

# SALT LAKE CITY

## PHILOSOPHY STATEMENTS

Over the past year, the Salt Lake City Council has refined and adopted several guiding philosophy statements to set a vision for HISTORIC PRESERVATION, HOUSING, *the ECONOMIC HEALTH of the CITY*, ARTS *and* CULTURE, NEIGHBORHOOD QUALITY *of* LIFE, TRANSPARENCY, TRANSPORTATION *and* MOBILITY, PARKS *and* OPEN SPACE, SUSTAINABILITY, *and* EDUCATION.

Each philosophy statement was developed with the intent to support our residents, and will be used to shape and respond to important elements of living in Salt Lake City.

The vision to develop these philosophy statements truly started several years ago, as the Council identified priorities each year to focus energies and resources. As the priorities were set, and confirmed year after year, a desire emerged to set a clear vision for each of the topics. Through the philosophy statements, the Council gives specificity and aspiration to each topic area.

It is the Council's intent that this collection of philosophy statements will provide a direction and communicate a vision that can be used and built upon by City residents, business owners, developers, and City employees.

The Council looks forward to the coming months to see how these philosophy statements help guide daily interactions that the public has with the City, and they will shape the larger PLAN SALT LAKE development efforts. This is an exciting time for Salt Lake City, when the philosophy statements and PLAN SALT LAKE will foster a clear vision and identity for the future of our great City.

Sincerely,

### 2012 SALT LAKE CITY COUNCIL

CARLTON CHRISTENSEN – *District One*

STAN PENFOLD – *District Three*

JILL REMINGTON LOVE – *District Five*

SØREN SIMONSEN – *Chair, District Seven*

KYLE LAMALFA – *District Two*

LUKE GARROTT – *District Four*

CHARLIE LUKE – *Vice Chair, District Six*

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# HISTORIC PRESERVATION PROGRAM PHILOSOPHY

## *What is* **HISTORIC PRESERVATION?**

Historic preservation is a process of protecting local history through identification of unique places that tell our “story.” One can read this history by observing the historic fabric made up of specific cultural and archaeological resources, character defining features expressed in architecture and architectural details, landscapes and significant spaces. This process may include the survey and evaluation of historical, architectural, archaeological and cultural resources; development of appropriate measures to protect these resource; identification of public and private funding sources; design for the restoration, rehabilitation, and/or adaptive re-use and review of ongoing maintenance.

## *Why* **HISTORIC PRESERVATION is IMPORTANT**

Historic resources are tangible evidence of the past, helping us to know where we have come from and who we are today. When historic resources are lost or allowed to deteriorate, a part of our history disappears. Historic preservation provides opportunities for residents and visitors to experience and learn about the importance of our past, to live and work in surroundings that provide a sense of place anchored by collections of older buildings, residential neighborhoods, commercial areas and landscapes. This sense of place drives community pride, encourages neighborhood and commercial reinvestment and results in a sustainable community with cultural vitality.

## *How we* **PRACTICE HISTORIC PRESERVATION in SALT LAKE CITY**

Salt Lake City takes pride in its history. The City Council and the Mayor consider historic preservation a priority and commit to improving the array of tools, programs and incentives available to protect the best examples of the City’s architecture, commercial and residential development, cultural landscapes and archaeology to preserve our history for future generations. Historic preservation policies will be considered when developing an appropriate course of action when multiple City policies are involved.

The City Council and the Mayor have directed the Historic Landmark Commission and Staff to:

- Achieve a successful city-wide historic preservation program by clearly conveying historic preservation objectives, opportunities, and benefits while consistently interpreting and applying the City’s adopted standards and efficiently administering the process.
- Support the designation of new National Register historic districts which provide property owners a significant financial incentive for appropriate re-investment.
- Ensure the boundaries of new local historic districts focus on protecting the best examples of an element of the City’s history, development patterns and architecture. Local historic districts should have logical boundaries based on subdivision plats, physical and / or cultural features and significant character defining features where possible.
- The Historic Preservation Overlay District standards are to be used as the basis for decision making when considering applications for Certificates of Appropriateness. Apply standards in a reasonable manner, taking into consideration economic and technical feasibility.
- Adopted design guidelines are intended to help decision makers interpret the Historic Preservation Overlay District standards and to provide the public with design advise.
- Respect that change is part of history and that appropriate additions and alterations must be considered as part of a natural evolution of historic properties and districts. Allow greater

flexibility on secondary facades where alterations are less likely to negatively affect the significant character-defining features of the site or historic district.

