PINYON 8

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19 July 2026

To: Salt Lake City Planning Department
Aaron Barlow
451 South State Street
Salt Lake City, UT 84111

Mr. Barlow,

The applicants are requesting the City's consideration for the vacation of an L-shaped alley that travels east-west between 900 E. and Windsor Street and turns north of 2100 south in a northerly direction to Redondo Avenue. The existing conditions in the alley do not accommodate vehicle or pedestrian pass-through as it sits today. For generations now the alley has been used as a Rocky Mountain power easement, retailer patios, outdoor seating areas and has been fenced in some areas by various property owners or leasee's. All the abutting property owners to this alley have recently partnered to accommodate a block-wide mixed used development project, with multi-family housing, retail shops and a parking structure. The block was rezoned to an MU-8 Zoning designation and supports the applicants project vision. The new mixed-use project will benefit from and add to the economic vibrancy of the Sugar House central business district and surrounding area. The S-line is half a block south of the project location to accommodate mass transit convenience, across the street is a Smith's grocery and a Walgreens pharmacy. This area is active and sought after for residential and housing opportunities. The area is serviced by major arterials servicing the block both north to south and east to west and is conveniently located close to I-80. The L shaped alley does not serve any future benefit or purpose for the block wide development plans and would primarily serve to reduce unit counts, parking counts, and convenience of planning and circulation. All of which would increase construction costs and circulation challenges. We believe our project will assist with one of the stated goals of the city and help provide additional housing & retail opportunities.

We feel this alley should be considered for vacation because of the following:

1. all of the budding property that is owned that is adjacent to this alley has partnered in the same development entity and will accommodate the redevelopment of the entire block under a single property project.
2. The alley in its current configuration does not allow for any Bunnicula or pedestrian path through as it is bifurcated by patios, stairs, fences, and power poles and has been for generations.

3. Because this alley does not connect through to the east or west and it does not connect through from north to south for the entire block it is not of any adjacent Neighbor value.

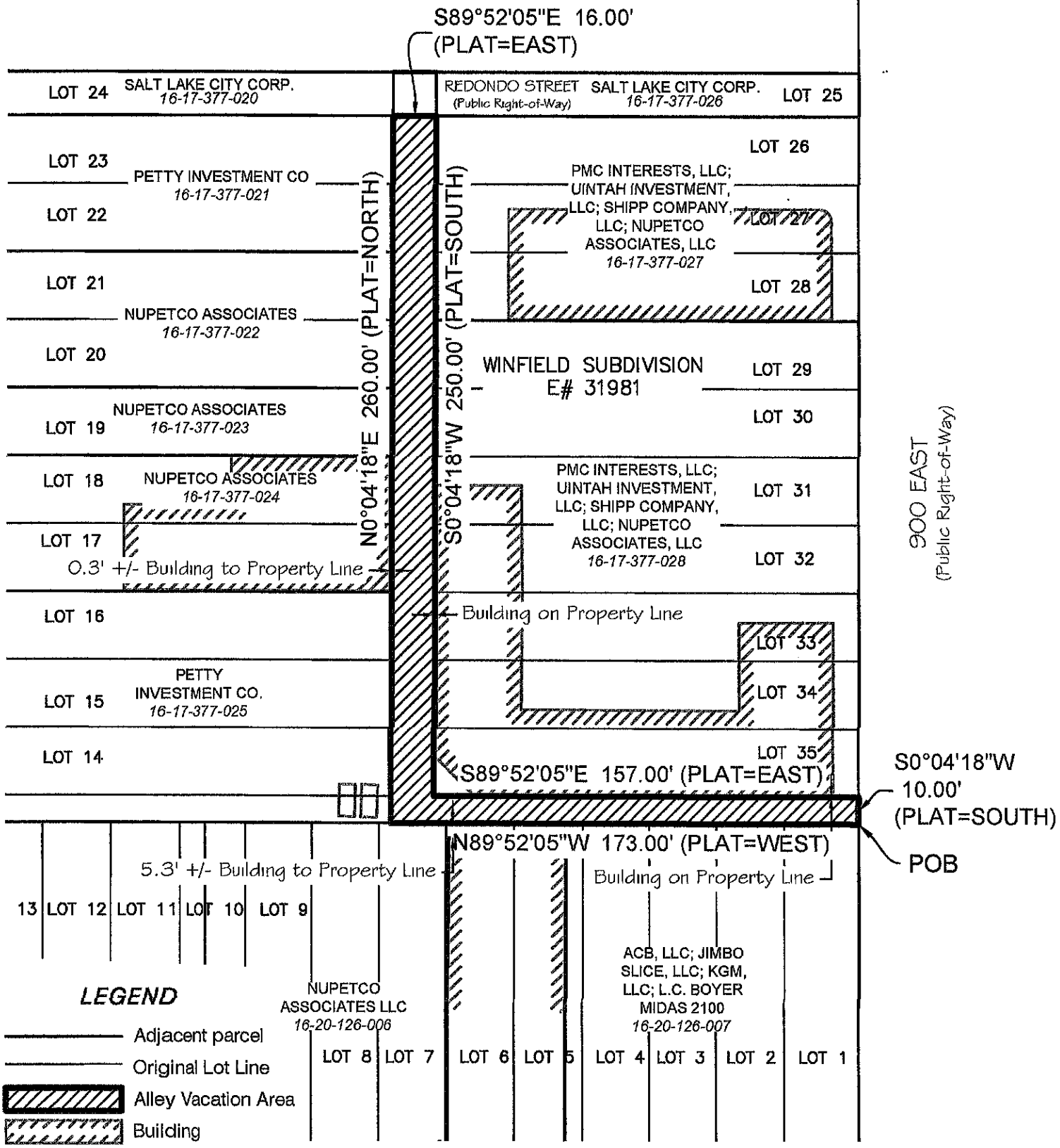
In the process of planning the proposed development we have had DRT meetings and mentioned the disposal of the alley, and there were no objections from the departments represented. There won't be any access cut off to adjacent properties, and no properties will become landlocked due to this alley vacation request. Thank you for your consideration.

Regards,



Mark Isaac
Principal, Pinyon8 Consulting
Owners Representative

EXHIBIT "B"



Boyer – 2100 South 900 East
Alley Vacation

Assessor Parcel No:

Part of the Southwest Quarter, Sec. 17;
Northwest Quarter, Sec. 20, T.1S., R.1E., S.L.B.&M.

PREPARED BY:

CIR | CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

Date: July 13, 2026