

Date \_\_\_\_\_



***“...statement declaring the purpose and justification for the proposed amendment”:***

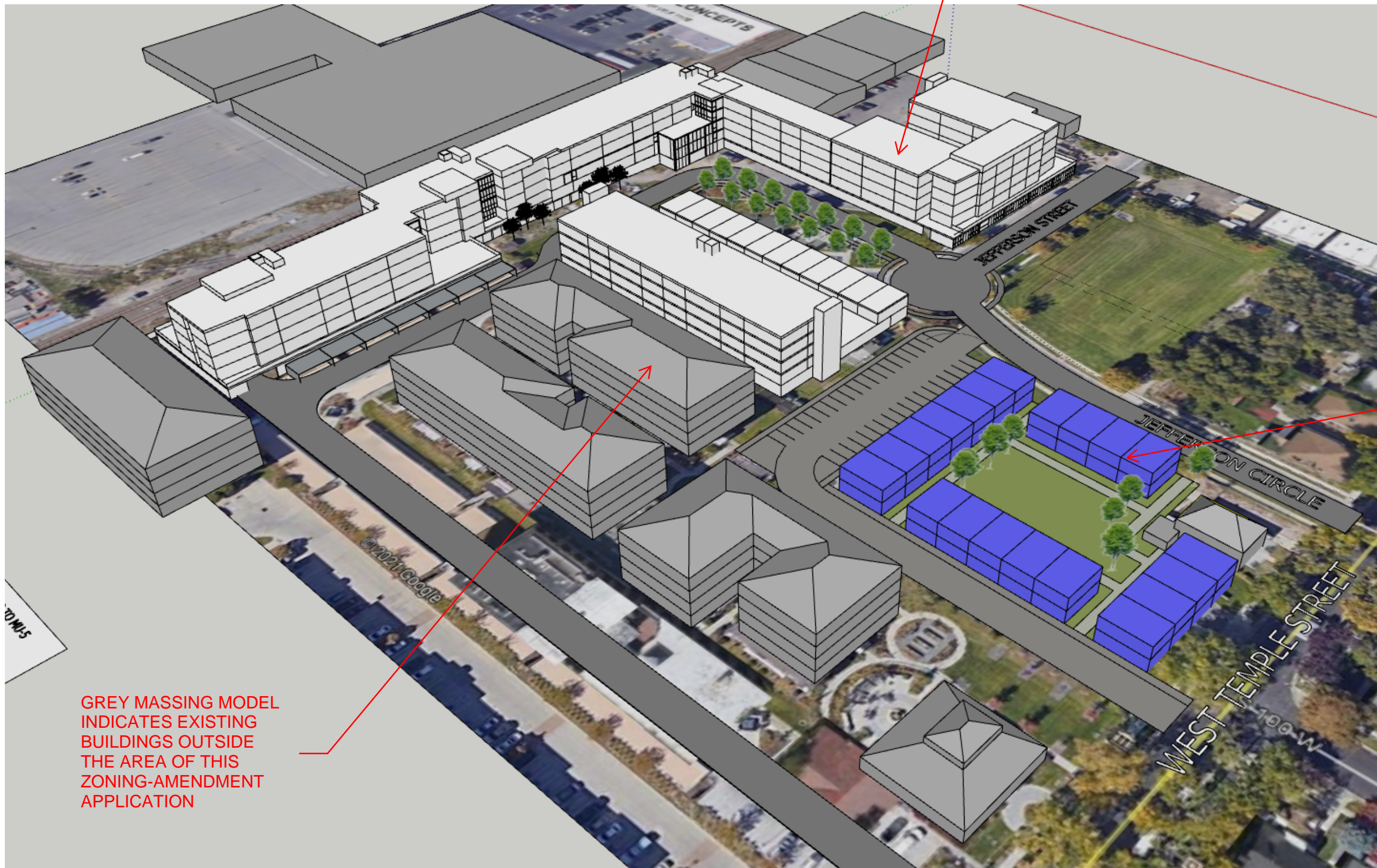
Within the area of the proposed re-zoning, the Housing Authority proposes to construct approximately three new buildings containing approximately 250-280 units of affordable housing with attached resident amenities. See attached architectural exhibit. Upon completion, this proposal will provide a net increase of approximately 230-260 affordable units at an affordability range to be determined. As currently zoned and subdivided, the subject parcels do not support the required density and contain property lines and setbacks that significantly increase the cost and decrease the yield of the project. Approval of this application supports the Housing Authority’s mission –and Salt Lake City’s priority—of providing affordable housing for our community.

