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October 15, 2025

RE: J Development Rezone Application Questions (Revised)

RE: 2260, 2270, 2290 East 1300 South, Salt Lake City, UT 84108

Submittal Requirements Checklist

1. A statement declaring the purpose and justification for the proposed amendment.

Our rezone request stems from the desire to complete the continuity and overall integration of our property with the recent surrounding MU-3 zone adjustments by Salt Lake City.

This rezone from R-1-7000 to MU-3 will provide Salt Lake City, the Foothill & St. Mary neighborhood residents, and our property, the cohesiveness for needed housing and retail patrons. This amendment will complement the aging neighborhood housing demands while providing retail support for ongoing upgrades to the nearby Foothill Village Community.

2. A written general description of any future development that is planned for the property including the anticipated use, density, scale of development, timing of development, the anticipated impact to existing land uses and occupants of the land subject to the proposal, and any additional land use petitions that may be anticipated to develop the site. Visual renderings and basic site plans may be provided by the applicant.

The petition rezone request stems from the desire to provide future housing options for the immediate Foothill and St Mary's neighborhoods. This housing focused, community concept, would include approximately 28 total condominium and brownstone townhome units. Our vision is to dedicate ten percent (10%) units for affordable buyers who meet the 80% AMI requirements of the surrounding area. This threshold meets the required city ordinance of providing 10% of total units at 80% AMI for affordable purchase.

Timing of the development is early and conceptual with guidance from Salt Lake City's planning team. We have met with area Councilman, Dan Dugan, neighbors, and the East bench Community Council organization. We are arranging other leadership meetings with other neighbors and business leaders for feedback and direction. We are currently engaging nearby community and neighborhood residents for comment. This project will maintain all building standards and continuity contained in Salt Lake City's newly reformed MU-3 zoning code.



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Visual renderings and conceptual site plans have and will be provided to planners and city leadership as requested.

3. Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed and a map that shows the current use of the subject property and adjacent properties.

The request is focused on the following (3) parcels which are currently zoned, R-1-7000. The request is to amend and provide continuity with these parcels to the MU-3 zone, so that they fully integrate with the larger surrounding land block.

Parcel: 16-10-379-004

Parcel: 16-10-379-005

Parcel: 16-10-379-006

4. Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed. Text that is proposed to be added shall be underlined and text that is proposed to be deleted shall be shown with a strikethrough line.

N/A. The request is to amend the zoning ordinance only in accordance with Salt Lake City newly adopted MU-3 zoning code and ordinance.

Community Benefit

5. A written description regarding the proposed community benefit(s) associated with the amendment. The description shall adequately describe the necessary details to demonstrate that the proposed community benefit is roughly proportionate to the potential increase in development right if the proposed amendment were to be adopted. See 21A.50.050.C for a list of community benefits that can be proposed.

The project currently titled, The Residences at Foothill, provides exceptional community benefits for the surrounding commercial and residential area, including the following and specifically:

- A. The amendment will provide the ability for the project to construct ~28 new, for sale, units/homesites for the area.***



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- B. Ten percent (10%) of the units will be dedicated for 80% AMI market area for affordability.***
- C. An ancillary benefit will expand the uses of eliminating an underutilized parking lot and while providing the community increased tax base and retail support to a newly renovated nearby Foothill Village Shopping Center.***
- D. A contribution to the fulfillment of Salt Lake City's goals of providing over 10,000 new units and 2,000 new affordable units within the area.***
- E. An additional community benefit will be to improve the sidewalk and walkability of 1300 South and 2300 East with improved sidewalks and park strips, with the potential to add speed bumps to mitigate speeding.***
- F. Enhanced landscaping along 1300 South and 2300 East will provide a beautiful gateway to Saint Mary's.***

6. For residential properties, the following information must be provided:

- The current or prior number of dwellings; 3
- Square footage and number of bedrooms for each dwelling unit;
 - Dwelling Unit 2260: 3056 square feet. 4 bedrooms
 - Dwelling Unit 2270: 2788 square feet. 3 bedrooms
 - Dwelling Unit 2290: 2270 square feet. 3 bedrooms
- The current cost of rent and the cost of rent for the previous 36 months;
 - Dwelling Unit 2260: Current monthly rent: \$3213 Previous 36 months: \$2676
 - Dwelling Unit 2270: Current month rent: \$3213 Previous 36 months: \$2676
 - Dwelling Unit 2290: Current monthly rent: \$3213 Previous 36 month: \$2676
- The total number of people residing on the property.
 - Dwelling Unit 2260: 4 people
 - Dwelling Unit 2270: 4 people
 - Dwelling Unit 2290: 4 people



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****This information has also been provided via the application link to the Salt Lake City Planning Department's provided SmartSheet form.***

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Contact:

***Joe Johnsen | Matt Knight
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October 14, 2025

Brooke Olsen, AICP
Principal Planner
Planning Division | Salt Lake City Corp.