- Allow greater flexibility when considering alterations to non-contributing buildings.
- Develop and maintain a public outreach program and continue providing training for the Historic Landmark Commission and Planning Staff to ensure that the City's Historic Preservation program remains up-to-date on historic preservation practice and philosophy to meet the goals of Salt Lake City.

Adopted by Ordinance, November 22, 2011

# ECONOMIC HEALTH *of the CITY*

## VISION

In recognition of the importance of Economic Health to the City, the City Council aspires to advance the City's position as a preeminent commercial center in the Intermountain West and to promote and encourage the qualities of Salt Lake City living that support our City's vibrancy and Economic Health.

Salt Lake City's unique and valued characteristics are the basis for the City's current economic health, such as the strength of the residential population, the commercial enterprise and various industries; our flexibility to trends and markets; and stakeholders' willingness to invest in the City's future.

To protect the City's valuable economic health, now and in the future, it is necessary to remain alert in guarding commercial interests, enabling residential populations to thrive and grow, and encouraging the daytime population to engage in after-work events and activities.

## VALUES

- We support the Economic Health of the City and encourage:
  - the role of the City as a leader for the State's economic development,
  - the pursuit of large, quality projects, and
  - opportunities to attract visitors, long-term residents, corporate development, and both local and non-local business
  - The promotion of policies that help businesses, particularly local businesses, thrive in the City.
  - The promotion of policies to help address poverty and homeless issues.
  - Educational opportunities that target populations in need, and help grow and broaden the City's workforce.
- We support working collaboratively with other entities to identify the regional benefit of the City's Economic Health, and to solicit support for the City's goals of preserving our role in the State and region as an economic hub.
- We support encouraging and enhancing our local neighborhood business nodes, which in turn strengthen and serve our neighborhoods.
- We support fostering greater population growth through density opportunities, annexation opportunities and improving the sustainable quality of life of Salt Lake City.
- We support working with the State to encourage economic development projects that meet the City's overall goals and are located to maximize the City's existing infrastructure, transit options, and housing.
- We believe that it is worthwhile to track our progress in this area, identifying successes and areas needing improvement. We will measure our progress with a variety of metrics as the years go by.

## ARTS *and* CULTURE

### VISION

Vibrant, diverse, and accessible artistic and cultural events in Salt Lake City add to the City's Quality of Life for residents and visitors. The Council wants the City to maintain and enhance its longstanding role as a focal point of arts, culture, and entertainment within the Salt Lake Valley and the broader region, and to ensure access to a variety of events for all residents and visitors.

The Council embraces a wide variety of artistic expressions, such as:

- i. Celebrations of cultural diversity, celebrating all communities, including neighborhoods
- ii. Diverse types of visual or performance art ranging from casual or impromptu performances to
- iii. formal pre-planned events in venues around the City
- iv. Public Art pieces
- v. Community art projects
- vi. Musical events – concerts, symphonies, festivals, many genres, sizes, locations (paid and free)
- vii. Independent film
- viii. Educational opportunities
- ix. Sporting events, amateur and professional, that also define Salt Lake City's cultural identity.

### VALUES

- We encourage events that celebrate cultural diversity & celebrate all communities.
- We value cultural events, such as neighborhood street fairs, that help communities cohere, create, and re-create their identities.
- We value all genres of music, art, and performance and want it to be accessible to all of our communities – not only Downtown, but city-wide.
- We want to create an environment where a wide range of theater options and performance venues can thrive.
- We support quality public art that complements its surroundings and is strategically placed throughout the City.
- We support local talents and artists and educational opportunities.
- We support making Salt Lake City a place where people work together to create new art, and new experiences from new ideas.
- We value arts and culture as necessary activities that improve Salt Lake City's quality of life and encourage people to live here.

