Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To:	Salt Lake City Planning Commission
From:	Meagan Booth, Principal Planner, meagan.booth@slc.gov, 801-535-7213
Date:	September 23, 2026
Re:	PLNPCM2026-00546- Lamplighter Square Zoning Map Amendment PLNPCM2026-00547- Lamplighter Townhomes Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1629 S Foothill Drive, 2475 E 1700 S, 2489 E 1700 S, 2493 E 1700 S
PARCEL ID: 16-15-258-027, 16-15-258-032, 16-15-278-009, 16-15-278-010
COMMUNITY PLAN AREA: East Bench
MASTER PLAN DESIGNATION: Community Node
CURRENT ZONING DISTRICT: MU-2 (Mixed Use 2), R-1/7,000 (Single-Family Residential)
PROPOSED ZONING DISTRICT: MU-3 (Mixed Use 3)

REQUEST:

Jon Galbraith, AIA, Principal at Element Design Collective, on behalf of property owner TP Lamplighter LC, is seeking approval to amend the zoning map from MU-2 (Mixed Use) and R-1/7,000 (Single-Family Residential) to MU-3 (Mixed Use 3).

A. Zoning Map Amendment: Seeking approval to amend 1629 S Foothill Dr (MU-2), 2475 E 1700 S. (MU-2), and 2489 E 1700 S (R-1/7,000) to MU-3 (Mixed Use 3). Petition Number: PLNPCM2026-00546
B. Zoning Map Amendment: Seeking approval to amend 2493 E 1700 S (R-1/7,000) to MU-3 (Mixed Use 3). Petition Number: PLNPCM2026-00547

If approved, the applicant intends to develop the site with retail, commercial, and professional office space, 14 for-rent townhomes, and 5 for-sale townhomes. Although the applicant has requested rezoning to the MU-3 zone, consideration may be given to rezoning the properties to another zoning district with similar characteristics. This request also includes removing the city as a party from the Lamplighter Square CC&Rs, dated July 3, 2000, which include 1615 S Foothill Drive, 1609 S Foothill Drive, and 1629 S Foothill Drive.

RECOMMENDATION:

Approval of the request with the following conditions:

1. The property owner will enter into a development agreement requiring any future development of the site to include two (2) three-bedroom residential units rented or sold to households earning no more than eighty percent (80%) of Area Median Income. The agreement will also require that at least 50% of commercial space is leased to a local tenant, which shall be defined as a Utah business entity that does substantially all its business in Utah and has no out of state locations. In addition, office space shall be offered

free of charge to a variety of charitable organizations, including the East Bench community council, for periodic meetings.

2. The development agreement with the property owner shall also require that any portion of a building located within 20 feet of the east property line abutting 2503 E. 1700 south shall not exceed 30 feet in height, measured from existing grade to the highest point of that portion of the building
3. Submit a traffic study and incorporate any required mitigation measures identified by the traffic study into the final site and civil engineering plans, subject to review and approval by the City Transportation Division
4. Pursuant to Section 21A.50.050.E.2, prior to issuance of a building permit for any dwelling on the site, the property owner shall pay into the City's housing fund to offset the loss of affordable housing. The payment shall equal the monthly rent of the dwelling immediately prior to demolition multiplied by the number of months from the time the dwelling is vacated before demolition until a certificate of occupancy is issued for the replacement dwelling.
5. Pursuant to Section 21A.50.050.D, the property owner shall provide tenant relocation assistance to the displaced tenants in the amounts required by that section. Any required relocation payments shall be received by the tenants at least 24 hours before they vacate the dwelling to be demolished.

ATTACHMENTS:

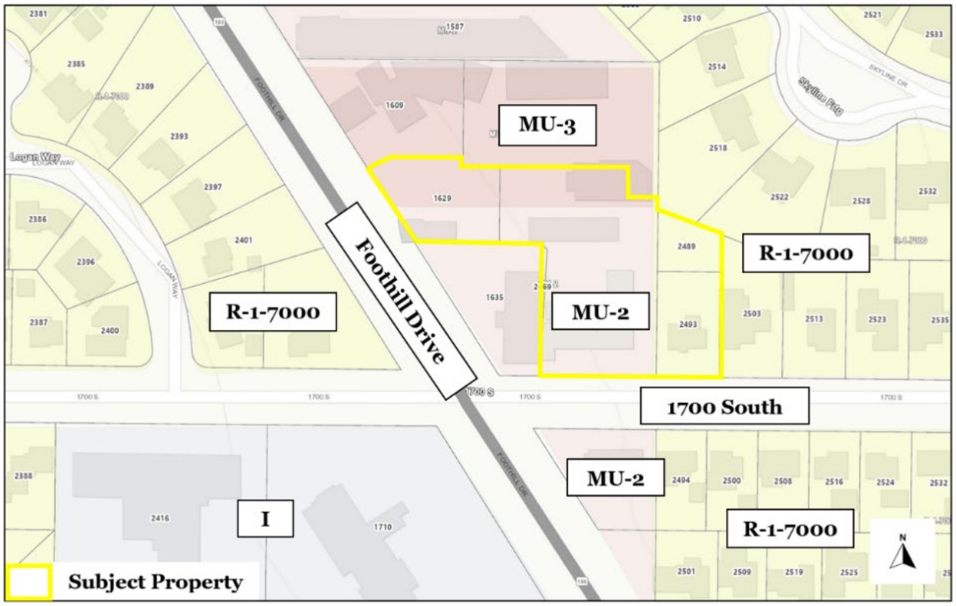
A. ATTACHMENT A: Vicinity and Zoning Map
B. ATTACHMENT B: Current and Proposed Zoning Standards
C. ATTACHMENT C: Application Materials PLNPCM2026-00546
D. ATTACHMENT D: Application Materials PLNPCM2026-00547
E. ATTACHMENT E: Property & Vicinity Photos
F. ATTACHMENT F: Zoning Map Amendment Standards
G. ATTACHMENT G: Public Process & Comments
H. ATTACHMENT H: Department Review Comments

PROJECT DESCRIPTION

The purpose of the zoning map amendment is to consolidate the parcels under a single zoning designation, MU-3, to provide consistency across the project area. The subject properties are located near the northeast corner of 1700 South and Foothill Drive. The table below details the parcel identification number, property address, existing zoning classification, and size.

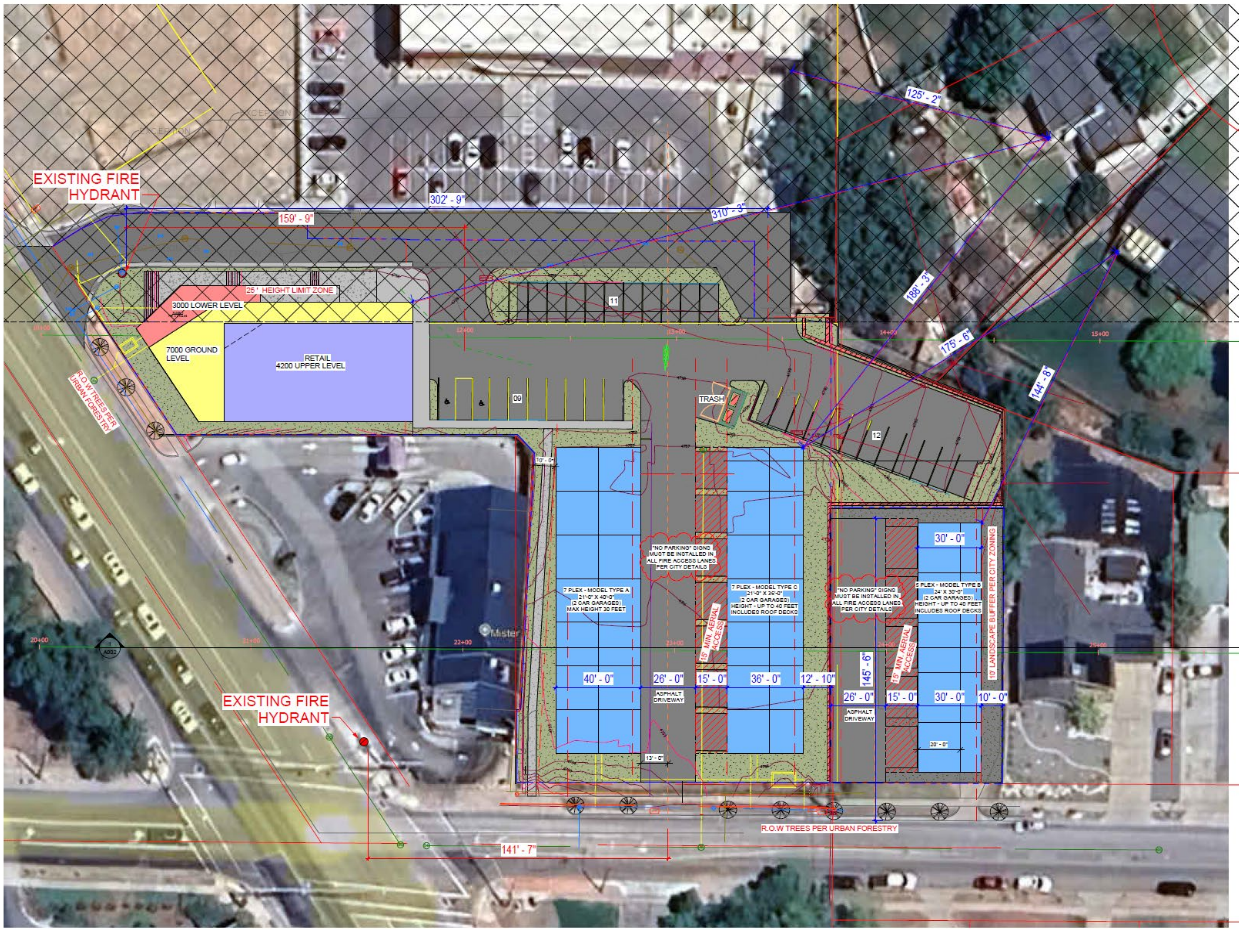
Parcel	Address	Existing Zoning	Size
16-15-258-032	2475 E 1700 S	MU-2 & MU-3	41,723.76 sq ft / 0.96 acres
16-15-258-027	1629 S Foothill Drive	MU-2 & MU-3	14,254.68 sq ft / 0.32 acres
16-15-278-009	2489 E 1700 S	R-1/7,000	4,983.91 sq ft / 0.11 acres
16-15-278-010	2493 E 1700 S	R-1/7,000	10,617.39 sq ft / 0.24 acres

The project area encompasses approximately 1.64 acres. The subject property is outlined in yellow.



Lamplighter Square has historically included commercial and lodging uses including the Skyline Hotel and the old liquor store. The original commercial buildings, including the hotel, were demolished in 2021 as part of redevelopment, with the new 13,230-square-foot Utah State Liquor Store opening on the site in March 2025. The remainder of the site is currently vacant, with the exception of the single-family home at 2493 E. 1700 South.


If the zoning map amendment is approved the applicant intends to redevelop the site as a mixed-use project consisting of retail, commercial, and professional office space, along with 14 for-rent townhomes and 5 for-sale townhomes for a total of 19 residential units. The development plans shown above **are** conceptual.



At this stage, the focus is solely on the zoning amendment applications. The three-story commercial building is proposed on the northwest end of the project area near Foothill Dr. (shown in purple above), is intentionally positioned away from homes to the east. It will offer 14,000 square feet of commercial space across three floors. According to the applicants' drawings, the new building's third story tops out at 28 feet, to match with the liquor store's roofline.

Behind the carwash, the applicant proposes 14 for-rent townhomes arranged in two rows of seven. Each townhome would include a two-car garage and a rooftop deck. An additional row of five for-sale townhomes is proposed adjacent to the single-family homes to the east. These townhomes would include two-car garages and rooftop decks, providing a transition to the lower-density residential neighborhood. The commercial building will share the existing driveway with the state liquor store, which has approximately 32 surface parking stalls. Townhome access will be provided from 1700 South at the location of the former Skyline Inn Motel driveway, shown to the right.

Existing Zoning Designation- R-1/7,000

The purpose of the R-1/7,000 Single-Family Residential District is to provide for single-family residential dwellings and affordable housing incentives developments with up to four units on lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Existing Zoning Designation- MU-2

The purpose of the MU-2 Mixed Use 2 District is to provide small-scale commercial and mixed-use development located within and serving residential neighborhoods. Buildings in this district are generally no taller than two stories. The main purpose of the district is to provide neighborhood-serving commercial uses; however, residential uses may be allowed as part of a mixed-use development. Development regulations are intended to reinforce the historic scale and design of traditional neighborhood-serving businesses that are oriented toward the pedestrian, restricted in size to promote local orientation, and designed to limit adverse impacts on nearby residential areas. This zone is appropriate in areas supported by applicable general plans and along local streets. This designation may also be appropriate along collector streets in areas with low-scale development patterns.

Proposed Zoning Designation- MU-3

Under Salt Lake City's zoning ordinance, the purpose of MU-3 Mixed Use 3 District is to provide up to three to four-story moderately scaled commercial and mixed-use development that is adjacent to low-density residential neighborhoods. Development is intended to be oriented toward the pedestrian while accommodating other transportation modes. The zone is intended to provide a vibrant commercial area that provides local services to residents while incorporating a mix of medium-density residential to support commercial uses.

Comparison of Current and Proposed Zoning

R-1/7,000, MU-2, and MU-3 represent a progression from low-density residential development to moderately scaled mixed-use development. The R-1/7,000 District primarily accommodates single-family dwellings, with additional units potentially allowed through applicable housing incentives. The proposed rezoning to MU-3 is appropriate for this location because it would provide a transition between the surrounding low-density residential neighborhoods and the higher-intensity Foothill Drive corridor.

The site is designated as a Community Node in the East Bench Master Plan and is located at the intersection of Foothill Drive and 1700 South, where adopted plans support neighborhood-serving commercial uses and additional housing. MU-3 would allow a more intensive mixed-use development pattern than the current zoning, including greater building height and reduced rear-yard setbacks adjacent to lower-density residential properties. However, the proposed zoning designation is intended for moderately scaled, pedestrian-oriented development that accommodates multiple transportation modes and supports a mix of commercial and medium-density residential uses.

Staff finds that the proposed amendment is consistent with adopted City plans and the intended purpose of the MU-3 zoning district. The recommendation is subject to the proposed transportation condition and future compliance with applicable development, utility, building, and fire-code requirements.

APPROVAL PROCESS AND COMMISSION AUTHORITY

A zoning map amendment is a legislative decision. Pursuant to 21A.50.050, the Planning Commission's role is to forward a recommendation to the City Council, which holds final approval authority over zoning map amendments. Approval of this request would change the zoning classification of the subject parcels to MU-3; it does not constitute approval of the specific site plans or building designs presented by the applicant, which remain subject to future review under the applicable MU-3 form-based standards.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. Proposed Community Benefit
3. Tenant Displacement
4. Compatibility with Nearby Properties

Consideration 1: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

Plan Salt Lake

Plan Salt Lake identifies the Foothill Drive corridor as an area targeted to accommodate future growth, directing that mixed-use development be concentrated at existing commercial and multifamily nodes, with lower to medium density residential development filling the areas between those nodes. The plan further identifies these community nodes, typically located at key intersections, as focal points intended to connect neighborhoods on either side of the corridor, supporting a mix of housing, retail, office, entertainment, and institutional uses at the community scale.