RE: Petition Number: PLNPCM2025-00558

To Whom It May Concern:

Please find below additional context, as requested by Principal Planner, Brooke Olsen, explaining the following renderings and rezone petition PLNPCM2025-00558 questions:

- i. **Please specify the anticipated impact the existing land uses and occupants of the land subject to the proposal in the written general description.**

“The existing subject parcels contain three older single-family houses. Our future proposal replaces the adjacent underutilized parking lot as defined with structured underground and secure parking stalls for residents’ use while replacing the existing houses with an overall community of 28 total residential units...exceeding the lost homes replacement and adding a net of 25 new, for sale, homes for the neighborhood. Proposed housing unit breakdowns are as follows:

8 market-rate townhouses and 20 stacked condominiums and ten percent (10%) affordable units based on 80% area AMI within the project (community benefit), as well as resident amenities such as a gym, club room, outdoor patios, and enhanced landscaped yards and open space. Our proposal maintains the existing number of parking stalls (transferring underground) and adds 28 for-sale dwelling units. These preliminary numbers and unit counts are based on our good faith effort to comply with the nuanced and newly released MU-3 zoning code and regulations. City planning has advised us best of their ability...realizing additional regulations and ordinances may need to be understood and applied with the new zoning code.”

- ii. **Please see following attached visual renderings and basic site plan for future consideration. *Conceptual and preliminary.**

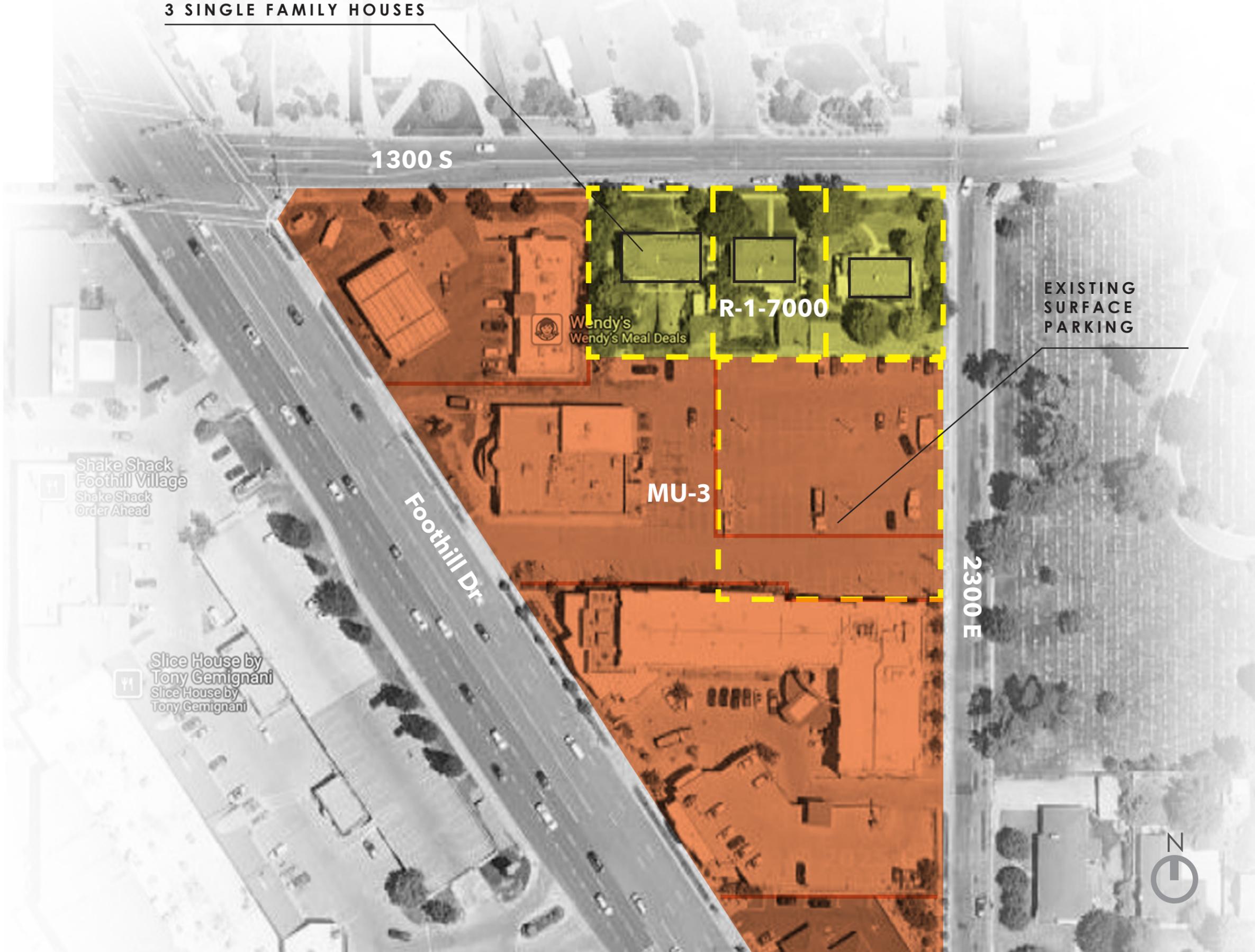
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Petitioner Contact:
Matt Knight, Joe Johnsen, J Development, Millcreek UT. matt@jdevutah.com