# NEIGHBORHOOD QUALITY *of* LIFE

## VISION

The Quality of Life in neighborhoods is dependent on access to a wide variety of housing types for all income levels, and is enhanced by a balance and network of uses and services that includes opportunity for neighborly / social interaction; a safe environment to play and engage in the community; access to grocery and retail services; access to entertainment; supporting elements such as schools; and a variety of nearby businesses to thrive.

Many of the elements that increase the quality of life within neighborhoods are related to several of the other Council's priority interests, such as a reduction in the ecological footprint of households through closer access to services and a variety of transportation options, including a priority on walkability.

## VALUES

- We support policy and budget changes that promote growth of neighborhood businesses, institutions and other developments in order to provide conveniently located and physically accessible retail services to residents and provide more places for neighbors to socially interact.
- We support efforts to establish an effective historic preservation process that is consistent with the City's adopted Preservation Program Philosophy Statement.
- We value a balance of residential types in the City including housing for all income levels, ages and accessibility needs.
- We value a broad definition of what "neighborhoods" entail – a neighborhood is a place a community calls home which includes shelter, sense of belonging, resources, and connections.
- We support programs and services for neighborhoods that enhance walkability, cleanliness and a well-maintained community, historic preservation, and community building.
- We embrace the values and quality of life that attract residents (homeowners/renters) and businesses to a neighborhood.
- We value transit options for neighborhoods.
- We value open space that creates a place for social gathering, interaction and community building within neighborhoods.
- We support the ownership of buildings for small neighborhood businesses.
- We support schools within walking distance in our neighborhoods.
- We value how schools contribute to neighborhood quality of life.
- We support neighborhoods in creating a process to develop their own identity.
- We encourage collaboration and partnerships with neighborhood and non-profit organizations in assisting to communicate their initiatives that relate to Council policies.
- We support efforts of emergency preparedness and value the safety of citizens in Salt Lake City.
- We value a well-maintained infrastructure.
- We support neighborhood scale agriculture and encourage the production, marketing and consumption of local food.

# TRANSPARENCY

## RESOLUTION ENDORSING IN PRINCIPLE FIVE TRANSPARENCY BEST PRACTICES FOR SALT LAKE CITY

- WHEREAS, on January 6, 2009, Salt Lake City launched a formal transparency initiative and committed to continue reporting on progress to promote greater transparency and openness; and*
- WHEREAS, on November 20, 2009, Salt Lake City adopted its Open Government Policy in Resolution No. 62 of 2009 wherein the Salt Lake City Mayor and Council recognized the value of transparency in government in building the public's trust and confidence in government and elected officials, by making government more accountable to taxpayers and facilitating greater efficiencies; and*
- WHEREAS, transparency in government is a key element in achieving greater public engagement in the operations of government and participation in our democratic processes because government transparency, at its most basic, is open, current and conveniently accessible information in a usable format that can help the public make informed decisions, provide meaningful oversight and give valuable input to public officials; and*
- WHEREAS, the digitization of information, the ubiquity of the Internet and the availability of various online tools have ushered in a new era of affordable public access to government operations, services and information; and*
- WHEREAS, in March 2012, Salt Lake City earned a 2012 Sunny Award that recognizes governments that do an exemplary job at transparency; and*
- WHEREAS, a University of Utah Honors College Student Think Tank recently completed a year-long study of the issues surrounding transparency in government and has published a report of its findings and formulated a recommended set of five transparency best practices for local governments to follow.*

### **NOW, THEREFORE, BE IT RESOLVED**

*that the Salt Lake City Council and Mayor endorse the attached five transparency best practices developed by a University of Utah Honors College Student Think Tank, and commit to continuing the City's efforts to implement these five transparency best practices when possible.*

### **BE IT FURTHER RESOLVED**

*that the Salt Lake City Council and Mayor recognize and commend the students at the University of Utah Honors College for their year-long study of an important public policy issue and for applying their classroom learning in a constructive and practical way to improve our community and the transparency of Salt Lake City government: Alex Boren, Marianne Carpenter, Isabelle Ghabash, Tanner Gould, Lindsay Gren, Niki Harris, Theresa Krause, Candace Oman, Allie Tripp, Tianna Tu, and Think Tank Professors, Randy L. Dryer and Corper James.*

# TRANSPORTATION *and* MOBILITY

## VISION

Salt Lake City residents should have choices in modes of transportation which are safe, reliable, affordable, and sustainable. Residents should reap the value of well-designed transportation systems that connect residents to neighborhoods and the rest of the region.