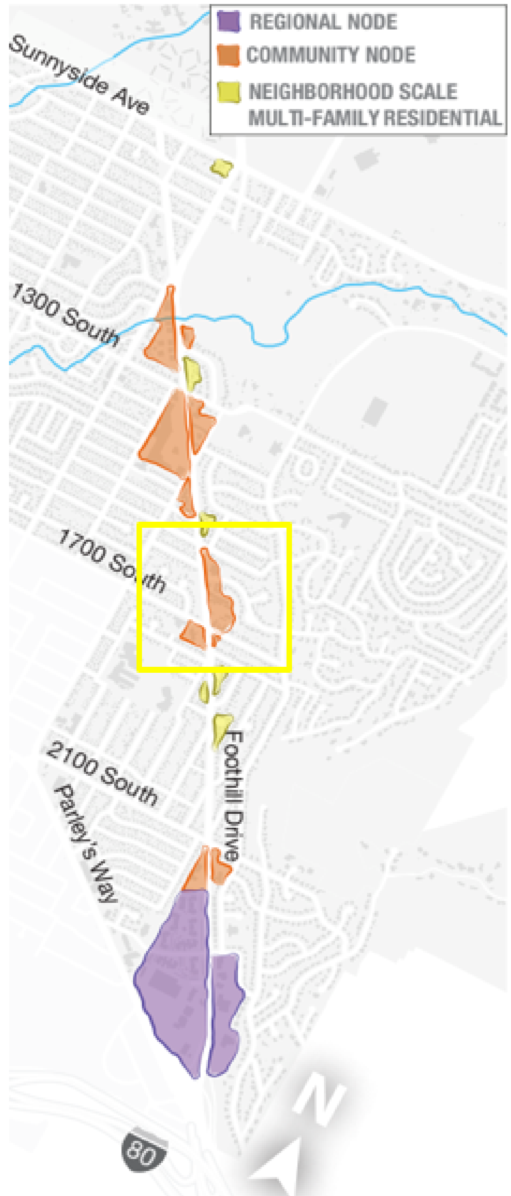
The subject property, located at the intersection of 1700 South and Foothill Drive, sits at exactly this kind of node identified in the plan. The proposed rezoning to MU-3 would allow the site to develop with a blend of retail, commercial, and office space alongside for-rent and for-sale townhomes, directly reflecting the housing and commercial mix Plan Salt Lake calls for at community nodes along the corridor. By locating this density and mix of uses at the 1700 South/Foothill Drive intersection rather than extending it along the corridor's lower-density in-between segments, the proposal reinforces the plan's node-based growth strategy rather than undermining it.

East Bench Master Plan

The East Bench Master Plan (EBMP) was adopted in 2017 and covers Salt Lake City's easternmost neighborhood, an area known for its attractive residential character and its proximity to the University of Utah. The plan calls for future development to be sensitive to the defining features and character of the surrounding neighborhood, while also recognizing that this area provides residents and visitors with commercial nodes to shop, be entertained, work, and live, contributing to a strong sense of place.

The EBMP directs that higher-density commercial development be concentrated along major transportation corridors and identifies Foothill Drive as one of them. Community Nodes along these corridors are intended to create places that connect neighborhoods on both sides of the corridor, with uses focused on housing, retail, office, entertainment, and institutional services that serve the needs of the surrounding neighborhoods as well as adjacent communities.

Both applications are consistent with the EBMP's vision for the Foothill Drive corridor and its emphasis on developing community nodes that create a sense of place. The EBMP recommends that Foothill Drive accommodate future growth through mixed-use development concentrated at existing commercial and multifamily nodes, with lower- to medium-density residential development located between those nodes, and with an overall development pattern that is pedestrian-oriented and compatible with adjacent neighborhoods rather than auto-oriented strip commercial.



The EBMP distinguishes recommended building heights based on whether a site is located within a Community Node or a Regional Node. For Community Nodes along Foothill Drive, such as the subject property, the plan recommends building heights of 2 to 3 stories, with development that:

- Focuses on community-serving uses such as housing, retail, office, entertainment, and institutional services;
- Fronts onto Foothill Drive where possible, with primary vehicle access from Foothill Drive rather than neighborhood streets;
- Includes safe pedestrian connections;
- Creates an active, human-scale streetscape; and
- Is compatible with adjacent residential neighborhoods.

The proposed zoning map amendment advances several specific initiatives identified in the East Bench Master Plan including:

- N-2.1 Social Interaction
- N-3.1 No Net Loss in Housing
- N-3.2 / N-3.3 Housing Affordability, Access, and Choice
- N-4.1 Consider Community Benefits when Analyzing Projects
- N-4.3 Business Districts That Promote Neighborhood Identity
- N-4.4 Buffering, Building Design and Land Use
- N-4.6 Zone the Neighborhood Business Nodes Appropriately
- MC-4.1 Develop the Nodes along Foothill Drive
- MC-4.2 Rezone Properties Between Nodes to Allow Additional Housing Choices along Foothill Drive

Housing SLC Housing SLC was adopted in 2023 and is a plan to guide housing related efforts over 5 years. Salt Lake City is facing rising rents, low vacancy rates, unaffordable homes, demand outpacing supply with residents calling for more affordable family sized housing. A mixed use development advances Housing SLC. Foothill Drive is an arterial road connecting I-80 to research park. The 5-year Housing SLC Plan focuses on creating affordable and moderate-income housing near key transit and job nodes. Placing moderate-density housing at this specific location addresses several key priorities: Foothill Drive connects major economic drivers (the University of Utah, University Hospital, and Research Park) to regional freeway networks. Permitting mixed-use or multi-family developments (such as townhomes or ground-floor commercial with upper-level residential) implements the strategy to zone for higher density near primary employment corridors Parcels near this intersection—such as those transitioning between commercial nodes like Lamplighter Square and adjacent single-family residential streets—are prime locations for townhomes, duplexes, or rowhouses. These forms provide family-sized, multi-bedroom configurations that fit between large apartment complexes and single-family houses. Incorporating for-sale units (e.g., fee-simple townhomes or condominiums) broadens wealth-building and ownership opportunities in an East Bench market historically dominated by high-barrier, detached single-family properties.

Thriving in Place The Thriving in Place focuses on mitigating displacement through equitable distribution of housing. East Bench neighborhoods typically exhibit very low risk of direct displacement, but historically high barriers to entry. Adding density in high-amenity, low-displacement zones prevents the overconcentration of new development strictly in historically vulnerable Westside or central neighborhoods. Additionally, mixed-use configurations along existing commercial corridors that retain or update local commercial spaces (retail, neighborhood dining, and professional offices) maintain neighborhood services while enabling car-light commuting for residents working at the university or downtown.

Consideration 2: Proposed Community Benefit

Each petition for a zoning amendment initiated by a private property owner shall identify the community benefit(s) provided by the proposal that would not otherwise be provided without the amendment. Potential community benefits are found in 21A.50.050.C. Because this project has two applications, the applicant must provide two community benefits. 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.

The Planning Commission may make a recommendation to the City Council regarding accepting the proposed public benefit. The City Council has final authority regarding requiring a community benefit. The City Council may accept the proposed public benefit, modify the benefit, require a different benefit, or waive the benefit based on the merits of the proposal. Any future development where a benefit is required shall be subject to a development agreement to ensure that the agreed-upon benefit is provided before a certificate of occupancy is issued for any building within the future development.

1. Housing The applicant has identified "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 applicant's narrative focuses on the latter two components: 14 family-sized townhomes initially operated as rental housing during lease-up and stabilization, then sold individually to owner-occupants once the property stabilizes. The project also includes 5 family-sized townhomes for sale. The result, per the applicant's narrative, is fourteen new family-sized owner-occupied homes returned to the East Bench over the project's life cycle, in a neighborhood where ownership-quality housing stock is virtually fixed, and where the East Bench Master Plan expressly calls for additional housing choices.

The applicant is also providing an affordable housing commitment to the project. The narrative explains that to assist in meeting the city's housing goals, two (2) three-bedroom residential units will be restricted to households earning no more than eighty percent (80%) of Area Median Income. This is discussed in Condition 1. The site will be held in single ownership under one operator, which they think makes the restriction straightforward to administer and monitor across a thirty-year term.

Finding: The proposed zoning map amendment from MU-2 and R-1/7,000 to MU-3 increases development capacity, establishing a policy rationale for a corresponding public benefit. The proposed benefit secures three-bedroom family units, which are in short supply citywide compared to standard studio or one-bedroom units. The proposed ownership price cap formula yields an estimated valuation of $385,000, significantly below the city's standard $496,000 benchmark for 100% AMI units under Chapter 21A.52. The proposal would guarantee a tenure-neutral, 30-year restriction starting from the certificate of occupancy, with in-place tenant rent increases capped at a maximum of 5% annually. The applicant's scaling formula ensures the public benefit expands proportionally if density increases during the final design review, meeting the intent of the city's housing mitigation policies. There is an uneven distribution of affordable and supportive housing projects across the city, with some neighborhoods carrying a much greater share than others. Adding affordable housing on the East Bench would help create a more balanced distribution of housing opportunities throughout the city.

2. Support for Local Businesses & Neighborhood-Serving Commercial Space
The applicant has identified "providing commercial space for local businesses or charitable organizations" as a proposed community benefit. The project proposes a commercial building on the northeast corner of the site and will include space for neighborhood-serving retail, restaurants, professional services, or office tenants. The applicant intends to lease the commercial space prioritizing local businesses over regional or national chains, in support of East Bench Master Plan initiatives to promote neighborhood businesses, mixed-use development, and gathering places for residents at community nodes.

Finding: The applicant's proposal to provide space for neighborhood businesses appears to meet the community benefit requirement, provided that the benefit is memorialized in a development agreement, with proof that the retail space is being leased to a local tenant and proof that the office space is being offered for meetings for local organizations.

Consideration 3: Tenant Displacement and Demolished Unit Replacement

The proposed zoning map amendment would facilitate development of five townhomes at 2493 East 1700 South. The applicant proposes to demolish the existing five-bedroom, two-bathroom single-family dwelling, which is currently occupied by three tenants, and replace it with five for-sale townhomes. This would result in a net increase of four dwelling units on the property.

Because demolition of the occupied dwelling would displace the current tenants, the City Council may require tenant relocation assistance pursuant to Section 21A.50.050.D. If required, relocation assistance must be provided in accordance with the ordinance, including eligible moving expenses, application fees, security deposit assistance, and any applicable rental-assistance payment. Required payments must be received by the tenants at least 24 hours before they vacate the dwelling to be demolished.

Section 21A.50.050.E provides that a replacement dwelling must have the same number of bedrooms as the demolished dwelling unless the City Council modifies or waives that requirement. Although the existing dwelling contains five bedrooms and the proposal does not include an individual five-bedroom replacement unit, the project will provide 19 townhomes, each with three or more bedrooms. Staff finds that the project's overall increase in family-sized housing and bedroom capacity helps mitigate the loss of the existing five-bedroom dwelling. The City Council may determine whether this overall project benefit is sufficient to modify or waive the same-bedroom replacement requirement.

To address the City's demolished-unit-replacement requirement, the applicant proposes the in-lieu-payment option in Section 21A.50.050.E.2 rather than designating a replacement unit as a long-term rental. Under this option, the applicant would pay into the City's housing fund an amount equal to the monthly rent of the dwelling prior to demolition multiplied by the number of months from the time the dwelling is vacated before demolition until a certificate of occupancy is issued for the replacement dwelling. The applicant has indicated that the 5 for sale townhomes are intended to be owner-occupied, and that reserving one unit as a long-term rental would conflict with the project's ownership-housing objective.

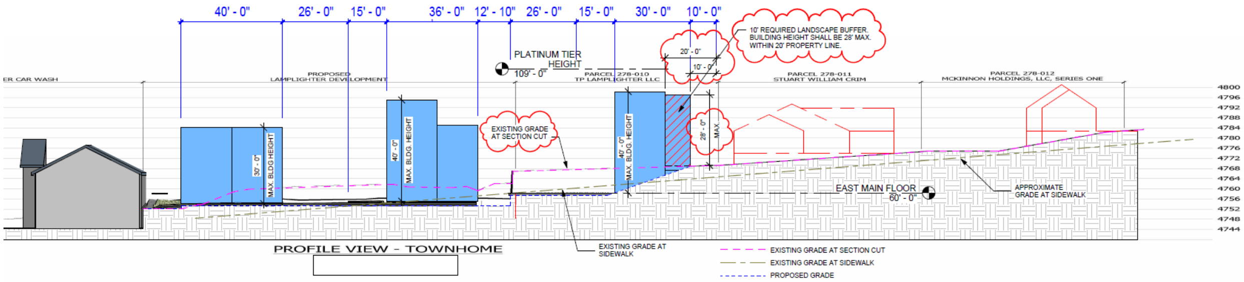
The current monthly rent for the existing five-bedroom, two-bathroom, approximately 2,100-square-foot single-family residence at 2493 East 1700 South is $3,200. The reported monthly rent for the 36 months preceding the application was $3,050 from January 2023 through June 2023; $3,150 from July 2023 through June 2024; and $3,200 from July 2024 through the date of the application

Consideration 4: Compatibility with Nearby Properties

The proposed map amendment would affect adjacent and nearby properties by increasing the development potential and expanding the range of allowed uses on the site.

Currently, the property zoned R-1/7,000 limits development to single-family homes with a maximum height of 28 feet (typically 2 stories). The proposed MU-3 mixed-use zoning would allow both residential and commercial uses. The MU-3 zone permits buildings up to 35 feet tall by right, and up to 40 feet with design review, making possible a proposed 3-story residential building with a rooftop deck. This increased height and massing could impact the privacy, sunlight, and views enjoyed by the neighboring single-story homes, particularly to the east. The commercial building would introduce new types of activity to this area, which may result in more traffic and changes in access patterns, especially with the shared driveway and increased right-in/right-out turns onto Foothill Drive. The applicant provided a site plan and cross section of the impacts of height on the neighboring properties to the east.

This shows a side-elevation profile cut through a proposed site plan, showing how new buildings compare in height to surrounding existing structures and to the existing grade.



The site design proposes the townhomes as a buffer between commercial uses and existing residential areas which may help reduce noise and visual impacts from Foothill and the commercial areas. Overall, the map amendment would introduce greater intensity and a mix of uses that do not currently apply to the property, with both potential benefits (increased housing, commercial amenities) and impacts (changes to neighborhood character, traffic, and privacy) for adjacent and nearby properties. To address potential compatibility impacts on the adjacent single-family residences to the east, staff worked with the applicant to limit the height and massing of the townhomes outlined in green above. The primary three-story building mass is limited to approximately 28 feet in height, as measured from the first-floor elevation to the third-floor elevation, and the upper roof-level portion is stepped back from the lower building façade. These design features are included in recommended Condition of Approval No. 2. In addition, the project is required to provide a 10-foot landscape buffer between the proposed MU-3 development and the adjacent R-1/7,000-zoned properties.

