

EXHIBIT A

ZONING AMENDMENT APPLICATION NARRATIVE

Lamplighter For-Sale Townhomes — 2493 East 1700 South, Salt Lake City, UT 84108

Project Summary

- Project Name: Lamplighter Townhomes
- Applicant: Jon Galbraith, Element Design (on behalf of Monterra Capital LLC), with owner consent provided in Exhibit B
- Property Owner: TP Lamplighter LC
- Property Address: 2493 East 1700 South, Salt Lake City, UT 84108
- Approximate Site Area: 0.24 acres
- Current Zoning: R-1/7,000 (Single-Family Residential)
- Requested Zoning: MU-3 (Mixed Use)
- Parcel: See Exhibit C for the full legal description and parcel number

1. Purpose and Justification for the Proposed Amendment

The Applicant respectfully requests a zoning map amendment to rezone the subject property from R-1/7,000 (Single-Family Residential) to MU-3 (Mixed Use). The subject property is a single parcel located along the north side of 1700 South, at the eastern edge of a corridor of parcels that are the subject of a separately pending zoning amendment application (the “**Lamplighter Square Application**”) for a coordinated mixed-use development. Upon approval of the Lamplighter Square Application, the subject property will directly abut MU-3-zoned land to the west.

The purpose of the requested amendment is to (i) extend the established Foothill Drive mixed-use designation eastward by one parcel width to enable a small, for-sale townhome development that directly implements the East Bench Master Plan’s express vision for “Neighborhood Scale Multi-Family Residential” infill in transitional locations along the Foothill corridor; (ii) coordinate the entitlement of this parcel with the broader Lamplighter Square master plan so that the eastern edge of the corridor is delivered as a single, professionally designed development rather than as a piecemeal mix of leftover R-1/7,000 development; and (iii) deliver for-sale, family-sized ownership housing in a community where the East Bench Master Plan and Plan Salt Lake both call for additional housing choices.

The proposed development is intentionally scaled down from the for-rent product anticipated for the Lamplighter Square parcels to the west. The Applicant recognizes that this parcel abuts an existing R-1/7,000 single-family neighborhood to the east, and the project is designed to function as a transitional step-down between the higher-intensity Lamplighter Square development on Foothill Drive and the established single-family residential pattern. Five for-sale townhomes, lower

in scale than the Lamplighter Square townhomes, achieve precisely the kind of compatible transition that the East Bench Master Plan calls for in its Neighborhood Scale Multi-Family Residential category (Initiative MC-4.2).

The amendment is not sought to relieve any particular hardship or to confer any special privilege. It responds to changed conditions — specifically, the consolidation of Salt Lake City’s legacy mixed-use zones into the form-based MU-1 through MU-5 framework effective October 2025, and the concurrent planning of the adjacent Lamplighter Square mixed-use project — and to the City’s adopted policy direction to deliver moderate-density, family-sized infill housing along the Foothill corridor.

2. General Description of the Proposed Development

Subject to the approval of this amendment and subsequent design review and entitlements, the Applicant intends to develop the site as a small for-sale townhome community comprising:

- **Five (5) for-sale residential townhomes** designed as a transitional, neighborhood-scale step-down between the more intensive Lamplighter Square mixed-use development on Foothill Drive to the west and the established single-family neighborhood to the east. The townhomes will be designed and marketed as for-sale ownership housing from initial occupancy — there is no for-rent stabilization phase for this project. Final unit count will be confirmed during design review based on site constraints and the Applicant’s commitment to neighborhood compatibility.

Anticipated Use, Density, and Scale

Use: Multifamily residential (attached townhomes), for-sale ownership, family-sized.

Density: Five (5) attached townhomes on a 0.24-acre site — a deliberately moderate density that is lower per-acre than the Lamplighter Square parcels to the west and that reflects the transitional location of the site adjacent to single-family residential to the east. This density is consistent with the East Bench Master Plan’s express endorsement of townhome development in the Neighborhood Scale Multi-Family Residential category.