The Residences At Foothill

Site Conditions

EXISTING SITE CONDITIONS



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The Residences At Foothill

PROPOSED SITE PLAN

- 8 Townhomes
- 20 Condominiums (10% affordable)



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October 14, 2025

Brooke Olson, AICP
Senior Planner
Salt Lake City Corporation

RE: Standards for General Amendments Insights
J Development Rezone application:
2260, 2270, 2290 East 1300 South, Salt Lake City, Utah 84108

Hello Brooke,

As requested, please find the following insights into our rezone petition specifically addressing sections “B” and “C” found in Salt Lake City’s Standards for General Amendments.

SECTION B – Standards for General Amendments

B. In making a decision to amend the zoning map, the city council should consider the following:

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

- a.*** The proposed rezone amendment for the subject properties is consistent with the entire block between 2300 E and Foothill Blvd. This amendment will enhance the existing residential uses of the three subject properties by providing increased density in an appropriate location. Our clear objective is taking 3 dwelling units and turn them into 8 dwelling units.

The current housing situation is critical for Utahns and Salt Lake City’s overall housing plans goals for 2023-2027 to provide 10,000 new units and 2,000 affordable units throughout the city is a massive effort. Identifying locations such as this are key to the city’s redevelopment efforts. This location is an appropriate designated area to adjust and make consistent for housing as it is surrounded by the newly adopted MU-3 zone.

Our proposal will help implement the purposes and goals of the city to provide critical housing in an approved and accepted zoning district which encourages multi-family housing options.

2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance;

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6. ***The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements.***
 - a. The proposed rezone amendment is under review and will have an independent traffic study analysis and report prior to planning commission and city council meetings. Preliminary review(s) by Salt Lake City transportation departments, we assume, will be reviewed and completed in a timely manner prior to such meetings, providing additional insights.

7. ***The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle.***
 - a. The proposed rezone amendment and future community will provide various connecting sidewalks, open space, and gathering areas for future residents. All proposed areas are accessible without vehicle use. Proximity to critical services such as shopping, dining, and entertainment at Foothill Village is accessible by pedestrian walking. Proximity to major corridor, Foothill Drive, encourages public transit use to employment hubs such as the University of Utah and Hospital networks.

8. ***The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.***
 - a. The proposed rezone amendment will have minor to limited impact to public safety resources as a private, secure, and professionally maintained community with the added benefit of 28 new homes and living units. Salt Lake City Police Departments initial review of the proposal yielded no concerns with the addition.

9. ***The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.***
 - a. The proposed rezone amendment will enhance the existing residential use of the three subject properties by providing increased density and new, for sale, housing units critical for Utahns and Salt Lake City's overall housing plans to provide 10,000 new units and 2,000 affordable units in the short term. Currently, the three subject properties are rental homes which have various renters and tenants occupying. The new townhome community will replace these older outdated homes (built in the 1940s) with the latest architecture, safety and technology features, and with improved infrastructure to support home ownership.
The net effect of the proposal is to provide updated housing options for the existing tenants and encourage home ownership in the same location.



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In addition, the proposal aims to provide needed for-sale housing options on the East Bench which will encourage and serve various demographic and economic profiles in the area...including, but not limited to, empty-nester active-adults, working adults and families, and those seeking affordable housing options.

10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

- a. This is not applicable with this rezone petition.

11. The community benefits that would result from the proposed map amendment, as identified in Section [21A.50.050](#).

- a. The proposed rezone amendment will provide exceptional community benefits for the surrounding commercial and residential area, including, but not limited, to the following researched needs specifically:
 - i. The amendment will provide the ability for the project to construct much needed for sale housing units for the Salt Lake East Bench community. The proposed project is to construct ~28 new, for sale, condominium and townhome units which would provide homeowner opportunities on the East Bench for a wide range of demographics. It will also provide opportunities for current residents in the area who desire to remain in the area to move from larger estate homes and open inventory for move-up families. This project aligns with the Governor's mandate to increase housing options in appropriate areas for Utahns.
 - ii. This location aligns perfectly for new multifamily product type in conjunction with the recently adopted MU-3 zoning by Salt Lake City Corporation. The rezone will bring consistency to the entire island between 2300 E and Foothill Drive.
 - iii. Affordability component. 10% of the units will be dedicated for 80% AMI for area affordability. Critical to accommodate Utah's housing market.
 - iv. This amendment will help address a HUGE gap in the housing market for older senior neighbors residing in the St. Mary's neighborhood who want to downsize from generational single-family homes but want to remain in their communities. This product type will allow them to move freeing up homes for families and younger professionals to move to the East Bench.
 - v. An ancillary benefit will expand the uses of eliminating an underutilized parking lot and while providing the community increased tax base and retail support to a newly renovated nearby Foothill Village Shopping Center.
 - vi. An additional community benefit will be to improve the sidewalk and walkability of 1300 S and 2300 E with improved sidewalks and park strips, with the potential to add speed bumps to mitigate speeding on 1300 S.
 - vii. Enhanced landscape along 1300 S and 2300 E will provide a beautiful gateway to Saint Mary's.



