

Zoning Amendment



CONTENT

- Propose and Justification
- Future Development
- Current Zoning Map
- Community Benefit
- Data Collection
- Tenant Displacement
- Demolish Unit Replacement

370 S 800 E

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



ELLIOTT WORKGROUP

Purpose and Justification

370 S 800 E

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



ELLIOTT WORKGROUP

Purpose for the Amendment

The purpose of this requested zoning map amendment is to establish a consistent zoning designation across the block which is currently ~93% zoned TSA-UN-T. This change will result in an opportunity to support higher density development which accommodates the rising demand and population growth, creates and activates pedestrian traffic, increase density to support local business, etc.

This request, consistent with the city's general plan, seeks to rezone the following parcels: 16-05-303-015, 16-05-303-016 & 16-05-303-017 from RMF-35 (Residential Multi-Family, 35' Maximum Height) to TSA-UN-T (Transit Station Area – Urban Neighborhood – Transition).

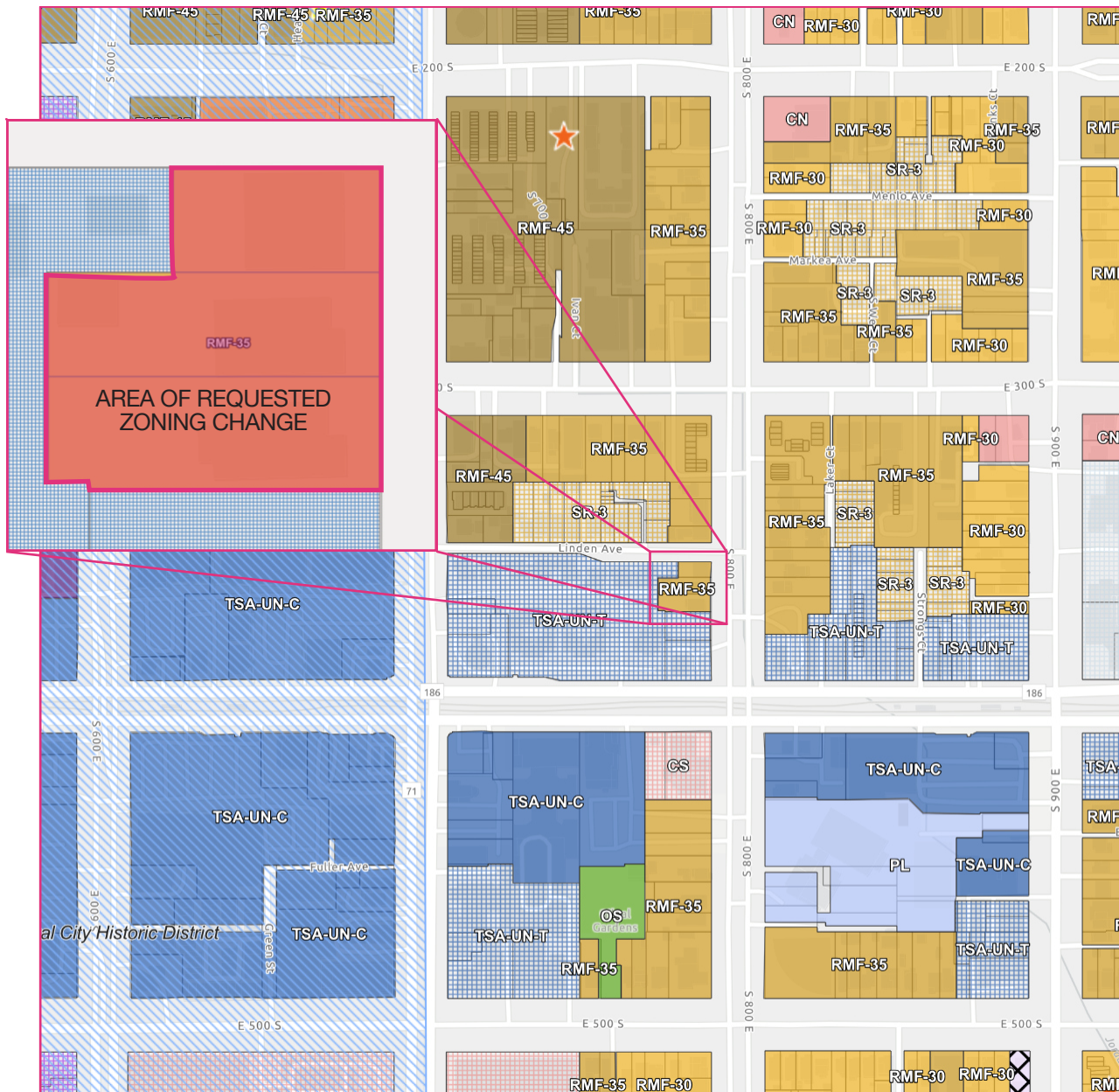


FIG. 1 - CURRENT ZONING MAP AND AREA OF REQUESTED CHANGE

800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



Justification for the Amendment

The Need for Greater Density

In June of 2023, the Salt Lake City Council voted to adopt Housing SLC, a five-year plan that is to “serve as a guiding document for the City over the next five years, providing a framework for action across City Departments and Divisions” (Housing SLC, page 58). Goal 1 of this plan is to entitle 10,000 new housing units between 2023 and 2027. The population of Salt Lake City is projected to increase by 6,000 during the five-year period of the Plan, which will require an additional 3,000 new housing units on top of the existing deficit (Housing SLC, page 9).

The problem is that there is very limited buildable land on which these additional units can be placed within the City. Many parts of the city are unable to be developed due to the presence of wetlands and foothills. Areas in proximity to the Salt Lake City International Airport cannot be built on due to Federal Aviation Administration regulations. Most of the developable land has already been built on. We are out of land to continue growing outward. The solution is greater density - providing more housing on the existing developable land.

New developments in Salt Lake City are required to select at least five Moderate Income Housing Plan (MIHP) strategies that will be incorporated into the project. Projects must utilize at least six strategies in order to be eligible for state funding. Four of the strategies have to do with rezoning or amending regulations in order to allow for higher density and more multifamily residential dwellings (Strategies A, F, G, and W; Housing SLC, pages 28-29).

The Housing SLC plan states that “The crisis we are currently facing has been decades in the making and extends beyond the municipal boundaries of the city, reaching across the county, the state, and the nation. It will take collaboration across governmental, non-profit, community, and private partners to work through this housing crisis.” That includes us. That includes you. The proposed rezoning and subsequent project helps meet these City goals. Currently, these lots host 7 units (4 one-bed, 1 two-bed, 1 three-bed, and 1 four-bed) while the proposed project would host 89 units (18 studio, 47 one-bed, 3 live/work, 19 two-bed, and 2 three-bed).