Scale: The townhomes will be designed at a scale and massing compatible with the abutting single-family residential pattern. Although the MU-3 zone permits greater height, the Applicant intends to deliver a lower-scale product more in line with the East Bench Master Plan’s Neighborhood Scale Multi-Family Residential guidance (which contemplates two to three stories at this kind of transitional location). The accompanying conceptual site plan (Figure 1, below) locates the project’s internal drive aisle along the eastern property line, with the five townhome buildings concentrated on the western portion of the site. This configuration provides a meaningful additional buffer between the townhome building mass and the existing single-family residence to the east (beyond what is achieved by setbacks alone) and was a deliberate design choice in service of neighborhood compatibility. Specific dimensional metrics (heights in feet/stories, FAR, lot coverage, setbacks, parking requirements) will be aligned with the zone’s detailed requirements.

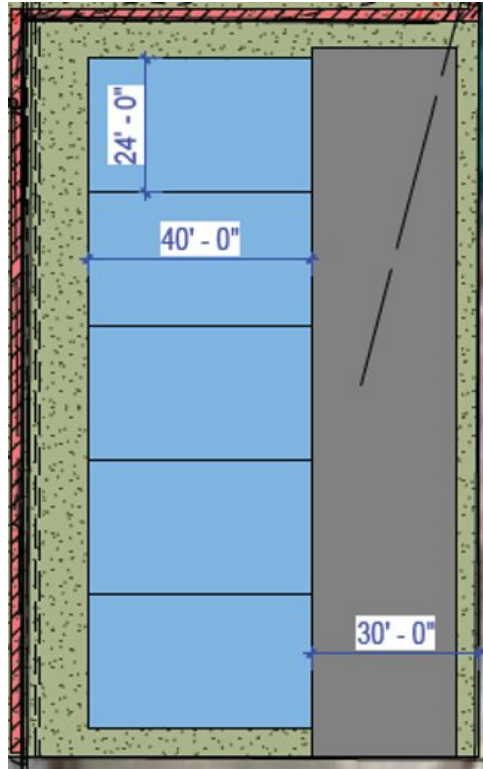


Figure 1. Draft Conceptual Site Plan — 2493 East 1700 South. Five attached townhomes arranged along the western portion of the parcel, with the internal drive aisle running along the eastern property line to provide additional separation from the existing single-family residence to the east. Dimensions, unit count, and product details remain subject to refinement during design review.

Anticipated Timing of Development

- **Closing on land acquisition, feasibility, and entitlements:** Q2 2027, coordinated with the Lamplighter Square Application
- **Groundbreaking:** anticipated Q2 2027, in coordination with the Lamplighter Square groundbreaking
- **Construction duration:** approximately 12 to 15 months
- **Anticipated initial sale closings:** Late-2028/Early-2029

Anticipated Impact on Existing Land Uses and Occupants

The site is currently improved with one (1) single-family residence built in 1951 of approximately 2,100 square feet, which is presently rented to a tenant. The Applicant's preferred outcome is for the property to be vacant at closing, which TP Lamplighter LC is working to achieve through ordinary lease management.

If the residence is not vacant at closing, the Applicant will provide tenant relocation assistance in accordance with Salt Lake City Code § 21A.50.050.D.4, including without limitation moving expenses (up to \$1,500 based on a reasonable estimate provided by the tenant), application fees

for replacement housing, the deposit required to secure replacement housing, and rental assistance payments based on the difference (if any) between the rent of the existing dwelling and a comparable unit (capped at \$7,200 in the aggregate). All such payments will be made not less than twenty-four (24) hours before the tenant vacates the unit.

Surrounding land uses include the planned Lamplighter Square mixed-use development to the west (subject of the Lamplighter Square Application, with proposed MU-3 zoning), R-1/7,000 single-family residential to the east, and 1700 South / arterial commercial uses to the south. The proposed development is consistent in use, scale, and density with the master plan vision for the eastern edge of the Foothill corridor and is expected to have a positive impact on adjacent properties by replacing an aging mid-twentieth-century rental house with a professionally designed, owner-occupied townhome community.