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- viii.* These condo units will provide housing opportunities for families looking to relocate aging parents to keep them close to their communities.
- ix.* Underground, secured parking encouraging parking off streets.

SECTION C – Standards for General Amendments

C. Community Benefit. Each petition for a zoning amendment that is initiated by a private property owner shall identify a community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.

1. The proposed community benefit(s) shall be within any of the following categories:

- a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase;***

The proposed rezone amendment will provide exceptional community benefits for the surrounding commercial and residential area, including, but not limited, to the following researched specifically:

- i.* The amendment will provide the ability for the project to construct ~28 new, for sale, and affordable units/homesites for the area. This petition ultimately encourages primary home ownership and management. This project aligns with the State of Utah mandate to increase new housing options in appropriate areas for Utahns.
- ii.* Location aligns perfectly for new multifamily product types, uses, and availability in conjunction with the recently adopted MU-3 zoning by Salt Lake City Corporation.
- iii.* Ten percent (10%) of units will be dedicated for 80% AMI for area affordability. Critical to accommodate Utah's housing market demands.
- iv.* Our team has researched and believes this amendment will provide needed housing options for older senior neighbors residing in the St. Mary's neighborhood who want to downsize from generational single-family homes, while remaining near friends and neighbors. This will "free-up" much needed housing inventory in St Mary's for younger and move-up ready families and buyers.

- j. Providing commercial space for local businesses or charitable organizations;***

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a. This is not applicable with this rezone petition.

k. ***Providing a dedication of public open space;***

a. The amendment would provide improved, landscaped, interior and exterior open space and enhanced landscaping to the subject properties on both the private and public right of ways. Park strip and common areas will be enhanced with Urban Forestry planting direction.

l. ***Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands;***

a. This is not applicable with this rezone petition.

m. ***Preserving historic structures not otherwise protected;***

a. This is not applicable with this rezone petition.

n. ***Expanding public infrastructure that expands capacity for future development.***

a. This is subject to Salt Lake City's engineering and public works departments which ownership recognizes and will be subject to within good faith and reason.

2. The proposed community benefit may be evaluated based on the following, if applicable:

a. ***For proposals that are intended to increase the housing supply, the level of affordability of the additional density that may be allowed if the proposal were to be adopted;***

a. This is considered and will be adopted within the community proposal based on city codes and ordinances.

b. ***The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site;***

a. This is not applicable with this rezone petition.

c. ***The size of the public open space compared to the total developable area***



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of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;

a. This is noted by the petitioner and has/will be met based on city codes and ordinances.

d. *The relative size and environmental value of any land that is to be dedicated;*

a. This is not applicable with this rezone petition.

e. *The historic significance of the structures proposed to be preserved;*

a. This is not applicable with this rezone petition.

f. *The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area;*

a. This is noted by the petitioner.

g. *The input received related to the community benefit during the 45-day engagement period;*

a. This is noted by the petitioner.

h. *Policies in the general plan that support the proposed community benefit.*

a. This is noted by the petitioner.

3. *The community benefit shall be subject to public input as part of the required 45-day public input period.*

a. This is noted by the petitioner.

4. *The planning commission may make a recommendation to the city council regarding accepting the proposed public benefit.*

a. This is noted by the petitioner.



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5. The city council has final authority regarding requiring a public benefit. The city council may accept the proposed public benefit, modify the benefit, require a different public benefit, or waive the public benefit based on the merits of the proposal.

a. This is noted by the petitioner.

6. Any future development where a public benefit is required shall be subject to a development agreement to ensure that the agreed upon public benefit is provided prior to a certificate of occupancy being issued for any building within the future development.

a. This is noted by the petitioner.

7. A violation of the development agreement that includes not providing the agreed to public benefit shall require the property owner to pay a fine that is equal to the fair market value of the public benefit in the development agreement plus the fines identified in Section [21A.20.040](#).

a. This is noted by the petitioner.

