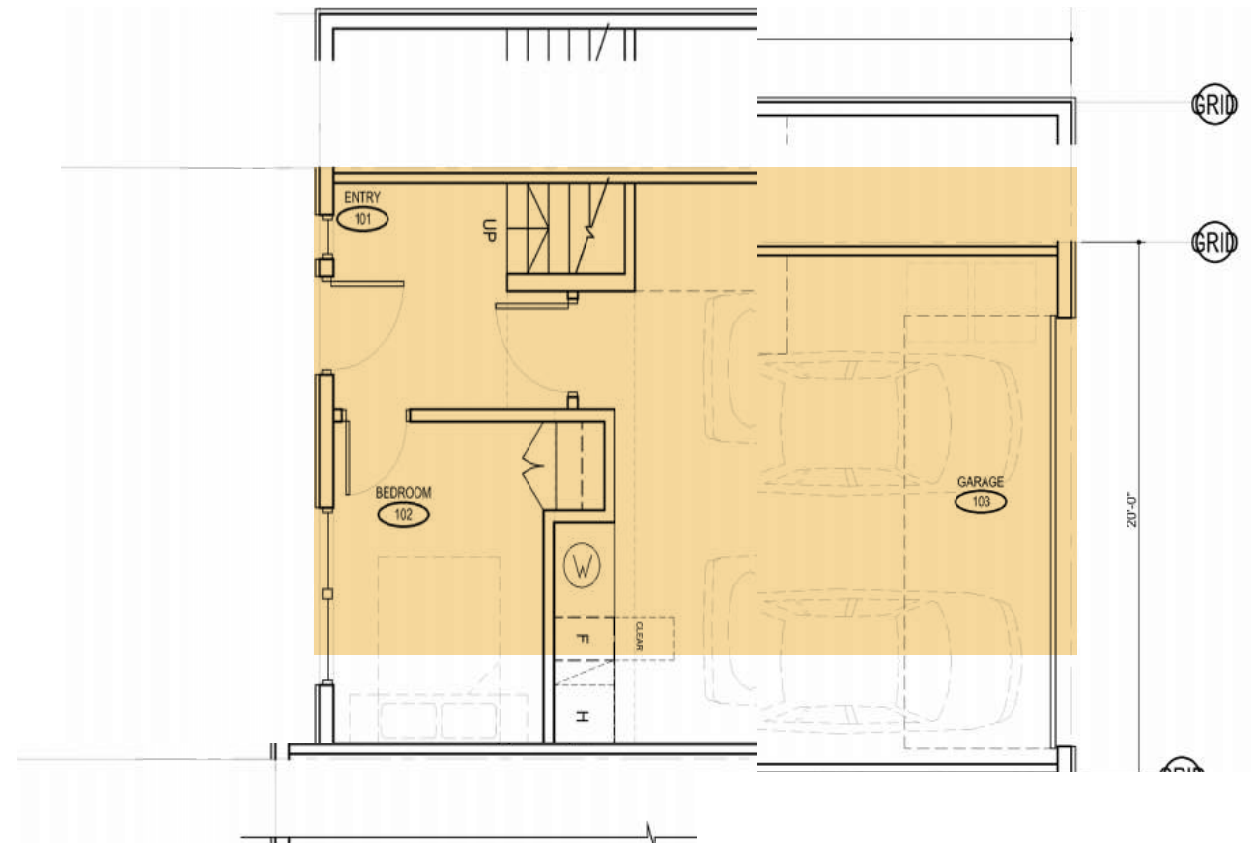


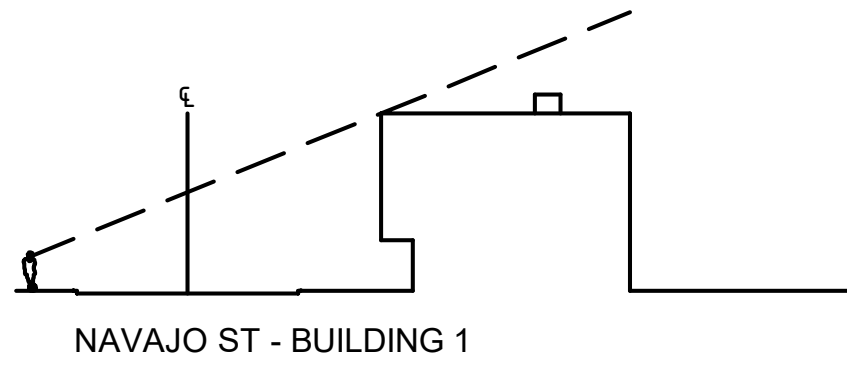
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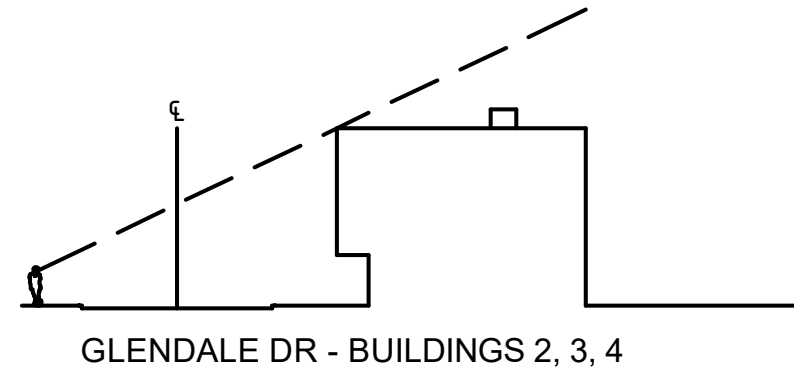
C3 UNIT D
LEVEL 3 FLOOR PLAN
SCALE: 1/4"=1'-0"

FRONT
FACADE OF
BUILDING 1
ONLY

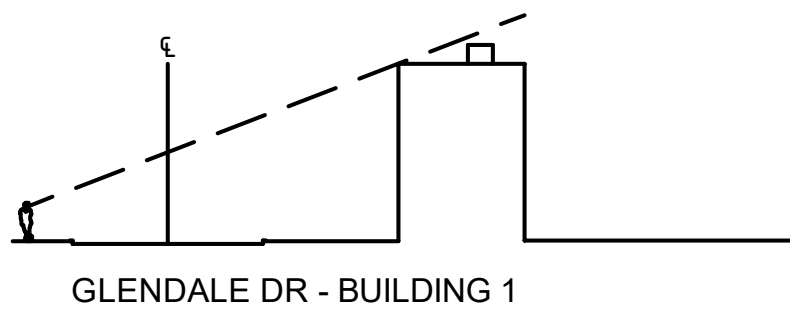




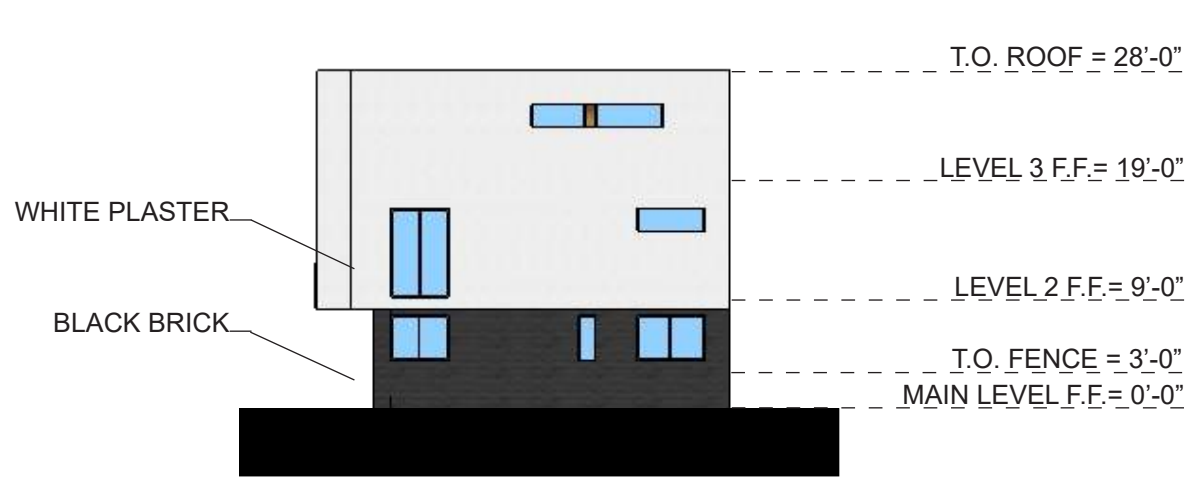
NAVAJO ST - BUILDING 1



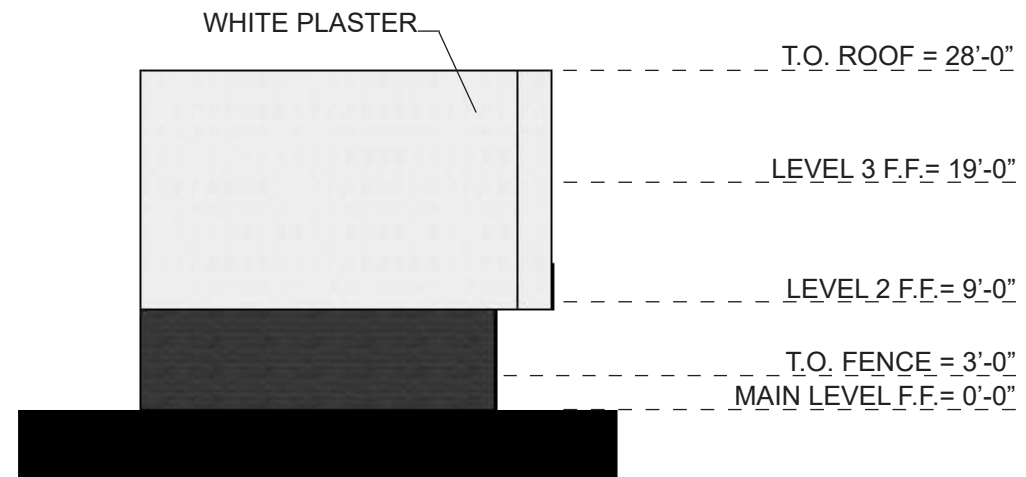
GLENDALE DR - BUILDING 2, 3, 4



GLENDALE DR - BUILDING 1



SOUTH ELEVATION



NORTH ELEVATION

The materials proposed for this project are consistent with the new construction guidelines, have proven durability, and will promote a sense of human scale. The front street elevation will consist of brick, wood, glass, and smooth gray and white stucco. Brick is proposed for the ground level. The white stucco will cover the exterior of the porch on the front of the buildings. Wood siding is used on the interior of the porch volume to provide warmth to the occupied outdoor spaces.



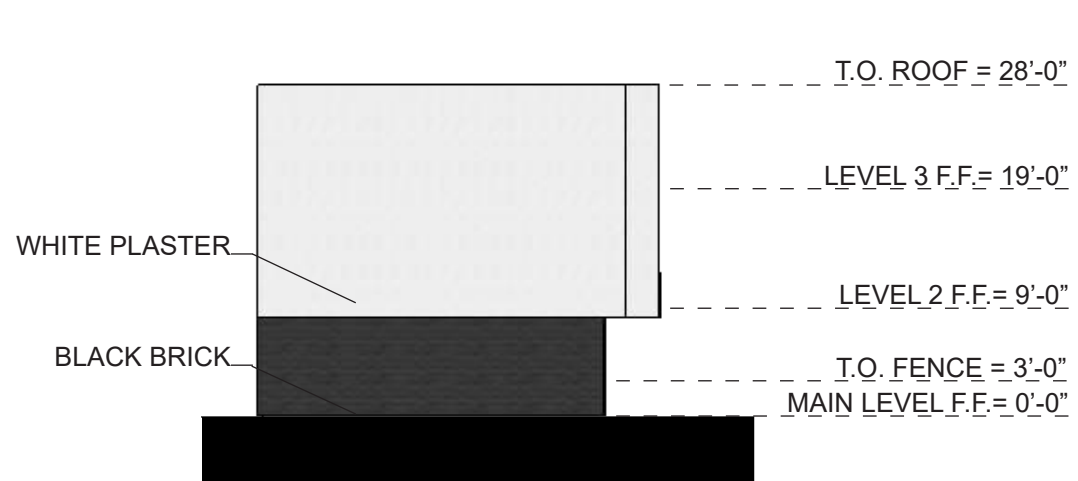
EAST ELEVATION



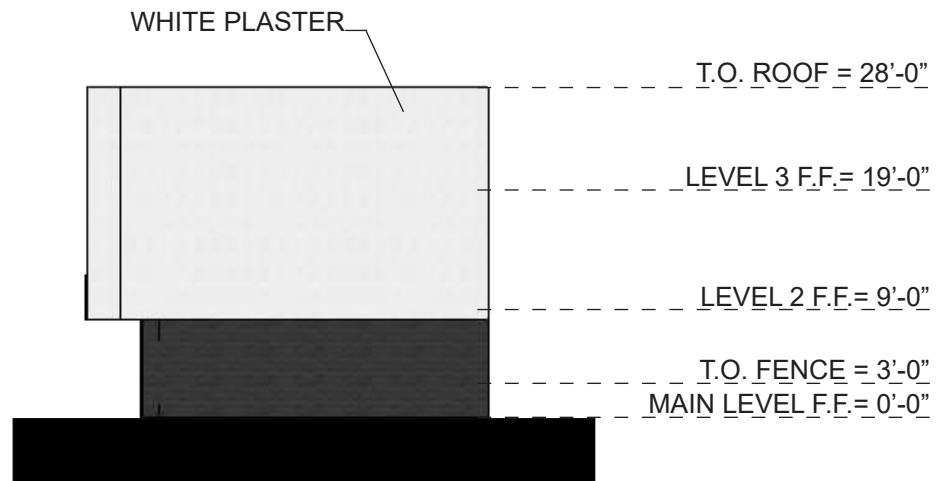
WEST ELEVATION

GLAZING CALCULATIONS AT GROUND LEVEL FACING PUBLIC STREET

UNIT A	(LINEAR FEET)
FRONT:	6'-4" REQUIRED 9'-0" PROVIDED
SIDE:	12'-6" REQUIRED 12'-6" PROVIDED
UNIT B:	
FRONT:	6'-4" REQUIRED 9'-0" PROVIDED



WEST ELEVATION



EAST ELEVATION

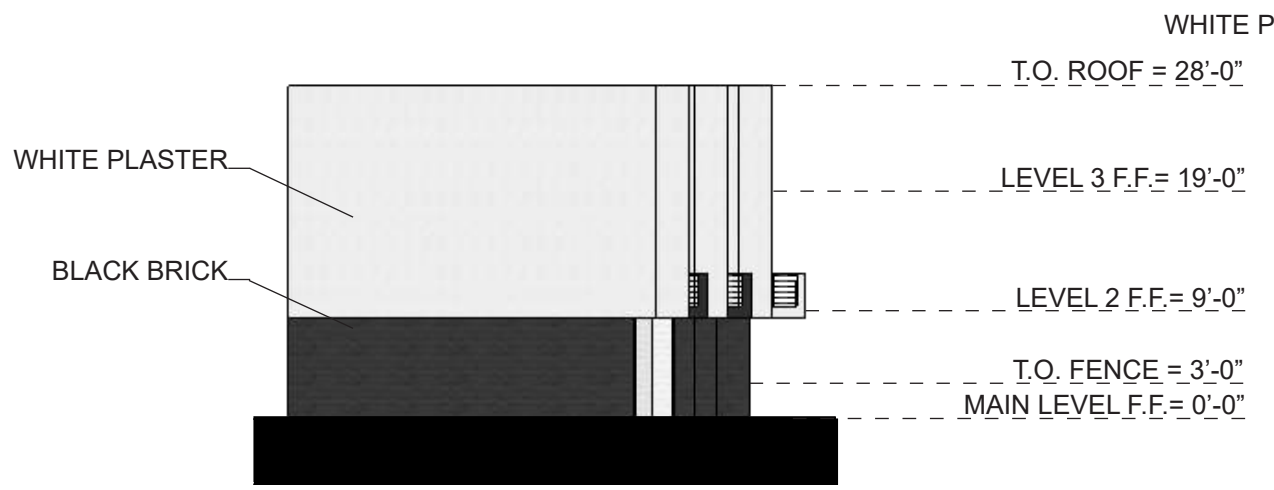
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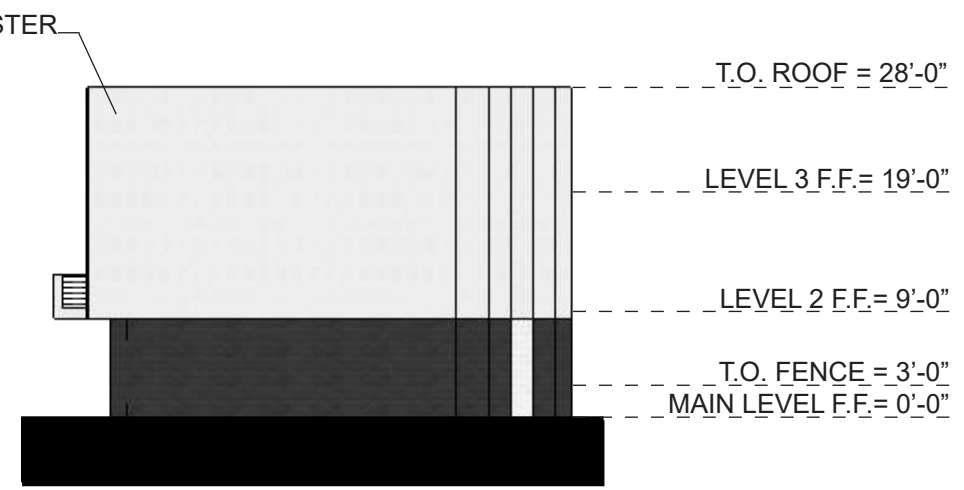
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

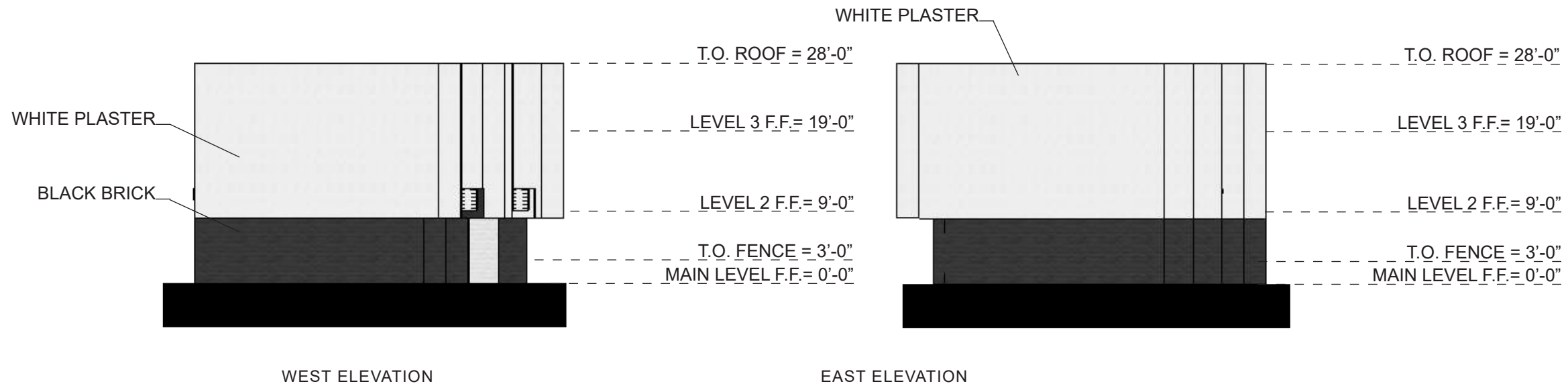
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SOUTH ELEVATION