***“...written general description of any future development”:***

Approval of this Zoning application will increase the allowable density of affordable housing on the subject properties. Along the west side of the site, on vacant land abutting the TRAX right-of-way and the GC zone, we propose four stories of affordable apartment units above structured parking. See attached architectural exhibit. The visual impact of these structures will be minimal as seen from the single-family residential areas to the east. We anticipate that these buildings will contain ground-floor resident amenities facing Jefferson Street and will be served by a driveway and fire-access lane inside the consolidated properties. Pending further study, the Housing Authority anticipates mostly family-sized affordable apartment units.

***“...written description regarding the proposed community benefits”:***

This application proposes two community benefits listed in 21A.50.050: a net increase of approximately 230-260 affordable family-sized dwelling units on otherwise vacant land; and the preservation and dedication of open green space north of Jefferson circle on a portion of lot # 1513430025. This proposal also contains one unlisted benefit we consider valuable to a residential neighborhood and to reducing the urban heat-island effect: covered, structured parking hidden from off-site view. These benefits become possible thanks to the removal of internal property lines and setbacks and the increased building height allowed by the lot-consolidation and re-zoning approvals.



WHITE MASSING MODEL INDICATES  
PRELIMINARY PROPOSAL FOR 4/1  
MULTI-FAMILY AFFORDABLE HOUSING  
ON THE SUBJECT PARCELS

BLUE MASSING  
MODEL INDICATES  
PROPOSED  
AFFORDABLE  
HOUSING OUTSIDE  
THE AREA OF THIS  
ZONING-AMENDMENT  
APPLICATION