Population and Projected Population, Salt Lake City, UT, 2000–2030

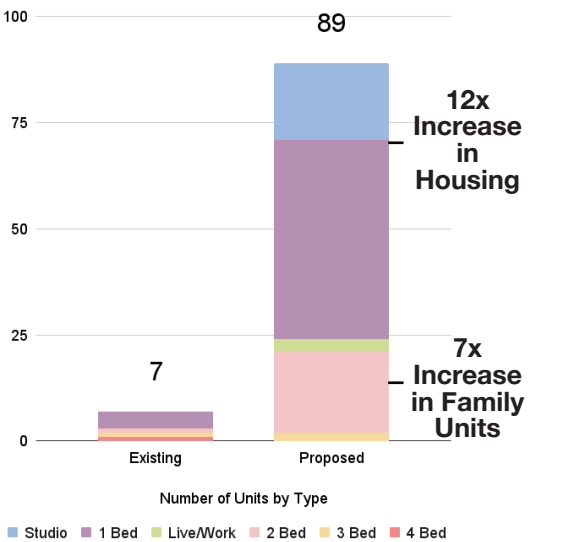
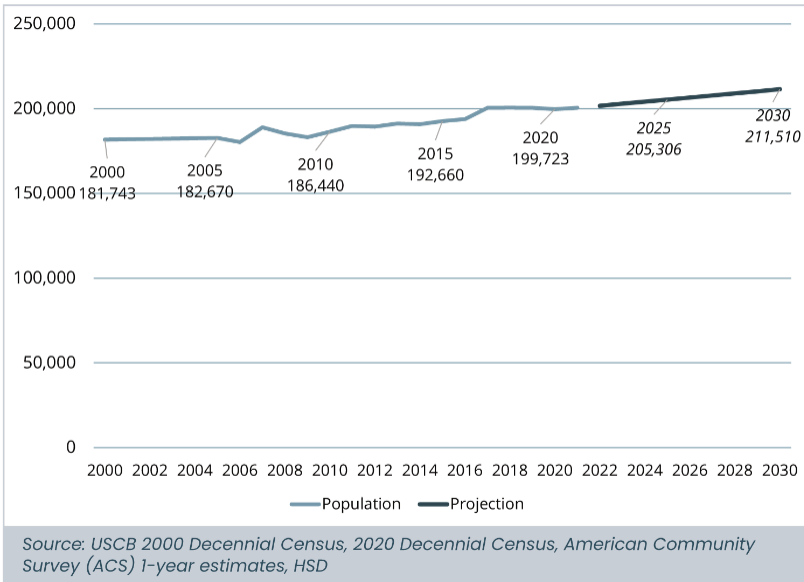


FIG. 2 - GRAPH OF POPULATION AND PROJECTED POPULATION, HOUSING SLC (LEFT), GRAPH OF EXISTING VS PROPOSED UNITS ON PROJECT AREA LOTS (RIGHT)



Justification for the Amendment

The proposed zoning map amendment is justified based on the following factors:

- 1. Zoning Consistency and Logical Planning:** The block in question is already predominantly zoned TSA-UN-T (~93%). Rezoning the remaining RMF-35 parcels to TSA-UN-T will create a consistent zoning pattern, reducing regulatory complexity and supporting coherent urban planning.

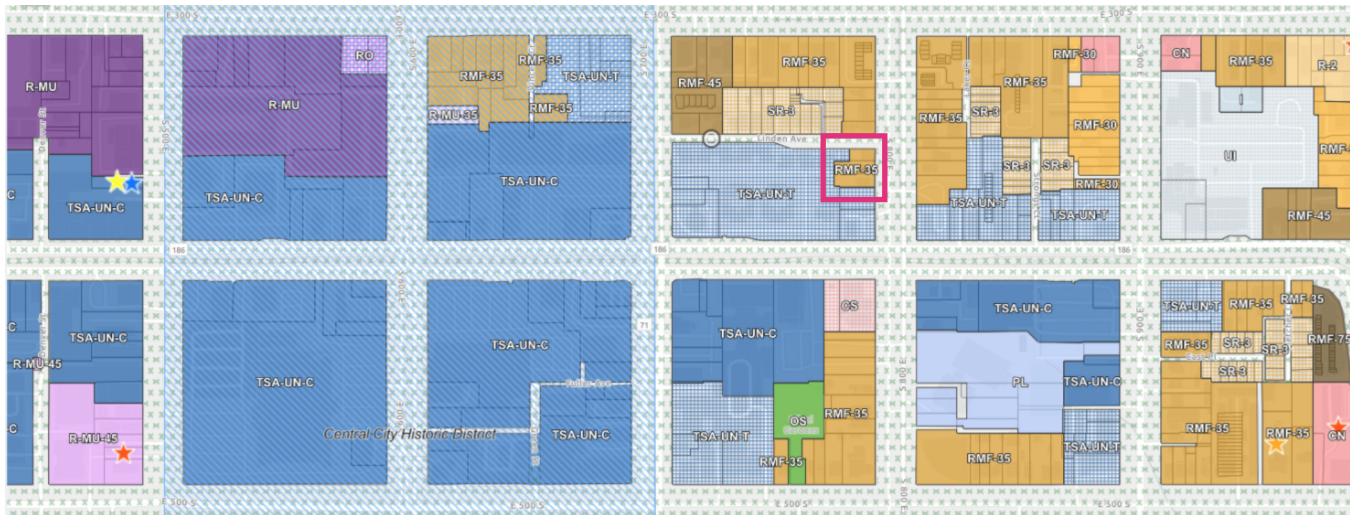


FIG. 3 - PORTION OF ZONING MAP, IMAGE COURTESY OF SLC

- 2. Alignment with Transit-Oriented Development Goals:** The TSA-UN-T zone is specifically designed to encourage higher-density, mixed-use development near transit corridors. This rezoning supports those objectives by enabling more efficient land use, increased housing capacity, and a walkable urban environment in close proximity to transit infrastructure. Further, the consolidation of the irregular shaped lots into one coherent zone increases the viability of any future project.