###



Northeast Corner View



Entrance on 2300 East



Street side of 2300 East



Street side of 2300 East



Corner of 1300S and 2300E

Conceptual Design

The Residences at Foothill



Northwest Corner



North Elevation



East Elevation



South Elevation

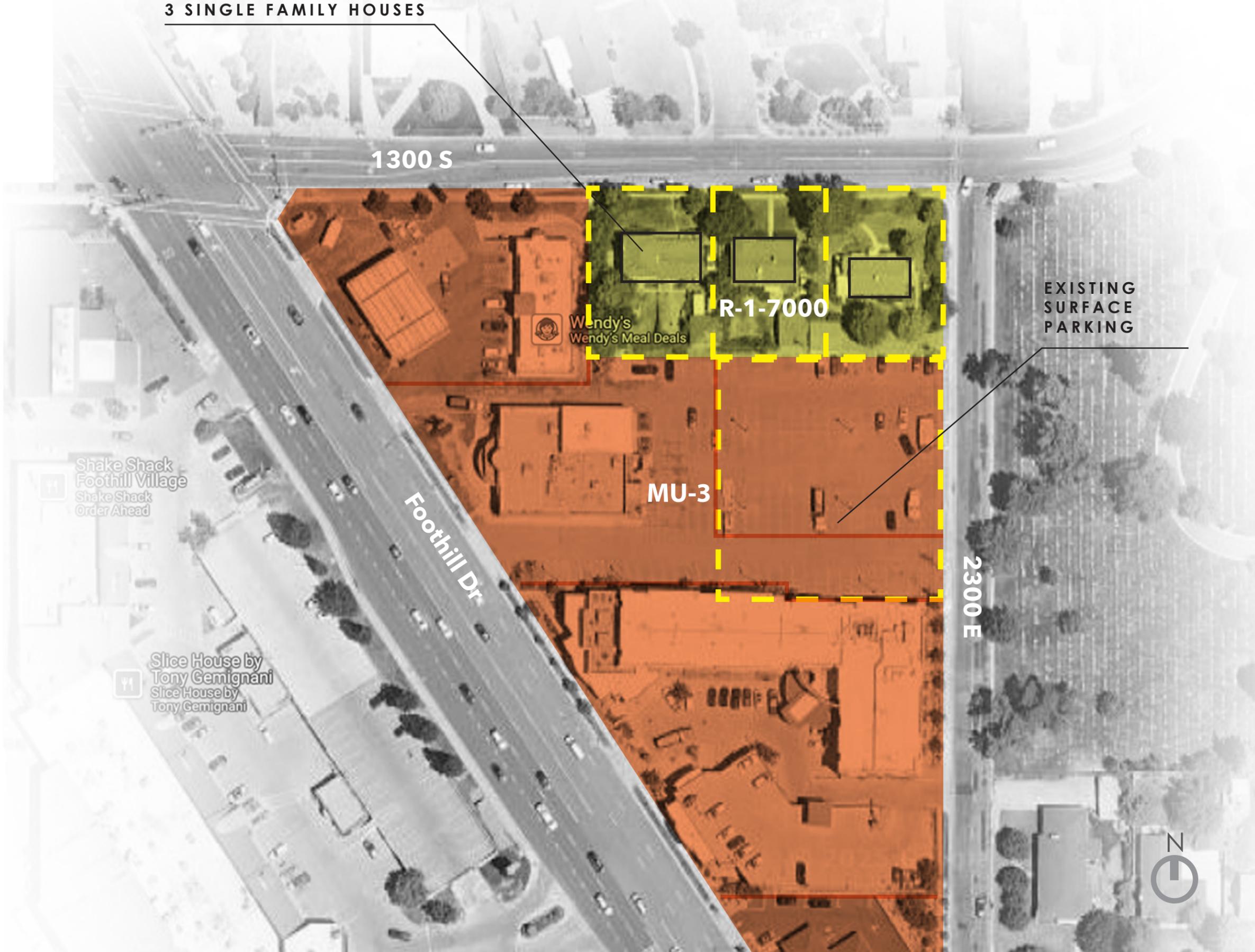


West Elevation

The Residences At Foothill

Site Conditions

EXISTING SITE CONDITIONS



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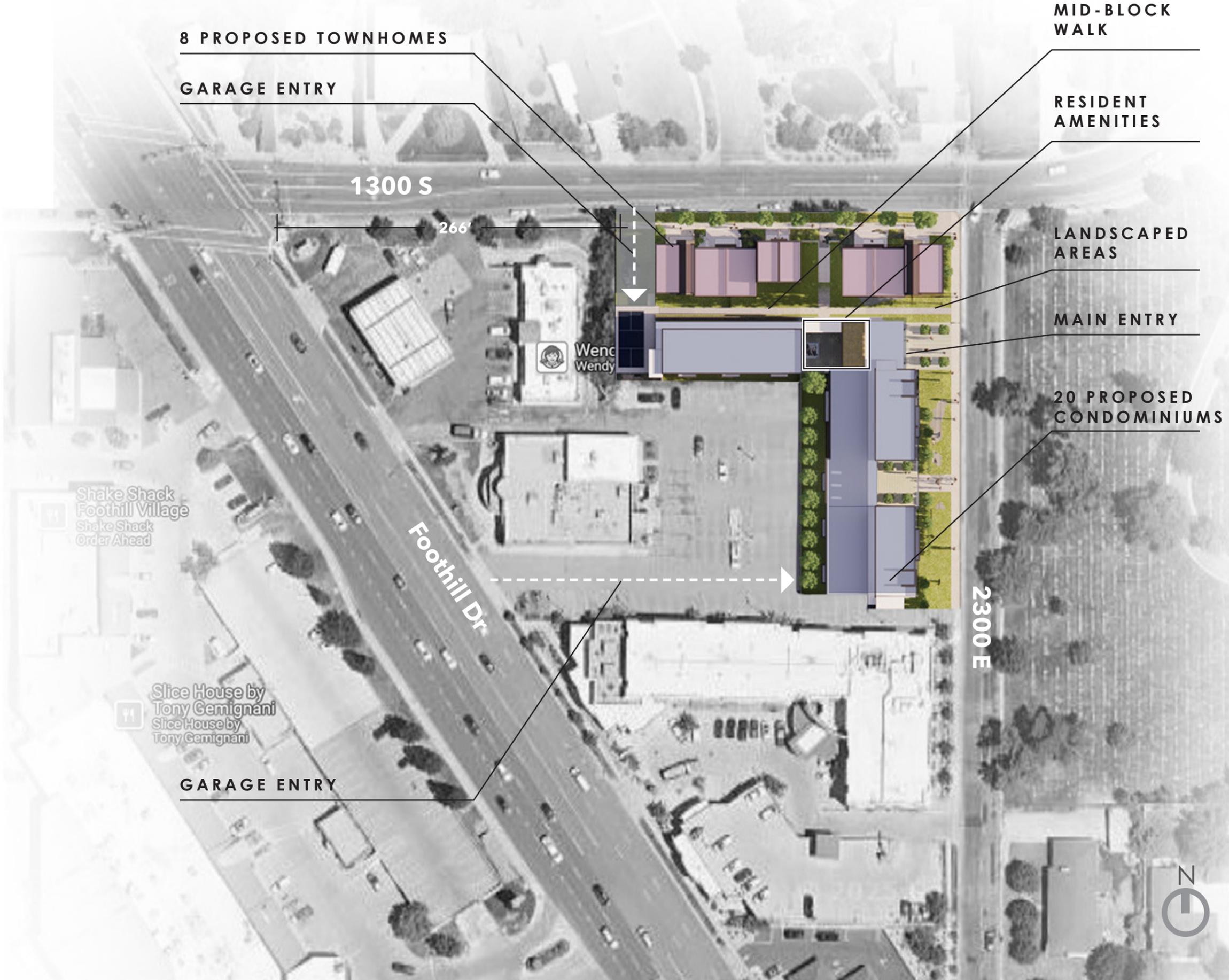
The Residences At Foothill

PROPOSED SITE PLAN

- 8 Townhomes
- 20 Condominiums (10% affordable)



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MEMORANDUM

Date: September 26, 2025
To: Salt Lake City
From: Hales Engineering



Subject: Salt Lake City 1300 South Foothill Residential Trip Generation Study

UT25-3097

Introduction

This memorandum discusses the trip generation study completed for the proposed 1300 South Foothill Residential development in Salt Lake City, Utah. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the proposed development in Salt Lake City, Utah

Background

The proposed development is located on the southwest corner of the 2300 East / 1300 South intersection in Salt Lake City, Utah. The project includes condominium and townhome units. A site plan for the proposed development is included in Appendix A.

The proposed land use for the development has been identified as follows:

- Multifamily Low-rise (condominiums) 21 units
- Single-family Attached Housing (townhomes) 10 units

Trip Generation and Comparison

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (12th Edition, 2025)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the proposed development will generate approximately 198 trips on an average weekday, including 16 trips during the morning peak hour, and 18 trips during the evening peak hour. For context, 16 or 18 vehicles per hour equate to one vehicle every 3-4 minutes being added to the roadway network.