GREY MASSING MODEL  
INDICATES EXISTING  
BUILDINGS OUTSIDE  
THE AREA OF THIS  
ZONING-AMENDMENT  
APPLICATION

VIEW FROM  
SOUTHEAST

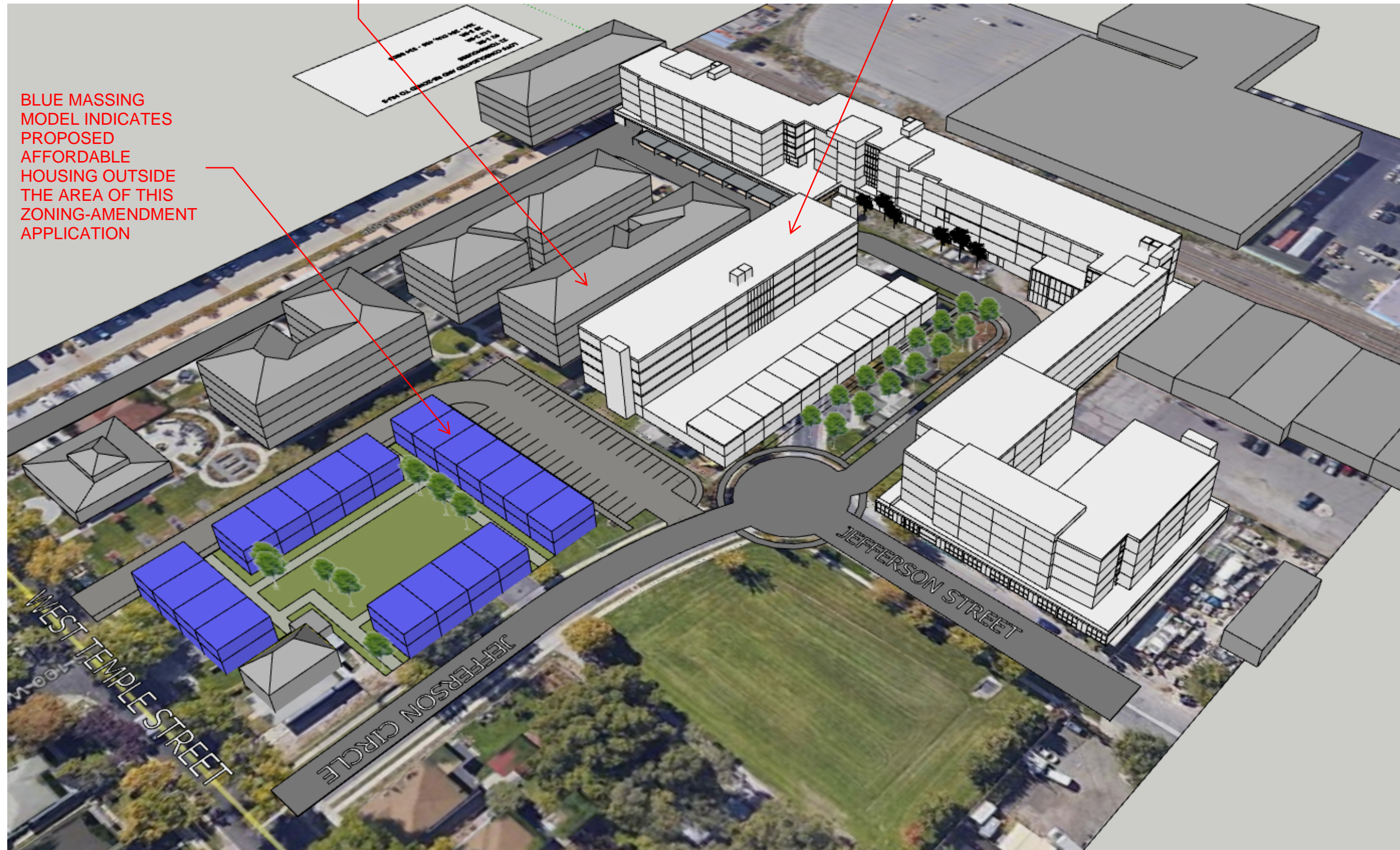
# ZONING AMENDMENT PROPOSED LAND USE FOR PARCELS RE-ZONED TO MU-5



GREY MASSING MODEL INDICATES EXISTING BUILDINGS OUTSIDE THE AREA OF THIS ZONING-AMENDMENT APPLICATION

WHITE MASSING MODEL INDICATES PRELIMINARY PROPOSAL FOR 4/1 MULTI-FAMILY AFFORDABLE HOUSING ON THE SUBJECT PARCELS

BLUE MASSING MODEL INDICATES PROPOSED AFFORDABLE HOUSING OUTSIDE THE AREA OF THIS ZONING-AMENDMENT APPLICATION



VIEW FROM  
NORTHEAST

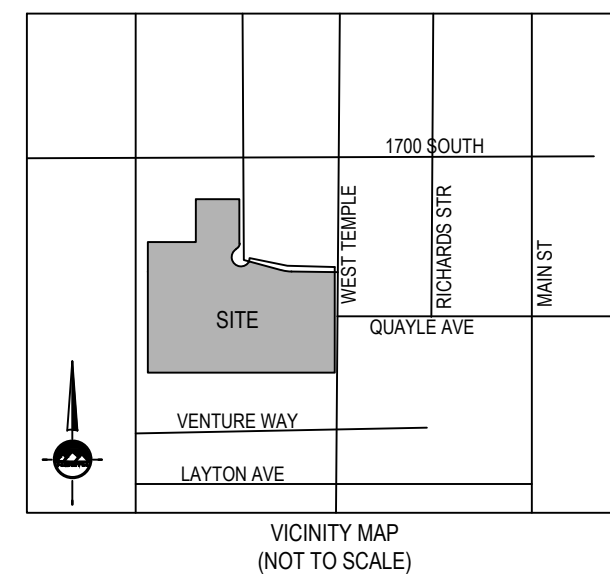


**ZONING AMENDMENT EXHIBIT**

1726 SOUTH JEFFERSON STREET  
SALT LAKE CITY, UTAH



**CONSOLIDATION  
SURVEY**