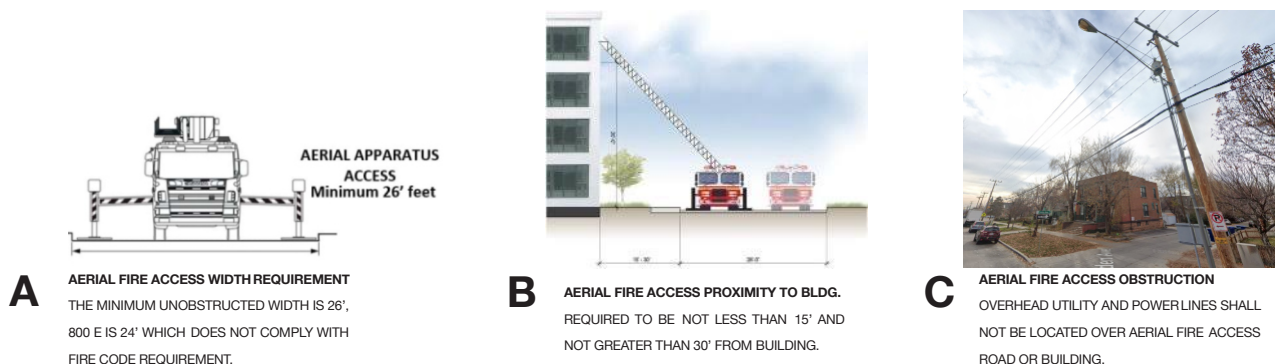
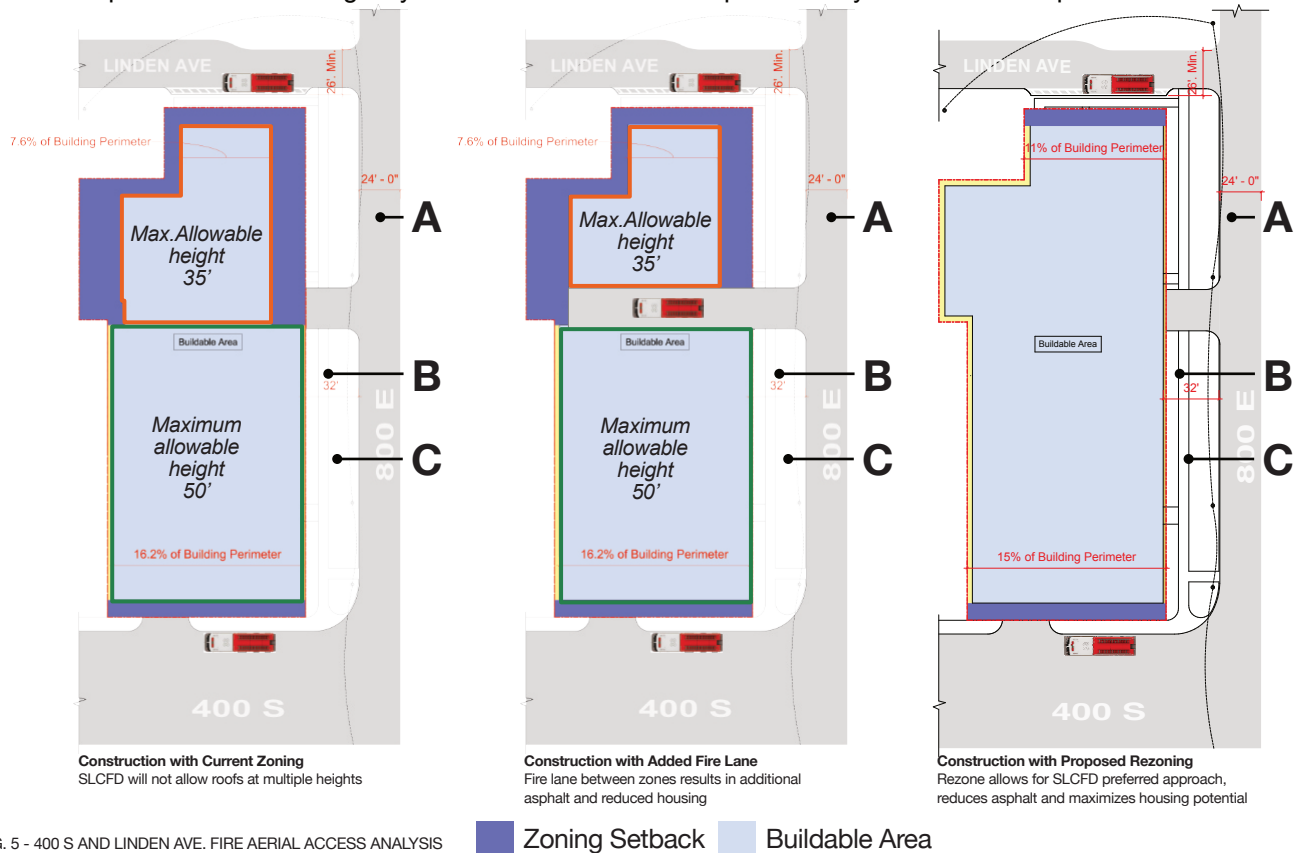
FIG. 4 - TRAX STOP NEAR PROPERTY, IMAGE COURTESY OF SLC

800 E Properties Rezone

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



3. **Enhanced Public Safety and Emergency Access:** The current zoning configuration and parcel fragmentation may restrict optimal site design and circulation. Consolidating the zoning under TSA-UN-T enables unified site planning, which improves fire and emergency vehicle access and overall public safety for future developments on the site.



Due to physical site constraints, aerial fire access from 800 East is not feasible. The road width, which cannot be increased, and presence of high voltage power lines prevent compliance with Salt Lake City Fire Department standards for aerial operations. Per Salt Lake City Code, the Fire Department requires a minimum of 25% of the building perimeter to be aerial apparatus accessible in order to ensure life safety and fire protection. Given the limitations along 800 East, the only viable way to meet this requirement is to provide aerial access along Linden Avenue and 400 South, which offer sufficient clearance, appropriate setbacks, and operational space for fire equipment. The requested zone change to TSA-UN-T supports this layout by enabling a development form that can meet fire access requirements while also contributing to the city's goals for higher-density, transit-oriented design.

800 E Properties Rezone



Justification for the Amendment

- 4. Support for Strategic Growth and Economic Development:** Rezoning these parcels facilitates the opportunity for a more robust, economically viable development that aligns with the City's long-term growth strategies. The increased density and flexible development standards of the TSA-UN-T zone will allow Hardage Hospitality to invest in projects that better serve the community's housing and employment needs. The additional housing units, in turn, provides additional customers and patrons to businesses in the surrounding neighborhood. In addition, growing companies seeking to expand facilities and the numbers of employees often have difficulty attracting workers, because there is no place for them to live or reliable transportation to and from work" (page 48).