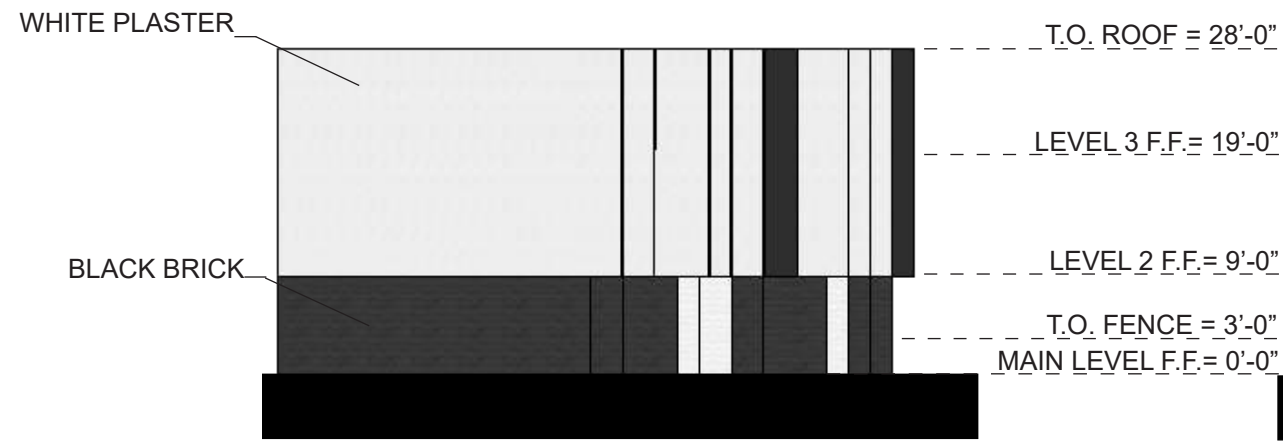
NORTH ELEVATION



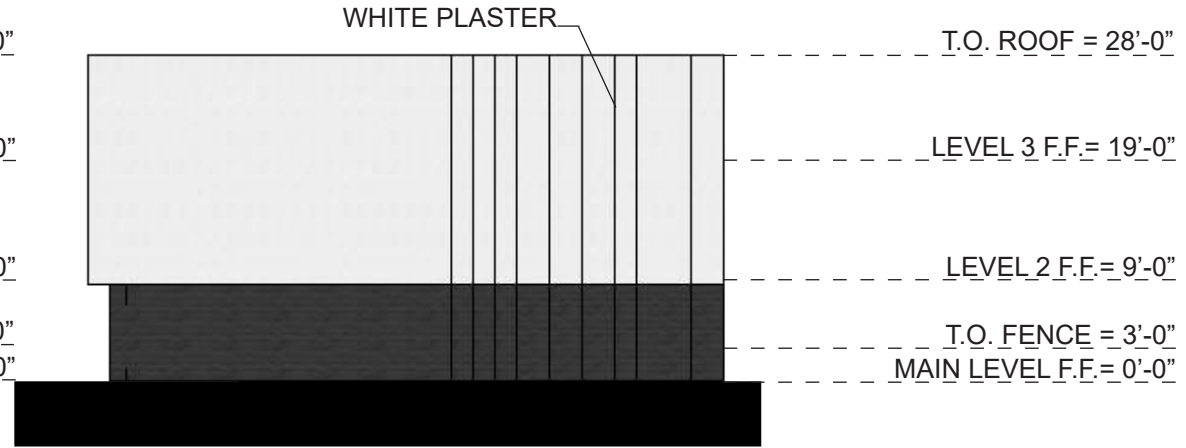
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WEST ELEVATION



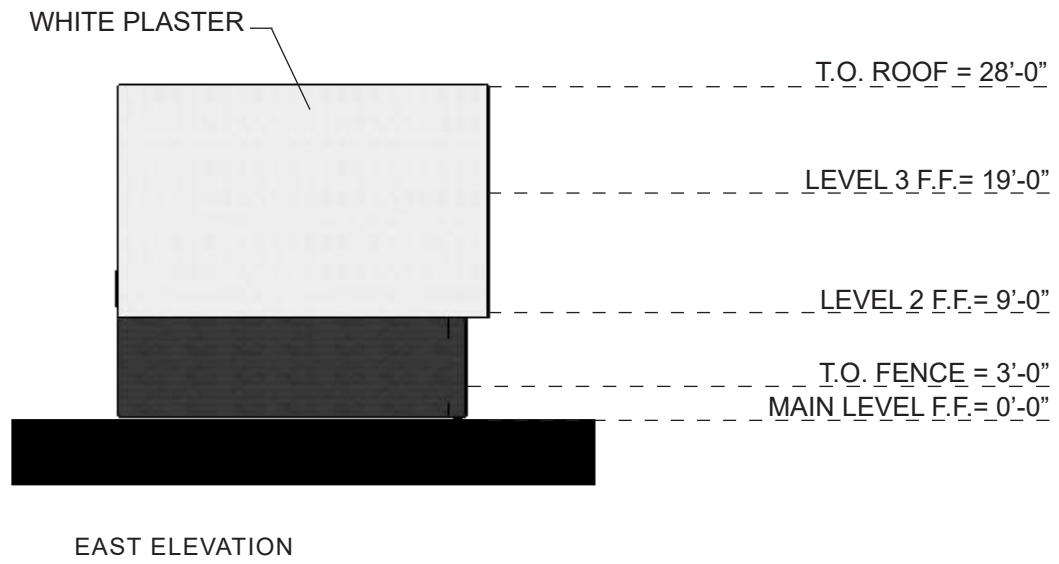
EAST ELEVATION



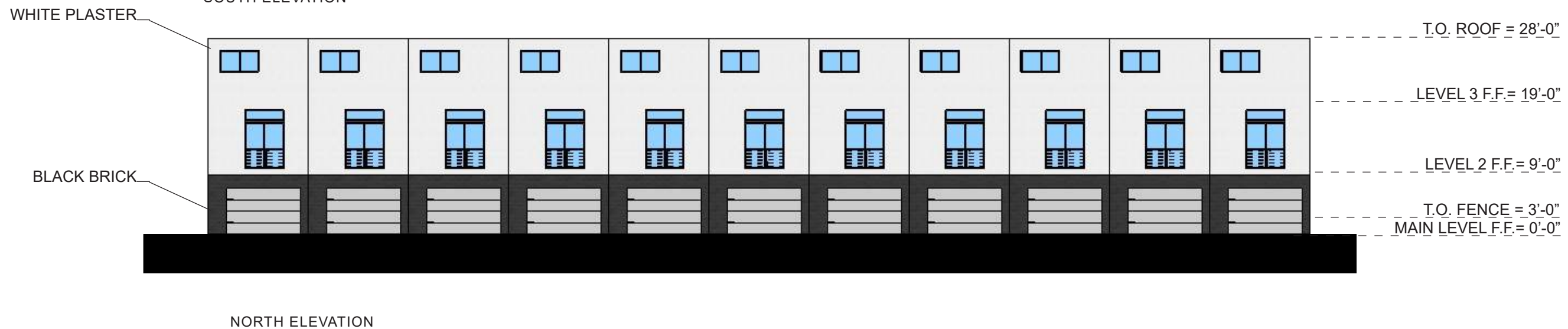
SOUTH ELEVATION

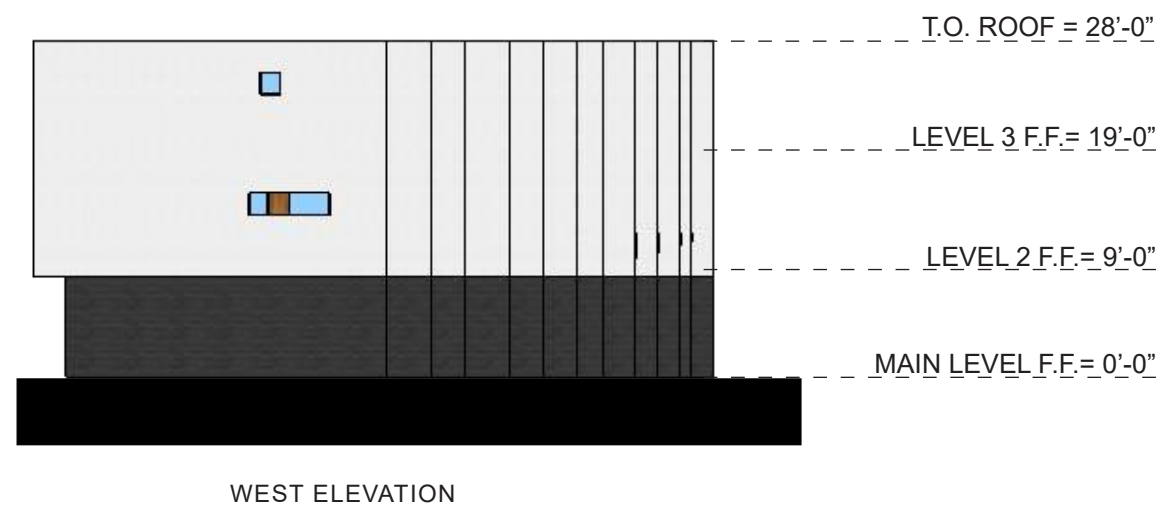


NORTH ELEVATION



The materials proposed for this project are consistent with the new construction guidelines, have proven durability, and will promote a sense of human scale. The front street elevation will consist of brick, wood, glass, and smooth gray and white stucco. Brick is proposed for the ground level. The white stucco will cover the exterior of the porch on the front of the buildings. Wood siding is used on the interior of the porch volume to provide warmth to the occupied outdoor spaces.





The materials proposed for this project are consistent with the new construction guidelines, have proven durability, and will promote a sense of human scale. The front street elevation will consist of brick, wood, glass, and smooth gray and white stucco. Brick is proposed for the ground level. The white stucco will cover the exterior of the porch on the front of the buildings. Wood siding is used on the interior of the porch volume to provide warmth to the occupied outdoor spaces.





BLACK BRICK



CLEAR WOOD SIDING OR WOOD GRAIN METAL
SIDING - VERTICAL ORIENTATION



CEMENTITIOUS PLASTER
WHITE



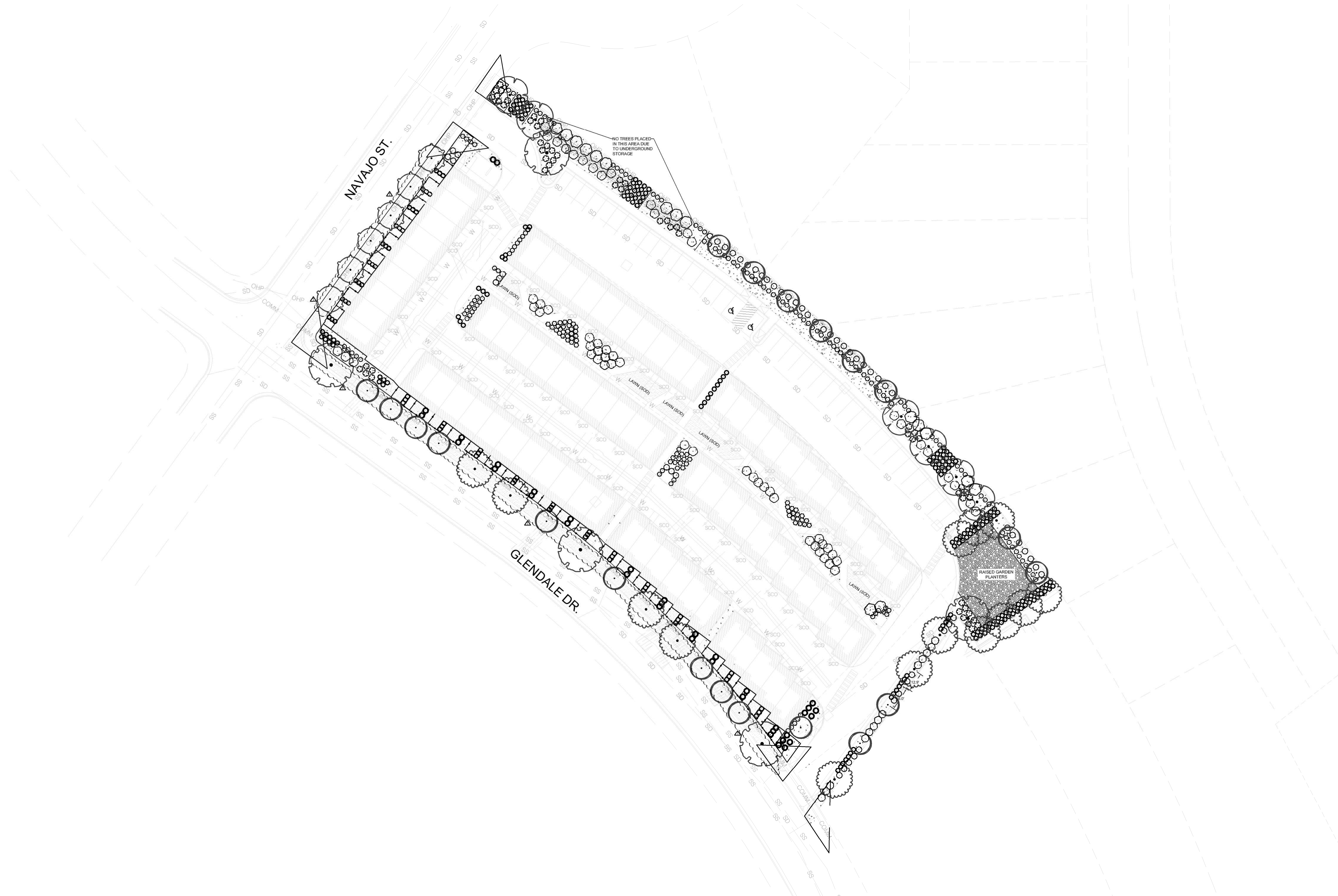
CEMENTITIOUS PLASTER
DARK GRAY



BRAKE METAL - MATCH WINDOWS FINISH
DARK GRAY




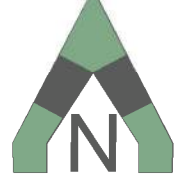
WHITE BRICK OR WHITE PAINTED BRICK




ISSUE DATE: 4/8/2024 PROJECT NUMBER: UT21108 PLAN INFORMATION: PROJECT INFORMATION: DEVELOPER / PROPERTY OWNER / CLIENT: LANDSCAPE ARCHITECT / PLANNER: LICENSE STAMP: DRAWING INFO:

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1	Street Trees Added	04-08-24
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 GRAPHIC SCALE: 1" = 30'

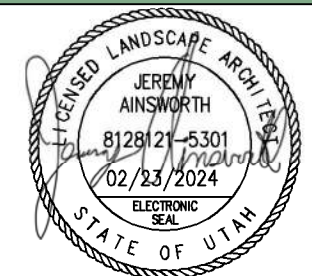
GLENDALE TOWNHOMES

SALT LAKE CITY, UTAH

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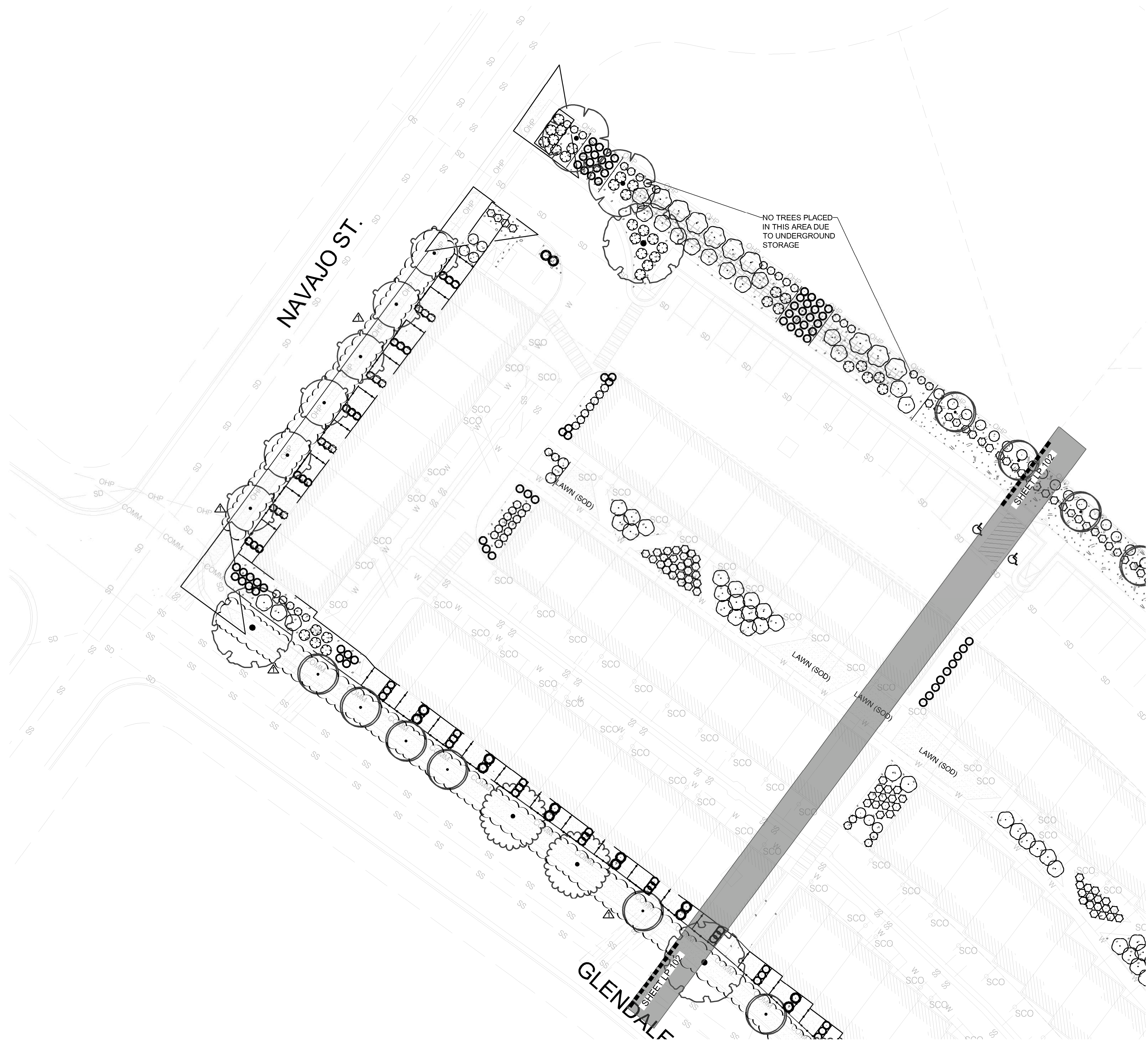