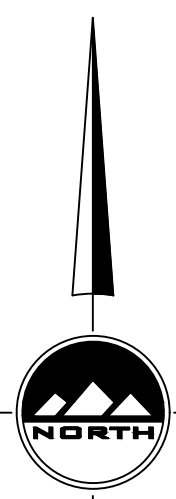


**LEGEND**

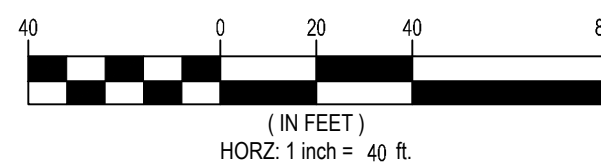
	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER MANHOLE		DEED LINE
	WATER VALVE		TANGENT LINE
	FIRE HYDRANT		EXIST DITCH FLOW LINE
	SECONDARY WATER VALVE		FENCE
	IRRIGATION VALVE		EDGE OF ASPHALT
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	STORM DRAIN CLEAN OUT		STORM DRAIN LINE
	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
	SIGN		IRRIGATION LINE
	ELECTRICAL BOX		OVERHEAD POWER LINE
	UTILITY MANHOLE		ELECTRICAL LINE
	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	GAS METER		PUBLIC DRAINAGE EASEMENT
	TREE		DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
	SHRUB		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