- 5. Compatibility with Surrounding Neighborhood Character:** Because the adjacent properties to the south and west are already zoned TSA-UN-T, the proposed amendment will not introduce incompatible land uses or disrupt the existing development pattern. Instead, it will promote continuity in building scale, architectural design, and streetscape character, thereby enhancing neighborhood cohesion. To ensure a sensitive and gradual transition from the TSA-UN-T zone to the adjacent RMF-35 zone north of Linden Avenue, the proposed development will comply with the angular plane requirements outlined in Salt Lake City Code Section 21A.37.050. Specifically, a 45-degree angular plane measured from the shared property lines provides a clear framework for scaling down from higher-density, high-rise forms to lower-scale residential development. This design approach mitigates potential impacts on neighboring properties and supports a compatible urban form that respects the established residential context.



FIG. 7 - PROPOSED HEIGHT TRANSITION

800 E Properties Rezone



Justification for the Amendment

6. Solar Shading Study:



FIG. 8 - EQUINOX - 9AM



FIG. 9 - EQUINOX - 3PM

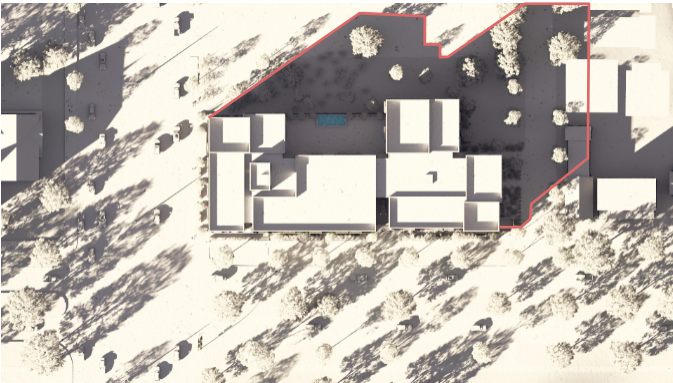


FIG. 10 - WINTER SOLSTICE - 9AM



FIG. 11 - WINTER SOLSTICE - 3PM

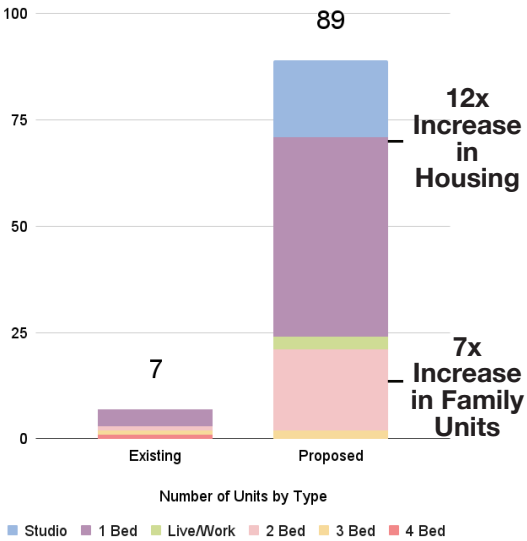


FIG. 12 - GRAPH OF THE NUMBER OF UNITS EXISTING VS PROPOSED

7. Economics of Renovating the Existing Structures: The existing houses and four-plex require a significant financial investment to meet current building codes and become viable long-term structures. The difference in any potential future rents and what is currently received does not remotely make this a viable financial consideration. Rezoning the parcels in question is the only way that an owner can ensure that updated residential options will exist on these parcels long term.

8. Providing Increased Large Units: The current parcels contain 4 one-bedroom units, 1 two-bedroom unit, 1 three-bedroom unit, and 1 four-bedroom unit. A cohesively zoned parcel would allow for significantly more two- and three-bedroom units.

800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



Future Development

800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



ELLIOTT WORKGROUP

Future Development

1. Proposed Use of the Property: Upon approval of the requested Zoning Map Amendment, the affected property is intended for development as a four-story structure designed and constructed in accordance with TSA-UN-T zoning requirements. The development will feature active ground-floor uses, including commercial space, live/work units, and amenity and support spaces to engage the streetscape and contribute to a vibrant pedestrian environment.

Parking will be incorporated internally within the structure to minimize its visual impact and support transit-oriented goals. Residential units will occupy floors one through four, providing a mix of housing types from studio to three bedroom units, consistent with the City's goals for increased density and walkability in transit station areas. (Refer to Floor Plans)

2. Proposed Density of the Property: The current zoning designation, RMF-35 (Residential Multi-Family), permits a building height of up to 35 feet.

The proposed TSA-UN-T (Transit Station Area – Urban Neighborhood – Transition) zoning allows for increased residential density and a maximum building height of up to 50 feet, subject to compliance with design and compatibility standards outlined in the Salt Lake City Code.

Approval of this zone change would allow for the addition of approximately 12 residential units (studios, 1bed, 2bed, and 3bed) beyond what is currently permitted under RMF-35. This increase in density supports a more efficient use of the land in a transit-adjacent location and enables the development of a four-story, mixed-use building.

The proposed density and height are compatible with the surrounding context and further the City's goals for walkable, transit-oriented, and higher-intensity urban neighborhoods.



FIG. 13 - ALLOWABLE VOLUME

800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



Future Development

3. Scale of the Development: The proposed development will consist of a four-story, mixed-use building that reflects the scale and character encouraged in the TSA-UN-T zoning district. The structure will reach a height of approximately 50 feet, consistent with the maximum height allowed under the TSA-UN-T zone and in keeping with surrounding buildings within the block, the majority of which are already zoned TSA-UN-T.

Along Linden Avenue, the building will incorporate a 45-degree angular plane from the shared property lines, as required by Salt Lake City Code Section 21A.37.050, to provide a visually appropriate step-down in height and massing. This approach minimizes visual impact and supports a cohesive streetscape.

In terms of footprint and form, the building will occupy the northern portion of the block, with internalized parking and active ground-floor uses that contribute to the pedestrian environment. The overall scale is compatible with the area's evolving urban context and aligns with the City's goals for higher-density, transit-oriented development.

4. Timing of the Development: The project will proceed to planning immediately upon approval of the requested Zoning Map Amendment.

5. Impact to Existing land uses and Occupants: At a prominent corner of the block is a vacant commercial building, most recently a Pizza Hut that was damaged by a transient-set fire. The subject property also features a mix of older, non-historical structures: a single-family home, a duplex, and a four-plex. These existing uses represent a fragmented and underutilized condition that does not align with the area's evolving urban character or its potential for transit-oriented, mixed-use redevelopment.

The buildings on-site are not historically significant, and offer limited contribution to the surrounding urban fabric or pedestrian experience. The vacancy and visible decline of the site diminish the vitality of the neighborhood, which is predominantly zoned TSA-UN-T and currently experiencing significant reinvestment and redevelopment activity. Rents received on said properties do not support renovation of said buildings.