Additional Land Use Petitions Anticipated

Following approval of the requested map amendment, the Applicant anticipates submitting:

- Design review (if required) for the townhome project under the applicable MU-3 form-based standards;
- Subdivision and/or condominium plat application(s) to facilitate fee-simple ownership of each townhome by individual purchasers;
- Standard administrative permits associated with site work, building construction, and right-of-way improvements; and
- Tenant relocation documentation pursuant to § 21A.50.050.D.4 if the existing residence is not vacant at closing.

Townhome Design Intent and Ground Floor Activation

This section describes the design intent for the townhome unit that fronts 1700 South and explains how that unit will comply with the applicable MU-3 row house building form standards and the ground floor use standards of Salt Lake City Code Section 21A.37.050. The Applicant provides this design intent to demonstrate, at the rezone stage, that a residential row house frontage along 1700 South can satisfy the City's ground floor activation objectives. Final compliance will be confirmed at design review.

Row House Building Form

The unit fronting 1700 South is designed as an attached row house dwelling and will be developed to the MU-3 row house building form standards of Table 21A.25.030.C.2, including the 35-foot maximum height, the 5-foot minimum front and corner side yard, the 4-foot interior side yard, the 10-foot rear yard, and the 110-foot maximum lot width. The street-facing unit will provide a primary entrance oriented to and facing 1700 South, consistent with the ground floor residential entrance standard of Subsection 21A.37.050.L and the per-unit entry feature requirement of Subsection 21A.37.050.P. The entrance will include a permitted entry feature with a walkway connecting to the public sidewalk along 1700 South.

Ground Floor Active Use

The 1700 South frontage will satisfy the ground floor use standard of Subsection 21A.37.050.A.1, which requires that allowed uses occupy a minimum of seventy-five percent (75%) of the length of the street-facing ground floor facade. Under Subsection 21A.37.050.A.1, unless other uses are specifically required by the title, residential uses count toward the ground floor use requirement. The street-facing row house dwelling therefore satisfies this standard as a residential active use along the 1700 South frontage.

The street-facing unit is organized so that a continuous band of habitable residential space, a minimum of ten feet (10') in depth, extends along the 1700 South frontage between the dwelling's street-facing entrance and the parking located behind it. This configuration meets the 10-foot minimum ground floor use depth applicable to residential dwellings under Subsection 21A.37.050.A.4.a, and the active residential space is positioned to occupy the street frontage rather than the garage. Vehicle parking for the unit is provided in an attached two-car tandem garage located behind the active residential space, drawing the parking depth away from the street so that the ground floor frontage presents habitable space and a primary entrance to 1700 South rather than garage doors. Because the row house building form is not subject to the sixteen-foot (16') minimum ground floor floor-to-ceiling height, the residential ground floor may be designed at a typical residential floor height.

Outdoor Space Credit

To reinforce ground floor activation, the street-facing unit incorporates private outdoor space — patio and landscaped area — that wraps the outer corner of the unit within the provided front and corner side yard. Pursuant to Subsection 21A.37.050.A, qualifying outdoor space located within a required or provided front or corner side yard, including patio space with seating, may count for up to twenty-five percent (25%) of the length of the required ground floor use area, calculated on a linear-foot-for-linear-foot basis. The wrap-around patio and outdoor space are designed to qualify for this allowance and to contribute to a pedestrian-oriented, activated street edge along 1700 South.

Ground Floor Use Standard

The standard ground floor active use requirement of Subsection 21A.37.050.A.1 — and not the enhanced active ground floor use requirement of Subsection 21A.37.050.A.2 — governs the 1700 South frontage of this parcel. Under Subsection 21A.25.030.B, enhanced active ground floor use is required only in defined circumstances, including along an enumerated list of streets, which does not include 1700 South, and on a corner property located at the intersection of two arterial or collector streets, for a minimum of 100 feet from the intersection. This parcel does not front any enumerated enhanced-use street, and it is located more than 100 feet east of the Foothill Drive and 1700 South intersection — separated from that intersection by the intervening Lamplighter Square parcels — so it lies beyond the 100-foot enhanced-use distance under any interpretation of the corner provision. Accordingly, the standard active use requirement applies, and the street-facing residential row house unit satisfies it as described above.