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PM: JTA
 DRAWN: ACP
 CHECKED: JMA
 PLOT DATE: 4/8/2024

LANDSCAPE PLAN OVERALL





PLANT LEGEND

SYMBOL	CODE	QTY	CONT.	BOTANICAL / COMMON NAME
TREES				
	TH	6	15 gal	Tilia cordata 'Halla' Summer Sprite® Littleleaf Linden
DECIDUOUS TREES				
	CC1	14	B & B 2"Cal	Crataegus crus-gali inermis Thornless Cockspur Hawthorn
	UPL	6	B & B 2"Cal	Ulmus parvifolia 'Emer II' Allee Lacebark Elm
	Zs'g	5	B & B 2"Cal	Zelkova serrata 'Green Vase' Green Vase Zelkova
	Zs'm	20	B & B 2"Cal	Zelkova serrata 'Musashino' Musashino Zelkova
DECIDUOUS SHRUBS				
	AA'0	56	5 gal	Amselanchier alnifolia 'Obelisk'™ Standing Ovation Serviceberry
	CSM	13	5 gal	Cytisus scoparius 'Moonlight' Moonlight Broom
	PB'P	60	5 gal	Prunus besseyi 'P011S'™ Pawnee Buttes Sand Cherry
	PLC	16	5 gal	Philadelphus lewisii 'Cheyenne' Cheyenne Mock Orange
	Re	86	5 gal	Rhamnus frangula 'Columnaris' Alder Buckthorn
GRASSES				
	Ca'k	227	1 gal	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass
	Fm'a	118	1 gal	Festuca mairei Atlas Fescue
	M'ml	36	2 gal	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass
ROSES				
	R'ak	54	5 gal	Rosa x 'Radiko' Double Knock Out Rose

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4") DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	6,299 sf
	1-03 STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	11,058 sf
	1-05 4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	2,211 sf
	1-12 STONE MULCH. COLOR: DARK GRAY. SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	4,242 sf

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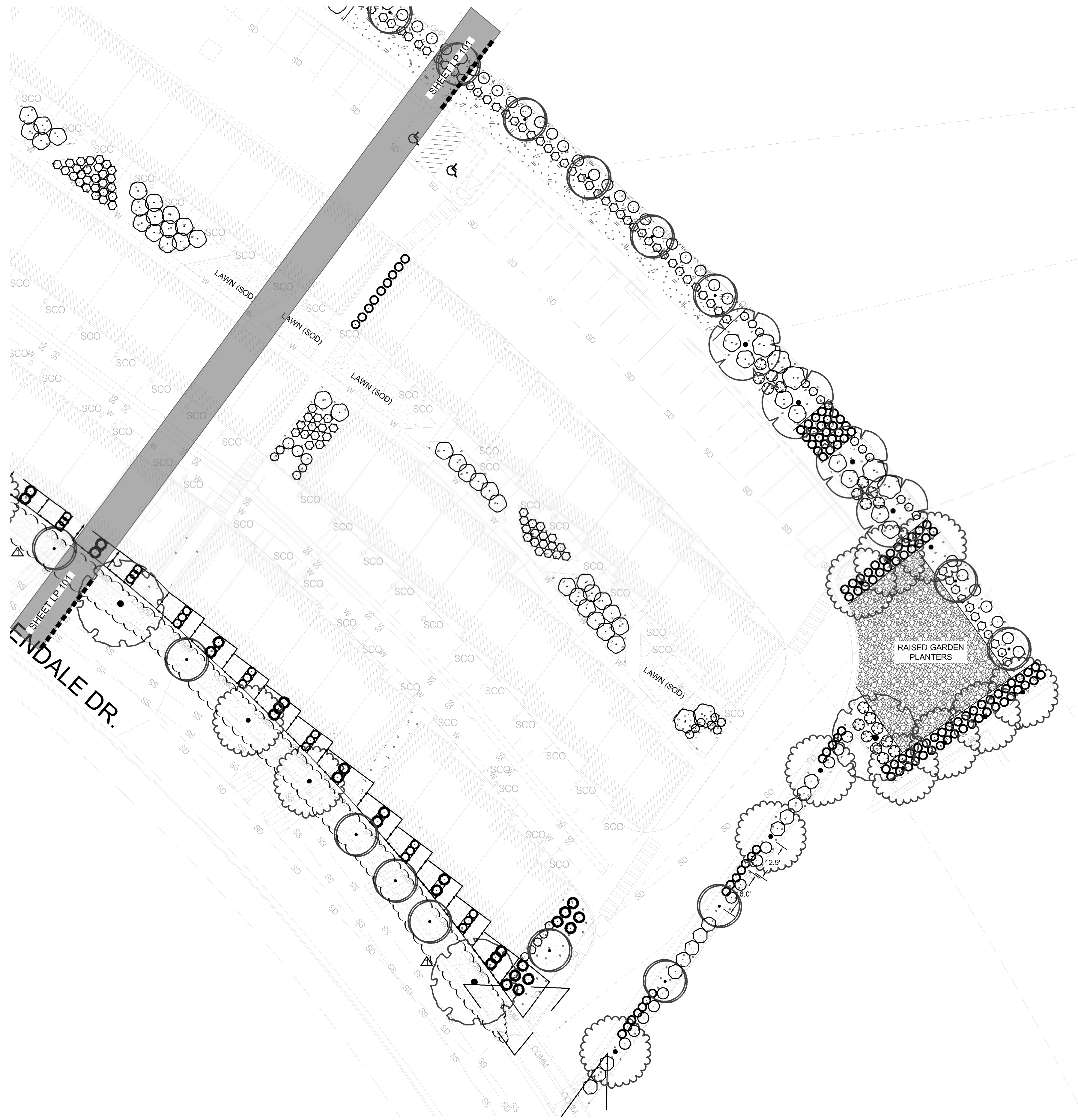
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LANDSCAPE PLAN

PM: JTA
DRAWN: ACP
CHECKED: JMA
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PLANT LEGEND

SYMBOL	CODE	QTY	CONT.	BOTANICAL / COMMON NAME
TREES				
	TH	6	15 gal	Tilia cordata 'Halla' Summer Sprite® Littleleaf Linden
DECIDUOUS TREES				
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	UPL	6	B & B 2"Cal	Ulmus parvifolia 'Emer II' Allee Lacebark Elm
	Zs'g	5	B & B 2"Cal	Zelkova serrata 'Green Vase' Green Vase Zelkova
	Zs'm	20	B & B 2"Cal	Zelkova serrata 'Musashino' Musashino Zelkova
DECIDUOUS SHRUBS				
	AA'O	56	5 gal	Amelanchier alnifolia 'Obelisk'™ Standing Ovation Serviceberry
	CSM	13	5 gal	Cytisus scoparius 'Moonlight' Moonlight Broom
	PB'P	60	5 gal	Prunus besseyi 'P011S'™ Pawnee Buttes Sand Cherry
	PLC	16	5 gal	Philadelphus lewisii 'Cheyenne' Cheyenne Mock Orange
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Birdseye View of Project Area



Front of Existing Building



Glendale Senior Housing Corp.
1239 s Glendale Dr



Dual Immersion Academy
1158 S Navajo St



Back of Existing Building



Glendale Senior Housing Corp.
1239 s Glendale Dr



Glendale Senior Housing Corp.
1239 s Glendale Dr



1213 S Navajo St



1212 S Glendale Dr



1216 S Glendale Dr



1222 S Glendale Dr



1161-1163 S Navajo St



1188 S 1300 W



1194 S 1300 W



1236 S Glendale Dr

ATTACHMENT D: MASTER PLAN POLICIES

Growing SLC- Citywide Housing Plan (2018-2022)

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- *Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.*
- *1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

Commentary: The planned development process is a zoning tool that provides flexibility in the zoning standards and a way to provide development that would normally not be allowed through strict application of the zoning code. The proposed development is utilizing this process to allow four buildings to be built without facing the public street. In so doing, additional housing (33 units) can be provided on an otherwise underutilized lot, helping to fulfill overall housing needs within the city. The proposed development also introduces townhome style housing into the neighborhood, which is not commonly found in the area.

Plan Salt Lake (2015) Applicable initiatives from the plan are below:

Neighborhoods:

- Support policies that provide people a choice to stay in their home and neighborhood as they grow older and household demographics change
- Encourage and support local businesses and neighborhood business districts
- Provide opportunities for and promotion of social interaction

Commentary: The proposed development will offer additional housing choice in a neighborhood that currently consists largely of single-family residences. The additional housing will allow more people the option to stay in the neighborhood through the different stages of life. The tenants of the development will help support area businesses. The development will include amenity space such as a pickleball courts, a community garden, and barbecue areas that provide opportunity for social interaction.

Growth:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors
- Encourage a mix of land uses
- Promote infill and redevelopment of underutilized land
- Accommodate and promote an increase in the City's population

Commentary: The proposed development would rely on existing city infrastructure such as streets and sidewalks. The development includes 57 residential units, but 24 of them will include a live/work configuration option. The property has been identified as underutilized in the Westside Master Plan as it consists of a market and a large surface parking lot. The proposed units would help alleviate the city's housing shortage.

Housing:

- Increase the number of medium density housing types and options

- Encouraging housing options that accommodate aging in place
- Enable moderate density increases within existing neighborhoods where appropriate

Commentary: The development would provide additional housing choice in a predominately single-family neighborhood. The diversity in housing provides opportunities for residents to stay in the same neighborhood through different life stages. The project includes amenities amenable to a wide range of ages and family types.

Air Quality:

- Reduce greenhouse gas emissions
- Protect and enhance the existing urban forest, including street trees

Commentary: The project lends itself to use of public transit as it is located along a bus route that travels Glendale Drive and Navajo Street. It also includes 24 live/work units that could contribute to less commuting for residents in the units themselves, but also the neighborhood as a whole.

Beautiful City:

- Support and encourage architecture, development, and infrastructure that:
 - Is people-focused

Commentary: The proposed development has buildings oriented towards Navajo Street and Glendale Drive. They are designed to engage the pedestrian by being located close to the public sidewalk and to include direct connections to the front doors of each unit and to include a large amount of glass.

Economy:

- Support the growth of small businesses, entrepreneurship, and neighborhood business nodes

Commentary: The proposed development will include 24 units that will be configured for a live/work option. That flexible space could be used for small businesses that serve the neighborhood such as hairstylists, accountants, yoga, professional services, etc. The residential units will add additional customer base for other area businesses, increasing their chance for success.

Westside Master Plan (2014) Applicable initiatives from the plan are below:

Goals for Glendale Drive at Navajo Street (Neighborhood Node):

- Add residential density
- Create viable mixed-use nodes
- Encourage redevelopment within neighborhoods through compatible higher-density residential development

Glendale Plaza:

“Salt Lake City’s Planning Division should find a suitable way to encourage multi-family infill development at the intersection of Navajo Street and Glendale Drive to encourage additional commercial development that complements the existing commercial, institutional and

residential development at the intersection. Keeping in mind the failure of the previous Glendale Plaza commercial development, the focus should be on residential development here. There should be flexibility with regard to height, parking and landscaping due to the nature of the intersection and the development pattern.”

Excerpt from pages 40-41:

“The intersection of Glendale Drive and Navajo Street (generally called Glendale Plaza) is another example of a node that is missing a couple of elements but has potential. It is also an example of how lack of connectivity and visibility can impact the viability of a commercial center. It has the size and bank of developable space to be a thriving community node, but the access and visibility of a neighborhood node. It is most likely something in between the two, and if it can utilize the underdeveloped land at the intersection for residential development, and complement the existing land uses, then there is potential for a thriving neighborhood node around Glendale Plaza. The node is currently composed of a variety of uses: a full-service grocery store, a drug store, a charter school, a place of worship and a senior living development.”

“The Glendale Plaza development itself was originally constructed in 1950 and expanded in the 1960s. It was home to commercial uses as recently as 2006, but the building had a number of physical problems that, in addition to the location issues, led to the loss of those shops and services. The site was adapted for use as a school and has been in operation since then. The grocery store and the charter school sit on either side of Navajo Street on the north side of Glendale Drive, occupying 4.5 acres. Inclusion of the Rite Aid building northwest of the school results in 6.5 acres of land. Three of those acres are dedicated to parking. This is developable space that presents an opportunity to meet many of the goals of the community and the Westside Master Plan. The three direct goals are adding residential density, creating viable mixed-use nodes and encouraging redevelopment within neighborhoods through compatible higher-density residential development. Indirectly, it also can bring about infrastructure and public transportation improvements. A node of any size needs transportation access and visibility from major thoroughfares to thrive. There is currently only one bus route through the node and it only passes by every 30 minutes. The streets leading to the node from Indiana Avenue and California Avenue are neighborhood roads. The only physical indication that there is a node here is a set of directional signs for the grocery store, [Tejeda’s], on those two arterials. Neighborhood nodes, however, rely on the residents within the area, usually within walking distance, to survive. So while there is room for a community node style of development here, it may be unrealistic to expect a one due to those geographic limitations. If anything, the history of Glendale Plaza should be a lesson in the importance of both a dense residential base to draw from and direct access to the node.”

“A market profile of the area indicates there are commercial demands that are not being met. Within a half-mile radius, there are 6,000 residents and only a handful of market types are being met within a half-mile radius of the node. The highest demands—automotive parts, grocery stores, gas stations, general merchandise stores and all types of restaurants—are all underserved. The unfulfilled grocery store demand is noteworthy because [Tejeda’s] is one of only three grocery stores in the community and the only one in Glendale. The estimated grocery store demand in 2012 was four million dollars and 30 percent of that was met within a half-mile radius of the intersection. The Glendale Plaza node is most suited for mixed use development that has a strong residential component. It is surrounded entirely by single-family residential properties, including some of the largest and lowest density blocks in the community (between three and four dwelling units per acre). Adding density and designing it to be compatible is the first step. The amount of potential developable space, in addition to design and buffering considerations, may allow for building heights ordinarily found at community nodes. The additional density may increase demand enough in the immediate area to attract additional businesses to the node or encourage local business development.”

Commentary: The proposal adds additional residential density to the area, increasing the customer-base for area businesses. The proposed live/work units provide commercial space that is more flexible to market conditions and demand. By eliminating the need for all units to front along a public street, the development is able to better utilize the space within the lot and add additional density.

ATTACHMENT E: ANALYSIS OF ZONING STANDARDS

CB Standards 21A.26.030	Finding	Rationale
Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.	Complies	The proposed development is scaled to transition between single-family uses and commercial development in the area. The project is pedestrian oriented. It will increase the area population to help nearby businesses. It will include the option of 24 live/work units so that a neighborhood scale business component will continue.
Uses: Uses in the CB Community Business District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.	Complies	Both multi-family residential and mixed-use are permitted uses in the CB zone. The development is proposing 24 of the units to include space for a live/work configuration.
Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.55 of this title.	To be determined by the Planning Commission	The project qualifies for Planned Development review. The Planning Commission must decide whether it has met the requirements for approval.
Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the design review process (chapter 21A.59 of this title).	Complies	The lot is 2.37 acres (103,608 square feet).
Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first-floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process (chapter 21A.59 of this title).	Complies	The building footprints range between 1,240 square feet and 4,960 square feet. The gross square feet of floor areas for the buildings range between 3,720 square feet and 14,880 square feet.
Minimum Yard Requirements: Front Or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.	Complies	The front and corner side yards range from 5'-10'.
Interior Side Yard: None required.	Complies	The interior side yard is 41' from the property line.
Rear yard: Ten feet (10')	Complies	The proposed buildings are set 67' from the rear property line.

Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of this title which are 7' for the CB zone.	Complies	A minimum 7' landscaped buffer has been provided for the interior side and rear yards.
Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.	Complies	The project includes two free-standing pergolas that are located outside of the setbacks.
Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15').	Complies	No portion of the street facing buildings is setback further than 10'.
Parking Setback: Surface parking is prohibited in a front or corner side yard. Surface parking lots within an interior side yard shall maintain a twenty foot (20') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a thirty five foot (35') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking.	Complies	No parking is included in the required setbacks, rather is located behind the buildings.
Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.	Complies	All front and corner side yards are fully landscaped
Maximum Height: Thirty feet (30')	Complies	Buildings are proposed as 30' in height
Other Applicable Standards:		
Parking Requirements:	Complies	114 stalls have been provided within garages in the units themselves. An additional 18 surface stalls have been provided for guests for a total of 132 stalls. The development requires a minimum of 57 stalls and allows a maximum of 143 stalls.
Landscaping: Any applicable standard listed in chapter 21A.48, "Landscaping And Buffers", of this title shall be complied with.	Complies	Park strip landscaping, including street trees at least every 30' have been included on landscape plans. All other provisions of Landscape and Buffers have been complied with.