The City encourages alternatives to motorized-vehicular transportation and making those options more appealing and accessible to visitors and residents.

## VALUES

- We support maximizing the accessibility, affordability, and reliability of transportation options into and around the City and support increasing accommodations for non-automotive transportation options.
- We support educational efforts that will help residents make informed choices about the types of transportation they use.
- We support reducing the environmental and health impacts created by vehicle emissions.
- We support efforts that will reduce the need for people to drive alone in vehicles.
- We value the social, economic and health benefits that come from active transportation options such as bicycling and walking.
- Pedestrian and bicycle safety are a high priority and we believe they can be compatible with other modes of transportation.
- We support establishing and maintaining safe routes to schools.
- We value coordinating with transportation agencies and other municipalities to improve the movement of people throughout the city.
- As the population of Salt Lake City and the region increases, land use design decisions should reflect the intention to better accommodate all modes of transportation and focus on the movement of people.

# SUSTAINABILITY

## VISION

The Council embraces a view of sustainability that measurably changes habits and patterns to use only what is minimally needed for our generation so resources are readily available and, where possible, replenished for future generations. As a City we can affect the amount of natural resources our residents and visitors use, and provide programs or systems that make it possible for visitors and residents to reduce their ecological footprint.

## VALUES

- The Council supports establishing greater efficiency in transportation and energy use, expanded choice accessibility of housing options, and reduction of waste.
- The Council supports setting specific, measurable goals to reduce the ecological footprint of the City in areas such as transportation, food, housing and energy.
- The Council supports initiatives that expand a local food economy, create new sources of affordable energy such as wind and solar, and reduce environmental impacts from pollution.
- The Council supports policies that move Salt Lake City and the region ahead in the preservation of natural resources, as well as efforts that improve alternatives to wasteful habits that deplete resources from future generations.
- The Council values efforts that efficiently utilize natural resources, focus on social and human capital, and support biologically-inspired systems to develop solutions.
- The Council values planning for future growth using tools such as land use planning, zoning, acquisition of land, setting growth targets, expanding housing choices and transferring development opportunities within the City that enhance and measurably increase the use of sustainable practices.
- The Council supports efforts to improve the City's infrastructure and educate the public about modifying residential and non-residential structures, in preparation for potential future natural disasters.

## PARKS *and* OPEN SPACE

### VISION

Salt Lake City is located in a scenic and delicate environment. The City's proximity to the natural environment allows for many active (programmed) and natural (non-programmed) recreational opportunities, including use of parks, trails, gardens and open spaces for its residents and visitors. The City Council strives to balance the desire to provide access to a variety of outdoor open space opportunities throughout the City with the need to be responsible for the protection and management of the City's natural open lands, established ecosystems, wetlands and watershed areas.

### VALUES

We value:

- The natural setting that surrounds us, which is as beautiful as it is essential to life. We recognize the delicate balance that exists between humans and nature. The wildlife, habitats, and ecological systems of the mountains, canyons, the Great Salt Lake and its tributaries, including important urban buffers, should be protected.
- The City's proximity to places where people of all ages and abilities can enjoy a variety of outdoor education and recreation opportunities in a variety of settings.
- The preservation of natural areas, accessibility to parks, and enhancement of trail and open space connectivity throughout the City.
- Natural and man-made open space environments that contribute to and promote healthy lifestyles, including air quality, fitness, and overall well-being of residents and visitors.
- Visions and plans which set aside, preserve and protect the many green spaces, parks, trails and natural open space areas we enjoy.
- Input and collaboration of ideas, knowledge, and innovations from the public, scientific and natural resource management stakeholders when acquiring, developing and caring for the City's green spaces.
- High quality maintenance of natural and man-made open spaces that allow SLC residents to continue to enjoy first-rate recreational experiences.
- Maintaining high quality, aesthetically pleasing public spaces, including transportation corridor streetscapes and landscapes. Park strips, medians, and land bordering roads, highways, railway lines, utility corridors and waterways contribute to safer, cleaner, and greener communities.