The requested zone change would result in a financially viable project to redevelop all of the parcels, which will facilitate a cohesive, higher-density redevelopment that supports Salt Lake City's vision for Transit Station Areas. The proposed mixed-use project will introduce active commercial uses, live/work spaces, and new housing options that enhance walkability, support transit ridership, and contribute to the long-term vibrancy and resilience of the neighborhood.

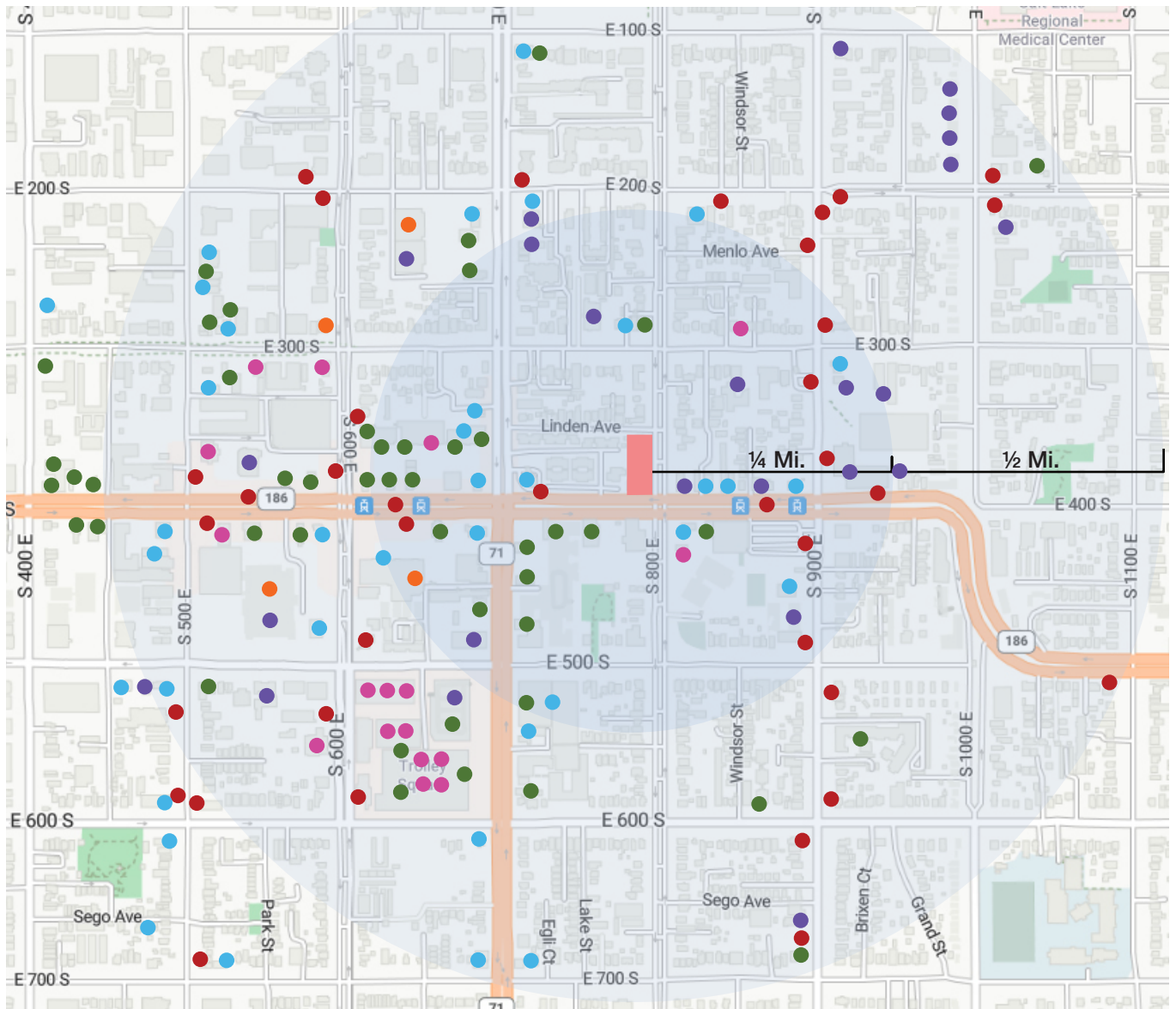


FIG. 14 - CURRENT VACANT COMMERCIAL BUILDING



Vicinity Map

This graphic illustrates businesses within walking distance of the 800 E Properties. Redevelopment of the site and the addition of units will increase pedestrain traffic in the area.



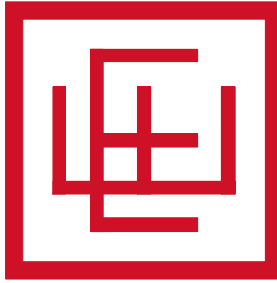
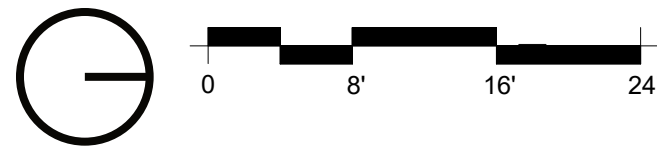
800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