ATTACHMENT F: ANALYSIS OF PLANNED DEVELOPMENT STANDARDS

STANDARDS FOR PLANNED DEVELOPMENTS

21A.55.050: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section <u>21A.55.010</u> of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p> <p>The purpose of a Planned Development is to support efficient use of land and resources and to allow flexibility about the specific zoning regulations that apply to a development, while still ensuring that the development complies with the purposes of the zone. As stated in the PD purpose statement, developments should also incorporate characteristics that help achieve City goals.</p>	<p>Complies</p>	<p>The applicant has stated that their proposal meets objectives for Housing, Mobility, and Master Plan Implementation. Only one objective must be met to go through the Planned Development process.</p> <p>The applicant has provided a narrative for how each objective has been met in Attachment B. Staff's analysis of each objective is found below.</p>
<p>Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</p> <ol style="list-style-type: none"> 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income. 	<p>Complies</p>	<p>The majority of the housing in the area consists of single-family homes on individual lots. The proposed development is for townhome style multi-family units that include access to common space and amenities. This housing may be attractive to those not desiring to upkeep a yard or that are looking for amenities that may otherwise be unfeasible on an individual lot. 24 of the units will also offer a live/work</p>

<p>2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.</p>		<p>configuration, which is unique for the area. The buildings are 30' tall, which is of a similar scale to what surrounding properties allow. The development will be compatible with surrounding properties while offering additional housing choice.</p>
<p>Mobility: Enhances accessibility and mobility: 1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network. 2. Improvements that encourage transportation options other than just the automobile.</p>	<p>Does not comply</p>	<p>The development includes interior walkways, but those do not improve connectivity for the neighborhood, rather they merely provide a new route to the same place.</p>
<p>Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal: 1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.</p>	<p>Complies</p>	<p>The proposal is compatible with many objectives outlined in the various master plans of the city. The project introduces medium density housing which is specifically identified in the Westside Master Plan and Plan Salt Lake. Without the Planned Development exceptions, the property would be underutilized in attempt to have all buildings front along a public street. The proposed development is generally in scale with surrounding properties. The orientation of all street-facing buildings is consistent with development in the neighborhood. Each unit has a ground floor entrance that faces either a public or private sidewalk, which is in character with surrounding homes. A full analysis of master plan implementation is provided in Attachment D.</p>
<p>B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.</p>	<p>Complies</p>	<p>The proposed development aligns with the multiple objectives of Growing SLC, Plan Salt Lake, and the Westside Master Plan. See Attachment D for more information on compatibility with Master Plans</p>
<p>C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:</p>	<p>Complies</p>	<p>See rationales below</p>
<p>C1 Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;</p>	<p>Complies</p>	<p>The proposal is generally compatible with the scale of the surrounding area. The buildings will be 30' in height where many of the surrounding properties allow 28'.</p> <p>Four of the buildings will be located with direct access to the public sidewalks. Due to the depth of the lot, the other four buildings</p>

			will be accessed with internal sidewalks and driveways. If the project was not permitted to have buildings without street frontage, the land would be very underutilized.
C2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;	Complies	Four of the buildings have been aligned to maximize frontage along public streets (Navajo and Glendale). The front door to each unit will be accessed from the public sidewalk. This will help the units be compatible with the neighborhood. Four of the buildings will be located interior to the project but will include sidewalks open to the public. The buildings will be constructed with brick, wood siding, and stucco, which is consistent with the material of surrounding buildings.
C3	Whether building setbacks along the perimeter of the development: a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways, and sidewalks. e. Provide sufficient space for maintenance.	Complies	The street facing buildings will be setback between 5' and 10' from front and corner yard setbacks. The CB zone does not require any setback, but the area will be landscaped and help the development be more compatible with the neighborhood. Amenities for the development will be at the rear of the property in a large, landscaped setback. The property will include the required 7' landscaping for a buffer yard to adjacent residential development. Each of the landscaped setbacks will provide sufficient buffering between neighboring properties and will help minimize visual or audible impacts of the proposed development. Acceptable site triangles are shown on the plans from the two driveways. All utilities will be within recorded easements.
C4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	Each unit includes the required 40% ground floor glass on each street facing façade.
C5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies with staff recommendation	Final details on lighting have not been provided. Staff recommends the Planning Commission defer final approval of site and building lighting plans to Staff.
C6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	Each unit will have its own garbage can to be collected from the private drive aisles.
C7	Whether parking areas are appropriately buffered from adjacent uses.	Complies	The majority of the parking is provided by garages within the units themselves. 18 surface stalls for guest use will be provided at the rear of the property with large landscaped buffers.

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:		Complies	See rationales below
D1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;	Complies	The only mature trees on the site are outside of the public right-of-way. The City Urban Forester has given approval for new street trees, but may look at the preservation of some of the mature trees in the building permit process.
D2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;	Complies	The proposed development adds considerably more landscaping adjacent to abutting properties. Currently, the property includes asphalt up to adjoining properties.
D3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and	Complies	The proposed landscape plan adds additional buffers for properties to the southeast and northeast. It also places the community gardens and amenity areas between the buildings and adjacent properties, thus lessening potential impacts.
D4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	The development adds considerably more street trees than exist along Glendale or Navajo. It also adds green space throughout the development, where the current site primarily consists of an asphalt parking lot. The landscaping is appropriate for the scale of the development.
E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:		Complies	See rationales below
E1	Whether drive access to local streets will negatively impact the safety, purpose, and character of the street;	Complies	The proposed project will have one vehicular access from Navajo Street and one from Glendale Drive. The current development has two on Glendale Drive. The access will not create negative impacts on adjacent streets.
E2	Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and	Complies	The site includes private drive aisles for vehicular circulation. It also includes sidewalks and marked crosswalks for pedestrian circulation and safety.

	c. Minimizing conflicts between different transportation modes;		
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;	Complies	The project includes public sidewalks along the street frontages and interior sidewalks for additional pedestrian circulation options.
E4	Whether the proposed design provides adequate emergency vehicle access; and	Complies	The proposed site plan has been evaluated and found to provide sufficient access for emergency vehicles.
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Complies	Each of the units can be accessed from interior drive aisles which will minimize the impacts to public rights-of-way for loading access.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		Complies	The site does not have natural features to preserve. The grocery store has not been sustainable as a business. It is the owner's desire to close the business and sell the property.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies	Public utility connections will be fully evaluated during the building permits review phase of the development, but Public Utilities has approved the utilities as proposed at this point. Rocky Mountain Power has given preliminary approval for electrical service to the site. Electrical boxes will be on private property, out of the setbacks, and screened with landscaping.

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

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

- June 11, 2021: The Planning Division provided a 45-day comment period notice to the Glendale Community Council
- July 1, 2021: A virtual online open house was held by the Glendale Community Council: <https://www.youtube.com/watch?v=IMhmwsTcYUE&t=7s>. Six questions were posed by community members:
 - Q- The first question was to understand better about the proposed live/work units.
 - A- The applicant explained they were intended for small businesses such as a photographer, accounting services, or other small-scale business where more flexible space is needed.

 - Q- A follow up question was to know if the live/work units would be required to have a work component?
 - A- The tenant of each live/work unit will be able to choose if the space is fully residential or includes the business component.

 - Q- A resident asked if there is a chance the development becomes 100% residential.
 - A- Yes, that is a possibility, based on the choice of the tenants of the live/work units. The primary intent is to create residential density to a level that businesses can survive.

 - Q- What will the pricing for the units be?
 - A- The exact price is unknown, but they will be market-rate.

 - Q- How will this affect surrounding property values?
 - A- Based on the developer's experience, surrounding property values will increase.

 - Q- A question was posed on the impacts of traffic and parking in the area.
 - A- All units will have required parking in the units and additional guest parking will be provided for the development.
- The Community Council has chosen not to provide written statement on the proposal, rather its intention is to get information on proposals out to the community and offer the opportunity to ask questions to the developer.
- July 8, 2021: Early notification regarding the project mailed out
 - Notices were mailed to property owners/residents within 300 feet of the proposal

Notice of the public hearing for the proposal included:

- Public hearing sign notice posted on the property on February 8, 2021
- Public hearing notice mailed on February 10, 2021
- Public notice posted on City and State websites and Planning Division list serve on February 10, 2021

PUBLIC INPUT

Multiple public comments were submitted regarding the Planned Development proposal. Most are regarding the loss of the Tejedas Market. Those messages have been included below with the sender's personal information redacted. A letter from the Salt Lake Food Policy Council has also been included below. If any additional comments are received after the publication of the Staff Report, they will be forwarded to the Commission and included in the public record.

Comment #1 (taken by phone):

Neighbor [REDACTED] called and stated that she is opposed to the proposed townhome development among her reasons are:

- *The neighborhood does not need additional density and traffic through the circle and near the school is already bad*
- *Concerned they are losing another grocery store and will be a food desert. Smith's is too far away and is packed. Sometimes parking is hard to find.*
- *Why is this development being allowed when we are dealing an intense drought? What will the water usage be and can it be provided?*
- *Concerned that these will not be affordable units. They need more low- to moderate income housing, or senior housing, not high-priced units in the neighborhood.*

Comment #2:

I'm a resident of Glendale. I'm writing to oppose the proposed housing development on Navajo Street in Glendale. We need a grocery store in Glendale.

We have been hearing about the lack of access to healthy food in Glendale since 2013 when the US Dept. of Agriculture classified Glendale as a food desert. There is a limited access to fresh and healthy affordable food in Glendale for those who have limited transportation.

<https://www.buildingsaltlake.com/salt-lake-city-plans-to-bring-healthy-food-to-glendale/>

We need a grocery store more than more housing.

Sincerely,

[REDACTED]

Comment #3:

Dear Salt Lake City,

I am opposed to tearing down Tejada's Market in Glendale to replace it with townhomes. The market is good for a walkable community, and removing it will further dependence on cars in the area, which is bad for health and climate change. Also, the westside needs to have local markets to prevent a food desert.

*This seems to be a bad project design. Perhaps a multi-story apartment/condo building would be better with a market on the ground floor.
Please confirm receipt.*

Thanks,

*[REDACTED]
Salt Lake City, UT*

Comment #4:

I live on Glendale Dr. near Tejada's market. The destruction of a full-service grocery store in my neighborhood would mean that much of my neighborhood would be living in a food desert, which is defined by the 2019 Medley Food Desert Project as living over a mile from a full-service grocery store if you live in an urban area. Not only would Glendale be losing a full-service grocery store with a completely stocked produce section and access to healthy food options, but Tejada's caters to a Latinx pantry of food items in a predominantly Latinx community. Many foods available at Tejada's are not available at a Smith's or a Harmon's even if those stores were closer.

Last week, Huffington Post reported on Mayor Mendenhall's announcement of racism as a public health crisis that Salt Lake City will be taking on in an intentional way with policy implementation. The removal of Tejada's runs opposite to the mandate from the Mayor; food deserts are a public health threat and Tejada's serves a predominantly black and brown part of the city. We would be disproportionately reducing healthy food options - thus harming health outcomes - for a racial minority in Salt Lake City. This is unacceptable.

I ask you to take steps to end progress on this destructive project that would reduce healthy food access for a racial minority and only add housing which is out of the financial means of its neighbors.

Thanks so much,

*[REDACTED]
Glendale Resident and concerned SLC citizen*

Comment #5:

I am writing as a resident of Glendale [REDACTED] to voice my concerns about the proposed development in place of the supermercado on Navajo st.

While i support high density housing, in order to remedy the affordable housing crisis, we must be careful that all the high density housing (not a tiny portion of "micro apartments" that will do nothing to support families in poverty) be subsidized and affordable for the local area.

Replacing a beloved ethnic market with luxury apartments, or even apartments outside of the affordability of current glendale residents, is the very definition of gentrification.

I love glendale, and i love the people that live here. They deserve supportive housing projects, not to be displaced so some developer can profit.

Please, deny this proposal.

[REDACTED]

Comment #6:

My name is [REDACTED] and I am a resident of Navajo street in Glendale.

I am reaching out in regards to the city plans to replace our local market with newly built townhomes. What our neighborhood needs is not the gentrifying of our community and disregard for the food security and culture of the community. I ask that you take a step back, and think about the repercussions that will fall onto this area if more housing is built without actually investing in the wellbeing of the community.

Why not allow the opportunity for someone else to buy the building and perhaps take over, or at least utilize the space in a helpful way? Buildings of the kind you are proposing are not only costly, but not helpful. Why can't this project benefit the people that already live here, rather than just usher in more people?

We need to invest in the enrichment, culture, and diversity of this neighborhood, before building even more unaffordable housing in it. I hope you will consider my feedback to this project.

Thank you for your time,
[REDACTED]

Comment #7:

I am a resident of Glendale, and I am deeply concerned about the proposal to replace Tejedas Market on Glendale Drive with a luxury townhome complex and upscale businesses like a pilates studio (Petition#: PLNPCM2021-00378). Such developments would have significant negative impacts on our neighborhood—namely, food insecurity and gentrification.

Losing Tejedas would turn parts of Glendale into a food desert, making it difficult or impossible to get to a store without getting into a car and driving for more than a mile. Consider that there is a senior living facility directly next-door to Tejedas. I am certain that many of the residents there shop at Tejedas regularly—it's the only place they can simply walk to.

I speak from personal experience as well. I live on Glendale Drive just a couple of blocks northwest of Tejedas. Due to car issues I've experienced over the past couple of months, I would have been food insecure myself if not for Tejedas. Bringing a load of groceries home from anywhere else would have been difficult, as there are no other stores that are a short distance away. I am grateful that Tejedas, with its substantial produce section and other staples, has been there during this time.

I am also co-owner of my home, not a renter. Though we ostensibly stand to benefit in terms of property values if the luxury townhouses are built, to us, it's not worth the substantial harm to our neighborhood it would cause. We don't want to see the renters in our neighborhood, including families with small children, having to search for a new home due to rising rents caused by the inevitable gentrification that would result from installing upscale townhouses here, and upscale businesses like a pilates studio. Glendale is a very special and beautiful community, filled with ethnically diverse families; as I walk my dog in the evening, I pass by children playing on the sidewalks who know her name and come up to pet her, vibrant family gatherings where traditional styles of music ring out into the air, and people tending their gardens. This neighborhood does not need rising rents that could push many of these residents out. Instead, we need to preserve the special place that Glendale is.

A pilates studio has no business replacing an ethnic grocery store; nor does an upscale housing complex. IF the owner of Tejedas truly wants to sell (which the developer claims, but reporter Ivana Martinez has not yet been able to verify), perhaps we can find another

solution. I feel the city should facilitate finding a better way forward that allows the store to remain intact, such as selling it to another owner who wishes to maintain rather than replace it. Let's get creative about how to ensure a positive outcome for the neighborhood of Glendale, looking at the full spectrum of options.

Sincerely,

[REDACTED]

Comment #8:

Thank you for responding with the added information and context about the project. I appreciate your thoughtfulness. It sounds like the project is far enough along that there is essentially no way of stopping it, correct? Regardless, I would like to add my thoughts for the planning commission to consider.

I reached out because I am worried that with the removal of Tejada's market, Glendale will lose its only grocery store. This is especially concerning since our neighborhood is considered a food desert and is full of fast food, 7-11s and other unhealthy choices. Access to fresh, healthy and culturally relevant food choices make Tejada's a staple for many families. Disposing of this key community asset cannot be considered community development. In my mind and the minds of many others, it is quite the opposite-- contributing to community decline.

I realize that increased population density is necessary in order to house all our residents. I also know that it is required in order for Glendale to be able to support restaurants, bars, coffee shops, etc. These are all things many in our neighborhood would like. However, removing a grocery store that provides an essential service to many should not be part of the plan. I also wonder if it would be possible to keep Tejada's AND add housing on the land there. Is this something that has been considered?

I previously served as the Glendale Community Council Chair and am currently a teacher at Glendale Middle School where I have taught for 11 years. As a result of these community contact points, I have heard from several families who share my concerns that this planned development does not seem to have the community's best interests in mind. My family, neighbors and I are able to walk to Tejada's for groceries and meals at the restaurant and have done so for years. We would like for this to be a possibility well into the future.

Thank you for your attention to this.

Best,

[REDACTED]

Comment #9: Salt Lake City Food Policy Council Letter

December 10, 2021

Salt Lake City Planning Commission
451 South State Street; Room 406
P.O. Box 145480
Salt Lake City 84414-5480



Dear Salt Lake City Planning Commission,

I am submitting this comment on behalf of the Salt Lake City Food Policy Council (SLCFPC). The SLCFPC is an advisory body that identifies policy and program opportunities and makes recommendation to the City of Salt Lake on how to create a more equitable, sustainable, and resilient community food system. The group is made up of individuals who represent multiple sectors of the food system.

The SLCFPC is writing today to express concern about the loss of the Tejada's Market in Glendale, located on 1179 South and Navajo Street, as part of a proposed multi-family redevelopment project.

We understand that the store owner has the legal right to sell the property, and the developer has the right to build the proposed townhomes. We also understand that Salt Lake City and the Planning Commission have limited options to influence the design and final plans of the proposed redevelopment. However, we are writing to express concern over the loss of this grocery store in an area where residents already experience limited access to fresh, healthy, and culturally relevant food.

As alluded to in the Westside Master Plan¹, data from the United States Department of Agriculture show that residents living in parts of Glendale and Poplar Grove face higher barriers to accessing healthy food.² Moreover, data from the Utah Department of Health show that adults living in the zip code 84104, including Glendale and Poplar Grove, are significantly more likely to report being worried or stressed about having enough money to buy nutritious meals, compared with those living in other Salt Lake City neighborhoods. Losing another market in the Glendale neighborhood could exacerbate these existing disparities.³

It is the position of the SLCFPC that there are meaningful and innovative solutions to increasing healthy food access in this neighborhood, and we encourage the Planning Commission to use its influence to protect or improve food access through this and other redevelopment projects.

For instance, as a condition of its approval the Commission could encourage or require the developer to include space for (or incentivize) healthy food retail in the new development. National resources are available which could support this kind of healthy food retail development. For example, the Healthy Food Financing Initiative⁴ provides grants, loans, and technical assistance to food retail projects located

¹ Salt Lake City Planning Division, Westside Master Plan (2014)
<http://www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf>

² United States Department of Agriculture (USDA). Food Access Research Atlas. Accessed October 26, 2021.
<https://www.ers.usda.gov/data-products/food-access-research-atlas/>

³ Utah Department of Health, Behavioral Risk Factor Surveillance System (BRFSS).

⁴ America's Healthy Food Financing Initiative, Reinvestment Fund and USDA. <https://www.investinginfood.com/>

in designated underserved areas. The proposed redevelopment is located in such an area.⁵ The Commission could also encourage the inclusion of additional community gardening or food production space in the design of the development, beyond what is included in the architectural renderings.

In addition, the SLCFPC encourages the Commission to give special consideration to the recommendations of the Salt Lake City Resident Food Equity Advisors⁶ as it evaluates proposed redevelopments. The Advisors' recommendations are outlined in a recent report (attached) that highlights solutions for increasing residents' access to healthy, affordable, and culturally relevant food in historically marginalized areas of Salt Lake City (including Westside neighborhoods).

The SLCFPC appreciates the opportunity to submit public comment on this proposed development. We urge the Commission to leverage the influence it has to mitigate the loss of the Tejada's Market, and to provide the vision and leadership needed to ensure that all residents have access to healthy and relevant food in the neighborhoods where they live.

Thank you for considering our comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Natalie Loots', with a stylized flourish at the end.

Natalie Loots

Chair, Salt Lake City Food Policy Council

⁵ Eligibility for America's Healthy Food Financing Initiative can be determined here <https://www.investinginfood.com/eligibility/>
⁶ Salt Lake City Resident Food Equity Advisors 2020-21 Final Report. Downloaded here: <https://www.slc.gov/sustainability/rfea-2020-2021/>

Salt Lake City
Resident
Food
Equity
Advisors



SLCgreen

Mayor Erin Mendenhall



■

***SALT LAKE CITY FOOD EQUITY
RECOMMENDATIONS FOR FUTURE SUCCESS***

Report prepared by Carbaugh Associates

2021 Salt Lake City Resident Food Equity Advisors

■

■

***SALT LAKE CITY FOOD EQUITY
RECOMMENDATIONS FOR FUTURE SUCCESS***

■

A summary report of the 2020 – 2021 Salt Lake City Resident Food Equity Advisors Pilot Program process, key ideas, and recommendations.