Table 1: Trip Generation

Trip Generation Salt Lake City - 1300 South Foothill Residential TGS									
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips			
			Total	% In	% Out	In	Out	Total	
Weekday Daily									
Multifamily Housing (Low-Rise) (220)	21	DU	132	50%	50%	66	66	132	
Single-Family Attached Housing (215)	10	DU	66	50%	50%	33	33	66	
TOTAL			198			99	99	198	
AM Peak Hour									
Multifamily Housing (Low-Rise) (220)	21	DU	10	24%	76%	2	8	10	
Single-Family Attached Housing (215)	10	DU	6	25%	75%	2	4	6	
TOTAL			16			4	12	16	
PM Peak Hour									
Multifamily Housing (Low-Rise) (220)	21	DU	12	62%	38%	7	5	12	
Single-Family Attached Housing (215)	10	DU	6	57%	43%	3	3	6	
TOTAL			18			10	8	18	

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 12th Edition, 2025.
SOURCE: Hales Engineering, September 2025

The existing single-family detached housing on the project site generates approximately 28 trips on an average weekday, including 4 trips during the morning peak hour, and 4 trips during the evening peak hour. Therefore, the proposed project is anticipated to generate 170 more trips on

an average weekday, 12 more trips during the morning peak hour, and 14 more trips during the evening peak hour compared to the existing homes.

Traffic counts were performed on Thursday, October 8, 2020 as part of a traffic impact study on a nearby development. Hales Engineering obtained future (2032) forecasted volumes from the Wasatch Front Regional Council (WFRC) travel demand model to accurately reflect traffic for the existing conditions at the 1300 South / Foothill Drive intersection. Currently, it is estimated that there are approximately 4,400 daily trips on 1300 South and approximately 32,050 daily trips on Foothill Drive adjacent to the project site.