# EDUCATION

## VISION

Education is a central building block of strong and stable neighborhoods. The City values education, at all levels, in order to sustain the City's position as the Capital City and center for commerce, supported by strong, stable and vibrant neighborhoods. Education plays a crucial role in providing opportunities for members of the community. The City benefits economically and culturally from educated, lifelong learners who become active, engaged, and positive members of the community.

## VALUES

- We value schools and recognize their importance within the existing residential fabric of the neighborhoods within our City.
- We value the need for a partnership between the community, parents, students and educators to foster a learning process that is authentic, interactive, inclusive, continuous, and empowers students to become active and engaged members of the community.
- We value a model of education that cultivates a college, career, and civic-ready environment in Salt Lake City by relying on investment from a variety of sources, and building on resources of family, government, and public and higher education.
- We value the full spectrum of education, from pre-school to higher education, as well as other forms of vocational and professional development and apprenticeship programs. We believe in supporting members of the community in educational pursuits from infancy to adulthood and providing a variety of opportunities for different skill sets.
- We value excellence at every level of our education system and opportunities for every child, regardless of socioeconomic status, from early learning through post-secondary education. We believe that this is key to close the attainment gap and fight systemic poverty in our communities.
- We value educational institutions as centers of innovation for our community, and as central building blocks for neighborhood identity.
- We support collaboration between Salt Lake City government and educational institutions to enhance and improve the delivery of City services to residents, visitors and workers in the Capital City.
- We value providing access for children of all ages to participate in recreational sports, as physical activity is a key component of academic development and promotes healthy, active lifestyles.
- We value partnering with the SLC School District to maximize limited resources and over-crowded City facilities. Utilizing school facilities that may not otherwise be in use at night or on weekends provides greater access to communities for recreational activities.
- We value partnering with various local organizations to provide children of all ages access to and participation in the cultural arts.

*(continued on next page)*

- We support opportunities for educational growth that bridge the high school-to expert-gap by supporting business-labor apprenticeship programs that provide skills and opportunity to members of our community.
- We value closing the gender achievement gap that exists in higher education in the state, and support programs that would help reduce this gap, including improved counseling services for women, higher education mentoring programs and flexible course offerings and schedules.
- We recognize the value and role of sex education.
- We support the creation and maintenance of safe and reliable routes for a variety of means of transportation, to all levels of educational institutions.
- We recognize our responsibility as a municipal government to partner with educational institutions to provide services such as public safety and quality transportation infrastructure to these institutions.
- We recognize the important contributions that city facilities can provide in fostering educational opportunities for all ages.
- We value the safety and welfare of all students and support the partnering of SLC City government, SLC School District and various local organizations to prevent bullying in our community.

# COMPREHENSIVE HOUSING POLICY

## INTRODUCTION

As the largest city in Utah and the economic hub of the state, Salt Lake City faces significant housing and population issues. Precipitous increases in land values over the last decade, volatile financial and lending conditions, and escalating construction costs are some of the factors that create barriers to the development of affordable housing. At the same time, a renewed interest in walkable neighborhood commercial centers, increased residential development downtown, and an emphasis on dense, transit-oriented residential projects throughout Salt Lake City offer opportunities for policymakers to capitalize upon as they seek to provide a range of housing choices to meet the desires and needs of residents.

Demographics in the United States are rapidly changing, and Salt Lake City is no exception. Populations are aging, minority communities are growing, and there are more single-parent households and households without children. These seismic shifts require changes in Salt Lake City's housing policies to effectively address today's realities.