Preface

The intention of the Salt Lake City Resident Food Equity Advisor summary report is to both represent the Advisors' voices and their recommendations. Thematically, this summary report is organized around an introduction, brief program background and process, Advisor priorities, then key ideas and recommended policy, program and project implementations. Listed below as an outline, and detailed further in the report are the Advisors' results. While the key ideas and recommendations are not prioritized, nor presented in rank order, they are delivered as a full complement of realistic food equity actions that can begin immediately with the support of city officials.

1. Advisors' Key Ideas
2. Mayor Council Joint Resolution on Food Equity
3. Ensure and Expand Equitable Information Outreach and Communications
4. Continue the Resident Food Equity Advisor Program
5. Fund and Begin a Resident Integrated Food Equity Assessment and Action Plan
6. Fund and Develop a Food Voucher Program + Lead and Partner in Food Choice Pantries
7. Create a Fresh and Healthy Local Food Retail and Landscape Initiative
8. Expand Opportunity, Agency, and Access through Fresh Food Growing Policy and Programming

Suggested citation: 2021, May 27, Salt Lake City Department of Sustainability, Salt Lake City Resident Food Equity Advisors, Final Recommendations, Carbaugh Associates, Inc.

Acknowledgements

This summary report is made possible because of the substantial and dedicated work of the first cohort of the Salt Lake City Resident Food Equity Advisors, as well as the supporting staff of the Salt Lake City Department of Sustainability. At the outset, the Advisors began their June 2020 service during the beginning of the SARS- CoV-2 pandemic outbreak. Despite significant barriers, including low or no technology access, all involved exhibited exceptional resourcefulness and willingness to learn and succeed together within a new online process. Throughout the 10 months of working together to improve Salt Lake City's prospects for greater food equity, this first cohort of thirteen Resident Food Equity Advisors persevered through many challenges, showing nimbleness and tenacity, as well as patience and generosity in their commitment to bringing forth excellent food equity recommendations.

Salt Lake City Mayor
Erin Mendenhall

Director, Salt Lake City Department of Sustainability
Vicki Bennett

Deputy Director, Salt Lake City Department of Sustainability
Debbie Lyons

Food and Equity Manager, Salt Lake City Department of Sustainability
Supreet Gill

Salt Lake City Resident Food Equity Advisors 2020 / 2021

Carol Davis

Lisia Satini

Jennifer Garza

Eugene Simpson

Laura Harper

Jessica Thompson

Zana Jokic

Cristobal Villegas

Jodi Key

Tamara White

Nora Lang

John Wilkes

Ivoni Nash

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Introduction

First recommended in Salt Lake City's Community Food Assessment (2013), the need for innovative approaches to connect and empower residents in creating a more equitable community food system through collaboration, shared learning and co-decision making was recognized and championed by Salt Lake City's Department of Sustainability and Food Policy Council. In 2019, with a focus on food equity, diversity and inclusion, this recommendation would emerge as a pilot program called the *Salt Lake City Resident Food Equity Advisors (SLC RFEA)*.

Although the Community Food Assessment had helped the city make progress in improving many aspects of the local food system, rising food insecurity; especially among the city's marginalized populations, emphasized the need for a substantially more inclusive approach to addressing local food challenges. Because the ways in which any one person may come up against food hardship can be complex and varied, for the new program, Salt Lake City's Department of Sustainability wanted to confront and figure out food insecurity in a substantially different way. At its core, the essence of this new approach called for creating a new program – the Salt Lake City Resident Food Equity Advisors, whose principle purpose was to understand food hardship and identify solutions by equitably collaborating with residents whose daily lives had been, or were presently being touched by food disparity.

As a new program, the SLC RFEA was created to realistically accelerate enduring food equity pathways. By taking a people first approach, where the belief of building better communities arises from valuing the contributions of individual assets and the lived experience; the program aimed to create a place where residents with deep ways of knowing food inequity could connect, collaborate, learn together and work with the city to advance greater food equity.

Background

Prior to the 2020 SARS-CoV-2 pandemic outbreak, the plan for the Salt Lake City Resident Food Equity Advisors program was to bring together a group of everyday residents, coming from different backgrounds and neighborhoods, to focus on food hardship. Advisors would be individuals with a deep passion for food, a willingness to share their unique food access stories and an eagerness to collaborate and learn with others. Pre-pandemic, RFEA meetings were planned to be in person, safe gatherings, where discovery, knowledge building, and sharing insights over meals would lead to recommending more equitable solutions for the city's diverse people and neighborhoods. Contributing to a more equitable process, Advisor stipends and childcare would be provided as part of the program.

In the fall of 2019, the Salt Lake City Food & Equity Program Manager launched an outreach and referral campaign to connect with residents who held a strong interest in healthy food and a desire to help improve their community. In consultation with Carbaugh Associates and through service provider referral pathways, the Salt Lake City Food & Equity Program Manager reached out directly to residents, neighborhood organizations, and faith based communities to share information about the project and recruit participants. By using both an in person and online application process the program received over fifty applications. From those fifty applicants, a group of 16 very diverse residents were enlisted to become the first cohort of the Salt Lake City Resident Food Equity Advisors.

Although the different times resulting from the pandemic caused disruption, the Resident Food Equity Advisors program strived to go on. Assuring the program's continuation during the pandemic required 1) determining how the program might be reoriented and moved to an online meeting format, and 2) re-designing the process so it would remain equitable, trustworthy, meaningful and results oriented. With no time to waste, the work of finding a way for all Advisors to participate equitably needed to happen quickly.

During the months of April and May 2020, staying connected with Advisors during the transition from pandemic shutdown to successfully leveraging resources so the program could begin with online meetings was of the highest priority. Despite delay and uncertainty, both the program and Advisors moved forward; adjusting and transitioning so that by June 11, 2020 the first RFEA meeting could be held virtually. This was an exciting, if a bit nervous first meeting, where 13 advisors came together to begin their journey of working together to improve equitable healthy food access for Salt Lake City residents and neighborhoods.

From that first meeting and throughout their 10 months of service, the Advisors worked diligently to empower a process that began with building new relationships and always included significant amounts of pre-meeting work. Added to the unfamiliarity of being involved in a pandemic disrupted new program, personal covid and technology related challenges along with other disruptions affected the lives of the Advisors. Despite these challenges, their ongoing high level of commitment always resulted in extraordinarily focused, insightful and productive meetings. By sharing their individual lived experiences and progressively working together in discovery, co-learning, evaluating, assessing and ultimately recommending; unfailingly and despite hardships born out of the pandemic, each Advisor fully engaged and led in ways that would be considered exceptional during typical times. In these different times, to say that their work and resulting recommendations for achieving a more equitable Salt Lake City food system is remarkable would be an understatement.

The balance of this report represents the 2020/2021 Salt Lake City Resident Food Equity Advisors process and foundational beginnings, concerns, thoughts and consensus recommendations. The recommendations are delivered as equitable food system key ideas, then refined as specific policy, program and projects.

WHAT IS FOOD EQUITY?

Food Equity Considers Opportunity, Access and Barriers.

It concentrates on finding ways for people to become their very best. FOOD EQUITY efforts focus on getting people what they need by providing opportunities and reducing access barriers to healthy, relevant, fresh food. Equity is influenced by personal living circumstances, communities, policies and systems. Food equity is also about fairness, affordability, inclusion and opportunity.

As the Salt Lake City Resident Food Equity Advisors began their work together in June of 2020, their earliest meetings focused on:

- Building understanding around the meaning of food equity and food environments
- Sharing thoughts and experiences about their personal meaning and value of food
- Offering perspectives and dialogue about the who, where and why of food access
- Framing the future of food equity successes

Starting with this foundational beginning, the Advisors met remotely once or twice a month for 10 consecutive months. During their time together they convened in a guided process which included whole group and small group work, as well as discussions with requested guest panelists and a documentary film.

Each meeting aimed to provide opportunity for co-learning, advancing specific interest and direct opinions, while also fostering opportunities for discovery and evaluations.

From meeting to meeting, Advisors focused on developing their own food equity discovery questions

and evaluations related to the SLC CFA's food security and consumption chapters. They also learned about and discussed city and community implications and perceptions related to the concepts of food deserts, food swamps and food equity outcomes in their own neighborhoods. Guest panelists who spoke about food purchasing power, food enterprise, supply chain, grocery retail spaces and growing food options within the city created the chance to develop and refine understanding and recommendations. Further investigations led to discussions about the ways in which city leadership, planning and zoning acts as an influencer on healthy food access and personal health within traditionally marginalized neighborhoods. And, by spending time evaluating and assessing their own local food environments in greater detail, each Advisor envisioned their best food equity future and progressively developed recommendations.

One of the greatest assets each Advisor brought to the ten months of work was their personal pre-meeting preparations. From month to month, the in between meeting preparations were a critical time for Advisors to reach deep in discovering, evaluating, assessing and visioning both food equity challenges and ideas for a better future. Along with ideas which arose from meeting discussions, the advance preparations created momentum for empowering and informing successive meetings.

SETTING PRIORITIES



PEOPLE FIRST

From the outset, the Advisors always initiated ideas that focused attention on helping meet the needs of others. Using their unique equity committed approach, they shared personal perspectives and worked together to gain greater insight into who among the city’s residents might be facing food hardship and why this is the case. Maintaining a listening and learning direction, with respectful disagreement, enabled Advisors to quickly identify gaps and needs. And, by staying committed to a people first approach they continuously complemented one another in evolving practical ideas aimed at reducing access barriers and improving opportunity.

“What’s really important is for stigma and negativity to be lessened for hungry people. A lot of people get left out because they are embarrassed. We need to have more acceptance and support people when they ask for help. RFEA Quote

“I had a period in my life where I had experienced homelessness. I desired a home cooked meal. Getting to where meals were served was a challenge with belongings to carry. My knowledge of where to go was very limited since I had no device or access to internet. RFEA Quote

“I have a friend living with a terminal illness. She has meals for how and what to eat to make her disease easier to live with. However, the SNAP support doesn’t always do enough for her to make nutrition needs and meals to help her illness. RFEA Quote

“Success for this group could look like both having a set of tangible priorities to suggest and have a few of them already in progress by the end of the time of our work. RFEA Quote

“How do we get more diverse options in local grocery stores?
How do we get healthier restaurant food options in the local communities?
How do we take action and provide better healthier options for our underserved communities? RFEA Quote

RESIDENT FOOD EQUITY ADVISORS PRIORITY PEOPLE AND COMMUNITIES INCLUDE:

- Black, Indigenous and People of Color - BIPOC
- Traditionally marginalized people and neighborhoods
- People with deep cultural food relationships
- People living in poverty, low or moderate income
- Unsheltered LGBTQI+ youth and Queer BIPOC
- Unsheltered or informally sheltered
- People with mental health needs
- People with medical, health and dietary specific needs
- People with intellectual and developmental disabilities
- People with physical disabilities, impairments or disorders
- Veterans
- Adults 65+
- Adult students
- Toddlers, children and youth
- People of differing legal status
- Immigrants and the newly arrived
- Formerly incarcerated

“To recognize certain populations needs and how to satisfy those needs and have actual policies that support this individual needs. We can help suggest tools and ways to support these needs. Not only for poor people, but for everyone. RFEA Quote

“I wonder if people would love to have a simple way to start growing food -and composting – their favorite little thing to add to their fresh food from their porch or window? Could this become a tiny start to a new kind of self-reliant food security? RFEA Quote

Advisors' Key Ideas

To help build a community around equitable and healthy food, where individuals living in Salt Lake City have many opportunities to become or continue to be their very best, the Salt Lake City Resident Food Equity Advisors recommend that Mayor Mendenhall and the Salt Lake City Council resolve to adopt the following principles:

- ❖ Support multiple pathways for traditionally marginalized individuals and neighborhoods to consistently access and grow fresh, affordable, healthy and relevant food. Doing this will help ensure all residents have enough healthy food to eat.
- ❖ Prioritize voices that have not been heard from in the past. To this end, empower and build agency by expanding inclusive and diverse food equity advising, skill building and advocacy for residents. This includes:
 - Supporting and continuing the Resident Food Equity Advisors.
 - Expanding Advisor food equity co-leadership skills around community involvement and education. New skills will also help Advisors actively support the development of healthy fresh food environments, as well as foster, strengthen and maintain food equity connections between public officials, neighbors, farmers, local food businesses, non-profits and schools.
 - Creating pathways for Salt Lake City officials and Advisors to work together and build understanding about historical and present day systemic food inequities.
- ❖ Recognize “Normal Food” is different for different people. Reducing barriers and increasing opportunity will mean committing to and supporting relevant and responsive food access. Specifically, an equitable Salt Lake City food system will create opportunities for residents to affordably and easily acquire food that is relevant to cultural and personal identity, individual health and wellbeing, religious and spiritual life and personal taste.
- ❖ Continuously work to improve food resource outreach and communications. Make food information and resources known and easily available in a wide range of places and modes. Make communications clear and accurate, respectful, multilingual and ADA accessible. Because information needs to be thoughtfully tailored for people with differing needs, it will be important to recognize that technology can be both a barrier and an asset for food equity communications and connections.
- ❖ Foster and create resilient, diverse and inclusive healthy neighborhood food environments. Focus first on neighborhoods where marginalization continues to impose fresh and healthy food barriers; making sure to include and create equitable food environments for people who are sheltered, informally sheltered or unsheltered.
- ❖ Acknowledge and be responsive to food equity challenges by developing neighborhood and city district level climate responsive food planning and design, policy and funding investments. These types of food equity actions will require long term dedication to creating food opportunity areas known as food oases; places where people, ecological food landscapes and the local economy prosper simultaneously.

Advisors' Key Ideas

- ❖ Address Salt Lake City's structural role in food inequity and injustice. Food barriers, reduced access and reduced opportunity can be linked to and are intertwined with past and current policy making. A more just Salt Lake City will work to understand and address the many ways the city's land use planning, zoning, housing, environmental policy, transportation, technology access, parks and economic development are linked to food equity. One place to begin evaluating, building understanding and creating systemic change is by updating the SLC Community Food Assessment with an ***Integrated Food Equity Assessment and Plan***.
- ❖ Self-determination and dignity are essential elements of food equity. Related to this is the importance of learning about and understanding how chronic hunger and food theft may be related to inequity. Coordinated approaches for change may begin with Salt Lake City's Equity in Policing effort, the SLC Police Department itself, businesses, neighborhood organizations who focus on finding ways to assist, rather than penalize or stigmatize, those who have stolen food because of difficult or desperate hunger situations.
- ❖ HELP RESIDENTS GROW FOOD!

Enhance food opportunities and support agency and self-reliance by giving people what they need to grow and prepare their own food. When people can ecologically grow their own food it enhances and extends personal agency, healthy living, and may improve personal finances. Supporting and putting fresh food growing opportunity in the hands of individuals, households and schools is an asset for personal wellbeing and community building. Individual and city wide food growing which are linked to supporting nature will help build a healthier city environment. Providing financial support, expanding learning opportunities, skill building and connections will support people and communities in getting what they need to grow and prepare their own food.

Advance these opportunities by:

- Committing to a food equity resolution that moves the city towards becoming "***Edible Salt Lake City with Living Food Landscapes***".
- Partnering more closely with city libraries to enhance healthy food growing resources and programming.
- Developing a food equity academy and expanding coordination with existing nonprofits to increase food growing access and opportunity.
- Improving and expanding ways and places for people to grow food, as well as enhancing the exchange of healthy food growing and preparation knowledge for people of all ages and walks of life.
- Making sure income, housing status and other life circumstances are not barriers to growing innovative and beautiful edible gardens. Working with future Advisors to prioritize innovative funding sources, such household gardening microgrants, will assure people of all means have affordable opportunities to design and grow their own beautiful food and pollinator gardens.
- Assuring that all non-profits, companies and individuals working and serving with the city in areas related to food and gardening commit to and demonstrate food equity principles and actions for the people they serve.

Leadership for Salt Lake City Food Equity

Mayor + Council Joint Resolution on Food Equity

RECOMMENDATION:

SALT LAKE CITY JOINT FOOD EQUITY RESOLUTION

To clearly show Salt Lake City residents, visitors and business that they are fully committed to and willing to prioritize, incorporate and support food equity as vital to the city, the Resident Food Equity Advisors recommend that Mayor Mendenhall and the Salt Lake City Council immediately jointly adopt a ***Salt Lake City Food Equity Resolution***.

It is recommended that a joint Food Equity Resolution clearly states that food equity includes meeting needs by being inclusive and using innovative integrated practices. Especially important to changing food access and opportunity will be changing the way sustainable infrastructure is defined and articulated. A meaningful food equity resolution will acknowledge the need for future changes in land use planning, zoning, environmental and housing policy, water management, transportation, parks and open space, economic development, as well as community, city and k-12 school interactions.

“When things are inequitable, why are some steps you being inclusive and using?”

Other US Cities with Food Resolutions

- ✓ Anderson, Indiana
- ✓ Austin, Texas
- ✓ Baltimore Maryland
- ✓ Madison Wisconsin
- ✓ Seattle, Washington
- ✓ Washington D.C.
- ✓ Some US Mayors have signed the Milan Food Pact

“When things are inequitable, what are some steps you can take to get toward equity?”

RFEA Quote

“We need laws in place for unhealthy foods in underserved communities. They do that for money services, why not for food?”

RFEA Quote

“We want to influence the long term needs of helping kids now and into the future.”

RFEA Quote

“Political figures don't care as much and just push unhealthier options in areas that are low income.”

RFEA Quote

Meet Need Through Food Equity Communications

“ If I wasn't in this program, how would I be able to find this information?
RFEA Quote

“ Communication is really important. I had no idea about a lot of the programs that are going on. I think the lack of communication about the programs makes it harder for individuals.

How can we find out which programs are available in our own areas? There would be more involvement and feedback if it would be in multiple languages. RFEA Quote

RECOMMENDATION:

ENSURE AND EXPAND EQUITABLE INFORMATION OUTREACH AND COMMUNICATIONS

To really improve food access opportunities and reduce barriers, the Advisors recommend that **resource information and outreach must be respectfully tailored for people with differing needs and life circumstances**. Since people understand and access information in different ways, direct contact, printed copy, audio, digital and graphic formats are all necessary approaches for reaching people in hunger. Making sure to keep equity, diversity and ecology at the forefront of all fresh and healthy food outreach and communications will increase food access opportunities for people living within the city.

To ensure and expand equitable communication:

Provide information in a way that meets the needs of a wide range of people. Those with literacy skill differences, the unsheltered or informally sheltered, whose first language is other than English, as well as people with disabilities, impairments and disorders, all have specific information processing needs. A targeted food equity outreach and communications strategy that includes first seeing and understanding how and where to communicate with food insecure residents will be barrier reducing and will improve healthy food access.

Make reports like this one, the Salt Lake City Community Food Assessment, future assessment(s) and resource materials are widely known about and easily accessible. To achieve this goal, be sure to make reports and outreach material available in all of the city's first languages and locate material in places like Salt Lake City Libraries, food pantries, schools and houses of worship.

Understand that current and future Resident Food Equity Advisors are an asset and a great information hub; program co-learning and increase skill building around food equity connections and community conversations as part of any future Resident Food Equity Advisors group.

Help expand food information access and build community collaborations by evaluating the development and funding of a **Salt Lake City Active, Healthy and Fresh Foods** mobile app. Information shared through such an app could include features such as, locations of grocers where SNAP is accepted, free or reduced healthy meal sites, food pantry sites, food growing skills and tool sharing, and even a credit bank where residents and businesses might connect, trade and share services.

⚠ Because individuals who do not have digital devices are unable to meet their food access needs through this type of resource, a comprehensive food equity outreach and communications strategy must remain inclusive, diverse, equal and equitable for all city resident's. To this end, examining and addressing inequities related to the connection between food disparity and technology access is needed.

Continue the Resident Food Equity Advisors Program

“ My community needs to have representation in this very important conversation.
RFEA Quote

“ Local community members need to have open space for dialogue and active participation about food equity.
RFEA Quote

“ How can this project continue robustly into the future after we are done?
RFEA Quote

“ I grew up in Poplar Grove and still live in the community. I live two blocks from where I was raised. I am really invested in my community and want to see it succeed. RFEA Quote

“ Maybe down the line there could be a RFEA on every block and we could be connected into a bigger collaboration.

“ We need an ongoing Advisors board to work more closely with restaurants, schools and other organizations.
RFEA Quote

There is a difference between north and south parts of the city, not just east and west. RFEA Quote

“ We need a space for all voices to be heard and work towards this shared objective. RFEA Quote

“ I've lived in this city. For 16 years and I've seen it change so much. I am interested in having a voice in how it changes.
RFEA Quote

RECOMMENDATION:

Continue to Fund and Support the Salt Lake City Resident Food Equity Program:

- Build forward from the visions, successes and lessons of the first cohort of the Salt Lake City Resident Food Equity Advisors
- Continue to enlist and empower food equity knowledge based on lived experiences. This will assure that those most impacted by food inequity can substantially affect change at both the neighborhood and city level
- Elevate the voices of residents affected by food challenges in ways that continuously improves their opportunity for direct involvement, power sharing and decision making around food equity planning, policy and programming
- Enhance each Advisor's ability by developing a ***Salt Lake City Fresh Food Equity Academy***. The Academy will be a place for resident empowerment, learning and co-leading in areas such as knowledge about city budgeting and joining participatory budgeting, food education, food environment planning and development and community outreach.

Advance a Food Equity Assessment and Action Plan

RECOMMENDATION:

Fund and Begin a Food Equity Assessment and Action Plan

During their 10 months together, the Advisors provided thoughts on the value and effectiveness of the 2013 Salt Lake City Food Assessment (SLC CFA). Initially unaware that such an assessment existed, they found value in the SLC CFA, sharing that it needs to be made more apparent and available. Related to the SLC CFA, the Advisors said that written content must always express dignity and respect.

Additional feedback on the SLC CFA included: 1) the report is out dated and cannot fully support current and future equitable food environment change, 2) not enough recommendations were acted upon, and 3) it needs to be updated in the form of an ***Integrated Food Equity Assessment and Action Plan***.

In thinking about the future, the Advisors' recommend that any future food and equity assessment must be approached differently than the previous research and analysis based CFA. Within a new assessment framework, food environment diagnostic terms and thinking like food desert or food swamp - which tend toward limitations, blaming and barrier building in describing neighborhoods, would be discouraged. Instead, the direction of the recommended equitable assessment would aim to identify and create ways to build innovative and accessible community food environments.

Crucial to this recommendation is that the effort must deeply engage and empower community in helping shape innovative food environments which benefit both people and nature. To take hold, an Integrated Food Equity Assessment and Action Plan should focus on the goal of creating "Edible Salt Lake City with Living Food Landscapes". And, by putting the needs of marginalized areas first, the assessment will be able to identify "food priority zones" where policies, plans and funding support the development of "food oases" - not simply identify food deserts or food swamps!

To reduce barriers and create broad food access and opportunity, the new assessment and action plan must be committed to:

- Supporting community agency and creating channels for ongoing community food equity dialogue.
- Demonstrating how Salt Lake City is improving food equity.
- Clearly connecting people, ecological foodscapes, air, water and soil resources to citywide resolutions, goals, policies, plans and programs.

If a new assessment and action plan moves forward, the ability of the city to deliver timely, visible and relevant change is very important to the Advisors. If a new assessment and action plan cannot lend itself to demonstrating near term and long lasting equitable food environment change, several Advisors expressed strong reservations about advancing such an effort.

“ The Community Food Assessment is important, but it's out of date. It was done when Mayor Becker was in office. We need to give people new tools and new knowledge. RFEA Quote

“ One thing this term food desert brings up is that if you see a low income area and someone else comes into it, there can be a wall – a detachment- for the outsider, and that limits what the outsider can see about how people live and thrive in an area. RFEA Quote

“ Food deserts and swamps – implies that these food inequities are a natural occurrence, what we know is that black and brown bodies are systemically -on purpose - put into these positions by people in power, particularly white people. This problem is from a variety of inequities, not naturally occurring. RFEA Quote

Support Relevant and Dignified Food Choice

Food Vouchers + Client Choice Pantry

“ How can we be looking at this holistically and think about addressing the issues from the source? How can people have input and not from outsiders coming in? How can we put choice in the hands of people? RFEA Quote

RECOMMENDATION:

DEVELOP A FOOD VOUCHER PROGRAM + LEAD AND PARTNER IN CREATING FOOD CHOICE PANTRIES

Improving healthy and relevant food opportunity with integrity and agency was often in the hearts and minds of the Advisors. Because of their personal and professional experiences, the Advisors had an awareness that emergency and school foods were often being discarded. This both raised concern and fueled a desire for change. In thinking about hunger, the health needs of others and unnecessary food waste, they identified two pivotal factors contributing to this situation. First, many times emergency and school foods miss the mark in meeting cultural or dietary needs. Second, the recipient(s) may be uncertain or unable to prepare the provided food. Dedicated to reducing barriers and maximizing opportunity for getting people what they need, the RFEA aimed for solutions.

Time and again, the RFEA's emphasized that getting people the food they need, especially traditionally marginalized people, must include relevant choices. They also explained that the need for food assistance should not come at the expense of being forced to abandon important cultural food traditions, risk personal health, infringe on worship or dietary practices, nor result in consuming personally unpalatable food.

In thinking about the future of food equity, including how dignity and choice improve opportunity, the RFEA's recommend that Salt Lake City develop a food voucher program, as well as lead and partner in developing city based client choice food pantries.

VOUCHERS

- + Have qualifications and limits
- + Are sometimes funded by cities through taxes, like soda or other sugar taxes
- + May be temporarily funded the 2020 US CARES Act or 2021 American Rescue Plan Act

AND THEY:

- + Put relevant food choice in the hands of individuals
- + Respect the dignity and time of hungry people
- + Add to dietary diversity
- + Increase fresh food buying and consumption
- + Foster changes in planning and zoning
- + Reduce waste and spoilage
- + Benefit local markets, restaurants and supermarkets
- + Reduce logistics

⚠️ Vouchers do not replace food pantries

WHAT IS A CLIENT CHOICE FOOD PANTRY?

" The client choice model allows clients to participate in choosing for themselves which foods they will take home. Well operated client choice pantries are similar to a grocery store; a full array of available goods is displayed and client are able to browse and shop for what they need."

Second Harvest Food Bank

Fresh and Healthy Corner Markets + Healthy Carts

Plan – Zone – Incentivize – Attract

RECOMMENDATION:

CREATE A NEIGHBORHOOD CORNER MARKET AND FOOD CART TRANSFORMATION INITIATIVE:

From unhealthy food choices to unclean conditions, the Advisors shared and described food retailing inequities experienced in and around their neighborhoods. To make healthy changes in their neighborhood food environments, the RFEA recommend that the city begin working with local corner markets, food carts vendors and supermarkets to take steps and deliver a ***Salt Lake City Fresh Food Corner Market and Food Cart Initiative***. To do this the RFEA recommend the following:

- Stop unhealthy and predatory food retailing from being predominantly located in traditionally marginalized neighborhoods. Through interdepartmental evaluations, initiate food equity measures that protect the health, safety and welfare of residents.
- Focus on improving neighborhood streetscapes around local markets.
- Create a model ***Fresh Food Retail Best Practices Toolkit***.
- Develop incentive based policies and programs that help motivate and support fresh food retailing. Incentives may include: 1) Permitting priorities, 2) Recognition programs such as free publicity for markets and carts that meet healthy food choice criteria, 3) Financial incentives including providing zero interest funds, design assistance and healthy food vending education for store front improvements, healthy food displays, advertising healthy food choice, buying new equipment, and offsetting operating costs.

Other Healthy Corner Market Programs

- ✓ Denver Healthy Corner Store Initiative
- ✓ Healthy Navajo Stores
- ✓ Camden Healthy Corner Store Network
- ✓ LA Grown Guide to Selling Good Food
- ✓ Philadelphia Healthy Corner Stores
- ✓ Seattle *Healthy Foods Here*

“ Do you have any thoughts on what the city and citizens can do for small businesses to help keep them afloat? RFEA Quote

“ The Community Food Assessment shows there are not really any grocery stores in Poplar Grove that are in walking distance. I was really surprised to see that not much has changed since the data in 2010. Since the city did this study, why hasn't anything changed? RFEA Quote

“ I have gone into stores where I live and there is no healthy food. I wondered why people will eat junk food and then I realized maybe they didn't want to but, in other neighborhoods there is more healthy food and the people there build a community around it. How can we create a healthy community of food for areas that are currently not that way? RFEA Quote

RFEA Quote

“ Expedient food isn't healthy food. I have to walk everywhere I go and don't have healthy food near me. Every new housing development should have a healthy market built near it. RFEA Quote

GROW FOOD FOR MULTIPLE BENEFITS

INCREASE OPPORTUNITY FOR AGENCY, HEALTH AND FINANCIAL WELLBEING

“ Make sure we’re including those with disabilities and children in our food growing visioning. Make sure it’s accessible to those with different needs, and include different traditions and cultures. RFEA Quote

“ Focus on landscape and regeneration and requiring housing complexes to have gardening for their residents. RFEA Quote

“ Ecologically speaking, we have the ability to grow much of our food while enriching the land around us, assuming we understand and follow somewhat seasonal diets. Biologically speaking, this way of eating can contribute great benefits to our body’s health. Psychologically speaking, the garden is therapeutic; our minds are put at ease and operate more clearly and peacefully after time spent in the garden. RFEA Quote

“ Could schools have a small greenhouse to focus on how the food is grown and such? RFEA Quote

“ My kitchen would have an herb garden. Outside the yard would have a solarium and place to grow food year round outdoors. Easy to grow produce....Plenty to share with friends and the community. RFEA Quote

“ I envision many inner city food forests scattered throughout the valley, planted at schools, parks, open fields and designated areas. This allows not only for people to have access to eat fresh, local produce...but also for them to be active stewards and participants in nourishing and cultivating soils in their local habitats RFEA Quote

RECOMMENDATION:

TO EXPAND OPPORTUNITY AND ACCESS FOR GROWING FRESH FOOD:

- Develop an **Edible City for All** resource toolkit that shows how individuals, neighborhoods and school communities can plan, create and ecologically grow their own beautiful, biodiverse food and pollinator gardens in differing space and living circumstances.
- Evaluate, align and expand food garden learning and growing opportunities throughout the Salt Lake City Public Library system.
- Uplift the recommended **Salt Lake Fresh Food Academy** by including ways for diverse cohorts to learn about growing food, health and budgeting, as well as sharing knowledge and expanding community food equity through cultural cooking classes and wellness programming.
- Help meet nutritional need and financial security by awarding individual households food growing microgrants and gardening know how classes.
- Fund and develop a **Fresh & Healthy Foods Ambassador** type training and skill building program. This FREE program will focus on outreach and engaging others around food opportunity, autonomy, dignity and ecological gardening, like permaculture.
- Require contracted gardening organizations to demonstrate inclusivity and diversity within their organizational structure and external programming.
- Partner with neighborhoods and others to grow orchards on city park lands, vacant lots, school sites, new housing developments and other locations throughout the city.
- Work closely with school districts to enhance and strengthen food growing and healthy eating at schools and outside of the classroom.

Conclusion

This report highlights the undertakings of the 2020 / 2021 Salt Lake City Resident Food Equity Advisors Pilot Program. Each of the key ideas and specific recommendations developed by the group possesses the ability to appreciably hasten Salt Lake City's trajectory in broadening and accelerating fair food access and opportunity. Together, these recommendations aim to support and greatly expand food security progress for many individuals, including those who are sheltered, informally sheltered or unsheltered, marginalized neighborhoods, the broader community and within the governing structure of the city itself.

Uplifting the process throughout its entirety were the thoughtful and caring contributions of the Advisors. The time in which they spent collaborating and making their way to formulating key ideas and recommendations during an unprecedented global pandemic has come to an end, and so their service for this first phase is complete. After the Advisors have had a chance to talk with Salt Lake City Mayor Mendenhall, a full evaluation of the key ideas and recommendations by the Mayor, the Salt Lake City Department of Sustainability Director, as well the Department of Sustainability Food & Equity Manager is warranted. Further review of the results of the Advisors work will allow these, and other elected officials and city staff time to develop a more complete understanding of the counsel shared by this group.

Each Advisor came into the program with unique ways of knowing and living with food challenges; accordingly, this in and of itself lends significant credibility to their insights, key ideas and recommendations. Because of their ways of knowing food hardship, special consideration should be given to their opinions and the details of their guidance. The gift of their recommending is that it grew out of personal circumstance, experience and knowledge, deep caring for community, and the everyday lives they lead in and around Salt Lake City. In total, the RFEA recommendations provided in this report have the ability to greatly accelerate and expand the city's future food equity policy, programs and projects.

ENDNOTES

To support and empower the Resident Food Equity Advisor's in areas of expressed interest during the 10 month engagement, the below listed documentary film and best practice case studies were provided as resources for building shared knowledge and advancing discussion around food equity.

1. *Hearts of Glass*, (Jen Ten Films) follows the tumultuous first 15 months of operation of Vertical Harvest (VH), a multi-story, state-of-the-art hydroponic greenhouse that grows crops while providing meaningful, competitively-paid jobs for people with disabilities. The film weaves the story of VH's launch with the personal journeys of several employees with intellectual and developmental disabilities (I/DD). Innovation and inclusion create a fertile environment for people and plants to grow. *Hearts of Glass* is an intimate portrait of social entrepreneurship at the intersection of disability rights and sustainable, local food production. Jackson Hole, Wyoming -
2. *Healthy Food Resolution*. Anderson, Indiana
3. *Salt Lake City Electrified Transportation Resolution*. Salt Lake City, Utah
4. *Food Access Boston*. Boston Massachusetts
5. *Abundance Boston*. Food Access Mobile App. Boston Massachusetts - <https://www.abundanceboston.com/>
6. *FoodKeeper* mobile app, a collaboration of the USDA, Cornell University and the Food Marketing Institute
7. Minneapolis Food Plan. State of Minneapolis
8. Measuring Food Equity Report. Michigan State University, Michigan
9. Food Metrics Report. New York City. New York City, New York
10. A 10-YEAR FOOD POLICY PLAN FOOD FORWARD NYC, The City of New York Mayor Bill de Blasio. New York City, New York
11. D.C. Greens Program, Washington D.C.
12. Baltimore Resident Food Equity Advisors, Baltimore Maryland
13. *The Salt Laker Cards*, Salt Lake City, Utah <https://www.slc.gov/mayor/tag/salt-laker-cards/>
14. *Food Vouchers Seattle*. Seattle partnered with Safeway and QFC to provide vouchers to families in need to cover groceries. The program provides \$100/week for 8 weeks, to help families through crisis. Seattle has contributed \$5 million, providing 8 weeks of groceries for 6,250 families in need. With the United Way of King County, the city is raising an additional \$15 million to support the grocery needs of 25,000 families, Seattle Washington
15. *Fresh Buck's*. Emergency food voucher funded by Seattle soda tax. Seattle Washington

ENDNOTES

16. *Herriman Buck's*. All residents received a \$10.00 voucher to spend at grocery stores, markets, restaurants and other locations, Herriman, Utah
17. *Complete Eats* for EBT Users. Purchase \$10.00 of fruits and veg and receive a \$5.00 coupon for more fruits and vegetables. USDA
18. *Baltimore Maryland Vouchers*. Any resident of Baltimore City may request a voucher, includes clients with no I.D. household size determines the number of vouchers provided. If you need a voucher but don't have transportation to a Family Investment Center, transit tokens can be authorized by the BCDSS department. Baltimore Maryland
19. Houston Food Bank – Client Choice Handbook. Houston, Texas
20. Second Harvest – Making the Switch A Guide for Converting to a Client Choice Food Pantry. Ohio Association of Second Harvest Food Banks
21. *Check Out Healthy Retail*. Change Lab Solutions
22. *Health on the Shelf*, Change Lab Solutions
23. *The Edible City*. United Nations
24. *Urban Ag Ambassador Program*. Somerville Massachusetts. <https://www.somervillema.gov/urbanag>
25. Helen's Neighborhood Garden and Orchard, Salt Lake City, Utah
26. A Guide for Growing in Nashville, Nashville Tennessee
27. School Garden Toolkit, Grow and Share the Harvest, Community Food Initiative. Appalachia, Ohio

ENDNOTES

2020 -2021 Salt Lake City Resident Food Equity Advisors Meetings

June 11, 2020	Welcome and Introductions: RFEA Program Goals, Food Is?, Favorite + Passed Down Foods, Equality vs Equity, Concerns About Food Equity in Salt Lake City
July 09, 2020	What Is Your Food Equity Environment? RFEA, What Are Causes for the Lack of Food + What Is Success?
August 13, 2020	Food Environment: Understanding, Impressions and Consequences of Food Deserts, Food Swamps, Changes for Food Opportunity & Abundance
September 17, 2020	Salt Lake City Community Food Assessment: Equity /Inequity, the Thrifty Meal Plan, Emergency Resources and Real Life
October 08, 2020	Is Your Neighborhood Food Secure? RFEA Analysis of the Salt Lake City Community Food Assessment and More Equitable Ways for Change
November 12, 2020	Exploring Fresh and Healthy Food for All: Complete the Review and Analysis of the Salt Lake City Community Food Assessment
December 10, 2020	Grocery Store Panel, Abed Abouhassan, Local International Corner Market and Restaurant, and Aubrianna Martindale, Smiths/Kroger
January 14, 2021	Current Community Food Growing Programs: Health, Wellness and Opportunities: Salt Lake Public Library, Mobile Moon Food Co-Op, Rikki Nadkarni-Longino and Wasatch Community Gardens, Ashley Patterson
January 28, 2021	Hearts of Glass Discussion + Meaning and Purpose of Salt Lake City Policy, Programs and Projects Debbie Lyons, Salt Lake City, Deputy Director of Sustainability
February 11, 2021	Culminating Visions for the Future
March 25, 2021	RFEA Key Ideas + Recommendations

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

PLANNING DIVISION COMMENTS

Comments by: Eric Daems

Email: eric.daems@slcgov.com

Phone: 801-535-7236

Status: Make Corrections

Items to be addressed prior to Planning Commission:

1. Please provide updates from Rocky Mountain Power once they are received.
2. Please clarify glazing provided. Are the figures provided applicable to all buildings according to unit type on each façade?

