



June 24, 2026

Dear Commissioners,

Wasatch Advocates for Livable Communities (WALC) supports the proposed zoning map amendment at 1469 West California Avenue.

This project represents a meaningful contribution to Salt Lake City's housing goals, particularly in Glendale, where opportunities for family-sized homeownership and missing middle housing remain limited. The proposed rezoning from R-1-7000 Single Family Residential to FB-UN1 Form-Based Urban Neighborhood would allow the development of family-sized, for-sale housing on a currently vacant parcel located along California Avenue. This proposal aligns with Salt Lake City's housing and community development goals in several key ways.

Increasing Housing Options

The proposal increases housing choice in an area that is currently limited to large-lot single-family residential development. By allowing housing types such as townhomes, twin homes, cottages, and other missing middle housing forms, the FB-UN1 district creates opportunities for housing that better reflects the needs of today's households while remaining compatible with the surrounding neighborhood.

The Westside Master Plan specifically identified a lack of diverse housing options on the Westside and noted that only a small percentage of residentially zoned land allows multifamily housing. The Plan recognizes that additional housing choices will require zoning modifications and encourages infill development along corridors such as California Avenue. This proposal directly advances that vision by introducing housing types that are currently difficult or impossible to build under existing zoning.

The project also supports Housing SLC's goal of expanding missing middle housing opportunities throughout Salt Lake City. Housing SLC recognizes that increasing the supply of medium-density housing types is essential to addressing the city's housing shortage and providing more attainable ownership opportunities for families and moderate-income households.

Family-Sized Housing

Salt Lake City faces a growing shortage of housing options designed for families, particularly ownership-oriented housing that can accommodate households with children. The applicant has indicated that the intent of the rezoning is to facilitate the development of family-sized, for-sale



housing rather than smaller apartment units. This focus addresses an important gap in the city's housing inventory and creates opportunities for households seeking to remain in the community as their housing needs change.

Housing SLC identifies family-sized housing as a critical component of addressing the city's housing challenges and recognizes that many households struggle to find homes that provide both adequate space and attainable ownership opportunities. By creating the conditions necessary for family-sized missing middle housing, this proposal supports the City's efforts to retain families, strengthen neighborhoods, and provide housing options across a broader range of household types and life stages.

The proposal also advances the Westside Master Plan's vision of creating complete neighborhoods that can accommodate residents throughout different stages of life. Providing additional ownership-oriented housing for families helps support long-term neighborhood stability, encourages community investment, and expands opportunities for residents to build wealth while remaining connected to schools, parks, and other community amenities.

Transportation and Location Efficiency

California Avenue is one of the primary east-west corridors identified in the Westside Master Plan and serves as an important connection between community nodes throughout the Westside. The project site is located between the Redwood Road and 900 West community nodes and is served by existing transportation infrastructure and transit service.

The project is within walking and biking distance of numerous community amenities, including Mountain View Elementary School, Glendale Middle School, the Sorenson Unity Center, local businesses, the Jordan River Parkway Trail, and UTA bus service along California Avenue. These amenities provide residents with access to recreation, education, community services, and transportation options without requiring every trip to be made by car.

The Westside Master Plan envisions California Avenue as a corridor that connects neighborhood activity centers and supports additional investment and redevelopment. Adding housing in locations that already benefit from transportation infrastructure and community amenities helps advance the City's goals of creating more connected, walkable, and sustainable neighborhoods.

Housing SLC similarly encourages directing housing growth toward locations with existing infrastructure, transportation options, and community amenities. Concentrating housing in these areas helps reduce household transportation costs, improve access to opportunity, and support more sustainable development patterns.



Efficient Land Use

The proposed development requires a zoning map amendment that would allow more productive use of a currently vacant parcel located on a principal arterial corridor. Rather than extending development into undeveloped areas, the project directs growth toward land already served by streets, utilities, schools, parks, and other public infrastructure.

The Westside Master Plan specifically identifies vacant and underutilized corridor properties as opportunities for infill development and reinvestment. The Plan encourages redevelopment that supports neighborhood vitality while maintaining the character of established residential areas. This proposal accomplishes both objectives by placing new housing on a vacant site while utilizing the design standards contained within the FB-UN1 district to ensure compatibility with surrounding development.

Housing SLC identifies infill housing as a central strategy for addressing Salt Lake City's housing shortage and meeting the City's goal of permitting thousands of additional housing units in existing neighborhoods. By converting an underutilized parcel into new housing, this proposal directly supports those objectives while making efficient use of existing public investments.

Form-Based Development and Corridor Revitalization

The FB-UN1 district is specifically designed to encourage pedestrian-oriented development that contributes positively to the public realm. California Avenue has been identified in the Westside Master Plan as a key corridor connecting neighborhood activity centers and serving as a location for future reinvestment and growth.

The proposed zoning district emphasizes building form, street-facing entries, and neighborhood-scaled development that is compatible with surrounding residential uses. The applicant's narrative notes that the property occupies a transitional location between the Redwood Road and 900 West community nodes, making it particularly well-suited for the type of incremental density and pedestrian-oriented design envisioned by both the Westside Master Plan and Plan Salt Lake.

By replacing a vacant lot with new housing designed around form-based principles, the project can contribute to a more active and attractive California Avenue corridor while helping implement the City's long-term planning goals for the Westside.

WALC supports the thoughtful redevelopment of this vacant parcel at 1469 West California Avenue to provide additional housing opportunities, including family-sized homeownership options, along an important neighborhood corridor. The proposal advances the goals of the



**Wasatch Advocates
for Livable Communities**

Westside Master Plan, Plan Salt Lake, and Housing SLC by increasing housing supply, expanding missing middle housing options, promoting homeownership, encouraging reinvestment along California Avenue, and directing growth toward locations with existing infrastructure and community amenities.

We urge you to recommend approval of this zoning map amendment.

Thank you for the opportunity to comment.

Respectfully submitted,

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Executive Director

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