Additionally, to address outstanding questions regarding traffic flow from the proposed driveways to the existing roadways, the Transportation Division is requiring a traffic study to be submitted and reviewed with the building permit.

Consideration 5: Termination of CC&Rs of Lamplighter Square

On July 3, 2000, a declaration was signed to gain greater flexibility in using the property under the current zoning and to limit the size. Specifically, the CC&RS limited the building's height to 25 feet and the use of the buildings. The agreement affects 1629 Foothill Drive, 2475 E 1700 S NFF2, 2475 E 1700 S # NFF3. The agreement term date was 50 years. Salt Lake City is currently a party to the property's CC&Rs. The applicant is requesting to amend the document to remove the City from these covenants. The CC&Rs still legally bind the land and can prevent that development unless the owners formally terminate them. This is for the Planning Commission's information but will be reviewed with the rezone request at City Council.

STAFF RECOMMENDATION

The proposal to rezone the property to MU-3 is supported by the objectives adopted in citywide and neighborhood plans and is compatible with and complementary to the existing residential neighborhood. Planning Staff recommends the Planning Commission forward a positive recommendation to the City Council.

NEXT STEPS

Approval of the Request

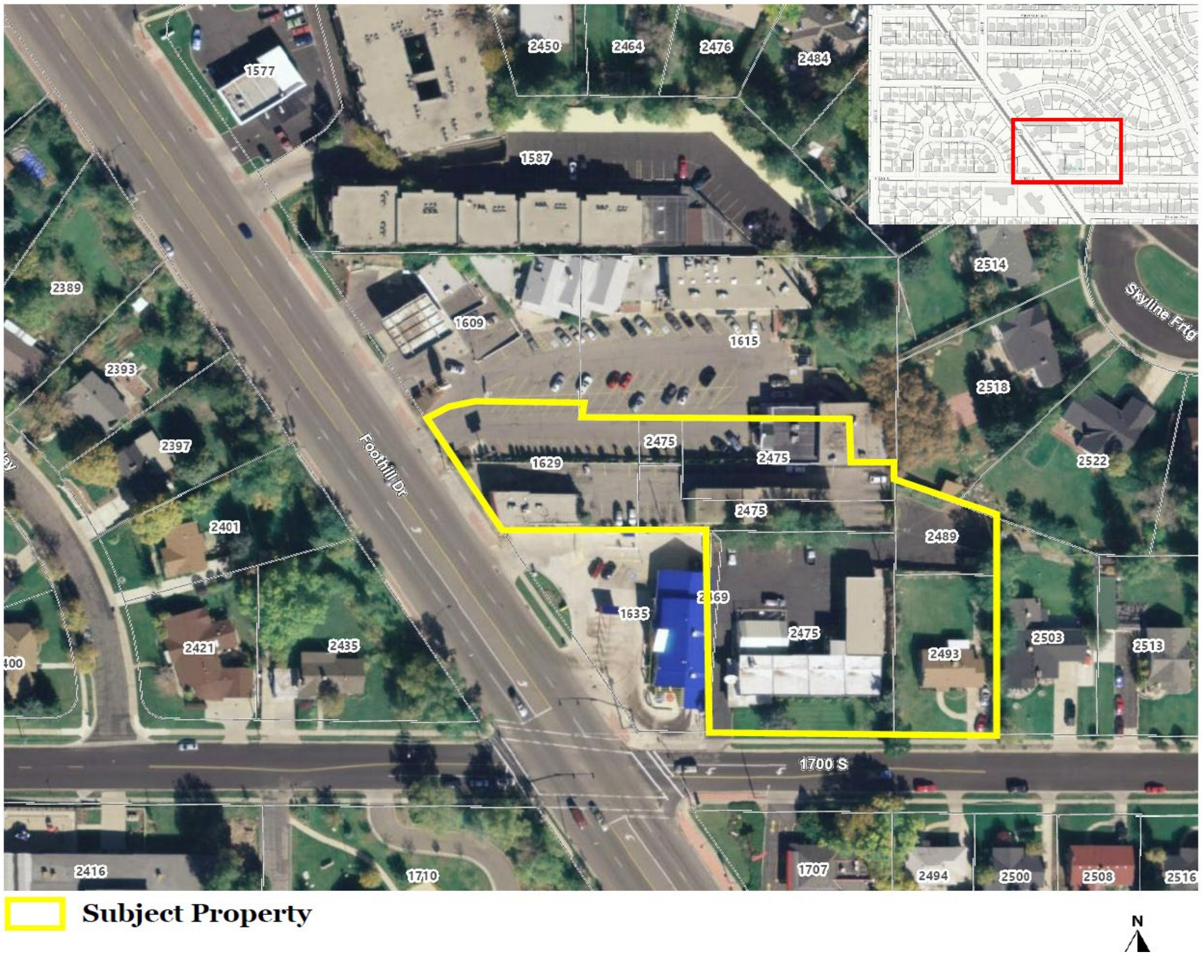
If the zoning map amendment is approved, the Planning Commission's recommendation will be forwarded to the City Council for their consideration as part of the final decision on these petitions. If the zoning amendment is approved by the City Council, the property's zoning map designation will be officially updated to MU-3. Once that change takes effect, the applicant gains the legal right to use, build, or operate on the land in accordance with the MU-3 district's standards.

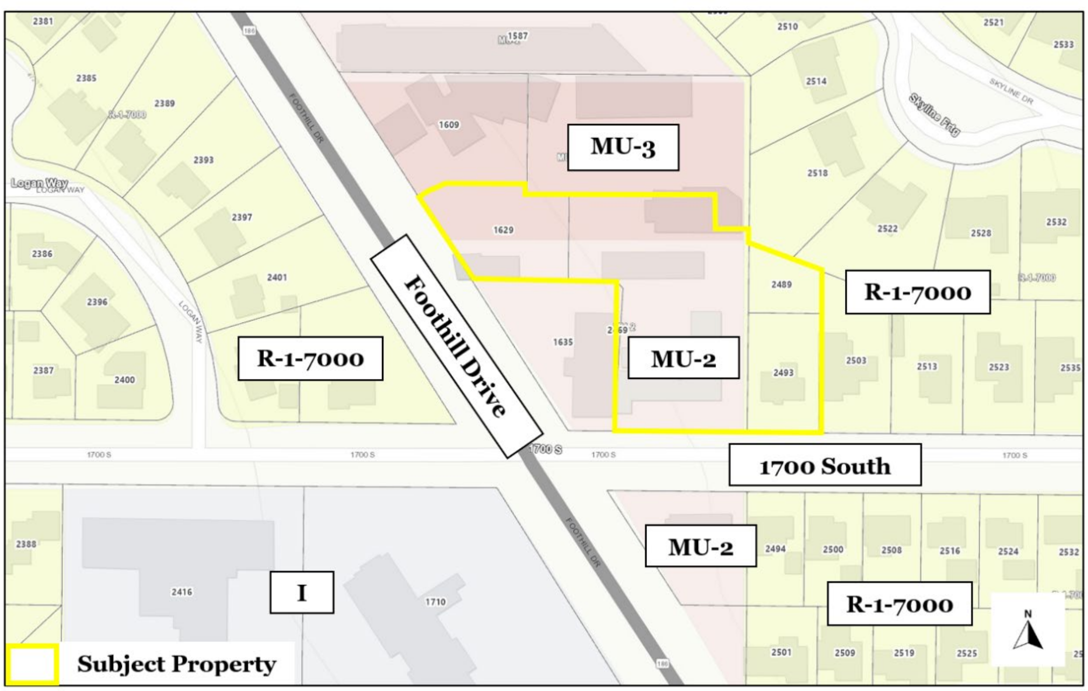
Approval of the zoning map amendment does not authorize construction on its own. Any future development must still go through the applicable building permits, subdivision, design review process, or tenant relocation process if needed. The review process ensures it complies with the MU-3 form-based standards.

Denial of the Request

If the zoning map amendment is denied, the property will remain zoned MU-2 and R-1/7,000, and any proposed use or redevelopment would need to comply with the zoning standards.

ATTACHMENT A: Vicinity and Zoning Map





ATTACHMENT B: Current and Proposed Zoning Standards

The proposed MU-3 Zoning District has different development standards than the existing MU-2 and R-1-700 Zoning District.

Standard	R-1/7,000 (existing)	MU-2 (existing)	MU-3 (Proposed)
Maximum Building Height	Sloped: 28' (max to ridge) OR average of block-face Flat Roof: 20'	30 ft+5 feet with Design Review	35 ft base +5 foot with Design Review
Front Setbacks/ Corner Side Yard	Equal to average of existing front yards on the block face; 20' min. if no existing buildings	5 ft	10 ft
Interior Side Yard	6' one side, 10' other	4 feet	4 feet
Rear Yard	25 ft	20 ft	10 ft
Max Building Coverage	40% of lot area	None regulated (Governed by open space and setbacks)	None regulated (Governed by open space and setbacks)
Min Lot Area	7000 sq ft.	No minimum	No minimum
Min Lot Width	50 ft (for single-family detached dwellings; other permitted/conditional uses also 50 ft, places of worship 80 ft)	No min... 110 ft max (may be modified via Design Review or Planned Development)	No min... 110 ft max (may be modified via Design Review or Planned Development)

Permitted and Conditional Uses

The applicable regulations and use tables are defined by the specific zoning districts:

- R-1/7,000 Single-Family Residential District: 21A.24.060.
- MU-2 Mixed Use 2 District: 21A.25.020.
- MU-3 Mixed Use 3 District: 21A.25.030.

ATTACHMENT C: Application Materials PLNPCM2026-00546

ZONING AMENDMENT APPLICATION NARRATIVE

Lamplighter Site — 1629 S Foothill Drive / 2475 E 1700 South, Salt Lake City, UT 84108

Project Summary

- Project Name: Lamplighter Square
- 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: 1629 S Foothill Drive and 2475 E 1700 South, Salt Lake City, UT 84108
- Approximate Site Area: 1.40 acres (1.29 acres originally; 0.11 acres added)
- Current Zoning: Split-zoned MU-2 / MU-3 (Mixed Use)
- Requested Zoning: MU-3 (Mixed Use) over the entire site
- Parcels: See Exhibit C for full legal descriptions and parcel numbers

1. 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 three community benefits, each of which is listed among the categories enumerated in 21A.50.050.C:

A. Housing — Provision of Family-Sized Housing

The proposed development will deliver fourteen (14) family-sized townhome units to the East Bench community. Each townhome is designed as an attached for-sale-quality home suitable for family occupancy, with multiple bedrooms and attached two-car garages. For all units other than the two street-facing units along 1700 South, the garages are accessed from the shared internal drive and the private front entries are located on the opposite side of each unit, opening onto the side courtyards. The two units that face 1700 South are designed with their front doors oriented to the street, each with a primary street-facing entrance and entry feature, a continuous band of active residential space along the frontage, wrap-around private outdoor space, and rear-loaded tandem parking — activating the 1700 South street edge as described in the Townhome Design Intent section above.

The community benefit goes beyond simply adding new housing units. The Applicant's explicit business strategy is to operate the homes as for-rent housing during initial lease-up and stabilization, and thereafter to sell the units individually to owner-occupants. The result, over the project's life cycle, is fourteen new family-sized owner-occupied homes returned to the East Bench community in a neighborhood where ownership-quality housing stock is virtually fixed and where the East Bench Master Plan expressly calls for additional housing choices for all stages of life.

This benefit is proportional to the increase in development potential associated with the amendment because the additional development capacity enabled by MU-3 (across both the rezoned MU-2 area and the small R-1/7,000 fragment) is the specific factor that allows fourteen family-sized townhomes (rather than a smaller, less viable count) to be developed alongside the commercial component on this site.

B. Support for Local Businesses — Inclusion of Neighborhood-Serving Commercial Space

The proposed development will include a two-level commercial building of approximately 14,500 square feet, designed to accommodate locally owned and operated small businesses, including neighborhood-serving retail, restaurant, professional service, and/or office tenants. The Applicant intends to lease the commercial component in a manner that prioritizes local operators over regional or national chains, consistent with the East Bench Master Plan's repeated emphasis on locally owned neighborhood businesses (Initiatives N-4.1, N-4.2, and N-4.3) and Plan Salt Lake's direction to support neighborhood businesses and a balanced local economy.

The commercial component activates the Foothill Drive frontage with active uses and pedestrian-scaled design, contributing to the corridor's evolution from an auto-dominated thoroughfare into a more people-oriented mixed-use environment as envisioned in the East Bench Master Plan.

C. Housing — Voluntary Affordable Housing Commitment

In addition to the family-sized housing described in Section 1.A, the Applicant voluntarily commits to income-restricting two (2) of the three-bedroom residential units at Lamplighter Square for occupancy by households earning no more than eighty percent (80%) of Area Median Income ("AMI") for the Salt Lake City, Utah HUD Metro FMR Area, as published annually by HUD and applied by household size (bedrooms plus one). This commitment is offered voluntarily: the Applicant is not applying under Chapter 21A.52 and requests no density bonus, fee waiver, dimensional modification, or City funding in connection with it.

While the restricted units are operated as rentals, total housing cost — inclusive of a utility allowance per the City's published schedule — will not exceed thirty percent (30%) of the applicable 80% AMI income limit. The restriction will be drafted tenure-neutral: upon any condominium conversion or sale of a restricted unit, the rental standard converts automatically to an equivalent maximum-sales-price standard derived from the same thirty percent (30%) housing-cost test, without restarting the term.