3. Zoning Map Amendment — Parcels and Current Use

This application amends the Zoning Map. The parcels subject to the amendment are:

- **Parcel #1: 16-15-278-010-0000** (2493 East 1700 South)

The full legal description for the parcel is provided in Exhibit C. A zoning map graphic showing the subject property, its current R-1/7,000 zoning, and the surrounding zoning context is provided below as Figure 2.

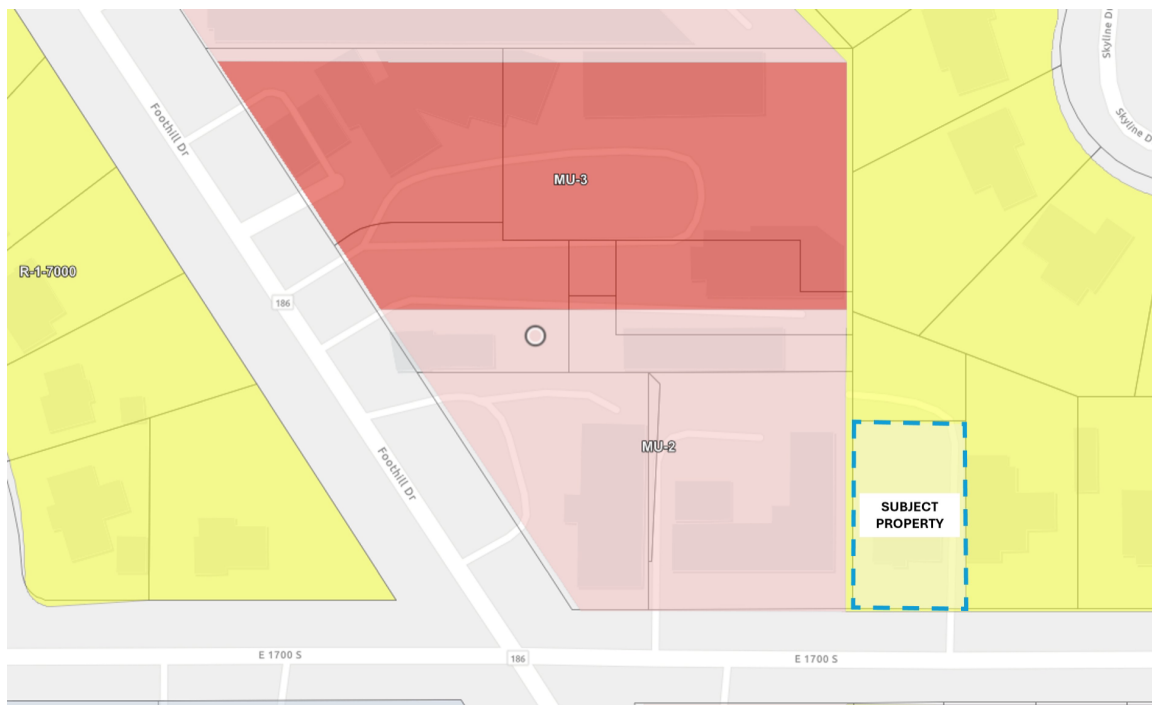


Figure 2. Existing Zoning Map — Subject Property outlined in dashed blue (currently zoned R-1/7,000). The Property sits one parcel east of the existing MU-2/MU-3 corridor that is the subject of the concurrent Lamplighter Square Application. The intervening parcel (2475 East 1700 South) is also included in the Lamplighter Square Application and is proposed for rezoning to MU-3 thereunder; upon approval of that application, the Subject Property will directly abut MU-3 to the west. Surrounding yellow indicates additional R-1/7,000 single-family residential.

Current Use of the Subject Property

The subject property is currently improved with one (1) single-family residence at 2493 East 1700 South of approximately 2,100 square feet, originally constructed in 1951, containing five (5) bedrooms and two (2) bathrooms. The residence is presently rented to a single tenant household. The remainder of the site is improved with associated yard area, driveway, and ancillary site improvements. The parcel is owned by TP Lamplighter LC.