Site Plan

800 E Properties



ELLIOTT WORKGROUP



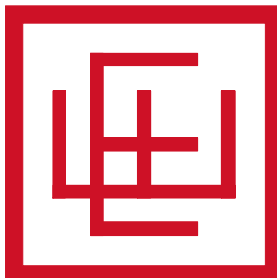
Building Plans - Level 1

800 E Properties



Building Plans - Level 2

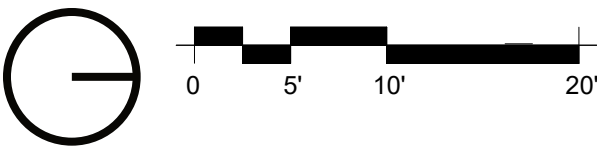
800 E Properties

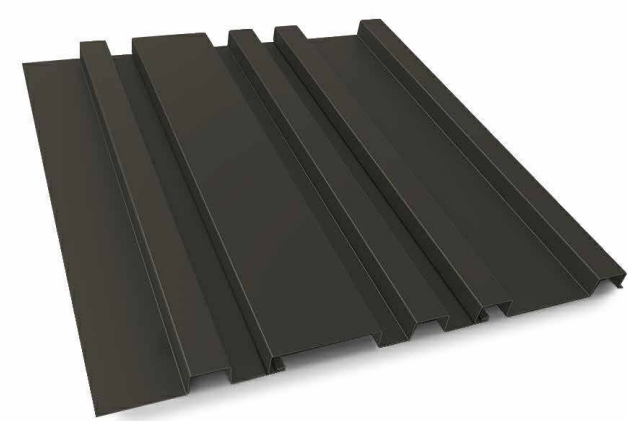


ELLIOTT WORKGROUP

Building Plans - Levels 3 & 4

800 E Properties





PAC-CLAD Burnished
Slate Alternating Box
Rib 2 & 4



PAC-CLAD Dark
Bronze Box Rib 4



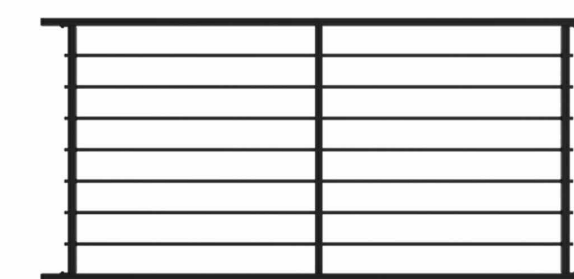
PAC-CLAD Bone
White Flush Wall
Panel



Interstate Brick Thin Brick
Veneer - Platinum Matte -
Modular 2 1/4" x 8"



ChamClad Sunbleached
Oak 6" Shadowline
Panel - 3" Reveal



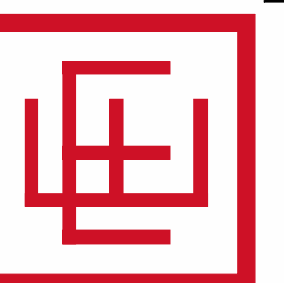
Black Powder
Coated Railings



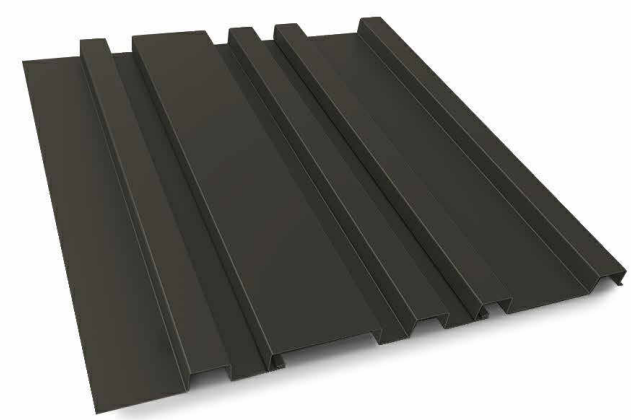
Clear Anodized
Aluminum Storefront
and Windows

North Elevation

800 E Properties



ELLIOTT WORKGROUP



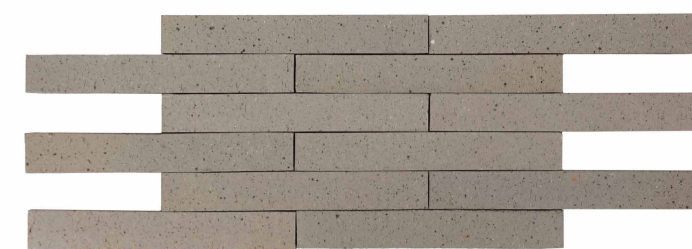
PAC-CLAD Burnished
Slate Alternating Box
Rib 2 & 4



PAC-CLAD Dark
Bronze Box Rib 4



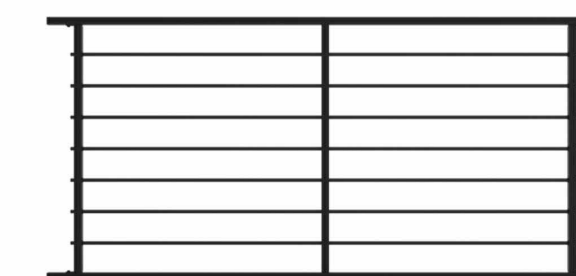
PAC-CLAD Bone
White Flush Wall
Panel



Interstate Brick Thin Brick
Veneer - Platinum Matte -
Modular 2 1/4" x 8"



ChamClad Sunbleached
Oak 6" Shadowline
Panel - 3" Reveal



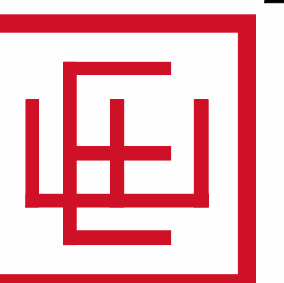
Black Powder
Coated Railings



Clear Anodized
Aluminum Storefront
and Windows

East Elevation

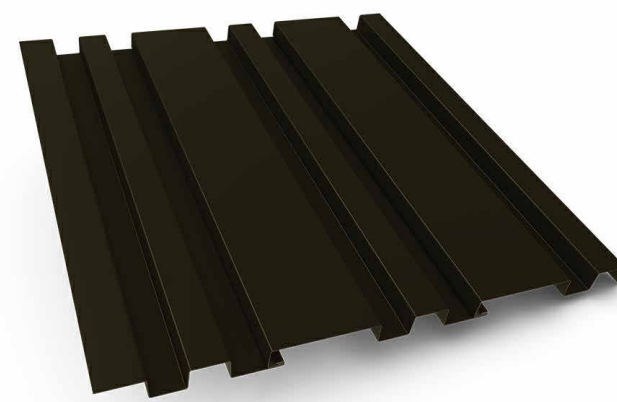
800 E Properties



ELLIOTT WORKGROUP



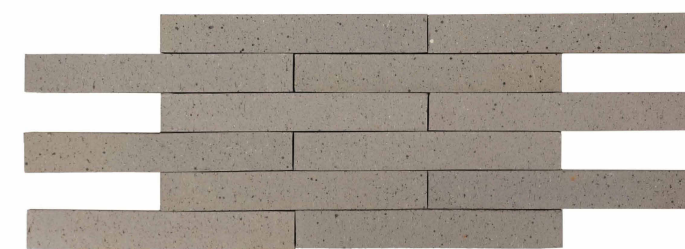
PAC-CLAD Burnished
Slate Alternating Box
Rib 2 & 4



PAC-CLAD Dark
Bronze Box Rib 4



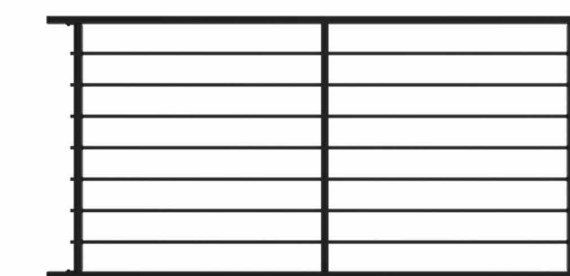
PAC-CLAD Bone
White Flush Wall
Panel



Interstate Brick Thin Brick
Veneer - Platinum Matte -
Modular 2 1/4" x 8"



