



## Recognized Organization Input Notification

### Navajo / Zoning Map Amendment

**TO:** Esther Stowell, Chair, Poplar Grove Community Council  
Turner Bitton, Chair, Glendale Community Council

**FROM:** Katilynn Harris, Principal Planner, Salt Lake City Planning Division  
([katilynn.harris@slcgov.com](mailto:katilynn.harris@slcgov.com) or 801-535-6179)

**DATE:** September 13, 2023

**RE:** PLNPCM2023-00608 – Westside Zoning Map Amendment

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The Planning Division has received the following request and is notifying your organizations to solicit comments on the proposal:

**Request Type:** Zoning Map Amendment

**Location:** 927 and 929 S Navajo Street

**Zone:** R-1/5,000 Single-Family Residential (Current); RMF-30 Low Density Multi-Family Residential (Proposed)

#### Request Description:

Mayor Mendenhall has initiated a petition to amend the zoning map for city owned properties located at 927 and 929 S Navajo Street. The proposal would rezone the properties from R-1/5000 – Single-Family Residential, to RMF-30 – Low Density Multi-Family Residential. The property at 929 S Navajo Street currently includes a stretch of the 9-Line Trail between Navajo Street and Emery Street. As part of this project, the lot lines would be adjusted to create a lot exclusively for the 9-Line Trail while creating a second lot containing approximately 41,000 SF of developable land. The proposed amendment to the zoning map is intended to promote infill housing development goals identified in the Westside Master Plan. The policies related to established neighborhoods identify that there is “some opportunity for incremental additions to density and minor adjustments to the development pattern within the Glendale and Poplar Grove neighborhoods” (pg. 26). The recommendation in the plan is for future housing to be compatible in terms of building height, bulk, setbacks, architecture, landscaping, and building materials and recognizes that zoning changes will be required to accomplish this.

#### Request for Input from Your Recognized Organization

As part of this process, the applicant 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 the following day:

**October 28, 2023**

Please contact me to let me know if you would like the applicant to attend and present their proposal at one of your meetings within this 45-day period. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend your meeting. Planning staff will be available at the meeting to answer any questions related to decision standards or the decision-making process.

## Comment Guidance

Public comments will be received up to the date of the Planning Commission public hearing. However, you should submit your organization's comments within 45 days of receiving this notice in order for those comments to be included in the staff report.

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.

## Online Open House

The Planning Division will hold an online Open House to solicit comments on this project. The Open House will be hosted on the city's website: <https://www.slc.gov/planning/online-open-houses/> beginning **Monday, September 18, 2023** and will remain open until the City Council makes a decision on the application.

## Approval Criteria for the Zoning Map Amendment Request

For your reference, the following are criteria that the Planning Commission and City Council will use to make their decisions. Based on these criteria, the Planning Commission will provide a recommendation to the City Council and the City Council will make the final decision regarding the proposed rezone. The City's technical staff will review the proposal to ensure 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 criteria:

### **21A.50.050: STANDARDS FOR GENERAL AMENDMENTS:**

1. Whether a proposed map 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 map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.



## Comment Submission

You may submit your written comments via e-mail to [katilynn.harris@slc.gov](mailto:katilynn.harris@slc.gov).

If you have any questions, please email or call me at 801-535-6179.

# Vicinity Map



-  Existing property lines of 927 and 929 S Navajo Street.
-  Future property line to separate the developable portion of the property from the 9-Line Trail.