**AREA TO BE RE-ZONED TO MU-5**

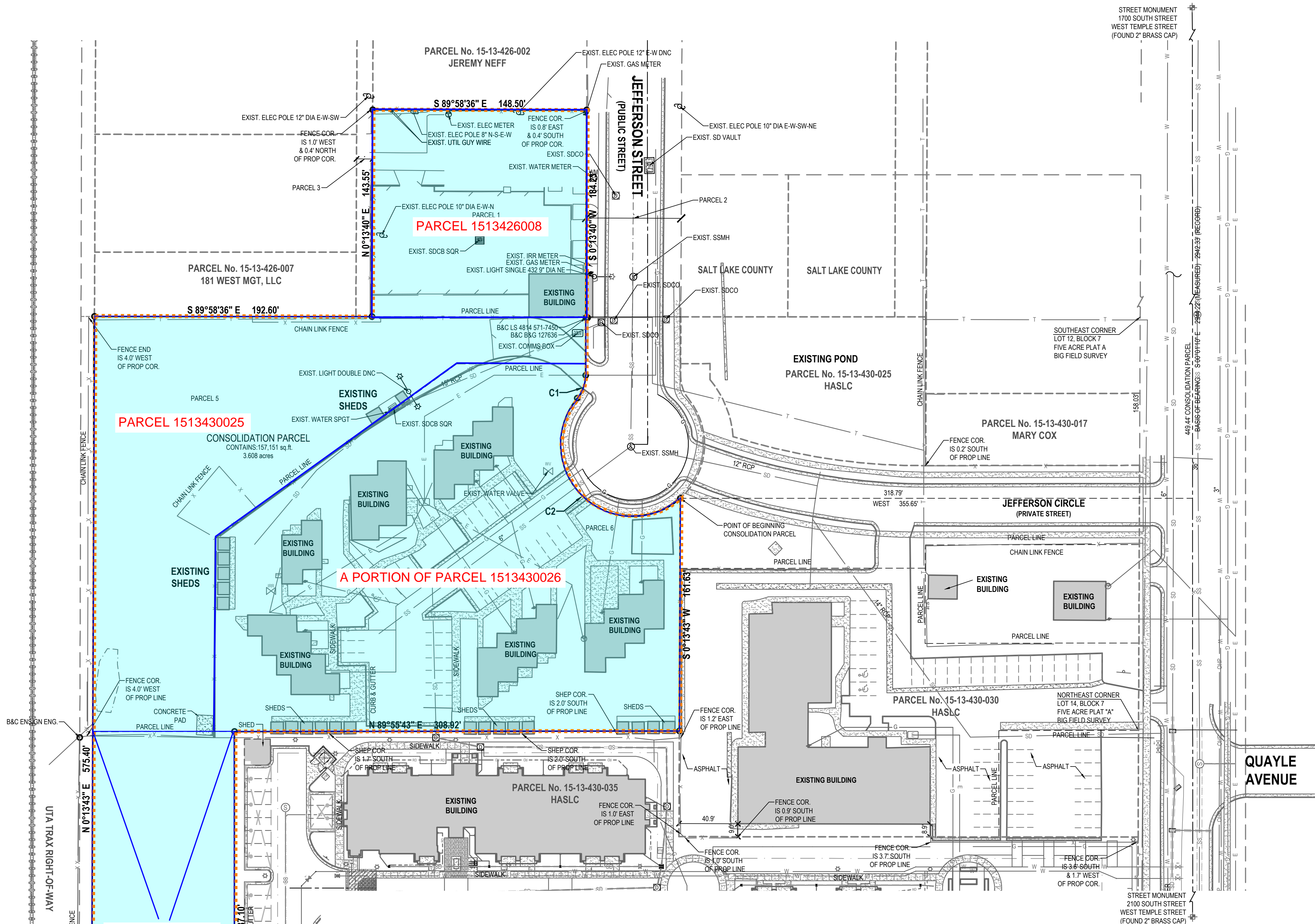


HORIZONTAL GRAPHIC SCALE



(IN FEET)  
HORZ: 1 inch = 40 ft.

LOCATED IN THE SOUTHEAST QUARTER  
OF SECTION 13  
TOWNSHIP 1 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



**SURVEYOR'S NARRATIVE**

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 266882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Consolidation Survey for use by the client. The Basis of Bearing is the line between a Street Monument at the Intersection of 1700 South Street and West Temple Street and a Street Monument at the Intersection of 2100 South Street and West Temple Street measuring South 0°01'10" East 2944.22 feet.

**COMMITMENT DESCRIPTIONS**

Parcel 1: (PARCEL No. 15-13-426-008)

Beginning at a point 23 rods West of the Southeast corner of Lot 12, Block 7, FIVE ACRE PLAT "A", Big Field Survey, and running thence West 9 rods; thence North 8.7 rods; thence East 9 rods; thence South 8.7 rods to the Point of Beginning.

The above described tract also being described as:

Beginning at a point South 89°55'44" West 384.54 feet from the Southeast corner of Lot 12, Block 7, FIVE ACRE PLAT "A", Big Field Survey, and running thence South 89°55'44" West 150.39 feet; thence North 0°13'44" East 143.55 feet; thence North 89°55'44" East 150.39 feet to the West right of way of Jefferson Street; thence South 0°01'10" East along said West right of way 143.55 feet to the Point of Beginning.

Parcel 5: (PARCEL No. 15-13-430-025)

Beginning at a point on the North line of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, 9 rods West of the Northeast corner of said lot and running thence South 174.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet to the South line of said Lot 13; thence along boundary of said Lot 13, 407.42 feet, more or less, to Grantor's West boundary line; thence North 287.10 feet; thence East 578 feet, more or less, to the Point of Beginning.