## PURPOSE

By establishing the Salt Lake City Housing Policy, the Mayor and City Council seek to:

- Foster and celebrate the urban residential tradition;
- Respect the character and charm of predominantly residential districts, including those with historic character and qualities, while also providing opportunities for the provision of local goods and services easily accessed by neighborhoods;
- Promote a diverse and balanced community by ensuring that a wide range of housing types and choices exist for all income levels, age groups, and types of households;
- Develop new housing opportunities throughout the City;
- Ensure that affordable housing is available in all neighborhoods and not concentrated in a few areas of the City;
- Emphasize the value of transit-oriented development, transit accessibility and proximity to services;
- Recognize that residents, business owners, and local government all have a role to play in creating and sustaining healthy neighborhoods;
- Create an appropriate balance of rental and ownership opportunities in neighborhoods without jeopardizing an adequate supply of affordable housing; and
- Strongly incentivize or require the use of green building techniques and sustainability practices in public and private housing developments.

The Mayor and City Council expect this Housing Policy to be considered whenever the City Administration engages in the following activities:

- City and Redevelopment Agency funding assistance
- Zoning and land use planning
- Master planning of neighborhoods
- The creation of economic development incentives

The Housing Policy is a combination of 13 Policy Statements that are detailed below.

## **POLICY STATEMENTS**

### **1. New Development**

New housing development in Salt Lake City should meet the following criteria:

- Be consistent with requirements of the Federal Americans with Disabilities Act, Fair Housing Amendments Act (FHAA), Section 504 of the Rehabilitation Act and the International Building Code.
- Encourage for sale and rental mixed-use and mixed-income projects in areas with established transportation, public infrastructure, and related public services. Encourage mixed-use projects to include some affordable housing units.
- Encourage single-family infill housing, in single-family neighborhoods, to attract middle-income families where appropriate:
- Require architectural designs that are contextually compatible with the surrounding structures and overall fabric of the neighborhood. These designs should:
  - a. Preserve and incorporate open space, even minimal amounts.
  - b. Interface well with public spaces.
  - c. Incorporate energy efficient technologies and design.
  - d. Create quality living environments.
- Provide for realistic parking needs in the least intrusive manner possible in single family neighborhoods.
- Provide aesthetically pleasing and attractive public spaces, such as designated common areas, community centers, community parks, trail networks, bikeways, resident gathering places, and resident/community gardens.

#### **Action items:**

- a. Ensure better compatibility with existing neighborhoods for new infill development.
- b. Review the residential and mixed-use zoning regulations for redundancy and consistency to ensure they accurately reflect this policy.
- c. Revise the permitted and conditional use tables to reflect a stronger emphasis on mixed-use development and to limit or prohibit uses that are incompatible with the neighborhood.
- d. Consider developing design standards for buildings in residential and mixed-use zones.
- e. Establish, strengthen and enforce City ordinances mitigating the loss of affordable housing due to development of higher end housing and other facilities.

### **2. Affordable Housing**

Provide affordable housing and homeownership opportunities for residents who make 80% or less of the area median income in Salt Lake City. The City should strive to ensure that affordable housing is available for purchase in Salt Lake City.

Provide affordable rental housing in Salt Lake City for residents who make 80% or less of the area median income. The City should strive to ensure that affordable rental housing is available in Salt Lake City.

A primary purpose of Salt Lake City's Housing Policy is to foster a diverse and balanced community with housing that offers a wide range of choices for all income levels. Accordingly, affordable housing should be available in all neighborhoods and not concentrated in a few areas of the City. Encouraging a variety of low, medium and high density housing developments for all income levels will help to enhance, maintain and sustain livable, viable neighborhoods.

The Council and Mayor recognize that there is a segment of the City's population whose income level and other circumstances may make it difficult to qualify for established housing programs. The City should address housing for this population.

The City, through the Redevelopment Agency (RDA), the Housing and Neighborhood Development division, the Housing Authority of Salt Lake City and successful housing development nonprofit organizations should provide examples of how affordable housing can be built or rehabilitated.

