



June 24, 2026

Dear Commissioners,

Wasatch Advocates for Livable Communities (WALC) strongly supports the proposed zoning map amendment (PLNPCM2026-00369) at 1379 and 1395 Van Buren Avenue and 1384 West Harris Avenue.

This project represents a meaningful contribution to Salt Lake City's housing goals, particularly in Glendale, where opportunities for attainable homeownership, family-sized housing, and missing middle housing remain limited. The proposed rezoning from R-1-7000 to RMF-30 would enable approximately 24 new homes, including new missing middle options, creating housing opportunities that are difficult to provide under the existing zoning. The proposal aligns with Salt Lake City's housing and community development goals in several key ways:

Affordable Housing

The applicant has committed to developing homes targeted to households earning approximately 80% to 100% of Area Median Income, creating a meaningful opportunity to expand attainable homeownership opportunities in Glendale. Mixed-income communities help create stronger neighborhoods by allowing residents from a variety of income levels to access housing, schools, parks, and economic opportunities.

This proposal directly supports Housing SLC's goal of increasing housing affordability through expanded housing supply and a greater diversity of housing types. Housing SLC recognizes that Salt Lake City must create thousands of additional housing units across multiple price points to improve affordability and ensure residents can continue to live in the communities they call home.

Increasing Housing Options

The proposed 24-unit development would significantly increase housing choice in an area that is currently zoned exclusively for large-lot single-family homes. By introducing ownership-oriented missing middle housing types, the project helps bridge the gap between detached single-family homes and more affordable multifamily developments.

The Westside Master Plan specifically identifies a need for additional housing options and moderate-density housing forms throughout westside neighborhoods. The Plan notes that many westside neighborhoods have limited housing diversity and encourages housing choices that can accommodate households at different stages of life and income levels. This proposal



directly advances those goals by providing family-sized ownership opportunities in a neighborhood where such housing options are currently underrepresented.

Housing SLC similarly identifies missing middle housing as a critical component of addressing the city's housing needs. By enabling housing forms that are difficult to build under existing zoning, the proposal supports the City's objective of creating more diverse and attainable housing opportunities throughout established neighborhoods.

Transportation and Location Efficiency

The site benefits from proximity to schools, parks, bicycle infrastructure, and transit service that connect residents to jobs and destinations throughout Salt Lake City. Future residents will be located near Mountain View Elementary School, Glendale Middle School, Glendale Regional Park, Glendale Library, bicycle facilities on 1700 South and California Avenue, and multiple UTA bus routes.

The Westside Master Plan emphasizes the importance of creating neighborhoods where residents can access daily needs, schools, parks, and community services without relying entirely on personal vehicles. The proposal supports that vision by placing additional housing within an established neighborhood that already benefits from public infrastructure and community amenities.

Housing SLC likewise encourages directing housing growth to locations where residents can take advantage of existing services and transportation networks, reducing household transportation costs while supporting more sustainable growth patterns.

Efficient Land Use

The proposed development requires a zoning map amendment from R-1-7000 to RMF-30, allowing more productive use of three underutilized parcels that currently contain only two homes. The rezoning would enable approximately 24 homes on land already served by existing infrastructure, utilities, streets, schools, and parks.

The Westside Master Plan specifically encourages infill development and redevelopment of underutilized land as a strategy for accommodating future growth while strengthening existing neighborhoods. The Plan also identifies opportunities to increase housing options in locations where infrastructure and services already exist.

Similarly, Housing SLC promotes directing growth toward areas with existing infrastructure and encouraging moderate density increases in appropriate locations. This proposal advances both



goals by creating substantially more housing on land that is already urbanized and served by public facilities.

Additional Community Benefits

In addition to increasing housing supply, the proposal includes several important community benefits. The project would preserve the existing single-family home at 1379 Van Buren Avenue while enabling additional housing on the site. The development is also expected to provide predominantly family-sized homes with two- and three-bedroom floor plans, addressing an important need identified in Housing SLC for housing that can accommodate families.

The proposal would also facilitate the removal of an abandoned high-pressure gas pipeline that currently runs through the property, helping address a longstanding site constraint while preparing the land for productive residential use.

Perhaps most importantly, the project is designed as a for-sale development. Expanding homeownership opportunities remains one of the most effective ways to help households build wealth, achieve long-term stability, and remain invested in their communities. The Westside Master Plan identifies homeownership as an important community goal, and this proposal would create opportunities for more families to achieve that goal.

WALC supports the thoughtful redevelopment of these underutilized parcels to provide more housing options, including attainable homeownership opportunities for moderate-income families, within an established Glendale neighborhood. The proposal advances the goals of both the Westside Master Plan and Housing SLC by increasing housing supply, expanding missing middle housing options, supporting family-sized housing, promoting homeownership, and directing growth toward areas with existing infrastructure and community amenities.

Thank you for the opportunity to comment.

Respectfully submitted,

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