Current Use of Adjacent Properties

- **North:** R-1/7,000 — established single-family residential pattern of Skyline Heights.

- **South:** Across 1700 South — a mix of commercial and lower-density residential uses associated with the Foothill / I-80 interchange area.
- **East:** R-1/7,000 single-family residential, continuing the Skyline Heights pattern.
- **West:** MU-2 / MU-3 mixed-use parcels that are the subject of the concurrent Lamplighter Square Application (proposed uniform MU-3 designation).

4. Consistency with the City's Adopted Planning Documents

The proposed amendment directly advances multiple express initiatives of Salt Lake City's adopted planning documents — most importantly, the East Bench Master Plan (2017) and Plan Salt Lake.

East Bench Master Plan — Neighborhood Scale Multi-Family Residential

The East Bench Master Plan establishes a specific land use category, "Neighborhood Scale Multi-Family Residential," for transitional locations along the Foothill Drive corridor where the existing single-family residential pattern meets the more intensive mixed-use frontage. The subject property sits squarely in that transition: it abuts the planned Lamplighter Square mixed-use development to the west and the established single-family neighborhood to the east.

The Master Plan's description of this category (Initiative MC-4.2) explicitly endorses the kind of development the Applicant proposes:

- **Townhomes are expressly listed as appropriate.** The Master Plan provides that "development appropriate in these areas includes single and two-family residential, townhomes, apartments, and condos."
- **Lower density than the corridor mixed-use areas.** The Master Plan calls for redevelopment in this category to be "lower in density than in the community mixed-use areas due to their adjacency to the single-family homes just off of the corridor." The 5-unit program proposed here is meaningfully lower in density than the 16-unit program proposed for Lamplighter Square on the parcels immediately to the west.
- **Lower scale.** The Master Plan contemplates buildings "two stories in height" in this category, with three stories possible "if the mass and scale of the development is compatible to surrounding structures." The Applicant intends to deliver a product within that scale envelope, notwithstanding the broader height envelope available under MU-3.

East Bench Master Plan — Other Supporting Initiatives

- **Initiative N-3.2 (Housing Affordability, Access, and Choices)** calls for additional housing choices to be focused along Foothill Drive and to enable East Bench residents to remain in the community as their household composition changes. Family-sized for-sale townhomes squarely advance this policy.
- **Guiding Principle N-03 (Housing Choices)** calls for a "diverse mix of housing choices for all stages of life and income ranges," and the for-sale-from-day-one strategy proposed

here introduces a new ownership product type in a community where ownership-quality housing stock is largely fixed.

- **Initiative N-3.1 (No Net Loss in Housing)** is satisfied: one (1) existing dwelling unit will be replaced with five (5) new dwelling units.
- **Guiding Principle N-01 (Neighborhood Compatibility)** is implemented through the deliberate density and scale step-down described above, which preserves the character of the abutting single-family neighborhood while delivering needed housing on the Foothill corridor edge.

Plan Salt Lake

The proposed amendment also advances multiple Plan Salt Lake initiatives, including:

- Locating new development in areas with existing infrastructure and amenities, including transit and transportation corridors;
- Promoting infill and redevelopment of underutilized land;
- Increasing the number of medium-density housing types and options;
- Encouraging housing options that accommodate aging in place;
- Accommodating and promoting an increase in the City's population through responsible growth.

Coordination with the Lamplighter Square Application

The subject property is owned by the same entity (TP Lamplighter LC) and is being developed by the same Applicant team as the parcels that are the subject of the concurrent Lamplighter Square Application. Approving this amendment alongside the Lamplighter Square amendment will produce a coherent, master-planned eastern edge to the Foothill corridor at 1700 South, transitioning gracefully from corridor mixed-use through neighborhood-scale townhomes to the established single-family neighborhood. Approving the Lamplighter Square amendment without this amendment would leave this transitional parcel stranded between proposed MU-3 to the west and R-1/7,000 to the east, with no rational planning basis for its continued single-family designation.