**Action items:**

- a. Analyze the impacts of fees and current zoning on affordable housing.
- b. Develop an incentive program for housing developers to provide a percentage of affordable housing as part of their overall development.
- c. Preserve and expand, as appropriate, the amount of subsidized and Section 8 housing in the City.
- d. Continue to provide funding for homeownership and affordable rental housing projects with federal funds and housing trust funds.
- e. Investigate inclusionary zoning practices which encourage development of affordable housing.

**3. Housing Stock Preservation and Rehabilitation**

The City should support the preservation, rehabilitation, and adaptive reuse of existing housing stock to the most practical degree possible.

**Action items:**

- a. Adequately fund the City's apartment inspection program to promote housing safety and quality.
- b. Adequately fund programs that assist home and apartment owners in rehabilitating and maintaining housing units.
- c. Support reinvestment in existing urban and inner suburban areas.

**4. Transit-Oriented Development**

The City should support transit-oriented development as well as adequate, reliable public transportation so that residents may easily access employment, goods and services, and housing.

The City should support housing densities, mixed-use and mixed-income projects, parking policies, and pedestrian-oriented urban designs that encourage walking and the use of alternative and public transportation.

**Action Items:**

- a. Review the residential and mixed-use zoning regulations for redundancy and consistency to ensure they accurately reflect this policy.
- b. Continue to review the permitted and conditional use tables to reflect a stronger emphasis on mixed-use and mixed-income development on an on-going basis.

**5. Zoning**

The City should evolve its zoning regulations to effectively address the City's changing housing needs.

While the City supports mixed-use development, it also recognizes that there are some zones that are not conducive to residential development.

**Action items:**

- a. Allow for higher densities and building height, in the form of density bonuses, in affordable multi-family, mixed-income and mixed-use housing developments if the developer incorporates features to minimize potential negative impacts such as buffer landscaping, usable open space, on-site amenities, support services, preservation of existing structures, and underground vehicle parking.
- b. Provide opportunities for the development of newly adopted residential densities.
- c. Allow neighborhood anchor areas or commercial uses that enhance the function of residential neighborhoods and/or are compatible with residential activity.
- d. Allow the flexible application of zoning standards to encourage innovation and creative problem solving in new developments.
- e. Research and adopt an ordinance to allow the Director of Community and Economic Development or the Planning Director the authority to administratively modify zoning requirements up to 10% when specific criteria have been met.
- f. Research inclusionary zoning options that encourage and enhance mixed-use and mixed-income development and rehabilitation.

**6. Permitting**

The City should review and evaluate the impacts of the building permitting process on proposed residential development.

**Action items:**

- a. Provide expedited plan review for projects designed as sustainable, high performance buildings, including designs that impact neighborhoods in a positive manner and meets the Mayor's Executive Order, Expedited Plan Review for New Construction and Major Renovation Projects that Meet Certain Sustainable Building Criteria, dated August 22, 2008.
- b. Complete the City's One Stop Shop initiative, which will streamline the permitting process for development and provide seamless customer service at the City and County Building for development related customers. The goal remains co-location of staff responsible for core plan review, thus creating a true One-Stop-Shop for development-related customers. To accomplish this level of customer service, a representative from each of the six groups conducting plan review must be represented in Room 215 at the City and County Building. Space issues and staffing levels must be resolved to realize this goal. Electronic plan review and digitized submittals/records will aid toward this accomplishment.

**7. Downtown Housing**

Permanent residences in downtown Salt Lake City are a critical part of creating a vibrant, safe, and sustainable Capital City. The urban core should be considered a neighborhood for purposes of housing planning, and the City should expect housing to be available to all income levels downtown.

**Action Items:**

- a. Conduct an inventory and zoning review of land within the Downtown that could be used for housing sites, and study the feasibility of developing the sites for housing uses.
- b. Explore options for protecting multi-family housing units east of 200 East between South Temple and 400 South and encourage infill development housing east of 200 East.

- c. Permit and encourage retail support services that promote increased residential population and support downtown workers.
- d. Continue pursuit of official City commitment to provide more single room only (SRO) housing to complete spectrum of housing needs.