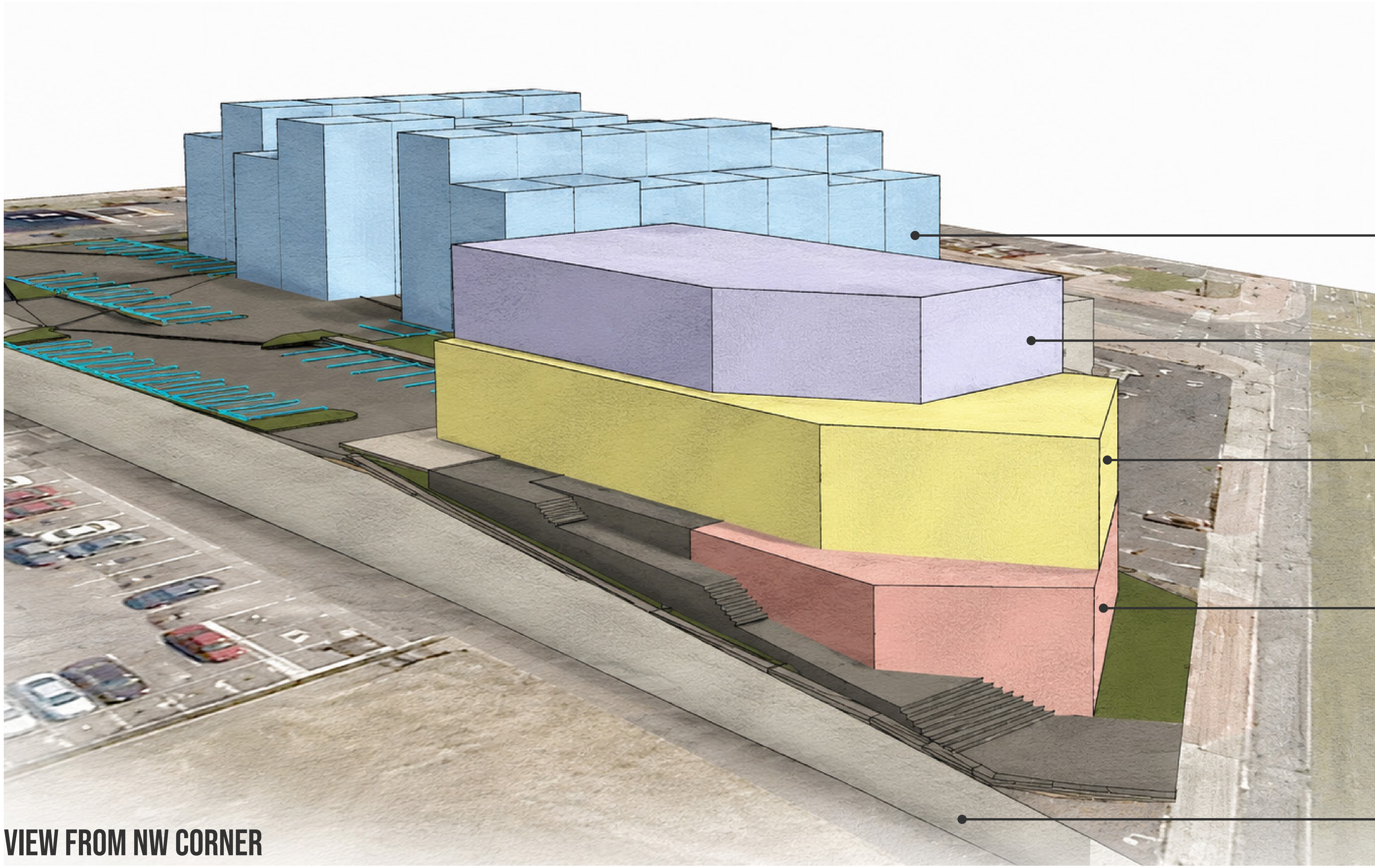
The two-unit commitment is calibrated to the nineteen (19) residential units proposed across this application and the related petition for the adjacent parcel (Petition PLNPCM2026-00547). Because the two petitions may be acted on separately, the obligation scales with the approvals: one (1) restricted unit for every nine (9) residential units approved across both petitions, rounded down to the nearest whole unit, with all restricted units located on the Lamplighter Square site. The unit count is measured at the later of the final, non-appealable land use approvals for the two petitions, is confirmed against the residential unit count carried through design review and building permit, and trues up in both directions if that count changes.

The restriction will run for thirty (30) years from the date of the first certificate of occupancy issued for the building containing the restricted units, will be memorialized in a restrictive covenant recorded against the property in a form acceptable to the City Attorney prior to that certificate of occupancy, and will bind successors. The Applicant will provide annual income certification and reporting to the City's Housing Stability Division.

Proportionality

These benefits would not otherwise be available without the proposed amendment. Under the existing split-zoning condition, a unified mixed-use site plan combining fourteen family-sized townhomes with an approximately 14,500 square foot commercial building is not feasible. The MU-3 designation across the entire site is what makes both the housing benefit and the local-business commercial benefit achievable in a single coordinated development. The affordable housing commitment in Section 1.C is likewise scaled directly to the development potential actually approved — one restricted unit for every nine residential units approved across the two related petitions — so the benefit adjusts automatically and proportionately to the final approvals.

The Applicant acknowledges that any community benefit required as a condition of approval will be secured through a Development Agreement, including the affordable housing commitment described in Section 1.C, which the Applicant is equally prepared to memorialize in a recorded restrictive covenant if the City prefers, 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.



VIEW FROM NW CORNER

LAMPLIGHTER MIXED USE

MONTERRA

Element
design collective

VIEW FROM SW CORNER

LAMPLIGHTER MIXED USE

MONTERRA

Element
design collective

VIEW FROM SE CORNER

LAMPLIGHTER MIXED USE

MONTERRA

Element
design collective

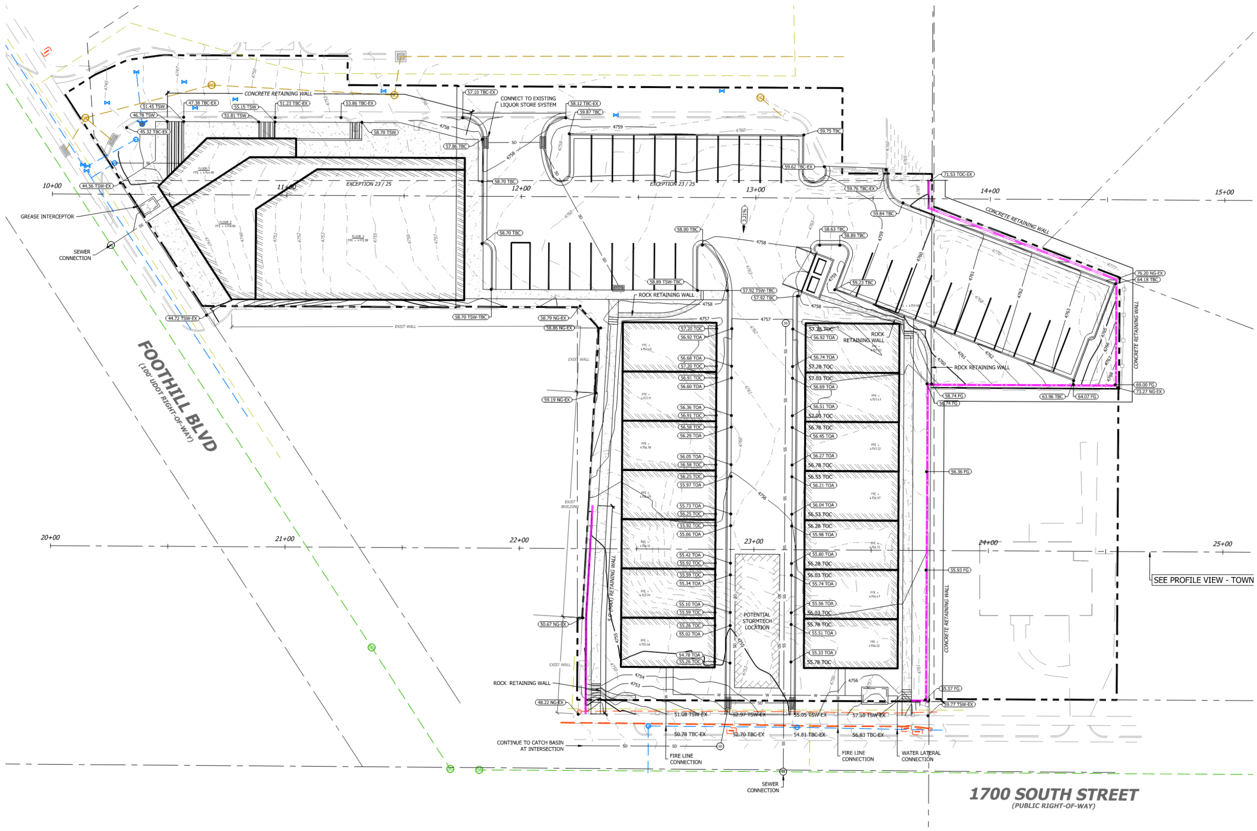


***Figure 1**. Draft Conceptual Site Plan — Lamplighter Site (subject to refinement during design review).*

Figure 2. *Parcel #6: 16-15-278-009, the 0.11-acre lot zoned R-1/7,000.*

Townhome Design Intent and Ground Floor Activation

This section describes the design intent for the two street-facing townhome units that front 1700 South and explains how those units 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 two units fronting 1700 South are designed as attached row house dwellings 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. Each 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. Each 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 row house dwellings therefore satisfy this standard as a residential active use.

Each 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 each street-facing 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, each 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.

Applicant's Position on the Ground Floor Use Standard

The Applicant's position is that 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 row house frontage. 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. The subject row house units do not front any enumerated enhanced-use street, and the units are located on a mid-block portion of the site rather than on the corner property at the Foothill Drive and 1700 South intersection, which is a separate parcel under separate ownership and is not part of the development site. The Applicant therefore reads the enhanced active use requirement as attaching to the corner property at that intersection and not extending to the Applicant's mid-block row house frontage along 1700 South.

The Applicant respectfully requests that the City confirm this interpretation as part of its review. In the alternative, and without waiving the foregoing position, the Applicant notes that the design described above — street-facing primary entrances, a continuous band of active residential space along the frontage, wrap-around private outdoor space, and rear-loaded tandem parking — substantially advances the City's ground floor activation objectives for the 1700 South frontage. To the extent any portion of the street-facing frontage is ultimately determined to be subject to the enhanced active use requirement, the Applicant will address that determination through the design review process under Chapter 21A.59, including through the modifications available under the ground floor use standards.

3. Zoning Map Amendment — Parcels and Current Use

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

- **Parcel #1: 16-15-258-027-0000** (1629 South Foothill Drive)
- **Parcel #2: 16-15-258-028-0000** (1633 South Foothill Drive)
- **Parcel #3: 16-15-258-030-0000** (1621 South Foothill Drive)
- **Parcel #4: 16-15-258-016-0000** (2475 East 1700 South)
- **Parcel #5: 16-15-258-031-0000** (1615 South Foothill Drive)
- **Parcel #6: 16-15-278-009-0000** (2475 East 1700 South)

Full legal descriptions for each parcel are provided in Exhibit C. A zoning map graphic showing the subject property, the existing MU-2/MU-3 split, and the surrounding zoning context is provided below.

Figure 2. Existing Zoning Map — Subject Property outlined in dashed blue. The original development site spans MU-3 (north portion) and MU-2 (south portion); a small 0.11-acre parcel (16-15-278-009-0000) currently zoned R-1/7,000, located immediately east of the original development site, is included within the dashed boundary as an addition to be rezoned to MU-3 together with the rest of the site. The abutting parcel immediately to the north is also zoned MU-3.

Current Use of the Subject Property

The subject property is currently vacant. The southeasterly portion of the original development site was historically improved with the Skyline Inn Motel, in continuous operation as a motel from approximately the 1960s. The northerly portion was historically improved with apartments. TP Lamplighter LC has owned the property since 2016. All structures previously located on the original development site have been demolished, and the parcels are presently unoccupied. The 0.11-acre parcel (16-15-278-009-0000) being added to the amendment is also presently unoccupied and unused; it is a small rear-lot fragment historically associated with the adjacent single-family residence and has been empty for years.

Current Use of Adjacent Properties

- **North:** MU-3 — newly constructed State of Utah Department of Alcoholic Beverage Services facility, with additional mixed-use parcels beyond.
- **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, separated from the subject property by existing topography and lot configuration.
- **West:** Foothill Drive (a state-maintained arterial), with R-1/7,000 single-family residential beyond.

4. Consistency with the City's Adopted Planning Documents

The proposed amendment is directly supported by, and advances multiple express initiatives of, Salt Lake City's adopted planning documents. The most directly applicable plans are the East Bench Master Plan (2017) and Plan Salt Lake.

East Bench Master Plan

The East Bench Master Plan identifies Foothill Drive as one of the City's most important Major Corridors and as the primary location, alongside Parley's Way, where future residential, employment, and commercial growth in the East Bench should be focused. The Plan is unambiguous on this point: in a community otherwise characterized by stable, low-density single-family neighborhoods, the Foothill corridor is the area that should accept moderate-density mixed-use infill.

The proposed development directly implements the following East Bench Master Plan initiatives:

- **Initiative N-3.2 (Housing Affordability, Access, and Choices)** expressly states that "higher density housing should be focused along Foothill Drive and Parley's Way, both of which are major transportation corridors that can support future transportation options." The proposed 14-unit townhome development squarely advances this policy by directing new housing to the corridor rather than into adjacent stable neighborhoods.
- **Initiative MC-4.1 (Develop the Nodes along Foothill Drive)** calls for accommodating future growth at "community nodes" with a focus on "housing, retail, office, entertainment, and institutional services that serve the needs of the surrounding neighborhoods." The proposed mixed-use program of for-rent townhomes plus a neighborhood-serving commercial building precisely matches this prescription.
- **Initiative MC-4.2 (Allow Additional Housing Choices along Foothill Drive)** specifically endorses townhomes, apartments, and condos as appropriate housing types along the Foothill corridor between intersection nodes.
- **Guiding Principle MC-04 (People-Oriented, Mixed-Use Development)** directs that development along Foothill Drive "provide a mix of housing and commercial choices" that is "people-oriented, built at a community level scale, compatible with adjacent neighborhoods, and maximizes the City's investment in public infrastructure."
- **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-rent-to-for-sale strategy described in Section 2 will, over time, return ownership housing to the East Bench community at a price point distinct from the surrounding single-family stock.

Plan Salt Lake

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

- Locating new development in areas with existing infrastructure and amenities, such as 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;
- Supporting neighborhood businesses and a balanced local economy;
- Accommodating and promoting an increase in the City's population through responsible growth.

Consistency with Surrounding Development

The proposed development is consistent in scale, density, and use with surrounding development. The abutting parcel to the north is similarly zoned MU-3 and was recently improved with a new State of Utah commercial facility. Approving the requested amendment will produce a uniform MU-3 frontage along this segment of Foothill Drive and will enable a development that respects the scale of the existing single-family neighborhoods set back from the corridor.

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 combining for-sale townhomes (built first) with condominiums, a shared lobby fronting the corridor, and structured underground resident parking, paired with the retention of existing surface parking for an adjacent neighborhood business. It represents exactly the type of moderate-density, corridor-oriented infill that 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, moderate-density residential infill product that emphasizes for-sale ownership housing, integrates well-managed on-site parking, 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, ownership-quality housing and neighborhood-serving local commercial space. The two projects pursue the same core planning objectives, and the City's favorable treatment 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 Foothill Drive, a state-maintained arterial with existing capacity that is expressly identified in adopted City and regional plans as the appropriate location for moderate-density mixed-use development. The Utah Transit Authority operates bus service along the Foothill corridor, and the East Bench Master Plan calls for expanded transit service on the corridor over time. The proposed development, which directs new residents to a transit-served corridor rather than to lower-density areas, advances the City's mode-shift and air-quality goals.

Existing City water, sewer, and storm drainage infrastructure serves the site. Capacity analyses and any required upgrades will be addressed through the City's standard development review process. The Applicant does not anticipate that the proposed amendment will require capacity expansion outside the immediate vicinity of the site.

The proposed amendment is not anticipated to materially increase the burden on public safety services beyond what is appropriate for moderate-density mixed-use development on a major arterial.