Hales Engineering assumed a trip distribution of 55% of trips routing to 1300 South and 45% of trips to Foothill Drive. This distribution would account for a 2.4% increase in daily traffic on 1300 South and a 0.3% increase in traffic on Foothill Drive. A small portion of project trips are likely to utilize 2300 East. No significant impact is anticipated from those trips on 2300 East.

No auxiliary lanes are recommended at the two proposed access locations. It is anticipated that the proposed project will have little impact to traffic conditions in the surrounding roadway.

Conclusions

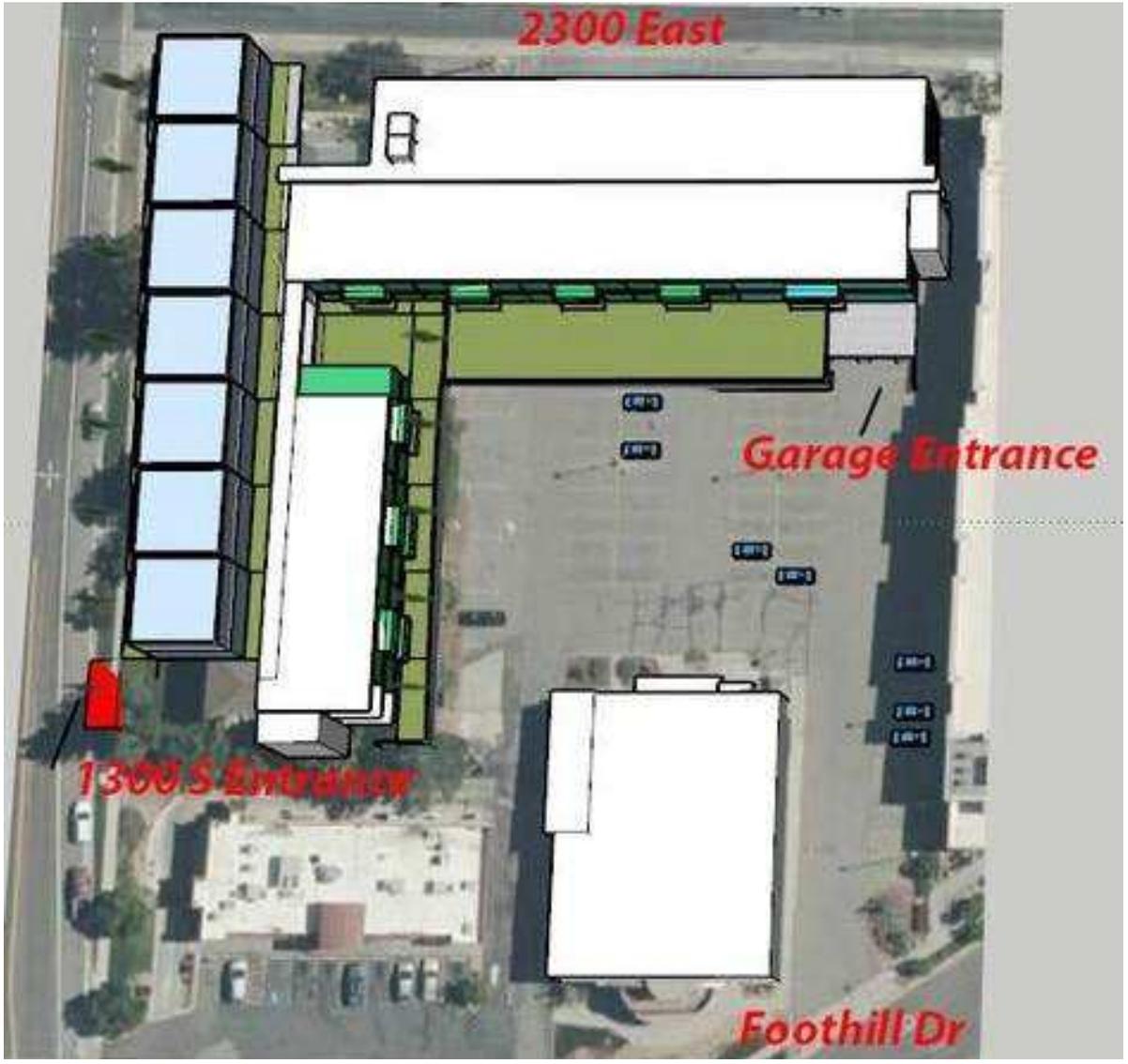
The findings of this study are as follows:

- The proposed development includes 21 condominium and 10 townhome units. It is anticipated that the project will have one access to 1300 South and will share an existing access to Foothill Drive.
- It is anticipated that the proposed project will generate approximately 198 trips on an average weekday, including 16 trips during the morning peak hour, and 18 trips during the evening peak hour. During the peak hours, the project would be adding one vehicle every 3-4 minutes to the surrounding roadways.
- 1300 South has approximately 4,400 annual daily trips in the area adjacent to the project. The development would account for approximately 2.4% of daily trips on this segment.
- Foothill Drive has approximately 32,050 annual daily trips in the area adjacent to the project. The development would account for approximately 0.3% of daily trips on this segment.
- The proposed project is anticipated to have little impact on the surrounding roadway.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan





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Date: October 28, 2025

Attn: Brooke Olsen, SLC Planning

RE: Petition Number: PLNPCM2025-00558 – Tenant Displacement Plan

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS:

D. Displaced Tenants Resulting from Demolition of Housing: If a proposed amendment submitted by a property owner includes the likely demolition of any dwelling, the city council may require the petitioner to provide relocation assistance for the current tenant(s), or a replacement dwelling as required by this section for each demolished dwelling within a future development.

1. This subsection may be applied by the city council when a proposal for a property owner initiated zoning map amendment is likely to result in an existing housing unit being demolished due to the increase in development rights that may result from the proposed amendment.
2. For the purpose of this section, any term that is used in the singular shall be interpreted to include the plural of the term.
3. A petitioner may not terminate a lease or evict a tenant for the purpose of evading the obligation to provide tenant relocation assistance and other requirements set forth in this section.

A: Noted. The J Development Team and property ownership group anticipates providing adequate and legal noticing to existing residents well in advance of demolition and construction initiation. The J Development Team has other nearby rental assets that will be communicated to tenants as possible relocation properties if they so choose. J Development will NOT prematurely terminate any existing leases outside of lease contractual timelines. Most tenants of subject properties are currently on month-to-month leases.

4. Tenant Relocation Assistance: When a petition is likely to result in the demolition of a dwelling unit, the property owner may be required to provide the tenant with relocation assistance to supplement the costs of leasing a comparable replacement dwelling. The rental relocation assistance includes the following:
 - a. Moving expenses based on a reasonable estimate provided by the tenant, up to a maximum of \$1,500.



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- b. Application fees for the replacement housing.
- c. The deposit that the displaced tenant would have to pay to secure replacement housing.
- d. Monthly Rental Assistance Payment. The rental assistance payment is based on the difference, if any, between the cost of the monthly rent of the demolished housing and a comparable unit. The rental payment total amount paid shall not be more than \$7,200.

A: Noted. The J Development Team and property ownership group are willing to explore the best path forward with the city to ensure points a-d with tenant relocation assistance is addressed either by assistance or a fee in leau of.

- e. If the property owner relocates the displaced tenant into an existing unit that is owned by the applicant within Salt Lake City at the same rental rate the displaced tenant was paying and without an additional applicant fee or deposit, then paragraphs b, c, and d do not apply.

A: Noted. The J Development Team and property ownership group anticipates providing adequate and legal notice to existing residents well in advance of demolition and construction initiation. The J Development Team has other nearby rental assets that will be communicated to tenants as possible relocation properties if they so choose.

- f. Any and all payments should be received by the tenant 24 hours in advance of leaving the unit to be demolished.
- g. Tenant Relocation Assistance Exemptions: If the project is receiving identified federal funds and subject to the Uniform Relocation Assistance (URA) and Real Property Acquisition Policies Act of 1970, as amended, 42. U.S.C 4601-4655. The relocation assistance rules for the developer/tenant under that act will govern and the Tenant Relocation Assistance outlined in this section will not apply. The developer shall inform the city if they are subject to URA and details of assistance to be provided. Tenants who receive tenant relocation assistance from this section are not eligible to receive relocation benefits from the city.

A: Noted, however, this is not applicable to this petition.



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E. Demolished Unit Replacement. The future development may be required to replace the demolished housing unit within the new development. The replacement housing unit shall have the same number of bedrooms. In addition, the applicant shall propose one of the options listed in this section. The city council has the authority to waive or modify this requirement.

A: Noted. The proposed project in concept currently has scheduled over 70 beds within the entire community. We are replacing and adding well above the existing 12 beds lost within the existing 3 residential homes. ***A reminder that our proposal is NOT a rental community. We are proposing a FOR SALE community and home ownership which the neighborhood and community are looking for.

1. The replacement unit shall be rented at the same amount as the demolished unit with no more than a 3% annual increase on the rental rate for a period of 20 years.

A: This option is not applicable as the petitioner is proposing replacing existing rental units with market rate and affordable for-sale units. As a result, changing the existing housing unit type and encouraging home ownership.

2. The applicant may propose a payment to the city in lieu of the rental restriction on the new unit to go toward the city's housing fund to offset the loss of affordable housing. The payment shall be equal to the monthly rent of the unit prior to demolition multiplied by the number of months between the time the unit is vacated prior to demolition until a certificate of occupancy for the replacement dwelling is issued.

A: This option does not appear applicable as the petitioner is proposing replacing existing rental units with market rate and affordable for-sale units. As a result, changing the existing housing unit type and encouraging home ownership.

###

Best,
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