Less and excepting therefrom all that portion conveyed by that certain Warranty Deed recorded December 28, 1982 as Entry No. 3743279 in Book 5427 at Page 2598 and being more particularly described as follows:

The Beginning at a point 298.58 feet South 89°55'43" West and 32.00 feet South 0°13'43" West from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, running thence South 0°13'43" West 10.55 feet; thence Southeast 43.38 feet along the arc of a 70.00 foot radius curve to the right (long chord bears South 22°48'20" East 42.69 feet); thence Easterly 135.19 feet along the arc of a 430.00 foot radius curve to the left (long chord bears South 81°03'52" East 134.64 feet); thence North 89°55'43" East 148.79 feet; thence South 0°13'43" West 55.00 feet; thence South 89°55'43" West 148.50 feet; thence South 0°13'43" West 16.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet; thence South 89°55'43" West 323.00 feet; thence North 0°13'43" East 134.00 feet; thence North 54°06'27" East 206.91 feet; thence North 89°55'43" East 175.86 feet to the Point of Beginning.

Also less and excepting therefrom all that portion of Jefferson street dedicated by that certain dedication plat recorded May 25, 1984 in Book 84-5 at Page 74 and being more particularly described as follows:

Beginning at a point 318.58 feet South 89°55'43" West from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, also described as being 24.35 feet North 89°59'39" East along a monument line 323.94 feet South 0°13'43" West from a monument in the intersection of 1700 South street and Jefferson street, and running thence South 0°13'43" West 40.62 feet; thence 17.17 feet Southeast 43.38 feet along the arc of a 25.0 foot radius curve to the left (long chord bears South 19°04'27" East 16.83 feet); thence 225.75 feet Southerly, Westerly and Northerly along the arc of a 50.0 foot radius curve to the right (long chords bears North 89°46'17" West 77.33 feet); thence 17.17 feet Northerly along the arc of a 25.0 foot radius curve to the left (long chord bears North 19°54'06" East 16.83 feet); thence North 0°13'43" East 40.28 feet; thence North 89°55'43" East 66.00 feet to the Point of Beginning.

The following description is the mathematical equivalent of the preceding description with all description terms correctly converted to the description terms of the Utah State plane-RECTANGULAR coordinate system as filed with the Salt Lake City Engineer, record of Survey Map Rsp#10039.

Beginning at a point with state plane RECTANGULAR coordinates of X=1,890,675.068 and Y=874,187.490 based on the Lambert conformal projection Utah central Zone and running thence South 0°13'43" West 10.55 feet; thence Southeast 43.38 feet along the arc of a 70.00 foot radius curve to the right (long chord bears South 22°48'20" East 42.69 feet); thence Easterly 135.19 feet along the arc of a 430.00 foot radius curve to the left (long chord bears South 81°03'52" East 134.64 feet); thence North 89°55'43" East 148.79 feet; thence South 0°13'43" West 55.00 feet; thence South 89°55'43" West 148.50 feet; thence South 0°13'43" West 16.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet; thence South 89°55'43" West 323.00 feet; thence North 0°13'43" East 134.00 feet; thence North 54°06'27" East 206.91 feet; thence North 89°55'43" East 175.86 feet to the Point of Beginning.

Parcel No. 6: (PARCEL No. 15-13-430-026)

Beginning at a point 298.58 feet South 89°55'43" West and 32.00 feet South 0°13'43" West from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, running thence South 0°13'43" West 10.55 feet; thence Southeast 43.38 feet along the arc of a 70.00 foot radius curve to the right (long chord bears South 22°48'20" East 42.69 feet); thence Easterly 135.19 feet along the arc of a 430.00 foot radius curve to the left (long chord bears South 81°03'52" East 134.64 feet); thence North 89°55'43" East 148.79 feet; thence South 0°13'43" West 55.00 feet; thence South 89°55'43" West 148.50 feet; thence South 0°13'43" West 16.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet; thence South 89°55'43" West 323.00 feet; thence North 0°13'43" East 134.00 feet; thence North 54°06'27" East 206.91 feet; thence North 89°55'43" East 175.86 feet to the Point of Beginning.