Displacement

The site is currently vacant. No residential tenants and no businesses occupy the property as of the date of this application, and the proposed amendment will not result in any displacement of current occupants. Historical use information is provided in Section 6 (Data Collection) 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 two community benefits, both of which are listed among the categories enumerated in 21A.50.050.C:

A. Housing — Provision of Family-Sized Housing

The proposed development will deliver fourteen (14) family-sized townhome units to the East Bench community. Each townhome is designed as an attached for-sale-quality home suitable for family occupancy, with multiple bedrooms and attached two-car garages. For all units other than the two street-facing units along 1700 South, the garages are accessed from the shared internal drive and the private front entries are located on the opposite side of each unit, opening onto the side courtyards. The two units that face 1700 South are designed with their front doors oriented to the street, each with a primary street-facing entrance and entry feature, a continuous band of active residential space along the frontage, wrap-around private outdoor space, and rear-loaded tandem parking — activating the 1700 South street edge as described in the Townhome Design Intent section above.

The community benefit goes beyond simply adding new housing units. The Applicant's explicit business strategy is to operate the homes as for-rent housing during initial lease-up and stabilization, and thereafter to sell the units individually to owner-occupants. The result, over the project's life cycle, is fourteen new family-sized owner-occupied homes returned to the East Bench community in a neighborhood where ownership-quality housing stock is virtually fixed and where the East Bench Master Plan expressly calls for additional housing choices for all stages of life.

This benefit is proportional to the increase in development potential associated with the amendment because the additional development capacity enabled by MU-3 (across both the rezoned MU-2 area and the small R-1/7,000 fragment) is the specific factor that allows fourteen family-sized townhomes (rather than a smaller, less viable count) to be developed alongside the commercial component on this site.

B. Support for Local Businesses — Inclusion of Neighborhood-Serving Commercial Space

The proposed development will include a two-level commercial building of approximately 14,500 square feet, designed to accommodate locally owned and operated small businesses, including neighborhood-serving retail, restaurant, professional service, and/or office tenants. The Applicant intends to lease the commercial component in a manner that prioritizes local operators over regional or national chains, consistent with the East Bench Master Plan's repeated emphasis on locally owned neighborhood businesses (Initiatives N-4.1, N-4.2, and N-4.3) and Plan Salt Lake's direction to support neighborhood businesses and a balanced local economy.

The commercial component activates the Foothill Drive frontage with active uses and pedestrian-scaled design, contributing to the corridor's evolution from an auto-dominated thoroughfare into a more people-oriented mixed-use environment as envisioned in the East Bench Master Plan.

Proportionality

Both benefits would not otherwise be available without the proposed amendment. Under the existing split-zoning condition, a unified mixed-use site plan combining fourteen family-sized townhomes with an approximately 14,500 square foot commercial building is not feasible. The MU-3 designation across the entire site is what makes both the housing benefit and the local-business commercial benefit achievable in a single coordinated development.

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:** Zero (0). The site is currently vacant.
- **Prior number of dwellings on site:** Apartments were historically located on the northerly portion of the site. There were eighteen (18) units, each a small one-bedroom unit of approximately 500–600 square feet.
- **Square footage and number of bedrooms for each prior dwelling unit:** Each of the eighteen (18) prior apartment units was approximately 500–600 square feet and contained one (1) bedroom.

- **Current cost of rent:** Not applicable; no current dwellings.
- **Cost of rent for the previous 36 months:** Historical apartment rents on the northerly portion of the site were approximately $600 per unit per month. Units became progressively vacant during the period leading up to demolition, which occurred at the end of 2024. There have been no rented dwellings on the site since demolition.
- **Total number of people currently residing on the property:** Zero (0).

Nonresidential Property Information

- **Nature of the existing use:** The site is currently vacant. No nonresidential use is currently being conducted on the property.
- **Nature of the prior use:** The southeasterly portion of the site was historically improved with the Skyline Inn Motel, operated as a motel from approximately the 1960s. TP Lamplighter LC purchased the Motel in 2016 and operated the property more as an apartment building than a traditional motel during its period of ownership. All structures have been demolished and the property is currently vacant. Demolition occurred at the end of 2024, with demolition permits pulled on October 10, 2024.
- **Square footage of the prior leasable area:** ~10,000 square feet (18 units of ~600 square feet).
- **Detailed list of current or prior occupants:** Current occupants: none. Prior occupant: Skyline Inn Motel (operator: TP Lamplighter LC since 2016).
- **Current cost to lease and cost to lease for the previous 36 months:** During the latter period of ownership, the Skyline Inn Motel was operated more like an apartment building, with monthly tenancies at approximately $500 per month per unit. Occupancy declined progressively in advance of demolition, and no leasable area has existed on site since all structures were demolished by the end of 2024.

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 to MU-3 (consisting of both the MU-2 to MU-3 component for the southerly portion of the original development site and the R-1/7,000 to MU-3 component for the 0.11-acre parcel to the east), producing a uniform MU-3 designation across the entire approximately 1.40-acre site. The amendment is consistent with the City’s adopted planning documents, advances express initiatives of the East Bench Master Plan and Plan Salt Lake, will not displace any current occupant, and is paired with proportionate community benefits in the form of family-sized ownership-quality housing and neighborhood-serving local commercial space.

End of Exhibit A.

EXHIBIT B

AFFIDAVIT AND CONSENT RESOLUTION

of TP LAMPLIGHTER LC, a Utah limited liability company

Re: Salt Lake City Zoning Map Amendment Application — Lamplighter Square, 1629 South Foothill Drive and 2475 East 1700 South, Salt Lake City, UT 84108 (Salt Lake County Tax ID Nos. 16-15-258-027-0000, 16-15-258-028-0000, 16-15-258-030-0000, 16-15-258-016-0000, 16-15-258-031-0000, and 16-15-278-009-0000)

Recitals

A. TP Lamplighter LC, a Utah limited liability company (the "**Company**"), is the fee title owner of certain real property located in Salt Lake City, Salt Lake County, State of Utah, more particularly described in Exhibit C to the Zoning Amendment Application of which this Affidavit and Consent Resolution forms a part (collectively, the "**Property**").

B. Monterra Capital LLC, a Utah limited liability company ("**Monterra**"), is engaged in the planning and development of a proposed mixed-use project on the Property and has requested the Company's consent and authorization to submit an application to Salt Lake City for a zoning map amendment to rezone the Property to a uniform MU-3 (Mixed Use) designation — eliminating the current split MU-2 / MU-3 designation that applies to the original five parcels and consolidating an additional 0.11-acre parcel currently zoned R-1/7,000 (Single-Family Residential) into the unified MU-3 site (the "**Zoning Amendment Application**").

C. Monterra has retained Jon Galbraith of Element Design ("**Element Design**") as its architect of record for the project and has authorized Mr. Galbraith and Element Design to act as Monterra's authorized agent in connection with the Zoning Amendment Application, including without limitation by signing and filing the Zoning Amendment Application with the City.

D. The undersigned constitute all of the Members and/or Managers of the Company whose authorization is required under the Company's Operating Agreement and applicable law in order to authorize the actions described herein, and the undersigned are duly authorized to act on behalf of the Company in respect of the matters set forth in this Affidavit and Consent Resolution.

E. The undersigned execute this Affidavit and Consent Resolution to (i) evidence the Company's consent, as fee title owner of the Property, to the filing and prosecution of the Zoning Amendment Application by Monterra and its authorized agents (including Mr. Galbraith and Element Design), (ii) authorize Monterra and its authorized agents to act on the Company's behalf in connection with the Zoning Amendment Application, and (iii) satisfy the requirements of Salt Lake City's zoning amendment application packet, including without limitation the affirmation of sufficient interest and the requirement, where the fee owner is a limited liability company, to attach evidence of authority to act on behalf of the company.

Affirmations and Resolutions

NOW, THEREFORE, the undersigned, intending to be legally bound, hereby affirm, consent, and resolve as follows:

1. **Affirmation of Sufficient Interest.** The Company is the sole fee title owner of the Property. The undersigned hereby affirm, under penalty of perjury under the laws of the State of Utah, that the Company is the fee title owner of the Property and that the undersigned have full power and authority to authorize the Zoning Amendment Application on behalf of the Company.

2. **Authority of the Undersigned.** The undersigned, being all of the Members and/or Managers of the Company whose authorization is required under the Company's Operating Agreement and applicable law, are duly authorized to execute this Affidavit and Consent Resolution on behalf of the Company and to bind the Company with respect to the matters set forth herein.

3. **Consent to Application.** The Company hereby consents, in its capacity as fee title owner of the Property, to the filing of the Zoning Amendment Application by Monterra (acting through its authorized agents, including Mr. Galbraith and Element Design) with Salt Lake City and to the prosecution of that application through the City's administrative and legislative review process, including without limitation review by Salt Lake City Planning staff, the Salt Lake City Planning Commission, and the Salt Lake City Council.

4. **Authorization of Monterra and Its Agents.** The Company hereby authorizes Monterra, and its officers, members, managers, employees, agents, attorneys, and other authorized representatives (including without limitation Mr. Galbraith and other personnel of Element Design), to act on behalf of the Company solely with respect to the Zoning Amendment Application and related land use entitlements for the Property, including without limitation the authority to (a) prepare, sign, file, and submit the Zoning Amendment Application and any associated forms, exhibits, supplements, modifications, and amendments thereto; (b) appear before, communicate with, and submit information to Salt Lake City Planning staff, the Salt Lake City Planning Commission, the Salt Lake City Council, and any other applicable City department, board, or commission; (c) participate in and respond to public engagement processes, open houses, community council presentations, and public hearings; and (d) take such other actions as are reasonably necessary or convenient to prosecute the Zoning Amendment Application to a final decision.

5. **Limitations.** Nothing in this Affidavit and Consent Resolution shall be construed as authorizing Monterra, Mr. Galbraith, Element Design, or any other party to (a) sell, encumber, lease, or otherwise transfer any interest in the Property, (b) execute any development agreement, restrictive covenant, easement, or similar instrument binding on the Property without separate written authorization from the Company, or (c) take any action other than as reasonably necessary to prosecute the Zoning Amendment Application and related land use entitlements as described herein. Approval of the Zoning

Amendment Application by Salt Lake City does not, by itself, obligate the Company to convey the Property or to develop or permit development of the Property.

6. **Ratification.** All actions taken by Monterra, Mr. Galbraith, or Element Design prior to the date of this Affidavit and Consent Resolution in furtherance of the matters set forth herein are hereby ratified, approved, and confirmed in all respects.

7. **No False Statement.** The undersigned acknowledge that knowingly making a false written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5, and affirm that the statements made in this Affidavit and Consent Resolution are true and correct to the best of their knowledge and belief.

8. **Counterparts; Effectiveness.** This Affidavit and Consent Resolution may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures delivered electronically (including by PDF or established electronic signature platform) shall be deemed originals for all purposes. This Affidavit and Consent Resolution is effective as of the latest date set forth opposite the signatures below.

IN WITNESS WHEREOF, the undersigned, in their respective capacities as Members and/or Managers of TP Lamplighter LC, have executed this Affidavit and Consent Resolution as of the dates set forth opposite their signatures below.

TP LAMPLIGHTER LC,

a Utah limited liability company

By: ____________________
Name: John R. Thackeray
Title: MANAGER
Date: 6/22/26

By: ____________________
Name: Kip Paul
Title: Manager
Date: 6/22/26

End of Exhibit B.

EXHIBIT C

PROPERTY DESCRIPTION

Parcel #1 – 16-15-258-027-0000
1629 South Foothill Drive, Salt Lake City, UT 84108

Parcel #2 – 16-15-258-028-0000
[*No address on Assessor's website*]

Parcel #3 – 16-15-278-009-0000
2475 E 1700 S, Salt Lake City, UT 84108

End of Exhibit C.

GROSS AREA SCHEDULE - MODEL TYPE A		
Name	Level	Area
1ST LEVEL LIVING AREA	1	399 SF
GARAGE AREA	1	441 SF
2ND LEVEL LIVING AREA	2	840 SF
3RD LEVEL LIVING AREA	3	840 SF

GROSS AREA SCHEDULE - MODEL TYPE B		
Name	Level	Area
1ST LEVEL LIVING AREA	1	279 SF
GARAGE AREA	1	441 SF
2ND LEVEL LIVING AREA	2	720 SF
3RD LEVEL LIVING AREA	3	720 SF
ROOF DECK AREA	R	240 SF
ROOF LIVING AREA	R	480 SF

GROSS AREA SCHEDULE - MODEL TYPE C		
Name	Level	Area
1ST LEVEL LIVING AREA	1	315 SF
GARAGE AREA	1	441 SF
2ND LEVEL LIVING AREA	2	756 SF
3RD LEVEL LIVING AREA	3	756 SF
ROOF DECK AREA	R	336 SF
ROOF LIVING AREA	R	420 SF

1 CONCEPTUAL SITE
1" = 20'-0"

PARCEL INFORMATION / ZONING REQUIREMENTS

PARCEL #'S:
16-15-258-027-0000
16-15-258-027-0000
16-15-258-027-0000
16-15-258-027-0000
16-15-258-027-0000

1.29 ACRES IN 5 PARCELS
ZONING : REZONE TO MU-3

ZONING REQUIREMENTS

2. ROW HOUSE BUILDING FORM STANDARDS: TABLE 21A.25.030.C.2
HEIGHT MAXIMUM: 35 FEET.

FRONT AND CORNER SIDE YARD
1. MINIMUM: 5 FEET.
2. LANDSCAPE YARD: PROVIDED YARDS EXCEEDING THE MINIMUM SHALL BE LANDSCAPE YARDS, SUBJECT TO SUBSECTION 21A.48.060 .C.

INTERIOR SIDE YARD: MINIMUM: 4 FEET.

REAR YARD: MINIMUM: 10 FEET.

BUILDING FORM SEPARATION:
WHEN MULTIPLE BUILDING FORMS ARE LOCATED ON A SINGLE LOT, EACH BUILDING FORM MUST BE SEPARATED B AT LEAST 6 FEET, MEASURED FROM THE EXTERIOR WALLS.

OPEN SPACE AREA: AS REQUIRED IN SUBSECTION 21A.25.010 .D.

MIDBLOCK WALKWAY:
ALL NEW BUILDINGS SHALL PROVIDE A MIDBLOCK WALKWAY IF A MIDBLOCK WALKWAY ON THE SUBJECT PROPERTY HAS BEEN IDENTIFIED IN AN ADOPTED CITY PLAN, SUBJECT TO THE REQUIREMENTS OF SUBSECTION 21A.25.010 .E "MIDBLOCK WALKWAYS."

MAXIMUM LOT WIDTH:
THE WIDTH OF A NEW LOT SHALL NOT EXCEED 110 FEET. THIS MAY BE MODIFIED THROUGH THE DESIGN REVIEW PROCESS (CHAPTER 21A.59) OR THE PLANNED DEVELOPMENT PROCESS (CHAPTER 21A.55).