ChamClad Sunbleached
Oak 6" Shadowline
Panel - 3" Reveal



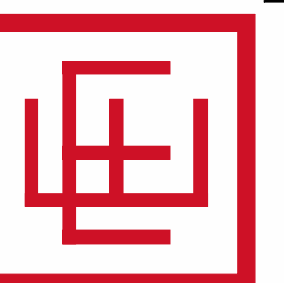
Black Powder
Coated Railings



Clear Anodized
Aluminum Storefront
and Windows

South Elevation

800 E Properties



ELLIOTT WORKGROUP



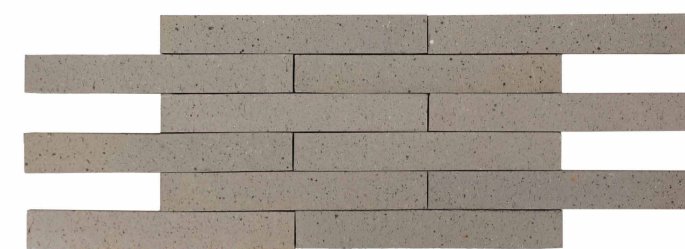
PAC-CLAD Burnished
Slate Alternating Box
Rib 2 & 4



PAC-CLAD Dark
Bronze Box Rib 4



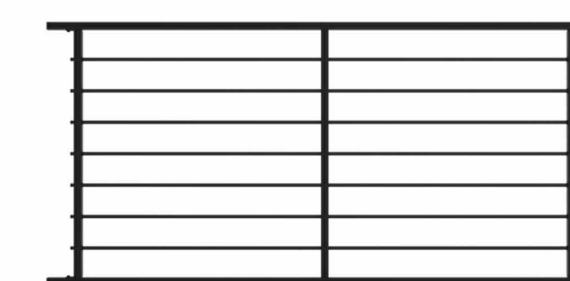
PAC-CLAD Bone
White Flush Wall
Panel



Interstate Brick Thin Brick
Veneer - Platinum Matte -
Modular 2 1/4" x 8"



ChamClad Sunbleached
Oak 6" Shadowline
Panel - 3" Reveal



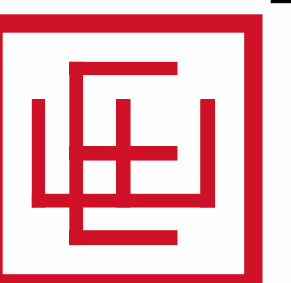
Black Powder
Coated Railings



Clear Anodized
Aluminum Storefront
and Windows

West Elevation

800 E Properties



ELLIOTT WORKGROUP



South View from Across 8th East

800 E Properties

Current Zoning Map

800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



ELLIOTT WORKGROUP

From RMF-35 (Residential Multi-Family, 35 units/acre) to TSA-UN-T (Transit Station Area – Urban Neighborhood – Transition).



Community Benefit

800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM

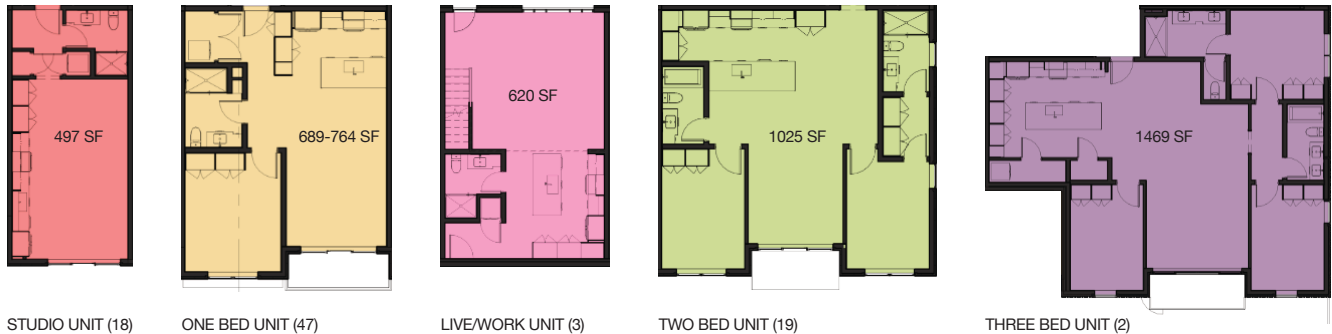


ELLIOTT WORKGROUP

Community Benefit

The proposed zoning amendment and resulting redevelopment will provide a range of meaningful community benefits that directly support Salt Lake City's goals for equitable, livable, and transit-oriented neighborhoods.

- **Family-Friendly Housing Options:** Unlike many new developments that focus solely on studio or one-bedroom units, this project will include a variety of unit sizes, including family-sized residences, to support a diverse range of household types and income levels.



- **Improved Housing Safety and Quality:** The existing residential structures on the site are aged, substandard, not historically significant, and are not up to current building codes. Their replacement with new, code-compliant housing will improve living conditions and contribute to a healthier and safer neighborhood.



FIG. 15 - EXISTING NON HISTORIC STRUCTURES

- **Activation of a Vacant Lot:** The corner parcel currently contains a vacant commercial space, most recently a Pizza Hut. There is also a vacant lot between this corner lot and the three lots for which rezoning has been requested. Redevelopment will eliminate these eyesores, replacing them with an attractive, well-maintained building that enhances the character and visual appeal of the block.



FIG. 16 - CURRENT VACANT COMMERCIAL BUILDING ON 360 S 800 E (LEFT), CURRENT VACANT LOT AT 360 S 800 E (RIGHT)

800 E Properties



Community Benefit

- **Transit-Oriented, Walkable Design:** Located within close proximity to public transportation, the project will promote walkability and reduce reliance on cars. Ground-floor live/work units, commercial space, and amenities will contribute to an active streetscape and pedestrian-friendly environment.

