



Recognized Organization Input Notification

Proposed Text Amendments – Affordable Housing Overlay

TO: Recognized Community Organization Chairs
FROM: Sara Javoronok, Senior Planner, Salt Lake City Planning Division
(sara.javoronok@slcgov.com or 801-535-7625)
DATE: June 25, 2020
RE: PLNPCM2019-00658 – Affordable Housing

The City has initiated the following petition for a text amendment and is notifying your organization to solicit comments on the proposal:

Request Type: Zoning Text Amendment
Location: Various Zones

Request Description:

Salt Lake City's Planning Division is considering amendments to sections of the Zoning Ordinance to incentivize and reduce barriers for affordable housing through an Affordable Housing Overlay District. The overall purpose of the overlay district is to implement *Growing SLC: A Five-Year Housing Plan*. An affordable housing overlay district that incentivizes and reduces barriers for affordable housing provides an opportunity to increase affordable housing options in neighborhoods throughout the city. The draft options include amendments for the following in various zones when affordable housing is included as part of the development:

Single-Family and RMF zones:

- Allowing additional housing types including accessory dwelling units (ADUs), two-family/duplex residences, single-family attached/townhouse residences, tiny houses, and cottage units generally in areas near high-frequency transit or along busier streets
- Modifying density limits in the RMF zones by decreasing the lot area required per unit
- Decreasing required parking when units are near high-frequency transit
- Reducing lot requirements when compatible with surrounding development
- Allowing flag lots and development on private streets and alleys
- Accommodating adaptive reuse

Multi-family and Mixed-Use zones:

- Allowing for additional stories
- Waiver of Planned Development where required for development
- Decreasing required parking when units are near high-frequency transit
- Allowing flag lots and development on private streets and alleys
- Allowing additional housing types where multifamily is permitted including two-family/duplex residences, single-family attached/townhouse residences, tiny houses, and cottage units
- Permit housing where public or institutional uses are located

Additional information is on the attached Project Update and is on the project webpage: <https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>. Please review the additional information about the draft options and complete the surveys on the StoryMap: <https://arccg.is/1HjvLK>. The survey will be open through July 31, 2020.

Request for Input from Your Recognized Organization

As part of this process, the City is required to solicit comments from Recognized Organizations. The purpose of the Recognized Organization review is to inform the community of the project and solicit comments/concerns they have with the project. The Recognized Organization may also take a vote to determine whether there is support for the project, but this is not required.

Per City Code 2.60.050 - The recognized community organization chair(s) have **forty-five (45) days** to provide comments, from the date the notice was sent. A public hearing will not be held, nor will a final decision be made about the project within the forty-five (45) day notice period. **This notice period ends on August 10, 2020. Planning staff does not anticipate scheduling a public hearing before October 2020.**

Based on the feedback from the current options, Planning will draft specific language for the zoning amendments and will notify the Community Councils when these are available for review. There will be additional engagement opportunities at this stage.

Virtual Events

Given current circumstances with COVID-19, the Planning Division is not scheduling or attending in-person events. A **Facebook Live Event is scheduled for July 9th** and information will be available on the Salt Lake City Government page: <https://www.facebook.com/SLCGovernment/>. This page is visible to individuals that do not have Facebook accounts. The video will be available for viewing after the live event.

Planning will attend virtual Community Council meetings. Please contact staff as identified below to schedule these meetings. Planning staff can also set up virtual meetings for a Community Council to discuss the proposed options.

Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing.

As a Recognized Organization, we ask that you address the following questions in your comments:

- What issues were raised at the meeting and whether any suggestions were made to address the issues?
- The number of persons that attended the meeting (not including those with the applicant or City Staff).
- Whether a vote was taken on the matter and if so, what the vote tally was.

Approval Criteria for the Zoning Text Amendments

For your reference, the following are criteria that the Planning Commission and City Council will use to guide their recommendation or decision. The City's technical staff will review the project to understand if it complies with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the below approval criteria:

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

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Comment Submission Address

You may submit your written comments via e-mail to sara.javoronok@slcgov.com or mail them to:

**ATTN Sara Javoronok
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480**

If you have any questions, please call (801) 535-7625 or contact me via e-mail.