Planning Response: Updates have now been received from Rocky Mountain Power and the glazing figures have been provided.

PUBLIC UTILITIES DIVISION COMMENTS

Comments by: Jason Draper

Email: Jason.draper@slcgov.com

Phone: 801-483-6751

Status: Make Corrections

- The site and utility plan needs to show the easements for the storm drains.
- No improvements can be shown in the easement areas on the preliminary plat or improvement plans unless the improvements are permitted.
- Public Utilities can't support the planned development with improvements as shown in the easements. This needs to be resolved prior to resolving this.

Planning Response: Updates to site and utility plans have been received by Public Utilities. The plans and easements are acceptable but will require a separate permit through Public Utilities for encroaching utilities.

ENGINEERING DIVISION COMMENTS

Comments by: Scott Weiler

Email: scott.weiler@slcgov.com

Phone: 801-535-6159

Status: No additional comments at this point

TRANSPORTATION DIVISION COMMENTS

Comments by: Michael Barry

Email: Michael.barry@slcgov.com

Phone: 801-535-7147

Status: Minor Correction

The parking calculations shown on Civil Site Plan (CSP.01) and on the sheet labeled, "Proposed Site", of the document titled, "Glendale Townhomes (11.1.2021)" show the minimum parking requirement as 2 spaces per dwelling unit whereas it should be 1 space per dwelling unit because the property is in the CB Zone (I had incorrectly identified this on my last review). In any event, the parking provided as shown on the plans, is satisfactory and the plans should be revised to show the proper quantities. For reference, here are my calculations.

Minimum parking required = 57 parking spaces. Calculations: 57 units @ 1 space per unit equals 57 spaces, per "TABLE OF DISTRICT SPECIFIC MINIMUM OFF STREET PARKING REQUIREMENTS" in 21A.44.030.G.2.

Maximum parking allowance = 143 parking spaces. Calculations: Per 21A.44.030.H.1, the maximum parking allowance is 25% greater than the minimum parking requirement per "TABLE 21A.44.030, SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS"; the minimum parking requirement per "TABLE 21A.44.030..." is equal to: 57 units x 2 parking spaces per unit (assuming all units are 2 bedroom) = 114 parking spaces. Thus, per the formula provided above, the maximum parking allowance is equal to: (Minimum x 25%) + Minimum = (114 x 0.25) + 114 = 142.5 parking spaces (rounded up to 143)

Parking Provided (as shown on plans) = 133 Parking spaces. 114 provided in garages and 19 surface parking spaces = 133 parking spaces total.

Planning Response: Correction made on revised plans.

URBAN FORESTRY COMMENTS

Comments by: Rick Nelson

Email: rick.nelson@slcgov.com

Phone: 801-972-7839

Status: Comment for building permit

City code requires that a tree be planted every 30' along street frontage. During the building review process we will require a Planting plan showing size and species of the required street trees and we require that they obtain a planting permit from our office for those proposed trees.

Planning Response: Correction made on revised plans.

SUSTAINABILITY COMMENTS

Comments by: Debbie Lyons

Email: Debbie.lyons@slcgov.com

Phone: 801-535-7795

Status: Non-Binding Comments

Food: This development is within an area of the city where residents have lower access to fresh and healthy food. While not required, as we look at increasing density, these developments should also

consider dedicating or incorporating community green space for a communal gardening area. (And as the City permits these types of high density developments, we ought to be thinking about how and where residents are going to get healthy food.)

Electrification: In line with what we are going to be proposing for new multi-family development and preparing for the growing EV market, it would be great if units could be equipped with EV charging capability.

FIRE COMMENTS

Comments by: Ted Itchon

Email: Edward.itchon@@slcgov.com

Phone: 801-535-6636

Status: Comments for building permit only

If the structures are over 30' in height then aerial access will be required to have the street serving the structures 26' wide and no closer than 15' or further than 30'. Fire access roads shall be designed to hold 80,000 lbs. with turning radius of 20' inside and 45' outside. Fire department access roads shall be within 150' of all exterior walls of the first floor. If they are not then an Alternative Means and Methods application using 0.05PM/1 sq. ft. additional sprinkler density or if the townhomes are constructed under IRC provide a NFPA13D fire sprinkler system.

Attachment F: Minutes from February 23, 2022

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically
Wednesday, February 23, 2022

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Vice-Chairperson Maurine Bachman, Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows. Chairperson Amy Barry was excused.

Planning Staff members present at the meeting were: Planning Manager John Anderson, Planning Manager Kelsey Lindquist, Senior City Attorney Hannah Vickery, Associate Planner Grant Amann, Principal Planner Katia Pace, Senior Planner Kristina Gilmore, Senior Planner Eric Daems, Urban Designer Laura Bandara, Principal Planner Amanda Roman, Administrative Secretary David Schupick, and Administrative Secretary Aubrey Clark.

REPORT OF THE CHAIR & VICE-CHAIR

REPORT OF THE DIRECTOR

APPROVAL OF THE MINUTES FOR FEBRUARY 9, 2022

Brenda abstained. All other Commissioners voted “yes”. The motion passed.

PUBLIC HEARINGS

ADU Conditional Use at Approximately 1532 South Green Street - Dorian Rosen, the property owner, has requested conditional use approval for a detached accessory dwelling unit (ADU) to be situated in the rear, west side of the property located at the above-stated address. The ADU will be 14’8” tall and 650 square-feet. To meet the requirements to allow the ADU to reach the maximum 650 square feet a 425 square foot addition to the main dwelling will be built. The subject property is zoned R-1 /5,000 (Single-Family Residential) and is located within Council District 5, represented by Darin Mano. (Staff contact: Grant Amann at 801-535-6171 or grant.amann@slcgov.com) **Case number PLNPCM2021-01273**

Associate Planning Grant Amann reviewed the petition as outlined in the Staff report. He stated that Staff recommends approval with conditions listed in the staff report. He reviewed the ADU size, parking location, ADU access, and neighborhood compatibility.

Commissioner Aimee Burrows shared concern about condition number 3 being added in. She felt that it should not be added into the conditions because it is already part of City code.

The Commissioners discussed how it was handled on previous cases.

The Applicant Dorian Rosen stated that he was available for any questions but did not have a presentation.

Commissioner Ghent asked the applicant if he was aware of the City not permitting rentals under 30 days. The applicant stated that he was aware.

PUBLIC HEARING

Commissioner Bachman opened the public hearing.

Seeing that no one wished to speak, Commissioner Bachman closed the public hearing.

MOTION

Commissioner Brenda Scheer stated, Motion to Approve with Modifications Recommended by the Planning Commission: Based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Conditional Use petition (PLNPCM2021-01273) as proposed, with the conditions listed in the staff report, with the following modifications: removal of condition 3.

Commissioner Andra Ghent seconded the motion. Commissioners Andres Paredes, Mike Christensen, Adrienne Bell, Jon Lee, Andra Ghent, Aimee Burrows, and Brenda Scheer voted “yes”. The motion passed unanimously.

Green Street Alley Vacation - Sara Koenig, the property owner at approximately 1343 S Green Street, is requesting Salt Lake City to vacate a "T" shaped alley running between 1300 South and Harrison Avenue and Green Street and 700 East. The alley exists on paper only and the abutting property owners have incorporated the alley into their properties. The property abutting this alley is zoned R-1/5,000 (Single-Family Residential District) and is located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at 801-535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2020-00903**

Principal Planner Katia Pace reviewed the petition as outlined in the Staff Report. She stated that Staff recommends a positive recommendation to City Council.

Commissioner Aimee Burrows asked for clarification on if the property owners will have to buy the land or if it will be deeded to them. Katia Pace stated that it will be deeded to them, based on single family residential zoning. Commissioner Burrows stated that she remembers another case in which the property owners had to purchase the land. Katia Pace stated that is the case for multifamily zoning districts or commercial properties. Commissioner Burrows asked if encroachment is a reason for vacant use of the alley. Katia Pace stated that in the past it functioned as an alley but since the demolition of the properties on the east side for the expansion of 700 East, it no longer functioned as an alley. Commissioner Burrows asked for clarification that the lack of use then caused the encroachment. Katia Pace stated that was correct. Commissioner Burrows asked if all the property owners have signed onto the project. Katia Pace stated that the applicant was looking for a building permit on top of the alley, and at that moment found the property was not theirs but the city's property. She also stated that the five property owners have signed the form and the approval of the church for this application.

Nicholas Lumby stated that he did apply for the application when he found out the land was not part of his property. He stated that one of his neighbors had tried to get the alley vacated before in the past.

When speaking with other neighbors he found that they were all under the impression that the fence line was the end of their property line.

PUBLIC HEARING

Vice-Chairperson Maurine Bachman opened the public hearing.

- Cindy Cromer stated disapproval for the project.

Vice-Chairperson Maurine Bachman closed the public hearing.

Commissioner Brenda Scheer stated concern of how the property is being deeded and not paid for since in the past property owners have had to pay.

MOTION

Commissioner Brenda Scheer stated, Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission forward a favorable recommendation to the mayor to declare the alley surplus property and for the City Council to vacate the alley with the following condition:

1. That the alley is deeded the entire 10-foot width to the west abutting property owners.

Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passed unanimously.

Dooley Court Planned Development and Preliminary Subdivision at approximately 122 S Dooley CT and 126 S Windsor Street - Warren Crummett, the property owner, is requesting planned development and preliminary subdivision approval to divide an existing lot into two lots for a new twin home. The proposal includes retaining the existing single-family home on-site and building a new twin home on the newly created lots. Planned Development approval is requested to modify the required twin home lot area from 1,500 square feet to approximately 1,367 square feet and for an approximate 2-inch reduction to the front yard setback in the southwest area of the lot fronting Dooley Court. The project is located in the SR-3 (Special Development Pattern Residential) zoning district.

- a. Planned Development – Planned Development request to waive lot area and setback requirements in the SR-3 zone. **Case number PLNPCM2021-00958**
- b. Preliminary Subdivision – Creation of two new lots to accommodate a twin home. **Case number PLNSUB2021-01151**

The subject property is within Council District #4, represented by Ana Valdemoros. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com)

Senior Planner Krissy Gilmore reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval with the conditions listed in the Staff Report.

Commissioner Burrows asked if a 2-inch setback modification request is common. Staff clarified that it is not, but felt it was best to include it in the application to be safe.

The Applicant Warren Crummett stated that he is passionate about this project because it addressed the missing middle type housing that is needed.

PUBLIC HEARING

Commissioner Bachman opened the public hearing.

- Frederick Stagbrook – Central Community Council – in opposition to the petition
- Cindy Cromer – in opposition to the petition
- Jen Colby - in opposition to the petition
- Keenan Wells – in opposition to the petition
- Email read into the record from Steve Wilson – in opposition to the petition

Seeing that no one else with to speak, Commissioner Bachman closed the public hearing.

The applicant addressed some of the concerns brought up during the public hearing.

Commissioners, Staff, and the Applicant discuss:

- The size of other lots on the block. Staff clarifying that they are around 1500 square feet.
- Whether there are other twin homes on the neighborhood. There are not but there is a duplex nearby.
- Whether the lot would meet the lot size requirements for a single-family home. It would.
- Who would complete the new construction? The applicant has hired an architect.

MOTION

Commissioner Adrienne Bell stated, Based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Planned Development petition (PLNPCM2021-00958) and Preliminary Subdivision Plat (PLNSUB2021-01151) as proposed, subject to complying with the conditions listed in the staff report.

Commissioner Mike Christensen seconded the motion. Commissioners Brenda Scheer, Aimee Burrows, and Andres Paredes voted no. Commissioners Andra Ghent, Jon Lee, Adrienne Bell, and Mike Christensen voted “yes”. The motion passed with 3 “no” and 4 “yes”.

Glendale Townhomes at approximately 1179 S Navajo Street - Pierre Langué of Axis Architects, representing the property owners, is requesting approval from the City to redevelop the property with 57 townhomes, 24 of which would include a live/work option. The buildings would be three stories tall with internal garages for each unit. Currently, the land is occupied by Tejedas Market and is zoned CB (Community Business). This type of project must be reviewed as a Planned Development as four of the buildings would not have frontage on a public street. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slc.gov.com) **Case number PLNPCM2021-00378**

Senior Planner Eric Daems reviewed the petition as outlined in the staff report. He stated that Staff recommends approval with the condition listed in the staff report.

Commissioner Mike Christensen asked how many housing units could be built on this property. Eric Daems stated that there is not a standard set yet, but it is based off setback, building height, and parking. John Anderson stated that as the building grows larger it will have to come to the planning commission to go through design review.

Pierre Langué stated he is the architect on the project. He stated that they worked based off the area, and the density of the area is not enough demand for a retail space. He stated they developed more streets to allow access. He also stated that the public amenities with this project will be beneficial for people in the area. Pierre Langué stated that they implemented a lot of guest parking.

PUBLIC HEARING

Vice-Chairperson Maurine Bachman opened the public hearing.

- Kellie Tuiono stated her disapproval for the project.
- Kristen Prosser stated her disapproval for the project.
- Pachuco Lautaro stated his disapproval for the project.
- Susie Estrada stated her disapproval for the project.
- Violeta Rio stated her disapproval for the project.

Vice-Chairperson Maurine Bachman closed the public hearing.

Commissioner Brenda Scheer stated her empathy for the public and their comments. She did state that the Planning Commission cannot consider gentrification, traffic, who benefits, or what the community needs are in their decision. She stated that they must base their decision on if it matches the criteria.

Commissioner Aimee Burrows stated that she has read the public comments and that she shares concerns that the community garden will not replace the grocery store as a food resource. She stated that the planning commission cannot require a grocery store.

MOTION

Commissioner Mike Christensen stated, Based on the findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the Planned Development request for the Glendale Town homes project located at 1179 South Navajo Street for petition PLNPCM2021-00378, subject to complying with the following condition listed in the staff report:

1.The final approval for site and building lighting for the development be delegated to staff to review in accordance with adopted standards and ordinances.

Commissioner Brenda Scheer seconded the motion. Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passed unanimously.

PUBLIC HEARING

MOTION

A break was taken. The meeting reconvened at 7:45 PM.

Pacific Yard Design Review & Planned Development - KTG Architects, representing Urban Alfandre, are requesting a Planned Development and Design Review approval for a mixed-use multifamily building at approximately 443 W 700 South, 720 S 400 West, and 704 S 400 West. The proposed 7-story building is 88-feet in height and includes 292 units and 202 parking stalls. It has 12,000 square feet of commercial space on the ground floor. The applicant is requesting relief from all required setbacks and landscaping through the Planned Development process and requesting an additional 28 feet of building height through Design Review. The project site is in the General Commercial (CG) zoning district. In the CG zone, new buildings taller than sixty feet (60') but less than ninety feet (90') may be authorized through Design Review. The proposed project incorporates a public mid-block pedestrian walkway along the western property line

- a. Planned Development – Planned Development request to waive setback and landscaping requirements in the CG zone. **Case number PLNPCM2021-00822**
- b. Design Review – Design Review request for 28 feet of additional height. **Case number PLNPCM2021-00835**

The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Laura Bandara at 801-535-6188 or laura.bandara@slcgov.com)

Urban Designer Laura Bandara reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval with the conditions listed in the staff report.

Commissioner Bell asked about the midblock walkway and where the second half of it is proposed. Staff clarified where it would be located to the south and the developer of that property would be responsible for its creation.

Commissioner Scheer asked what concessions were being provided for no open space. Staff clarified that it would be the midblock walkway and street engagement, in compliance with the Downtown Plan.

The applicant James Alfandre reviewed the work that Urban Alfandre have done to integrate into their neighborhood. He stated that they wish to increase housing stock in the Granary District and provide a walkway and missing or mid-rise housing and small local service retail to help make the granary a complete neighborhood. He reviewed the proposed project and why they are requesting the reduced setbacks and shared examples from the area that are similar to their request.

Commissioner Bell asked if the applicant was comfortable with the conditions in the staff report. The applicant stated that they were committed to those conditions.

Commissioner Scheer asked if the applicant they had presented their project to the community councils. The applicant stated that they presented to the local community councils back on January 10th and were only asked what the City regulations were on façade length. Commissioner Scheer asked if the applicant went before the community councils in advance to get their input on the design of the project. The applicant stated that they went to the community council meeting as previously mentioned.

Commissioner Ghent asked for clarification on what was being asked for by the applicant versus what is being asked for by the community councils since there is so much dialog in the emails that came in after the staff report was completed and she got lost in the back and forth. She shared her concern about the back and forth and lack of support from the Community Councils. The applicant said that they were also confused because the Councils did not bring up their concerns during the joint Community Council meeting.

Commissioner Burrows asked if the trees that they are adding are already required. The applicant confirmed that the trees are required. He stated that they are asking for ground floor commercial space in lieu of the 10-foot landscaping buffer which is not required by zoning. He said that they want to create better street engagement and pedestrian experience.

Commissioner Ghent asked for clarification on whether the applicant is asking for less vegetation than what code requires. The applicant said that is correct. Commissioner Ghent asked if the vegetation could be made up by adding it to the roof or another location. The applicant stated that is something that they would be willing to look into.

Planning Manager John Anderson clarified to the Commission that while it wouldn't meet the minimum standard of landscaping the Commission could decide if that was a good trade, they could make that decision through this process.

Commissioner Jon Lee stated that he felt it was a good compromise and didn't feel more greenery should be added when we are in a water shortage. He explained his view of the setback creating better street engagement.

Commissioner Christensen agreed with Jon Lee.

PUBLIC HEARING

Commissioner Bachman opened the public hearing.

- Amy Hawkins – Chair Ballpark Community Council – has serious concerns about the proposal. They want to see more green space.
 - Emailed comment was read into the record from Geoffrey S. Kaessner – In favor of the petition
- Seeing that no one else wished to speak, Commissioner Bachman closed the public hearing.

Commissioner Ghent says she agrees that the setbacks are not useful. She has concerns of creating a heat island. She wondered if a rooftop garden would create a significant cost to the developer and how much it would raise the rents. The applicant stated that he didn't know off the top of his head what it would cost.

Commissioner Burrows asked what the Commission thought of the tabling the item to give them a chance to talk to the Community Councils and planning to build something the Commission would approve.

Commissioner Scheer stated her concern regarding what the community is getting in exchange for less green space.

Planning Manager John Anderson interjected that he wanted the Commissioners to be cautious using the terms "What are we getting?", stating that they need to look at the project and say whether or not it meets the standards.

Planning Manager Kelsey Lindquist reminded the Commission that other design review applications have come before the Planning Commission and have met design review standards without including a commercial component on the ground floor.

Commissioner Burrows felt like the design was not finished.

Commissioner Lee says this is an opportunity to decide as to whether this is a better use of the space. He feels there are amenities be added that would be a good addition to the neighborhood.

Commissioner Burrows stated that she is concerned because three Community Councils had the concern of losing that green space, not just one person.

Commission Scheer stated that she agrees with Jon Lee in regard to the 10-foot setback but does not want all of the open space requirements to be eliminated. She also stated that she is hoping for a better division of the frontage. She would like to see a little garden in the middle or a park in the back of the walkway.

Commissioner Ghent said that plants adapted to the environment could be planted. She doesn't feel she has enough experience to gauge whether the setbacks and added vegetation would improve air quality.

Urban Designer Laura Bandara let the Commission know that the 700 South Façade is north facing so it will be in the shade much of the year. She also clarified that the minimum landscaping required by code is 1650 square feet in the landscape yard area if they did it to code.

Commissioner Burrows said that they are not satisfied with the current design review the way it is proposed. She would like to make a motion to table.

MOTION

Commissioner Aimee Burrows motioned to table the petition asking that the applicant explore solutions on the setbacks and landscaping and vegetation relief with input from the public.

Planning Manager Kelsey Lindquist asked for clarification on the motion and whether the Commission is expecting the applicant to return to the community councils. The commission clarified that was not an expectation of the applicant.

Commissioner Mike Christensen seconded the motion. Commissioner Brenda Scheer, Aimee Burrows, Andra Ghent, Mike Christensen, and Andres Paredes voted "yes". Commissioner Jon Lee and Adrienne Bell voted "no". The motion to table passed with 2 "no" and 5 "yes" votes.

Hoyt Place Zoning Map Amendment at approximately 858 W & 860 W Hoyt Place - Bert Holland, representing Hoyt Place Development LLC, is requesting a zoning map amendment for the properties located at the above-stated address. The proposal would rezone the properties from R-1/5,000 Single Family Residential to SR-3 Special Development Pattern Residential District. The two lots are approximately .39 acres or 16,988 square feet. Future development plans were not submitted with this application. The property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case number PLNPCM2021-01073**

Principal Planner Amanda Roman reviewed the petition as outlined in the Staff Report. She stated that Staff recommends a positive recommendation to City Council.

Commissioner Aimee Burrows asked if this rezone would prevent demolition of homes. Amanda Roman clarified that when it is brought to City Council, the applicant will enter into a development agreement with the city that will require them to maintain at least the same number of housing units. Amanda Roman also stated that she is not sure if that agreement will state that they cannot demolish and then rebuild the existing structures, but the applicant will be tied into their “replacement” housing choice as outlined in their housing mitigation plan. Aimee Burrows asked for clarification on if they will not necessarily be required to keep the two old existing houses. Amanda Roman stated that she doesn’t believe so. John Anderson stated that it is hard to require that outside of the historic districts.

Bert Holland stated that he has already begun renovation and has families eager to move in. He also stated that he has already attracted a high number of diverse buyers seeking single-family workforce housing.

PUBLIC HEARING

Vice-Chair Maurine Bachman opened the public hearing.

Seeing that no one wished to speak, Vice-Chair Maurine Bachman closed the public hearing.

MOTION

Commissioner Brenda Scheer stated, Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a positive recommendation to the City Council to approve PLNPCM2021-01073.

Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passed unanimously.

Historic Carriage House Zoning Text Amendment – Stephen Pace, the applicant, is requesting a zoning text amendment to permit the restoration or reconstruction of a historic carriage house for the purposes of creating a dwelling unit. The dwelling unit, located within the reconstructed or restored historic carriage house, would not be required to meet density, lot coverage, setbacks of the applicable base zoning district, or the accessory structure footprint or height limitations. The proposed language requires eligible properties to be both a Salt Lake City Landmark and listed as a National Register Site of Historic Places and located in one of the following zoning districts: RMF-35 (Moderate Density Multi-Family Residential), RO (Residential Office), I (Institutional) or SR-1A (Special Development Pattern Residential). (Staff contact: Kelsey Lindquist at 385-226-7227 or kelsey.lindquist@slcgov.com) **Case number PLNPCM2020-00106**

Planning Manager Kelsey Lindquist reviewed the petition as outlined in the Staff Report. She stated that Staff recommends denial of the proposal because it does not meet the standards. She reviewed the text amendment background stating that the proposal originally went before the Historic Landmark Commission and received a negative recommendation. She shared some of the conflicts including the existing ADU ordinance which requires an owner occupancy requirement, but the applicant does not live on site. She listed other compliance issues as all principal structures require street frontage, lot minimums, and lot and bulk requirements. She stated that Staff has tried to work with the applicant on language solutions but was ultimately unsuccessful. Staff forwarded the amendment to the Historic Landmark Commission for review to receive direction for the applicant on the proposed language, but

the Commission forwarded a negative recommendation against the proposal. She stated that the HLC did not discuss potential solutions to improve the language. She said that the applicant, since going before the HLC in July of 2020, has yet to put the proposed language in an ordinance format, address Staff concerns about enforceability and administration, and requested to continue to the planning commission for recommendation to the City Council. She reviewed the criteria that included in the ordinance format as: purpose statement, definition of terms, applicability, process, and standards/criteria. She noted that the existing language does not include much of the criteria which is crucial for Staff and City Council. She reviewed the purpose of the text amendment and incentive to the text amendment. She reviewed the other eligible properties that the text amendment could affect.

The applicant Stephen Pace shared a photo slide of the Beer estate. He stated, "Just above the left center of the photograph is the white topped buildings or carriage house and a 30-year-old older building referred to as the harness shop from 1867 you can see from the photograph that there I guess were no drones or aerial photographs being taken in salt lake but you can date it you know very securely. The city and county building is finished on the upper left-hand corner The catholic cathedral is under construction in the upper middle of the picture and so on so. If we could go one more okay this is working this is the block that's under this is the block that's under consideration we heard our stuff earlier in the evening that about the problems with people misunderstanding alleyways in the avenues this block is an excellent example if you look down on the lower right hand corner at property 225 of third avenue you can see that there's about six feet of that house that is on the neighbor's property and then if you look at 223 fourth avenue there's about a similar six feet of that house but or that apartment building that is on 225's property and the same thing with 217 and so on now these are not maps are not absolutely accurate but I had the properties surveyed and I know they're darn close if you go up to 222 which is the carriage house address you can see that there's a white roof building almost dead center in the photograph that I guess I own about six feet of that neighbor's garage and the whopper is if you go up to the northwest corner 4th avenue and a street you can see a under some trees there is a fake looking anyway carriage house built in 1990 with the Salt Lake City building permit where Salt Lake City gave the builder permission to just take the city land so about two-thirds of the garage there on the corner of that lot does not belong to the belongs to Salt Lake City and it was given away. I raised that issue with the city saying well if you're willing to part with that ground I'd like to get a few hundred feet can I do that oh no and the city the chief of staff then decided that they were going to start sending out bills to the people that owned that carriage house for a couple thousand dollars that take carriage house a couple of thousand dollars a year and I said you don't want to do that that's a hornet's nest and they sent out the first set of bills and then they chickened out they did not have the they just canceled the bills and decided that well we'll go we'll just give away the property because of our mistake so on the next page then this is the beer mansion the photograph that you were shown earlier by Miss Lindquist is about a 500 foot footprint of image of the carriage house or I'm sorry of the harness shop house which has nothing to do with the you know pretty imposing structure you can see there the cladding designed to serve the or cladding designed together with the carriage house to serve the William Beer family next slide these two buildings then the one in front outlined in red is the harness shop house about just about exactly 500 square feet of footprint and behind it outlined in blue is the carriage house as it was built in and this is the 1905 photo next one please so to give you a feeling for what that looks like if you take the 222 fourth avenue this is just about dead center in the photograph or in the map the Sanborn Fire Map you can see a square darkish building yeah that has if well an analogy would be that if you were looking if you were taking god's view of the Washington monument looking down on the Washington monument you would see almost exactly that same profile a pyramid top that the only way you can get a building shaped like that fire like the fire map shows is for a ride a pyramid but instead of sitting on a 500 foot limestone base I believe it is for the Washington monument it's only on a 10-foot brick base so then we scanned that into the go ahead from the tower on 8th street and 6th avenue and so here is what the carriage house behind once again behind the harness shop house looks like in you know to within probably an inch maybe an inch and a half of resolution there's enough photographic evidence of remaining materials on site that we basically know

that what the building looked like was a 10 foot brick or a 10 foot high 35 foot wide brick cube with a pyramid on top of it and it's a right angle pyramid with all the faces looking to look the same now for some context most of what we talked about with the historic landmarks commission I had assumed an error that they were people a little closer to their high school geometry than they evidently were and that they would understand what we were proposing it's the Washington monument with a pyramid and a drip edge on it and that's what we're proposing to build or to rebuild and it's a design that is I believe about 4 500 years old it ain't new Greeks had it the Egyptians have it it's been around for a long time we got a lot of pushback from the landmarks commission with people saying that your design is speculative it's conjectural you don't know what the building looked like that was probably the biggest single thing we talked about in the landmarks commission hearing it turns out though that with the stuff that miss Lindquist has published last week the mention of concept of improper design conjectural design and so on that's all banished that's all gone someplace else so the city doesn't so what the main thing the city believed or that the landmark commission believed just was not true and it's disappeared from the record."

Vice-Chair Bachman interject to let the applicant know that he had one minute of presentation time remaining.

The applicant stated "Okay well let's see is there um we're looking here if I just let me summarize it let's go to the last page okay let's look at this one I looked at four almost 400 dwelling units that have gone through landmark sites since January 2019 actually they went back a year past that so that's four years worth of data that produced 111 applications for dwelling unit review the pages of text that generated was just under eight thousand now the champion in terms of pages that were submitted to the landmarks commission is the beer carriage house which has 179 pages of stuff to go through the winner and still champion based on the planning commission submission is that it's now grown to 187."

Vice-Chair Bachman asked Mr. Pace to wrap up his presentation.

Mr. Pace stated, "well yeah what I'd like to do would be to come back and talk since I've got 187 pages that I've got a report on here and we only talked about three pages three of those pages at the landmarks mission hearing I would like to be rescheduled to give to do justice to this and talk about what we've proposed what we haven't proposed and what the city has the planning staff has substituted for it's ill-considered and withdrawn older proposals."

Vice-Chair Bachman asked Mr. Pace if he would like to withdraw his application.

Mr. Pace said no.

Vice-Chair Bachman asked if the Commissioners had any questions for Mr. Pace.

Commissioner Scheer asked if Mr. Pace understood that the text amendment that he was proposing would only affect him and a few other properties. The applicant stated yes it would affect 4 other properties. Commissioner Scheer stated that the text amendment which he has submitted has some deficiencies. She stated that the slides of the property that Mr. Pace shared had nothing to do with the text amendment he was requesting.

PUBLIC HEARING

Vice-Chair Bachman opened the public hearing.

Seeing that no one wished to speak, Vice-Chair Bachman closed the public hearing.

Commissioner Burrows asked if City Council voted on the text amendment after it was forwarded with a negative recommendation from the Historic Landmark Commission. Planning Manager Kelsey Lindquist said that it had not been voted on, HLC being the first step in the process and Planning Commission being the second step.

MOTION

Commissioner Andra Ghent stated, Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a negative recommendation to the City Council for the requested zoning text amendment for carriage house reconstruction.

Commissioner Aimee Burrows seconded the motion. Commissioners Brenda Scheer, Aimee Burrows, Andra Ghent, Jon Lee, Adrienne Bell, Mike Christensen, Andres Paredes voted “yes”. The motion passed with a negative recommendation forwarded to the City Council.

The meeting adjourned at 9:31 PM.

Attachment G: 21A.55.100 – Modifications To Development Plan

Following planned development approval, the development plan approved by the Planning Commission shall constitute the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the planned development process. Modifications to the development plan may be allowed pursuant to this section.

- A. New Application Required For Modifications and Amendments: No substantial modification or amendment shall be made in the construction, development or use without a new application under the provisions of this title. Minor modifications or amendments may be made subject to written approval of the Planning Director and the date for completion may be extended by the Planning Commission upon recommendation of the Planning Director.

- B. Minor Modifications: The Planning Director may authorize minor modifications to the approved development plan pursuant to the provisions for modifications to an approved site plan as set forth in chapter 21A.58 of this title, when such modifications appear necessary in light of technical or engineering considerations. Such minor modifications shall be limited to the following elements:
 - 1. Adjusting the distance as shown on the approved development plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
 - 2. Adjusting the location of any open space;
 - 3. Adjusting any final grade;
 - 4. Altering the types of landscaping elements and their arrangement within the required landscaping buffer area;
 - 5. Signs;
 - 6. Relocation or construction of accessory structures; or
 - 7. Additions which comply with the lot and bulk requirements of the underlying zone.

Such minor modification shall be consistent with the intent and purpose of this title and the development plan as approved pursuant to this chapter, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such modifications would result in a violation of any standard or requirement of this title.

- C. Major Modifications: Any modifications to the approved development plan not authorized by subsection B of this section shall be considered to be a major modification. The Planning Commission shall give notice to all property owners consistent with notification requirements located in Chapter 21A.10 of this title. The Planning Commission may approve an application for a major modification to the approved development plan, not requiring a modification of written conditions of approval or recorded easements, upon findings that any changes in the plan as approved will be in substantial conformity with the approved development plan. If the commission determines that a major modification is not in substantial conformity with the approved development plan, then the commission shall review the request in accordance with the procedures set forth in this section.

Attachment H: Newly Received Public Comments

Email from Glendale Community Council:

See our previously submitted letter of support. Please note that we continue to support the proposal for the planning commission.

Email Comment 1:

I disagree with the Glendale townhomes smack dab in the middle of regular houses. I have lived in this area for 45 years, I think it would make a better place if we could put a little park in there in this neighborhood close for kids to go and just enjoy a park .they have nowhere to go close by. There's an elderly community right next-door. They love to come out in the summertime in their wheelchairs or walkers and just walk down and be able to sit on a bench and just watch life from that bench and meet and visit with others and walk there dogs! It wouldn't be so big that it couldn't be maintained. There's lotta opportunities that way specially, with the school right across the street. I'd rather see a park than a bunch of townhomes around the corner from my home. if you're worried about housing, aren't they building enough of those communities down Redwood Road ! A better spot for townhouses would be on 17th south where they have not developed anything and took down the park there! I wish we could have a small park!

Email Comment 2:

I would like to voice my disapproval for the proposed amendments to the plan. My primary concerns are related to the amount of vehicles and density of residents.

I know there will be a hearing to express these concerns as well, but I wanted to ensure these concerns were also raised during the comment period. I have listed my primary concerns below, and appreciate your time and consideration to this matter.

1. **Parking-** the new plan adds 21 units, but reduces the total amount of parking spaces. This is due to a reduction in garage space. This area already has limited street parking (only along certain areas of Glendale Dr). Some of the closest street parking is utilized by the school (Dual Immersion Academy) located across Navajo Dr.

Without appropriate parking availability this already congested intersection will become worse and more dangerous for both vehicle and foot traffic. With the proximity to Glendale Senior housing, Dual Immersion Academy, the church and the commercial buildings one block to the north, this is a heavily pedestrian area, specifically children and seniors.

2. **Traffic-** the increase in unit also leads to an increase in traffic along Navajo and Glendale Dr. As mentioned above the intersection the property sits on is busy and currently a four way stop. It is also feet from an already busy traffic circle. Adding 21 extra units will increase the strain of these traffic

control measures. In addition after the city did not replace the speed bumps on the southern portion of Glendale Drive when it was replaced and is prone to excessive speed.

3. Loss of community space- originally this plan included barbecue pits, a pickleball court and a community garden for the residents of this community, the new plan removes all of these items. These communal spaces increase the quality of living for the residents, but also attracts different kinds of residents. Communal spaces increase community and while those amenities are be for the residents the removal of these changes this development from a community to a clown car of housing.

4. Disregard for community- this developer has shown overall disregard for the local community. Since the initial approval of a development plan they have not maintained the building, or the property. In the past 3 years the property is covered in trash, broken glass and even human waste. The building is covered in graffiti and most of the windows are broken allowing the elements and wildlife to continue the destruction of the current building. This proposal will further delay development leaving myself and my neighbors to continue dealing with this vacant and dilapidated property. This adds insult to injury as they already received approval last year to push starting development to this year, and now it seems this was done so they could figure out a way to squeeze more profit out of their investment while not considering the quality of living of the future residents and the surrounding neighborhood.

Again, I appreciate your time and attention to this matter that greatly affects residents of this neighborhood as well as **many** other city residents that use our local schools, churches and businesses, and those with loved ones residing at Glendale Senior Living.

Email Comment #3:

The approved development will be a total blight on the neighborhood. The only slightly redeeming values are the amenities that are to be excluded. Without those amenities, this project is just another rowhouse dumped on the west side. We don't need all the problems that are associated with apartments such as these. Keep the apartments and associated problems on Redwood Road, not in our neighborhood.

Email Comment #4:

Hi Eric, I'm emailing to express my opinion on the proposed revision for the development on 1179 South Navajo Dr. I live directly behind where these apartments will be and the building, once built, will be visible from my front door.

I've been in construction for +13 years and I am a licensed general contractor. I've been living at my current address for four years and I grew up in Saint George. I've seen neighborhoods change drastically and I'm very familiar with how they change, depending on what city officials allow investors to build.

My neighborhood is comprised mainly of owner-occupied residences, and the neighbors on each side of my home are friendly, communicative, and many of them act as stewards when it comes to keeping the streets clean and safe. These apartments are welcome change, but If investors are allowed to utilize this lot where a useful grocery store used to be purely as an investment to maximize profits, it will take away from the effort put in by the people who have lived here, in many cases, for 10+ years.

English is the second language of the people who live in five of the six homes closest to me. Four of these households are owned by the people who live in them, and the other two were recently renovated. It's unlikely that any of these people will reach out and advocate for the well-being of their own community, but they all care about the culture that surrounds them. Sentiments have been expressed to me, letting me know that they enjoy the benefits of having a quiet neighborhood with homes that sit on large lots relative to other neighborhoods in Salt Lake.

I think that the interactivity that comes along with things like pickleball courts, playgrounds, and barbecue pits will positively contribute to an open, interactive culture, where adults can have healthy lifestyles, and kids can have a balanced upbringing. The majority of people don't understand how much architecture and recreational resources effect human health but in my opinion, it's your job to take this as the foremost value in community development. This neighborhood is comprised of families of slim economic means and much of the value they derive from their homes is based on the quality of interactions they share with the people they invite into their space.

I hope the language and cultural gap between city planners and residents is not taken advantage of to allow investors to change a plan only two years after it was passed. A question comes to mind of "was this the plan the whole time?". This is a permanent change to our neighborhood and if you want real feedback, go knock on doors; it isn't fair to rely on marginalized groups to advocate for themselves via mail and email.

Thanks for the work you do and for the time and consideration of my message.