Precedent — The 1300 South & 2300 East Rezoning (J Development)

The City has a recent, directly comparable precedent in the East Bench for the kind of corridor-edge, single-family-to-mixed-use rezoning the Applicant proposes here. In 2025, J Development, LLC (jdevutah.com) filed a zoning map amendment petition (PLNPCM2025-00558) for the properties at approximately 2260, 2270, and 2290 East 1300 South, seeking to rezone them from R-1/7,000 (Single-Family Residential) to a more intensive mixed-use-type district (Community Business, CB). Like the subject property, those parcels were established single-family lots in the East Bench, held in common ownership and operated as rentals, located along a busy corridor where the adopted plans call for additional housing and neighborhood-serving uses.

The 1300 South & 2300 East proposal contemplates an approximately 30-unit infill development that leads with for-sale townhomes — explicitly built first — alongside condominiums, a shared corridor-fronting lobby, and structured underground resident parking, while retaining surface parking for an adjacent neighborhood business. The townhome component is precisely the moderate-density, for-sale ownership product type that the Applicant proposes here, delivered as corridor-oriented infill of the kind adopted City policy directs to the East Bench's major corridors rather than into the stable single-family interior.

The Applicant shares substantially the same goals as the 1300 South & 2300 East project: rezoning underutilized, rental-occupied single-family parcels along an established corridor to deliver a coordinated, professionally designed residential infill product that emphasizes for-sale ownership housing and respects the surrounding neighborhood through thoughtful massing and a graceful transition to the adjacent single-family pattern. The Applicant's community-benefit strategy here centers on the delivery of family-sized, for-sale ownership housing from initial occupancy. The two projects pursue the same core planning objectives, and the City's favorable consideration of comparable corridor-edge rezonings in the East Bench supports approval of the present amendment.

Transportation, Utilities, and Public Safety

The site is served by 1700 South and is one parcel removed from Foothill Drive, a state-maintained arterial that adopted City and regional plans expressly identify as the appropriate location for moderate-density mixed-use development. UTA bus service is available on the Foothill corridor. Existing City water, sewer, and storm drainage infrastructure serves the site. The change from one single-family dwelling to six to eight townhomes is a modest incremental demand that will be addressed through the City's standard development review process and is not anticipated to require capacity expansion outside the immediate vicinity.

The proposed amendment is not anticipated to materially increase the burden on public safety services beyond what is appropriate for a small townhome development on the edge of an existing mixed-use corridor.

Displacement

The site contains one (1) tenant-occupied single-family residence. The Applicant's preferred outcome is for the property to be vacant at closing. If the residence is not vacant at closing, the Applicant will provide full tenant relocation assistance in accordance with § 21A.50.050.D.4 as described in Section 2 above. There are no businesses located on the property, and accordingly there will be no business displacement. Additional discussion of the demolished-unit replacement requirement appears in Section 5.B below.

5. Proposed Community Benefits (21A.50.050.C)

Pursuant to Salt Lake City Code § 21A.50.050.C, every zoning amendment application must include a proposed community benefit that is roughly proportional to the increase in development potential resulting from the amendment. The Applicant proposes the following:

A. Housing — Provision of Family-Sized Ownership Housing

The proposed development will deliver five (5) family-sized, for-sale townhomes to the East Bench community. Unlike the for-rent-to-for-sale model proposed for Lamplighter Square, the homes on this site will be designed, marketed, and sold as owner-occupied ownership housing from initial occupancy. There will be no rental stabilization phase — every home will be delivered to an individual owner-occupant from day one.

This is a meaningful and proportionate community benefit because:

- It directly advances Plan Salt Lake's and the East Bench Master Plan's repeated calls for additional family-sized housing choices in a community where ownership stock is largely fixed and where the Master Plan expressly identifies the limited redevelopment potential of the East Bench as a challenge requiring "creative solutions."
- Each new home is family-sized, designed for multi-bedroom occupancy, and will be sold to an owner-occupant household. The result is five new owner-occupied family homes added to the East Bench at a price point and product type distinct from the surrounding single-family stock.
- The benefit would not otherwise be available under the existing R-1/7,000 designation, which permits only single-family detached housing and would yield, at most, one or two additional units on the combined site (and likely as new single-family detached homes that would not introduce a new ownership product type).