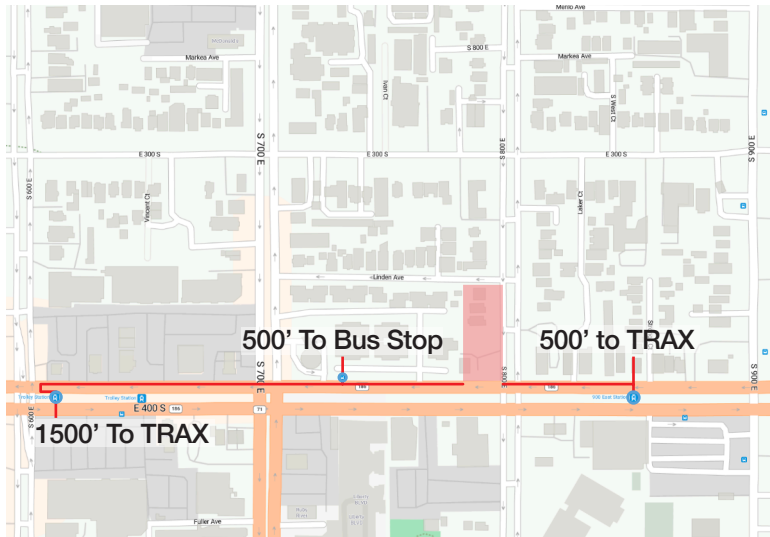


FIG. 17 - TRANSIT PROXIMITY

SITE

BUS STOP AT 400S / 700E

THIS BUS STOP, SERVICED BY UTA ROUTES 4 AND 455, IS A THREE-MINUTE WALK FROM THE PROPERTY, OFFERING FREQUENT AND RELIABLE TRANSIT SERVICE TO KEY DESTINATIONS.

PROXIMITY TO TRAX/STREETCAR

THE 900 EAST TRAX STATION IS A THREE-MINUTE WALK FROM THE PROPERTY. THIS STATION IS SERVICED BY THE TRAX RED LINE, WHICH RUNS FROM THE UNIVERSITY MEDICAL CENTER TO DAYBREAK PARKWAY. THE RED LINE ALSO PROVIDES CONNECTIONS TO THE GREEN AND BLUE LINES, TOGETHER PROVIDING A LINK TO DOWNTOWN, THE AIRPORT, AND OTHER HIGH-DEMAND CORRIDORS.

HIGH WALKABILITY AND ACTIVE STREETS

ACCORDING TO LOCAL DATA (E.G., WALK SCORE), THE SURROUNDING AREAS HAVE WALK SCORES IN THE HIGH 80'S AND LOW 90'S, INDICATING A VERY WALKABLE ENVIRONMENT WITH EXCELLENT PEDESTRIAN CONNECTIVITY.

- **Supportive Neighborhood Services:** In addition to providing much-needed housing and commercial space, the proposed development will offer community-focused amenities designed to enhance livability and support neighborhood vitality. These include a dog wash station, promoting pet-friendly living, bike storage allowing residents to ride their bikes to TRAX, and enhanced streetscape improvements along 400 South. The ground floor will feature live/work units that activate the street edge while contributing to a walkable, mixed-use environment. These units, paired with shared open spaces, will foster community interaction among residents, create opportunities for small-scale business activity, and contribute to a more connected, vibrant urban experience.



FIG. 18 - ICLEAN DOG WASH



FIG. 19 - LIVE WORK RESIDENTIAL UNIT EXAMPLE

800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



Community Benefit

- **Economic Feasibility and Responsible Investment:** Another key community benefit of the proposed zoning amendment is that it enables a redevelopment approach that is economically viable and aligned with long-term neighborhood goals. The existing structures are in poor condition and cannot realistically be rehabilitated to meet current codes and livability standards. Due to the limited density and height allowances under the current RMF-35 zoning, the cost of such renovations would far exceed what could be supported by achievable rents in the area. This disconnect makes rehabilitation infeasible and does not represent a responsible or sustainable use of resources. Rezoning the property to TSA-UN-T will allow a scale of development that supports reinvestment—making it financially viable to replace deteriorating structures with modern, high-quality housing and active ground-floor uses. This approach enhances neighborhood character, supports transit-oriented growth, and ensures the long-term success and stability of the development.



Data Collection

800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



ELLIOTT WORKGROUP

Data Collection

4 Plex - 346-348 S 800 E SLC, UT 84102

Unit Count: 4

Square Footage per Floor

Floor	Sq Ft per Floor	Notes
Floor 1	1,444	
Floor 2	1,444	
Basement	~1,444	Approx. 60-70% Finished Living Space + Utility Room
Sum	~4,332	



Unit Summary

Unit	Est. Sq Ft	Bedrooms	Current Residents	Bonus Rooms	Rent Now	Rent 2024	Rent 2023	Rent 2022
A	500	1	1		\$995	\$995	\$995	\$675
B	800	1	1	2 finished basement bonus rooms	\$1,095	\$1,095	\$1,095	\$895
C	1,600	2	1	Small office	\$1,495	\$1,495	\$1,195	\$1,195
D	500	1	1		\$895	\$895	\$895	\$995
Sum	3,400	5	4		\$4,480	\$4,480	\$4,180	\$3,760

*Note: Unit B (main level) includes shared entrance, hall, and staircase to Unit A.

Duplex - 350 S 800 E SLC, UT 84102

Unit Count: 2

Unit Summary

Unit	Est. Sq Ft	Bedrooms	Current Residents	Notes	Rent Now	Rent 2024	Rent 2023	Rent 2022
352	560	1	1		\$895	\$995	\$995	\$945
354	1,380	3	3		\$1,545	\$1,295	\$1,295	\$1,295
Unfinished Basement	1,120	0	0	No residents have access to this space				
Sum	3,060	4	4		\$2,440	\$2,290	\$2,290	\$2,240



800 E Properties



Data Collection

House - 354 S 800 E SLC, UT 84102

Unit Count: 1

Bedrooms: 4

Total People Living in Property: 5

Square Footage per Floor

Floor	Sq Ft
Floor 1	1,630
Floor 2	1,630
Unfinished Basement	1,090
Sum	2,720



Rent

Now	2024 Rent	2023 Rent	2022 Rent
\$1,895	\$1,895	\$1,895	\$1,895

Vacant Commercial Space - 775 E 400 S SLC, UT 84102

Current Use: Vacant

Prior Occupant: Pizza Hut

Square Footage: ~1,600 Sq Ft

Cost to Lease

Now	2024 Rent	2023 Rent	2022 Rent
\$0	\$0	\$	\$



800 E Properties



Tenant Displacement & Demolished Unit Replacement

800 E Properties

1441 UTE BOULEVARD, SUITE 100, PARK CITY, UT 84098 | 435.649.0092 | ELLIOTTWORKGROUP.COM



ELLIOTT WORKGROUP

Tenant Displacement & Demolished Unit Replacement

If the petition is successful, the owner will coordinate with the planning department to ensure compliance with City Ordinance 21A.50.050.D.4. and 21A.50.050.E, Tenant Displacement Obligations and Demolished Unit Replacement.