## **8. Homeless, Transitional and Special Needs**

The provision of temporary and permanent housing options for those who have no other option is a fundamental responsibility of government in modern day society. The City will work with Salt Lake County, the State of Utah, and community partners to assist in providing temporary and permanent housing options to city residents.

### **Action Items:**

- a. Collaborate with the providers of homeless services, neighborhood residents and business owners to create an environment to ensure that a mix of income populations can live, work, flourish together while still providing services to those in need.
- b. Utilize the efforts of the “Long Range Planning for Sheltering Needs of Homeless Persons Committee” in implementing the Countywide ten-year plan to end chronic homelessness.
- c. Continue to support the development of scattered site affordable housing projects with appropriate case management as needed.
- d. Include temporary dwellings, excluding tents, in the definition of transitional housing.

## **9. Historic Preservation**

The City should preserve valued historic structures designated as significant to the cultural or architectural heritage of the City based on an up-to-date historic resource survey.

### **Action Items:**

- a. Complete a City-wide historic resource survey.
- b. Develop a Preservation Plan.
- c. Reevaluate infill ordinances and revise them accordingly.

## **10. Funding Mechanisms**

Housing development is funded through a combination of private and public funds. The City should continue to use best practices to efficiently fund the development of a variety of housing.

### **Action items:**

- a. Increase the housing stock through non-profit and/or for profit partnerships.
- b. Maintain the Salt Lake City Community Housing Plan that outlines annual sources and uses of funds for housing and housing programs.
- c. Maintain public reviews and input relating to use of City housing monies through the City’s Housing Trust Fund Advisory Board, Redevelopment Advisory Committee and the Redevelopment Agency Board.
- d. Establish a permanent funding source for the Housing Trust Fund. Examine options for increasing City resources available to assist in affordable housing development.
- e. Evaluate opportunities to efficiently deliver housing services among service providers.
- f. Fund projects that create quality living environments.

## **11. Marketing and Education on Housing in Salt Lake City**

Residents, developers, government, and social service providers all play a role in educating the public (and each other) about the availability of housing types and the gaps in the housing spectrum. The City can take the lead to ensure that accurate information is conveyed to all stakeholders.

### **Action Items:**

- a. Develop educational programs for developers, community councils, and the public to dispel myths and stereotypes about high density and affordable housing. Topics to be covered in these programs include: density, accessibility and visitability design concepts; affordable housing; and home buyer issues for developers.
- b. Develop public/private partnerships to market housing and educate the public on housing issues.
- c. Invest in marketing programs to highlight Salt Lake City's housing strengths and opportunities.
- d. Utilize market research for the development of aggressive public marketing campaigns to entice area residents to live in Salt Lake City; and to provide guidance for the City, the Redevelopment Agency and the development community in their efforts to develop housing within the city.
- e. Prepare educational information to distribute to the public regarding when a building permit is required.
- f. Continue the development advisory forum that brings together all stakeholders in the development process, including applicants, Housing, Planning, Building, Fire, Engineering, Public Utilities and Transportation Divisions.
  1. Review new/proposed programs and processes.
  2. Offer presentations from specific City department/divisions that may affect the industry and stakeholders.
  3. Provide training in current best practices.
  4. Review changes and additions to city processes that regulate and control development of the built environment.
  5. Include question and answer dialogues.

## **12. Growth Targets**

Salt Lake City's goals for growth are predicated upon the orderly development of additional housing. Accordingly, the City's housing policies must be consistent with overall growth goals.

### **Action items:**

- a. Develop and maintain a citywide plan for attracting population growth in Salt Lake City.
- b. Set and achieve 5-, 10-, and 20-year growth targets that will help maintain the City's status as Utah's largest city. The City should use all available tools to achieve these growth targets including zoning, permitting, marketing, fees and incentives.
- c. Set growth targets for different housing types.

## **13. City Funded Projects**

The preservation and creation of affordable housing are high priorities. The City will continue to provide financial assistance to projects that meet the goals of the Housing Policy.

Requests for City funding will be evaluated based on their consistency with this Housing Policy.