Less and excepting therefrom all that portion of Jefferson street dedicated by that certain dedication plat recorded May 25, 1984 in Book 84-5 at Page 74 and being more particularly described as follows:

Beginning at a point 318.58 feet South 89°55'43" West from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, also described as being 24.35 feet North 89°59'39" East along a monument line 323.94 feet South 0°13'43" West from a monument in the intersection of 1700 South street and Jefferson street, and running thence South 0°13'43" West 40.62 feet; thence 17.17 feet Southeast 43.38 feet along the arc of a 25.0 foot radius curve to the left (long chord bears South 19°04'27" East 16.83 feet); thence 225.75 feet Southerly, Westerly and Northerly along the arc of a 50.0 foot radius curve to the right (long chords bears North 89°46'17" West 77.33 feet); thence 17.17 feet Northerly along the arc of a 25.0 foot radius curve to the left (long chord bears North 19°54'06" East 16.83 feet); thence North 0°13'43" East 40.28 feet; thence North 89°55'43" East 66.00 feet to the Point of Beginning.

The following description is the mathematical equivalent of the preceding description with all description terms correctly converted to the description terms of the Utah State plane-RECTANGULAR coordinate system as filed with the Salt Lake City Engineer, record of Survey Map Rsp#10039.

Beginning at a point with state plane RECTANGULAR coordinates of X=1,890,675.068 and Y=874,187.490 based on the Lambert conformal projection Utah central Zone and running thence South 0°29'36" West 40.62 feet; thence 17.17 feet Southeast 43.38 feet along the arc of a 25.0 foot radius curve to the left (long chord bears South 19°04'27" East 16.83 feet); thence 225.75 feet Southerly, Westerly and Northerly along the arc of a 50.0 foot radius curve to the right (long chord bears North 89°30'24" West 77.33 feet); thence 17.17 feet Northerly along the arc of a 25.0 foot radius curve to the left (long chord bears North 20°09'59" East 16.83 feet); thence North 0°29'36" East 40.28 feet; thence South 89°48'24" East 66.00 feet to the Point of Beginning.

**CONSOLIDATION PARCEL**

Beginning at a point on the south line of Jefferson Street Street said point being South 0°01'13'43" West 158.03 feet along the west line of West Temple Street and West 318.79 feet from the Southeast Corner of Lot 12, Block 7, Five Acre Plat A, Big Field Survey, said point also being South 0°01'10" East 449.44 feet along the center line of said West Temple Street and West 355.65 feet from a Street Monument at the Intersection of 1700 South Street and said West Temple Street and running:

thence South 0°01'13'43" West 161.63 feet;  
thence South 89°55'43" West 308.92 feet;  
thence South 287.10 feet;  
thence South 89°55'44" West 99.43 feet;  
thence North 0°01'13'43" East 575.40 feet;  
thence South 89°58'36" East 192.60 feet;  
thence North 0°01'13'40" East 143.55 feet;  
thence South 89°58'36" East 148.50 feet to a point on the west line of Jefferson Street;  
thence South 0°01'13'40" West 184.23 feet along said west line of said Jefferson Street;  
thence Southwesterly 17.25 feet along the arc of a 25.00 foot radius curve to the right (center bears North 89°46'20" West and the chord bears South 19°55'50" West 16.91 feet with a central angle of 99°32'21" along said west line of said Jefferson Street;  
thence Southwesterly 149.44 feet along the arc of a 50.00 foot radius curve to the right (center bears South 45°51'22" East and the chord bears South 45°51'22" East 99.71 feet with a central angle of 171°14'46" along said west line of said Jefferson Street to the point of beginning.

Contains 157,151 sq. ft. or 3.608 acres.

6/06/25  
Date

Patrick M. Harris  
License No. 266882