BUILDING SIZE LIMITS:
BUILDINGS IN EXCESS OF 7,500 GROSS SQUARE FEET OF FLOOR AREA ON THE FIRST FLOOR OR IN EXCESS OF 15,000 GROSS SQUARE FEET OF FLOOR AREA OVERALL SHALL BE ALLOWED ONLY THROUGH THE DESIGN REVIEW PROCESS (CHAPTER 21A.59). THIS INCLUDES ANY ADDITIONS THAT BRING THE FLOOR AREA ABOVE THESE THRESHOLDS. AN UNFINISHED BASEMENT USED ONLY FOR STORAGE OR PARKING SHALL BE ALLOWED IN ADDITION TO THE TOTAL SQUARE FOOTAGE.

COMPATIBILITY:
IF SUBJECT TO DESIGN REVIEW: THE PROPOSED HEIGHT AND WIDTH OF NEW BUILDINGS AND ADDITIONS SHALL BE VISUALLY COMPATIBLE WITH BUILDINGS FOUND ON THE BLOCK FACE.

3. MULTI-FAMILY RESIDENTIAL, STOREFRONT, AND VERTICAL MIXED-USE BUILDING FORM STANDARDS: TABLE 21A.25.030.C.3

HEIGHT:
MAXIMUM: 35 FEET.
ADDITIONAL HEIGHT: AN ADDITIONAL 5 FEET MAY BE PERMITTED THROUGH THE DESIGN REVIEW PROCESS OF CHAPTER 21A.59 .

FRONT AND CORNER SIDE YARD:
1. MINIMUM: 5 FEET.
2. LANDSCAPE Y[redacted]RD: PROVIDED YARDS EXCEEDING THE MINIMUM SHALL BE LANDSCAPE YAR[redacted]S, SUBJECT TO SUBSECTION 21A.48.060 .C.
3. EXCEPTION: ROOF COVERINGS FOR OUTDOOR DINING ARE ALLOWED TO ENCROACH INTO THE REQUIRED SETBACK.

INTERIOR SIDE YARD: MINIMUM: NONE.

REAR YARD: MINIMUM: NONE

WHEN THE REAR YARD ABUTS AN R-1, R-2, FR, SR, OR FB-UN1 ZONE ALONG A REAR LOT LINE, THE MINIMUM IS 20 FEET.

OPEN SPACE AREA: - AS REQUIRED IN SUBSECTION 21A.25.010 .D.

MIDBLOCK WALKWAY:
ALL NEW BUILDINGS SHALL PROVIDE A MIDBLOCK WALKWAY IF A MIDBLOCK WALKWAY ON THE SUBJECT PROPERTY HAS BEEN IDENTIFIED IN AN ADOPTED CITY PLAN, SUBJECT TO THE REQUIREMENTS OF SUBSECTION 21A.25.010 .E "MIDBLOCK WALKWAYS."

MAXIMUM LOT WIDTH:
THE WIDTH OF A NEW LOT SHALL NOT EXCEED 110 FEET.

THIS STANDARD MAY BE MODIFIED THROUGH THE DESIGN REVIEW PROCESS (CHAPTER 21A.59) OR THE PLANNED DEVELOPMENT PROCESS (CHAPTER 21A.55).

BUILDING SIZE LIMITS:
BUILDINGS IN EXCESS OF 7,500 GROSS SQUARE FEET OF FLOOR AREA ON THE FIRST FLOOR OR IN EXCESS OF 15,000 GROSS SQUARE FEET OF FLOOR AREA OVERALL SHALL BE ALLOWED ONLY THROUGH THE DESIGN REVIEW PROCESS (CHAPTER 21A.59). THIS INCLUDES ANY ADDITIONS THAT BRING THE FLOOR AREA ABOVE THESE THRESHOLDS. AN UNFINISHED BASEMENT USED ONLY FOR STORAGE OR PARKING SHALL BE ALLOWED IN ADDITION TO THE TOTAL SQUARE FOOTAGE.

COMPATIBILITY:
IF SUBJECT TO DESIGN REVIEW: THE PROPOSED HEIGHT AND WIDTH OF NEW BUILDINGS AND ADDITIONS SHALL BE VISUALLY COMPATIBLE WITH BUILDINGS FOUND ON THE BLOCK FACE.

VEHICULAR ACCESS:
IF SUBJECT TO DESIGN REVIEW: NEW BUILDINGS AND ADDITIONS SHALL PROVIDE A CONTINUOUS STREET WALL OF BUILDINGS WITH MINIMAL BREAKS FOR VEHICULAR ACCESS.

FAçADE DESIGN:
IF SU[redacted]JECT TO DESIGN REVIEW: FACADE TREATMENTS SHALL BE USED TO BREA[redacted] UP THE MASS OF LARGER BUILDINGS, SO THEY APPEAR TO BE MULTIPLE, SMALLER-SCALE BUILDINGS. VARIED ROOFLINES, VARIED FACADE PLANES, UPPER STORY STEP BACKS, OR LOWER BUILDING HEIGHTS FOR PORTIONS OF BUILDINGS NEXT TO ZONING DISTRICTS WITH A MAXIMUM HEIGHT OF 30 FEET OR LESS MAY BE USED TO REDUCE THE APPARENT SIZE OF THE BUILDING.

STEPBACKS:
IF SUBJECT TO DESIGN REVIEW: WHEN ABUTTING SINGLE-STORY DEVELOPMENT OR A PUBLIC STREET, THE PLANNING COMMISSION MAY REQUIRE THAT ANY STORY ABOVE THE GROUND STORY BE STEPPED BACK FROM THE BUILDING FOUNDATION AT GRADE TO ADDRESS COMPATIBILITY ISSUES WITH THE OTHER BUILDINGS ON THE BLOCK FACE AND/OR USES.

DESIGN STANDARDS FOR ROWHOUSE BUILDING TYPES IN MU-3 ZONE

□ GROUND FLOOR USE: ACTIVE USE (%) (21A.37.050 .A1)	75%
□ BUILDING MATERIALS: GROUND FLOOR (%) (21A.37.050 .B3)	50%
□ BUILDING MATERIALS: UPPER FLOORS (%) (21A.37.050 .B4)	50%
□ GLASS: GROUND FLOOR (%) (21A.37.050 .C1)	15%
□ GLASS: UPPER FLOORS (%) (21A.37.050 .C2)	15%
□ REFLECTIVE GLASS (21A.37.050 .C3)	0%
□ BUILDING ENTRANCES (21A.37.050 .D)	REQUIRED
□ BLANK WALL: MAXIMUM LENGTH (FEET) (21A.37.050 E)	15 FEET
□ STREET FACING FACADE: MAXIMUM LENGTH (FEET) (21A.37.050 .F)	110 FEET
□ UPPER FLOOR STEP BACK: LOWER LEVEL (21A.37.050 .G3)	NOT REQUIRED
□ LIGHTING: EXTERIOR (21A.37.050 .H)	REQUIRED
□ LIGHTING: PARKING LOT (21A.37.050 .I)	REQUIRED
□ SCREENING OF MECHANICAL EQUIPMENT (21A.37.050 .J)	REQUIRED
□ SCREENING OF SERVICE AREAS (21A.37.050 .K)	REQUIRED
□ PARKING GARAGES OR STRUCTURES (21A.37.050 .L)	NOT REQUIRED
□ PUBLIC IMPROVEMENTS (21A.37.050 .M)	REQUIRED

DESIGN STANDARDS FOR STOREFRONT AND VERTICAL MIXED USE BUILDING TYPES:

□ GROUND FLOOR USE: ACTIVE USE (%) (21A.37.050 .A1)
□ BUILDING MATERIALS: GROUND FLOOR (%) (21A.37.050 .B3)
□ BUILDING MATERIALS: UPPER FLOORS (%) (21A.37.050 .B4)
□ GLASS: GROUND FLOOR (%) (21A.37.050 .C1)
□ GLASS: UPPER FLOORS (%) (21A.37.050 .C2)
□ REFLECTIVE GLASS (21A.37.050 .C3)
□ BUILDING ENTRANCES (21A.37.050 .D)
□ BLANK WALL: MAXIMUM LENGTH (FEET) (21A.37.050 .E)
□ STREET FACING FACADE: MAXIMUM LENGTH (FEET) (21A.37.050 .F)
□ UPPER FLOOR STEP BACK: UPPER LEVEL FRONT (FEET) (21A.37.050 .G1)
□ UPPER FLOOR STEP BACK: LANDMARK (21A.37.050 .G2)
□ UPPER FLOOR STEP BACK: LOWER LEVEL INTERIOR (21A.37.050 .G3)
□ LIGHTING: EXTERIOR (21A.37.050 .H)
□ LIGHTING: PARKING LOT (21A.37.050 .I)
□ SCREENING OF MECHANICAL EQUIPMENT (21A.37.050 .J)
□ SCREENING OF SERVICE AREAS (21A.37.050 .K)
□ PARKING GARAGES OR STRUCTURES (21A.37.050 .L)
□ PUBLIC IMPROVEMENTS (21A.37.050 .M)

PARKING REQUIREMENTS: (21A.44) MU-2 AND MU-3

□ MULTIFAMILY:
STUDIO AND 1 BED: 1 SPACE PER DWELLING UNIT (DU)
2+ BEDROOMS: 1.25 SPACE PER DU

□ RETAIL - (GOODS AND SERVICES)
2 SPACES PER 1,000 SQ. FT.

Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

LAMPLIGHTER
Enter address here

REVISIONS:

TITLE:
CONCEPTUAL SITE PLAN

8/26/2026 3:46:52 PM
Project Status

A001

ATTACHMENT D: Application Materials PLNPCM2026-00547

VIEW FROM SE CORNER

LAMPLIGHTER MIXED USE

MONTERRA

Element
design collective

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.

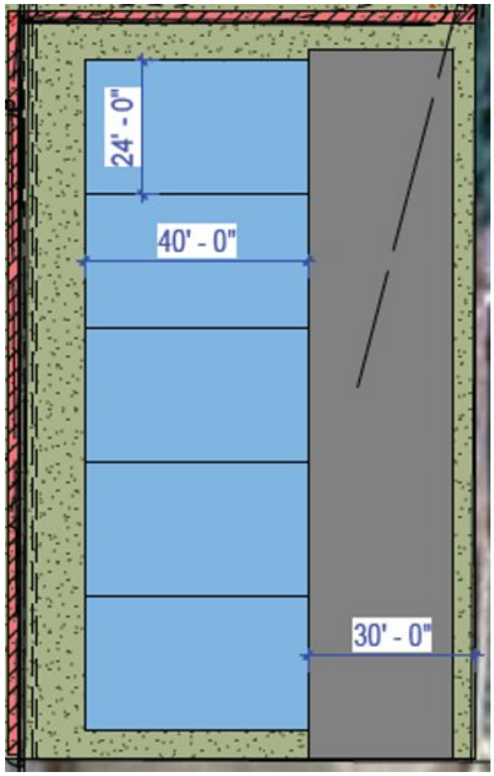


Figure 1. Draft Conceptual Site Plan — 2493 East 1700 South. Five attached townhomes arranged along the western portion of the parcel, with the internal drive aisle running along the eastern property line to provide additional separation from the existing single-family residence to the east. Dimensions, 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.

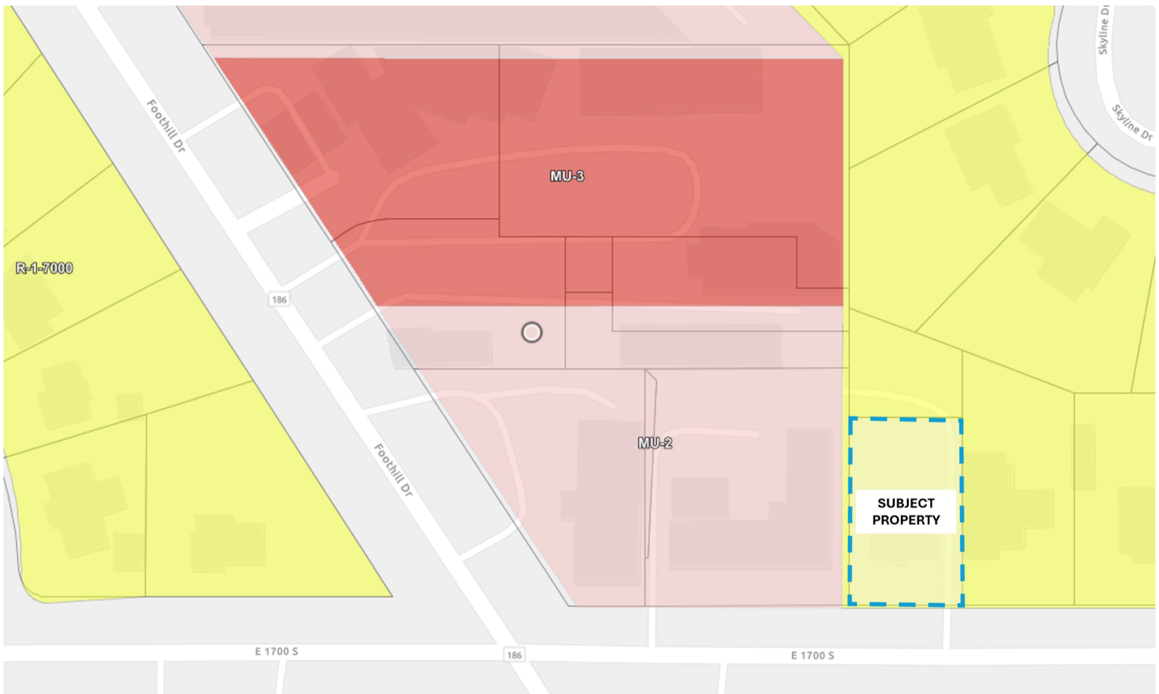


Figure 2. Existing Zoning Map — Subject Property outlined in dashed blue (currently zoned R-1/7,000). The Property sits one parcel east of the existing MU-2/MU-3 corridor that is the subject of the concurrent Lamplighter Square Application. The intervening parcel (2475 East 1700 South) is also included 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.

EXHIBIT B

AFFIDAVIT AND CONSENT RESOLUTION

of TP LAMPLIGHTER LC, a Utah limited liability company

Re: Salt Lake City Zoning Map Amendment Application — Lamplighter Townhomes, 2493 East 1700 South, Salt Lake City, UT 84108 (Salt Lake County Tax ID Nos. 16-15-278-010-0000)

Recitals

A. TP Lamplighter LC, a Utah limited liability company (the "**Company**"), is the fee title owner of certain real property located in Salt Lake City, Salt Lake County, State of Utah, more particularly described in Exhibit C to the Zoning Amendment Application of which this Affidavit and Consent Resolution forms a part (collectively, the "**Property**").

B. Monterra Capital LLC, a Utah limited liability company ("**Monterra**"), is engaged in the planning and development of a proposed for-sale townhome project on the Property and has requested the Company's consent and authorization to submit an application to Salt Lake City for a zoning map amendment to rezone the Property from R-1/7,000 (Single-Family Residential) to MU-3 (Mixed Use) (the "**Zoning Amendment Application**").