B. Treatment of the Demolished Dwelling Unit Under § 21A.50.050.E

The Applicant acknowledges that approval of this amendment and subsequent development will result in the demolition of one (1) existing dwelling unit (the 5-bedroom, 2-bathroom, approximately 2,100 square foot single-family residence at 2493 East 1700 South, originally constructed in 1951). The Applicant proposes the following treatment under § 21A.50.050.E:

- **Number of replacement units.** The demolished unit will be replaced by five (5) new dwelling units within the proposed development — a net increase of four (4) dwelling units on the site.
- **Bedroom count.** Each new townhome will be designed as a family-sized, multi-bedroom unit. Final bedroom counts per unit will be confirmed in design review; the Applicant will work with City staff to ensure that the aggregate bedroom count of the new units meaningfully exceeds the bedroom count of the demolished unit.
- **Proposed option under § 21A.50.050.E.** Because every unit in the new development will be sold to an owner-occupant, the Applicant proposes **Option (b)** — a payment to the City's housing fund in lieu of the rental restriction described in Option (a). Option (b) is the appropriate election for a for-sale-from-day-one program because Option (a) would require permanently designating one of the new for-sale units as a long-term rental, contrary to the program's ownership-housing community benefit. The in-lieu payment will be calculated in accordance with the formula in § 21A.50.050.E.b (monthly rent of the

demolished unit × number of months from vacancy of the demolished unit through Certificate of Occupancy of the replacement housing).

Proportionality

The proposed community benefits are roughly proportional to the increase in development potential associated with the R-1/7,000 to MU-3 amendment. The MU-3 designation is what enables the townhome typology and the unit count described above; without the amendment, the site could accommodate, at most, one to two additional single-family detached homes, none of which would introduce a new family-sized ownership product type to the East Bench corridor. The Applicant acknowledges that any community benefit required as a condition of approval will be secured through a Development Agreement, and the Applicant is prepared to engage with City staff and Council on the terms of such an agreement at the appropriate stage of the process.

6. Data Collection (21A.50.040.A)

The required data collection information has been submitted via the City's online data collection portal. A summary of that information is provided below for the convenience of staff.

Residential Property Information

- **Current number of dwellings on site:** One (1) tenant-occupied single-family residence at 2493 East 1700 South.
- **Square footage of dwelling unit:** Approximately 2,100 square feet.
- **Number of bedrooms / bathrooms:** Five (5) bedrooms and two (2) bathrooms.
- **Year built:** 1951.
- **Current cost of rent:** \$3,200.00 per month.
- **Cost of rent for the previous 36 months:** \$3,050 per month from January 2023 through June 2023; \$3,150 per month from July 2023 through June 2024; and \$3,200 per month from July 2024 through the date of this application (no rent increase since July 2024).
- **Total number of people currently residing on the property:** three (3) named tenants per current rent records (Grace Walker, Natalie Gushin, and Natalie Desimo); total household size to be confirmed by owner.
- **Prior dwellings on site:** The current single-family residence has been the dwelling on site since its construction in 1951.
- **Supporting documentation:** Property management rent ledgers for calendar years 2023, 2024, and 2025, and for the period January through April 2026, are submitted with this application as supporting documentation for the rent figures stated above.

Nonresidential Property Information

Not applicable. The subject property has not been used for nonresidential purposes.

For the reasons set forth above, the Applicant respectfully requests that the Planning Commission recommend, and the City Council adopt, the requested amendment to rezone the subject property from R-1/7,000 to MU-3. The amendment directly implements the East Bench Master Plan's vision for Neighborhood Scale Multi-Family Residential infill at the transitional eastern edge of the Foothill corridor, coordinates with the broader Lamplighter Square master plan, will be delivered at a step-down density and scale appropriate to its location adjacent to existing single-family residential, and is paired with proportionate community benefits in the form of family-sized ownership housing and full compliance with the City's tenant relocation and demolished unit replacement requirements.

End of Exhibit A.