C. Monterra has retained Jon Galbraith of Element Design ("**Element Design**") as its architect of record for the project and has authorized Mr. Galbraith and Element Design to act as Monterra's authorized agent in connection with the Zoning Amendment Application, including without limitation by signing and filing the Zoning Amendment Application with the City.

D. The undersigned constitute all of the Members and/or Managers of the Company whose authorization is required under the Company's Operating Agreement and applicable law in order to authorize the actions described herein, and the undersigned are duly authorized to act on behalf of the Company in respect of the matters set forth in this Affidavit and Consent Resolution.

E. The undersigned execute this Affidavit and Consent Resolution to (i) evidence the Company's consent, as fee title owner of the Property, to the filing and prosecution of the Zoning Amendment Application by Monterra and its authorized agents (including Mr. Galbraith and Element Design), (ii) authorize Monterra and its authorized agents to act on the Company's behalf in connection with the Zoning Amendment Application, and (iii) satisfy the requirements of Salt Lake City's zoning amendment application packet, including without limitation the affirmation of sufficient interest and the requirement, where the fee owner is a limited liability company, to attach evidence of authority to act on behalf of the company.

Affirmations and Resolutions

NOW, THEREFORE, the undersigned, intending to be legally bound, hereby affirm, consent, and resolve as follows:

1. **Affirmation of Sufficient Interest.** The Company is the sole fee title owner of the Property. The undersigned hereby affirm, under penalty of perjury under the laws of the State of Utah, that the Company is the fee title owner of the Property and that the undersigned have full power and authority to authorize the Zoning Amendment Application on behalf of the Company.

2. **Authority of the Undersigned.** The undersigned, being all of the Members and/or Managers of the Company whose authorization is required under the Company's Operating Agreement and applicable law, are duly authorized to execute this Affidavit and Consent Resolution on behalf of the Company and to bind the Company with respect to the matters set forth herein.

3. **Consent to Application.** The Company hereby consents, in its capacity as fee title owner of the Property, to the filing of the Zoning Amendment Application by Monterra (acting through its authorized agents, including Mr. Galbraith and Element Design) with Salt Lake City and to the prosecution of that application through the City's administrative and legislative review process, including without limitation review by Salt Lake City Planning staff, the Salt Lake City Planning Commission, and the Salt Lake City Council.

4. **Authorization of Monterra and its Agents.** The Company hereby authorizes Monterra, and its officers, members, managers, employees, agents, attorneys, and other authorized representatives (including without limitation Mr. Galbraith and other personnel of Element Design), to act on behalf of the Company solely with respect to the Zoning Amendment Application and related land use entitlements for the Property, including without limitation the authority to (a) prepare, sign, file, and submit the Zoning Amendment Application and any associated forms, exhibits, supplements, modifications, and amendments thereto; (b) appear before, communicate with, and submit information to Salt Lake City Planning staff, the Salt Lake City Planning Commission, the Salt Lake City Council, and any other applicable City department, board, or commission; (c) participate in and respond to public engagement processes, open houses, community council presentations, and public hearings; and (d) take such other actions as are reasonably necessary or convenient to prosecute the Zoning Amendment Application to a final decision.

5. **Limitations.** Nothing in this Affidavit and Consent Resolution shall be construed as authorizing Monterra, Mr. Galbraith, Element Design, or any other party to (a) sell, encumber, lease, or otherwise transfer any interest in the Property, (b) execute any development agreement, restrictive covenant, easement, or similar instrument binding on the Property without separate written authorization from the Company, or (c) take any action other than as reasonably necessary to prosecute the Zoning Amendment Application and related land use entitlements as described herein. Approval of the Zoning Amendment Application by Salt Lake City does not, by itself, obligate the Company to convey the Property or to develop or permit development of the Property.

6. **Ratification.** All actions taken by Monterra, Mr. Galbraith, or Element Design prior to the date of this Affidavit and Consent Resolution in furtherance of the matters set forth herein are hereby ratified, approved, and confirmed in all respects.

7. **No False Statement.** The undersigned acknowledge that knowingly making a false written statement to a government entity is a crime under Utah Code Chapter 76-8, Part 5, and affirm that the statements made in this Affidavit and Consent Resolution are true and correct to the best of their knowledge and belief.

8. **Counterparts; Effectiveness.** This Affidavit and Consent Resolution may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures delivered electronically (including by PDF or established electronic signature platform) shall be deemed originals for all purposes. This Affidavit and Consent Resolution is effective as of the latest date set forth opposite the signatures below.

IN WITNESS WHEREOF, the undersigned, in their respective capacities as Members and/or Managers of TP Lamplighter LC, have executed this Affidavit and Consent Resolution as of the dates set forth opposite their signatures below.

TP LAMPLIGHTER LC,

a Utah limited liability company

By: ______________
Name: John R. Thackeray
Title: MANAGER
Date: 6/22/26

By: ______________
Name: Kip Paul
Title: Manager
Date: 6/22/26

End of Exhibit B.

EXHIBIT C
PROPERTY DESCRIPTION

Parcel #1 – 16-15-258-027-0000
1629 South Foothill Drive, Salt Lake City, UT 84108

Parcel #2 – 16-15-258-028-0000
[*No address on Assessor's website*]

Parcel #3 – 16-15-278-009-0000
2475 E 1700 S, Salt Lake City, UT 84108

End of Exhibit C.

ZONING AMENDMENT APPLICATION NARRATIVE

Lamplighter Site — 1629 S Foothill Drive / 2475 E 1700 South, Salt Lake City, UT 84108

Project Summary

- Project Name: Lamplighter Square
- 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: 1629 S Foothill Drive and 2475 E 1700 South, Salt Lake City, UT 84108
- Approximate Site Area: 1.40 acres (1.29 acres originally; 0.11 acres added)
- Current Zoning: Split-zoned MU-2 / MU-3 (Mixed Use)
- Requested Zoning: MU-3 (Mixed Use) over the entire site
- Parcels: See Exhibit C for full legal descriptions and parcel numbers

1. 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 three community benefits, each of which is listed among the categories enumerated in 21A.50.050.C:

A. Housing — Provision of Family-Sized Housing

The proposed development will deliver fourteen (14) family-sized townhome units to the East Bench community. Each townhome is designed as an attached for-sale-quality home suitable for family occupancy, with multiple bedrooms and attached two-car garages. For all units other than the two street-facing units along 1700 South, the garages are accessed from the shared internal drive and the private front entries are located on the opposite side of each unit, opening onto the side courtyards. The two units that face 1700 South are designed with their front doors oriented to the street, each with a primary street-facing entrance and entry feature, a continuous band of active residential space along the frontage, wrap-around private outdoor space, and rear-loaded tandem parking — activating the 1700 South street edge as described in the Townhome Design Intent section above.

The community benefit goes beyond simply adding new housing units. The Applicant's explicit business strategy is to operate the homes as for-rent housing during initial lease-up and stabilization, and thereafter to sell the units individually to owner-occupants. The result, over the project's life cycle, is fourteen new family-sized owner-occupied homes returned to the East Bench community in a neighborhood where ownership-quality housing stock is virtually fixed and where the East Bench Master Plan expressly calls for additional housing choices for all stages of life.

This benefit is proportional to the increase in development potential associated with the amendment because the additional development capacity enabled by MU-3 (across both the rezoned MU-2 area and the small R-1/7,000 fragment) is the specific factor that allows fourteen family-sized townhomes (rather than a smaller, less viable count) to be developed alongside the commercial component on this site.

B. Support for Local Businesses — Inclusion of Neighborhood-Serving Commercial Space

The proposed development will include a two-level commercial building of approximately 14,500 square feet, designed to accommodate locally owned and operated small businesses, including neighborhood-serving retail, restaurant, professional service, and/or office tenants. The Applicant intends to lease the commercial component in a manner that prioritizes local operators over regional or national chains, consistent with the East Bench Master Plan’s repeated emphasis on locally owned neighborhood businesses (Initiatives N-4.1, N-4.2, and N-4.3) and Plan Salt Lake’s direction to support neighborhood businesses and a balanced local economy.

The commercial component activates the Foothill Drive frontage with active uses and pedestrian-scaled design, contributing to the corridor’s evolution from an auto-dominated thoroughfare into a more people-oriented mixed-use environment as envisioned in the East Bench Master Plan.

C. Housing — Voluntary Affordable Housing Commitment

In addition to the family-sized housing described in Section 1.A, the Applicant voluntarily commits to income-restricting two (2) of the three-bedroom residential units at Lamplighter Square for occupancy by households earning no more than eighty percent (80%) of Area Median Income ("AMI") for the Salt Lake City, Utah HUD Metro FMR Area, as published annually by HUD and applied by household size (bedrooms plus one). This commitment is offered voluntarily: the Applicant is not applying under Chapter 21A.52 and requests no density bonus, fee waiver, dimensional modification, or City funding in connection with it.

While the restricted units are operated as rentals, total housing cost — inclusive of a utility allowance per the City’s published schedule — will not exceed thirty percent (30%) of the applicable 80% AMI income limit. The restriction will be drafted tenure-neutral: upon any condominium conversion or sale of a restricted unit, the rental standard converts automatically to an equivalent maximum-sales-price standard derived from the same thirty percent (30%) housing-cost test, without restarting the term.

The two-unit commitment is calibrated to the nineteen (19) residential units proposed across this application and the related petition for the adjacent parcel (Petition PLNPCM2026-00547). Because the two petitions may be acted on separately, the obligation scales with the approvals: one (1) restricted unit for every nine (9) residential units approved across both petitions, rounded down to the nearest whole unit, with all restricted units located on the Lamplighter Square site. The unit count is measured at the later of the final, non-appealable land use approvals for the two petitions, is confirmed against the residential unit count carried through design review and building permit, and trues up in both directions if that count changes.

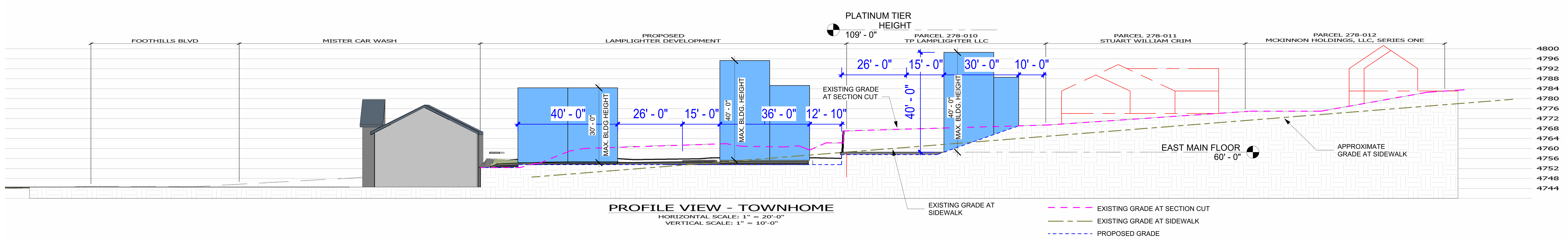
The restriction will run for thirty (30) years from the date of the first certificate of occupancy issued for the building containing the restricted units, will be memorialized in a restrictive covenant recorded against the property in a form acceptable to the City Attorney prior to that certificate of occupancy, and will bind successors. The Applicant will provide annual income certification and reporting to the City's Housing Stability Division.

Proportionality

These benefits would not otherwise be available without the proposed amendment. Under the existing split-zoning condition, a unified mixed-use site plan combining fourteen family-sized townhomes with an approximately 14,500 square foot commercial building is not feasible. The MU-3 designation across the entire site is what makes both the housing benefit and the local-business commercial benefit achievable in a single coordinated development. The affordable housing commitment in Section 1.C is likewise scaled directly to the development potential actually approved — one restricted unit for every nine residential units approved across the two related petitions — so the benefit adjusts automatically and proportionately to the final approvals.

The Applicant acknowledges that any community benefit required as a condition of approval will be secured through a Development Agreement, including the affordable housing commitment described in Section 1.C, which the Applicant is equally prepared to memorialize in a recorded restrictive covenant if the City prefers, 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.

2 **TOWNHOME SITE -**
1" = 20'-0"



1 **Section 4**
1" = 20'-0"

Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

LAMPLIGHTER
FOOTHILL DRIVE, 1700 SOUTH

REVISIONS:

1	Revision 1	Date 1

TITLE:
SITE SECTION

9/16/2026 12:32:58 PM
Project Status

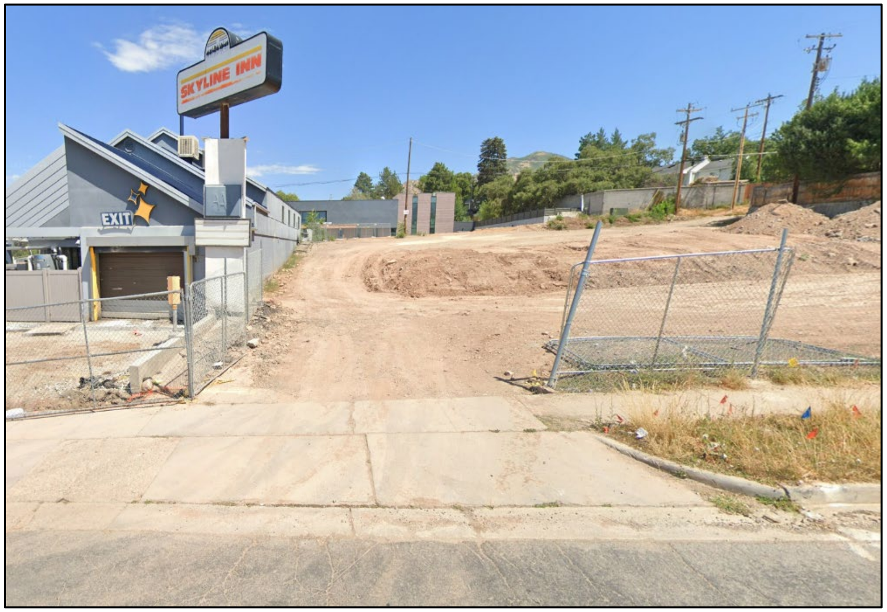
A002

ATTACHMENT E: Property & Vicinity Photos

Subject Property

Access From Foothill Drive

Subject Property: PLNPCM2026-00547

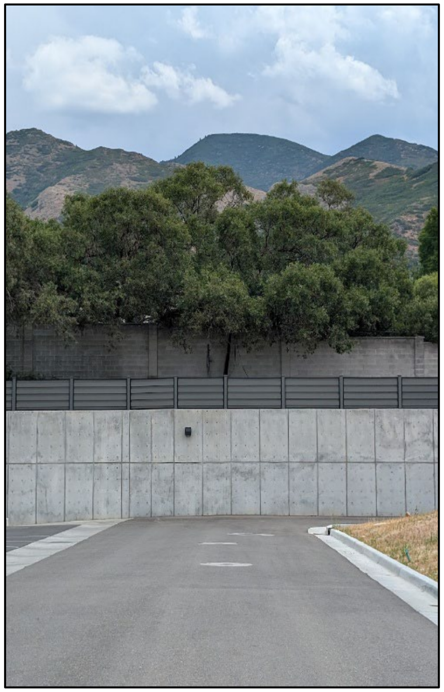


Access from 1700 South

Adjacent property to North

Liquor Store to the Northeast

Southwest: All Saints Episcopal Church



Rear of Subject Property Looking East

ATTACHMENT F: Zoning Map Amendment Standards

21A.50.050.B: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In planning 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;

Finding: Complies

Discussion: The amendments implement zoning to allow a three-story mixed-use development. Proposals **PLNPCM2026-00546** (Lamplighter Square Zoning Map Amendment from MU-2 to MU-3) and **PLNPCM2026-00547** (Lamplighter Townhomes Zoning Map Amendment from R-1/7,000 to MU-3) align with the goals and initiatives of Plan Salt Lake and the East Bench Master Plan as discussed in Key Consideration 1.

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

Finding: Complies

Discussion: The proposed zoning map amendment furthers the general purpose and intent of the Salt Lake City Zoning Ordinance by supporting growth and encouraging a development pattern that is consistent with the City's adopted plans. Rezoning the property from R-1/7,000 and MU-2 to MU-3 would facilitate redevelopment of a currently underutilized site as a mixed-use community node that integrates neighborhood-serving retail, commercial, and office uses with residential development. This type of development would activate the primarily vacant site while expanding opportunities for housing, retail, office, and commercial space.

General Purpose and Intent of the Salt Lake City Zoning Ordinance

The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:

***A**. Lessen congestion in the streets or roads;*
***B**. Secure safety from fire and other dangers;*
***C**. Provide adequate light and air;*
***D**. Classify land uses and distribute land development and utilization;*
***E**. Protect the tax base;*
***F**. Secure economy in governmental expenditures;*
***G**. Foster the city's industrial, business, and residential development; and*
***H**. Protect the environment.*

Current Zoning District Purpose Statement

R-1/7,000 Single-Family Residential District

Purpose Statement: The purpose of the R-1/7,000 Single-Family Residential District is to provide for single-family residential dwellings and affordable housing incentives developments with up to four units on lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

MU-2 Mixed Use 2 District

Purpose Statement: The purpose of the MU-2 Mixed Use 2 District is to provide small-scale commercial and mixed-use development located within and serving residential neighborhoods. Buildings in this district are generally no taller than two stories. The main purpose of the district is to provide neighborhood-serving commercial uses; however, residential uses may be allowed as part of a mixed-use development. Development regulations are intended to reinforce the historic scale and design of traditional neighborhood-serving businesses that are oriented toward the pedestrian, restricted in size to promote local orientation, and designed to limit adverse impacts on nearby residential areas. This zone is appropriate in areas supported by applicable general plans and along local streets. This designation may also be appropriate along collector streets in areas with low-scale development patterns.

Proposed Zoning District Purpose Statement

MU-3 Mixed Use 3 District

Purpose Statement: The purpose of the MU-3 Mixed Use 3 District is to provide up to three to four-story moderately scaled commercial and mixed-use development that is adjacent to low-density residential neighborhoods. Development is intended to be oriented toward the pedestrian while accommodating other transportation modes. The zone is intended to provide a vibrant commercial area that provides local services to residents while incorporating a mix of medium-density residential to support commercial uses.

General Purpose of the Zoning Amendments Process

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

3. **The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;**

Finding: Complies

Discussion: See Key Consideration 4. The proposed map amendment would have a limited effect on adjacent and nearby properties because the site is already primarily zoned MU-2, which is similar to the proposed MU-3 zoning. While MU-3 would allow some additional development flexibility, the change is not expected to substantially alter the site's overall development potential or permitted uses. The proposed map amendment would have the greatest effect on the portion of the site currently zoned R-1/7,000. Rezoning this area to MU-3 would expand the range of permitted uses and allow greater development flexibility, including increased building height and development intensity.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;
Finding: Complies
Discussion: The property is subject to Groundwater Source Protection Overlay Zoning District. Future development will be reviewed for complete compliance with that overlay.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
Finding: Complies
Discussion: The subject property is situated near the intersection of 1700 South and Foothill Drive, with direct connectivity to the surrounding local street network. To address outstanding questions regarding traffic flow from the proposed driveways to the existing roadways, the Transportation Division is requiring a traffic study. Additionally, the Department of Public Utilities has indicated that the projected increase in density may necessitate local infrastructure upgrades or improvements. In terms of schools, the property falls within the boundaries of the Salt Lake City School District. Elementary school students will attend either Indian Hills Elementary School or Beacon Heights Elementary School to the southwest. This area feeds directly into Hillside Middle School and Highland High School.
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;
Finding: Complies with Conditions
Discussion: Prior to submission of development plans, the applicant shall submit a traffic study addressing the location, spacing, and operation of the proposed driveway access points onto 1700 South, particularly with respect to their proximity to the adjacent intersection. The study shall evaluate potential vehicle queuing, ingress/egress conflicts, and sight-distance impacts associated with the two proposed driveways, and shall identify any mitigation measures (e.g., driveway relocation, access consolidation, turn-lane striping, or signage) necessary to address safety and traffic flow concerns raised by the East Bench Community Council. The applicant shall incorporate any required mitigation measures identified by the traffic study into the final site and civil engineering plans, subject to review and approval by the City Transportation Division. This is addressed in Condition 3.
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;
Finding: Complies
Discussion: The site has strong transit access via UTA Route 4, which runs along Foothill Drive with a stop directly in front of the location, connecting to the University of Utah, VA Hospital, Research Park, and Downtown. Fresh food is available at Dan's Market, Harmons Emigration

Market, Macey's Parley's Way, and the Walmart Supercenter nearby. Open space and recreation are well served by Parley's Historic Nature Park and nearby trail access, along with Dilworth Park, Laird Park, and Hillcrest Park; Sugar House Park, accessible from 2100 South, is also within range. Beacon Heights Elementary, Indian Hills Elementary, and Foothill Montessori are all within a mile. Foothill Village (1400 S Foothill Dr), a shopping and dining node with restaurants (Flower Child, Honest Eatery, Five Alls), shops, and services, is walkable from the site roughly a half mile to the north. The location has a Walk Score of 71, rated "Very Walkable."
8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment;
Finding: Complies
Discussion: The police did not submit comments but the increase in development potential that may be created by the proposal would not have an impact on public safety resources.
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;
Finding: Complies
Discussion: See Key Consideration 3.
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;
Finding: Not Applicable
Discussion: There are no businesses currently located within the boundary of the proposed amendment; the site is generally vacant aside from a single-family home. As no business occupies the site, there is no potential for business displacement, and a mitigation plan is not applicable to this petition
11. The community benefits that would result from the proposed map amendment, as identified in Section 21A.50.050.C;
Finding: Complies
Discussion: See Community Benefit Standards below and Key Consideration 2.

Community Benefit Standards

21A.50.050.C: 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.

Community Benefit Type

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;
   - **b.** Providing commercial space for local businesses or charitable organizations;
   - **c.** Providing a dedication of public open space;
   - **d.** 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;
   - **e.** Preserving historic structures not otherwise protected;
   - **f.** Expanding public infrastructure that expands capacity for future development.

Finding: Complies

Discussion: The community benefit is categorized as a and b. See Key Consideration 2.

Community Benefit Evaluation Criteria

21A.50.050.C.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;

Finding: Complies

Discussion: The applicant proposes to provide two affordable units at or below 80% AMI, representing approximately 10.5% of the project's 19 units. For a 19-unit homeownership project in the MU-3 zone, the City's Affordable Housing Incentives would also require two units at or below 80% AMI. Therefore, the proposed affordability commitment is consistent with, but does not exceed, the affordability requirement that would apply if the applicant used the Affordable Housing Incentives.

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

Finding: Complies

Discussion: The commercial ground floor area is 7,000 square feet. The site encompasses 1.643 acres (71,579.74 sq. ft.). The development includes 19 residential townhome units, each 960 square feet, for a total residential ground-floor area of 18,240 square feet. Of the 25,240 square feet of total

proposed ground-floor building area, 7,000 square feet (27.7%) is commercial space, while 18,240 square feet (72.3%) is dedicated to residential use.
c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;
Finding: NA
Discussion: The project does not provide public open space.
d. The relative size and environmental value of any land that is to be dedicated;
Finding: NA
Discussion: The proposed development does not currently identify any land to be dedicated to the City. The need for any land dedication, including right-of-way, public access, utility easements, or other public improvements, has not yet been determined.
e. The historic significance of the structures proposed to be preserved;
Finding: NA
Discussion: There are no historic structures on the property.
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;
Finding: Complies
Discussion: Public Utilities noted that with increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development. Once completed, the project could be accommodated.
g. The input received related to the community benefit during the 45-day engagement period;
Finding: Complies
Discussion: During the 45-day public review, both the Sugar House and East Bench community councils invited the applicant to present at their community council meetings. The East Bench Community Council voted 9-1 in support of the proposal. Staff only received one public comment against it, raising personal safety, traffic, and neighborhood density concerns based on past experiences with the nearby Skyline Motel. The overall community response is positive.
h. Policies in the general plan that support the proposed community benefit.
Finding: Complies
Discussion: See Key Consideration 1.

Tenant Displacement and Demolished Unit Replacement Standards

The below additional standards pertain to zoning amendments involving properties containing existing dwellings and include sections 21A.50.050.D, E, and F. The City Council has the authority to waive or modify these requirements.

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. 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. 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. 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. 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.
Finding: Complies with Conditions
Discussion: See discussion regarding this requirement under Key Consideration 3. The proposed zoning map amendment would likely result in the demolition of an occupied dwelling and displacement of three tenants. Pursuant to Section 21A.50.050.D, Condition 5 requires the property owner to provide

tenant relocation assistance in the amounts required by that section. Any required relocation payments must be received by the tenants at least 24 hours before they vacate the dwelling to be demolished.
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. 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. 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.
Finding: Complies with Conditions
Discussion: See discussion regarding this requirement under Key Consideration 3. The applicant proposes the in-lieu payment authorized by Section 21A.50.050.E.2 rather than a long-term rental restriction on a replacement unit. Condition 4 requires the property owner to make the required payment into the City's housing fund before issuance of a building permit for any dwelling on the site.
F. If a housing unit is demolished or neglected to the point of being uninhabitable at any time during the five years prior to a petition for a zoning amendment being submitted or is placed on the city's boarded building inventory, the city council may require this section to apply to tenants that were displaced by the demolition or require the tenant relocation amount to be paid to the city for the purpose of other tenant relocation assistance.
Finding: The housing unit will be demolished with the construction of the new development. The house is currently rented and habitable.
Discussion: Not Applicable

ATTACHMENT G: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

Public Process

- July 15, 2026 – The East Bench and Sugar House Community Councils were provided the required 45-day notice for recognized community organizations. Both community councils requested presentations from the applicant at their upcoming meetings, scheduled for August 5, 2026, and August 26, 2026.
- July 16, 2026 – Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- July 19 – September 2, 2026 – The public comment period was open.
- July 23, 2026 – Public notice was posted on the property by the applicant.
- July 28, 2026 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- September 12, 2026
  - Public hearing notice sign posted on the property
- September 9, 2026
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

Public Input:

The applicant presented the rezone request to both the Sugar House and East Bench Community Councils. The East Bench Community Council voted 9-1 to support the request. To date, planning staff has received only one email in opposition, which is attached to this staff report.

From:	Mary Cook
To:	Booth, Meagan
Subject:	(EXTERNAL) Lamplighter Mixed Use Project
Date:	Saturday, August 29, 2026 4:09:47 PM

[You don't often get email from maryncook@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I strongly oppose any rentals or high density housing on this small parcel of land. We put up with the Skyline Motel and renters for years. Having increased traffic, a transient population near my home and my safety is a huge concern for me.

Mary N Cook
2535 E 1700 S
Salt Lake City, UT 84108
Sent from my iPhone

ATTACHMENT H: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering: Corey Legge

No comments from us for the zone change and we will keep an eye out for any subdivision applications.

Fire Review: Douglas Bateman

PLNPCM2026-00546

8/3/2026 The following comments for the Zoning Amendment are not an approval and may not include all items necessary to meet minimum adopted fire and life safety codes.

Smaller 5-unit townhome development

No concerns with the Zoning Map Amendment; however, there are some code issues that may affect overall design.

*No dimensions for the depth of property or to lot lines has been provided. It appears to be less than 150-feet to all ground level exterior walls and would be acceptable if so.

*No building height elevations have been provided. Narrative states roof top gatherings, and 3D drawings show buildings might exceed 30- feet in height and be required to provide aerial access. Aerial access shall be provided parallel to the long side of the building from a road that is at least 26 feet wide and located between 15 and 30 feet away from the face of the building. There shall be no overhead obstructions such as power or utility lines or trees over or between the road and building. If building is greater than 30-feet from grade, they have not provided aerial access.

*Fire hydrants shall be provided to meet minimum required fire flow per Appendix B and so that all ground level exterior walls are located within 600-feet by an approved route. Approved route is utilizing centerline of fire department access roads with straight lines and right angles for how the hose would be deployed.

PLNPCM2026-00547

8/3/2026 The following comments for the Zoning Amendment are not an approval and may not include all items necessary to meet minimum adopted fire and life safety codes.

2 row townhomes plus commercial development

No concerns with the Zoning Map Amendment; however, there are some code issues that may affect overall design.

*No dimensions for the depth of property or to lot lines has been provided. It appears to be less than 150-feet to all ground level exterior walls and would be acceptable if so.

*No building height elevations have been provided. Narrative states roof top gatherings, and 3D drawings show buildings might exceed 30- feet in height and be required to provide aerial access. Aerial access shall be provided parallel to the long side of the building from a road that is at least 26 feet wide and located between 15 and 30 feet away from the face of the building. There shall be no overhead obstructions such as power or utility lines or trees over or between the road and building. If building is greater than 30-feet from grade, they have not provided aerial access.

*Fire hydrants shall be provided to meet minimum required fire flow per Appendix B and so that all ground level exterior walls are located within 600-feet by an approved route. Approved route is utilizing centerline of fire department access roads with straight lines and right angles for how the hose would be deployed.

*Commercial development heights not provided. Concerned with high rise determination hen the highest occupied floor exceed 75 feet from the lowest level of fire department access you

*Drive route modeling shows route going over curb and landscaping. Turn radii are 28 feet inside and 48 feet outside. Model path would need to show vehicles can navigate all access routes.

Urban Forestry Review- Richard Nelson

Public ROW Street trees will be required to be provided along Foothill Dr and 1700 S frontages. With that clarification, Urban Forestry has no concerns with this proposal.

Sustainability:

No Comments

Police:

No Comments sent

Public Utilities: Kristeen Beitel

With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

Building Review- Stevem Collett

8/10/2026: All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those codes. RE: Title 15A State Construction and Fire Codes Act.

Existing structures on this or adjacent parcels shall not be made less complying to the construction codes than it was before the development and/or construction.

Any building code corrective action comments will be posted under the building permit application review.

Where there are practical difficulties involved in carrying out the provisions of the code, the code official shall have the authority to grant modifications for individual cases, provided that the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements.

An alternative material, design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of the code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety