



# SALT LAKE CITY TRANSMITTAL

**To:**  
Salt Lake City Council Chair

**Submission Date:**  
11/24/2025

**Date Sent to Council:**  
12/08/2025

**From:**

**Department\***  
Community and Neighborhood

**Employee Name:**  
Javoronok, Sara

**E-mail**  
[sara.javoronok@slc.gov](mailto:sara.javoronok@slc.gov)

**Department Director Signature**

*Tanny Hunsaker*

**Chief Administrator Officer's Signature**

*Jill Love*

**Director Signed Date**  
12/02/2025

**Chief Administrator Officer's Signed Date**  
12/05/2025

**Subject:**  
Zoning Map Amendment - 265 E 100 S

**Additional Staff Contact:**  
Sara Javoronok, [sara.javoronok@slc.gov](mailto:sara.javoronok@slc.gov)

**Presenters/Staff Table**  
Sara Javoronok, [sara.javoronok@slc.gov](mailto:sara.javoronok@slc.gov)  
John Anderson, [john.anderson@slc.gov](mailto:john.anderson@slc.gov)

**Document Type**  
Ordinance

**Budget Impact?**  
☐ Yes  
☒ No

**Recommendation:**  
The Planning Commission recommends that the city council adopt this request as recommended by staff.

**Background/Discussion**  
See first attachment for Background/Discussion

Public Hearing

**Is there a City or State statutory requirement to hold a public hearing for this item? \***

☒ Yes  
☐ No

The City Council reserves the option to hold and notice for a public hearing pursuant to their practices for public engagement.

**Does the City have a general practice to hold a public hearing for this item? \***

☒ Yes

☐ No

### **Public Process**

Early Notification – On March 7 2025, the Central City Community Council and Downtown Alliance were sent the 45-day required notice for recognized community organizations. Staff and the applicant attended the April 2, 2025, community council meeting. A notice of the proposal was mailed to all property owners and tenants within 300 feet of the property. An online open house has been posted on the Planning Division's website since March 7, 2025.

Planning Commission Meeting – The petition was heard by the Planning Commission at a public hearing on October 22, 2025. The Planning Commission voted 7-1 to forward a recommendation of approval for the request, with the following conditions of approval:

- 1) The building height is limited to 225'.
  - 2) The property owner will work with commercial tenants to mitigate displacement.
- The full public meeting can be viewed using this [link](#) starting at 1:04:55.

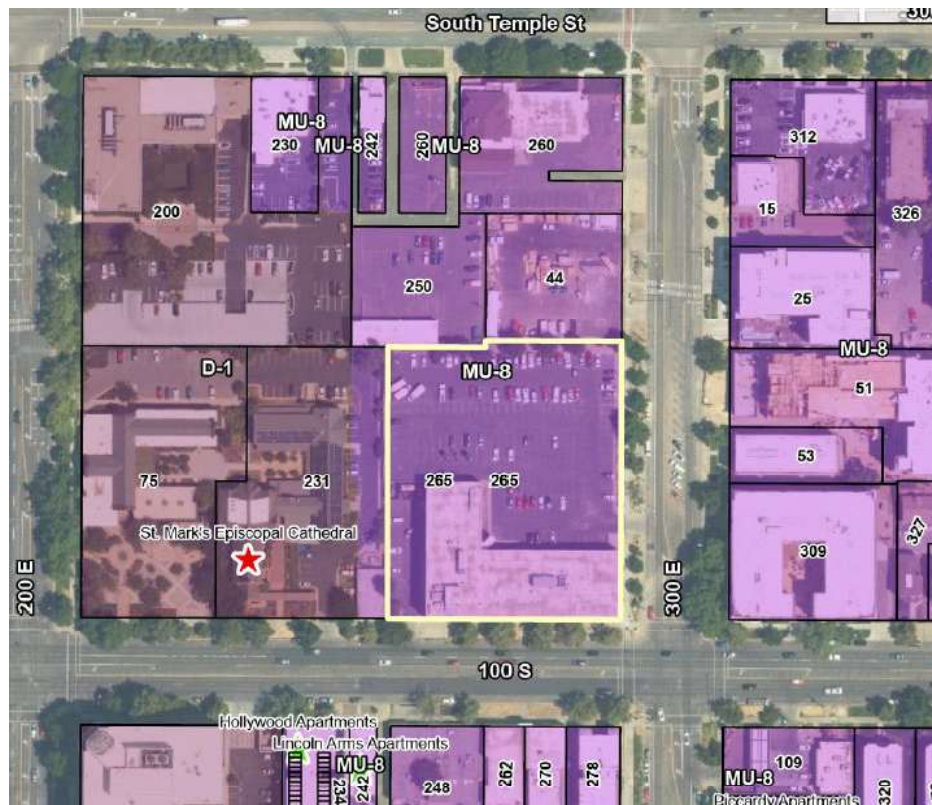
This page has intentionally been left blank



## CITY COUNCIL TRANSMITTAL

### BACKGROUND/DISCUSSION:

Dave Hunter of Silverado Development, LLC, representing the property owners, Raven One, LLC, is requesting a Zoning Map Amendment for the property at approximately 265 East 100 South. The proposal is for a map amendment from MU-8 (Mixed Use 8) to D-1 (Central Business) zoning district. This zoning district allows for greater building height and a wider range of uses than permitted in the MU-8 zoning district. It would enable redevelopment of the site with a mixed-use development including ground floor retail and residential units on the upper floors. The property is approximately 2.19 acres or 95,350 sq. ft. The land use designation for the property is High Mixed Use (50+ dwelling units per acre). It is in the Central Community Master Plan area, just to the east of the Downtown Plan area.



*Current zoning map with subject property outlined in yellow*

The application was submitted in December 2024 and determined complete in February 2025. This was prior to the adoption of the MU zoning consolidation which went into effect October 8, 2025. This changed the existing zoning of the subject property, and the applicant's request, from R-MU (Residential/Mixed Use) to MU-8. Staff and the applicant discussed the change and other potential zoning districts during the MU Zoning Consolidation project, and the applicant chose to continue with the proposal for a zoning amendment to D-1.

The applicant's submittal includes renderings for a proposed mixed-use building. The rendering shows a U-shaped building with a high-rise tower to the east that is connected to a lower, podium construction



building. The building could have approximately 420 units and 24,000 square feet of commercial and amenity space on the first two levels.

The applicant detailed the proposed community benefit from the initial submittal and worked with staff to develop the proposal, which would be implemented with a development agreement with the map amendment. The applicant is proposing the following community benefits:

- 1) Affordable housing units: The applicant will provide 20% of the units to those earning at or below 80% AMI. The units will be designed and placed in locations that will not distinguish them from the market-rate units. The applicant has indicated that 1-bedroom units will be prioritized and 2-bedroom units will also be included.
- 2) Family sized units: The applicant identified that the current proposal has 3-bedroom units for over 8% of the units.
- 3) Commercial space for local businesses and organizations: The current proposal has a 2,000 square foot restaurant space and a 1,000 square foot coffee shop. The applicant anticipates leasing incentive programs, potentially including the following: flexible lease terms or graduated rent structures, tenant improvement allowances for first-time commercial tenants, and/or reduced initial rent periods.

The specifics of the Community Benefit requirements need to be determined with the preparation of the development agreement.

#### **PUBLIC PROCESS:**

- Early Notification – On March 7 2025, the Central City Community Council and Downtown Alliance were sent the 45-day required notice for recognized community organizations. Staff and the applicant attended the April 2, 2025, community council meeting. A notice of the proposal was mailed to all property owners and tenants within 300 feet of the property. An online open house has been posted on the Planning Division's website since March 7, 2025.
- Planning Commission Meeting – The petition was heard by the Planning Commission at a public hearing on October 22, 2025. The Planning Commission voted 7-1 to forward a recommendation of approval for the request, with the following conditions of approval:

1) The building height is limited to 225'.

2) The property owner will work with commercial tenants to mitigate displacement.

The full public meeting can be viewed using [this link](#) starting at 1:04:55.

#### **Planning Commission (PC) Records**

- a) [PC Agenda of October 22, 2025](#)
- b) [PC Minutes of October 22, 2025](#)
- c) [Planning Commission Staff Report of October 22, 2025](#)

#### **EXHIBITS:**

1. Project Chronology
2. Notice of City Council Public Hearing
3. Original Petition
4. Mailing List
5. Ordinance

This page has intentionally been left blank



## PROJECT CHRONOLOGY

**Petition:** PLNPCM2024-01377

<b>December 2, 2024</b>	Application for a Zoning Map Amendment reviewed for pre-screen.
<b>January 15, 2025</b>	Application for a Zoning Map Amendment was accepted.
<b>January 22, 2025</b>	Petition PLNPCM2024-01377 was assigned to Sara Javoronok, Senior Planner, for staff analysis and processing.
<b>March 7, 2025</b>	Notice was sent to the Central City Community Council Recognized Community Organization (RCO) and Downtown Alliance informing them of the petition. Early notification of the project was also sent to property owners and residents within 300 feet of the proposal. The proposal was posted for an online open house. The proposal can still be viewed online.
<b>March 12, 2025</b>	An Early Notification sign was posted on the property by the applicant.
<b>April 2, 2025</b>	The applicant presented their proposal at the Central City Community Council meeting
<b>April 21, 2025</b>	The 45-day public comment period for Recognized Organizations ended.
<b>October 9, 2025</b>	Planning Staff posted notices on City and State websites and sent notices via the Planning list serve for the Planning Commission meeting. Public hearing notices were mailed.
<b>October 10, 2025</b>	Public hearing notice sign with project information and notice of the Planning Commission public hearing physically posted on the property by the applicant.
<b>October 17, 2025</b>	Planning Commission Staff Report was posted.
<b>October 22, 2025</b>	Planning Commission held a public hearing and made a recommendation to the City Council to approve the proposed map amendment.
<b>October 23, 2025</b>	Requested Final Draft of Ordinance from Attorney's Office
<b>November 21, 2025</b>	Final Draft of Ordinance received from Attorney's Office

## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petition **PLNPCM2024-01377 – The 265**. Salt Lake City has received a request from Dave Hunter of Silverado Development, LLC, representing the property owners, Raven One, LLC, requesting a Zoning Map Amendment for the property at approximately 265 East 100 South. The proposal is for a map amendment from MU-8 (Mixed Use 8) to D-1 (Central Business) zoning district. This zoning district allows for greater building height and a wider range of uses than permitted in the MU-8 zoning district. It would enable redevelopment of the site with a mixed-use development including ground floor retail and residential units on the upper floors. The property is approximately 2.19 acres or 95,350 sq. ft.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

**DATE:**

**PLACE:**       **Electronic and in-person options.**  
                  **451 South State Street, Salt Lake City, Utah**

**\*\* This meeting will be held via electronic means while also providing an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including WebEx connection information, please visit [www.slc.gov/council/virtual-meetings](http://www.slc.gov/council/virtual-meetings). Comments may also be provided by calling the 24-Hour comment line at 801.535.7654 or sending an email to [council.comments@slcgov.com](mailto:council.comments@slcgov.com). All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Sara Javoronok at 801-535-7625 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or by e-mail at [sara.javoronok@slc.gov](mailto:sara.javoronok@slc.gov). The application details can be accessed at <https://www.slc.gov/planning/2025/03/11/openhouse2025-01377/>.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at [council.comments@slc.gov](mailto:council.comments@slc.gov), 801-535-7600, or relay service 711.

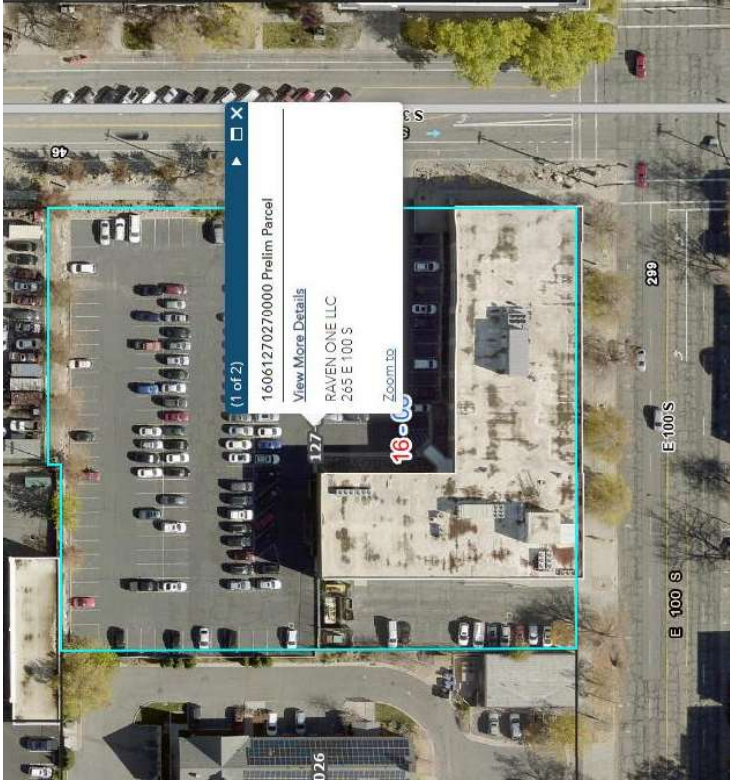


## 265 EAST 100 SOUTH REZONING APPLICATION

A PROPOSAL TO RE-ZONE THE 265 E 100 S PARCEL  
FROM RM-P TO D-1

PARCEL NUMBER: 16-06-127-027-0000

# TABLE OF CONTEXT + PARCEL INFORMATION



## PART OF DOWNTOWN MASTER PLAN

- PARTICIPATE IN DOWNTOWN IMPROVEMENTS
- INCREASE FOOT TRAFFIC IN DOWNTOWN
- LIVE NEAR WORK AND DOWNTOWN AMENITIES
- REPLACE SURFACE PARKING AND LOW-DENSITY OFFICE SPACE WITH DENSE MIXED-USE OCCUPANCIES

## BUILDING EXPLORATION

## PEDESTRIAN-ORIENTED OPEN SPACE

### Parcel Details

Parcel Search form

This page shows the assessor's CAMA data, as it was, on May 22, 2024.

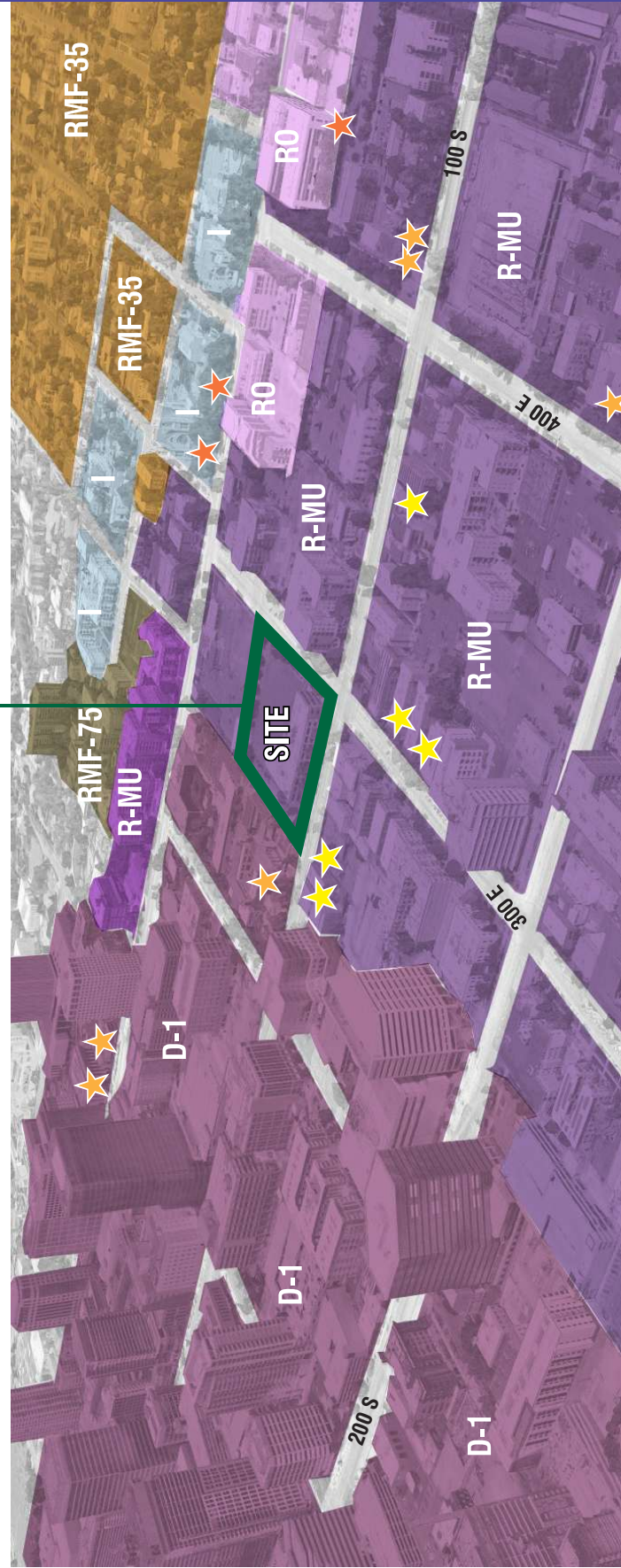
Parcel	16-06-127-027-0000
Owner	RAVEN ONE LLC
Address	265 E 100 S
Total Acreage	2.19
Above Grade sqft.	
Property Type	566 - OFFICE
Tax District	13
Tax District location	SLCITY/S
Land Value	\$ 7,312,700
Building Value	\$ 2,804,100
Market Value	\$ 10,116,800



# ZONING - CURRENT ZONING PLAN

R-MU ADJACENT TO D-1

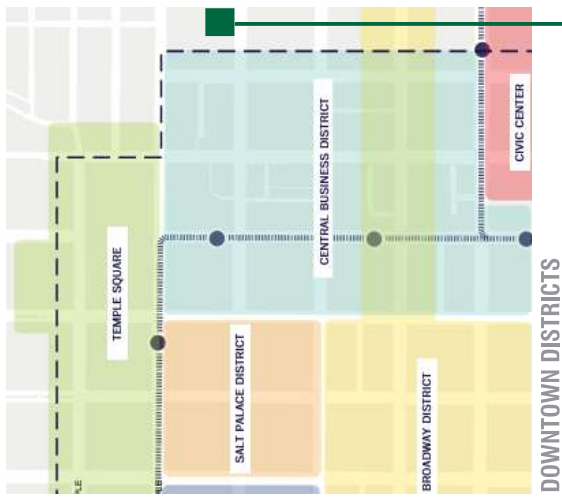
## PART OF DOWNTOWN MASTER PLAN



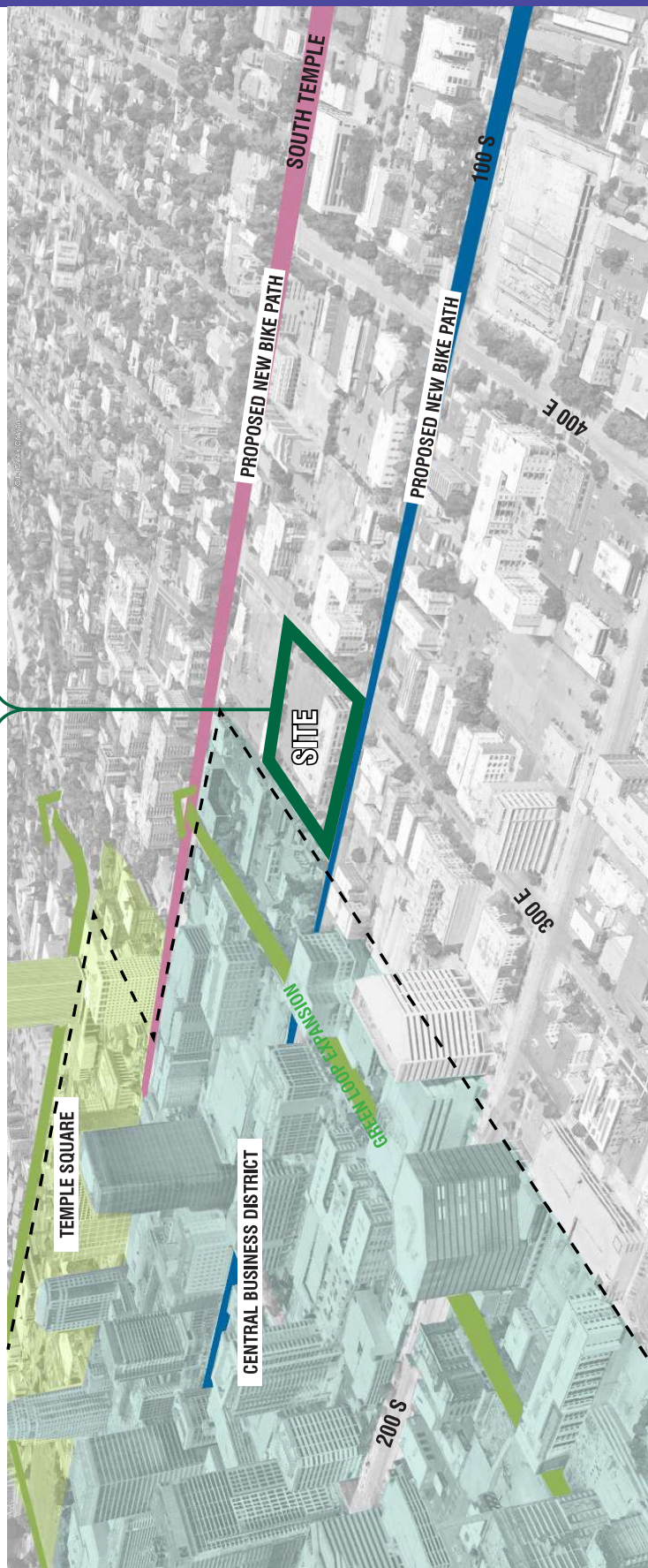


# ZONING - CURRENT CITY IMPROVEMENT PROPOSALS

## PART OF DOWNTOWN MASTER PLAN

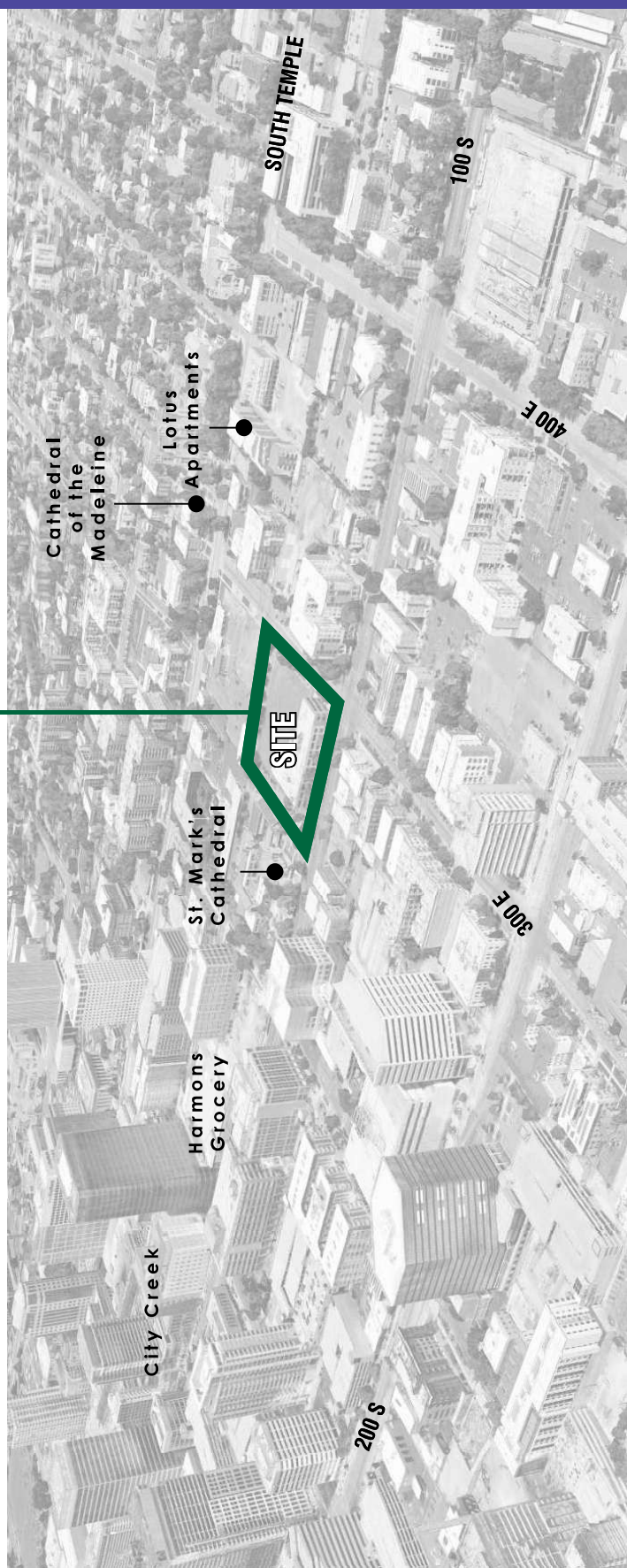


TO CONTRIBUTE MIXED-INCOME LIVING SPACE AND RETAIL TO A DOWNTOWN WALKABLE LOCATION.  
“A VERTICAL NEIGHBORHOOD”





## PART OF DOWNTOWN MASTER PLAN

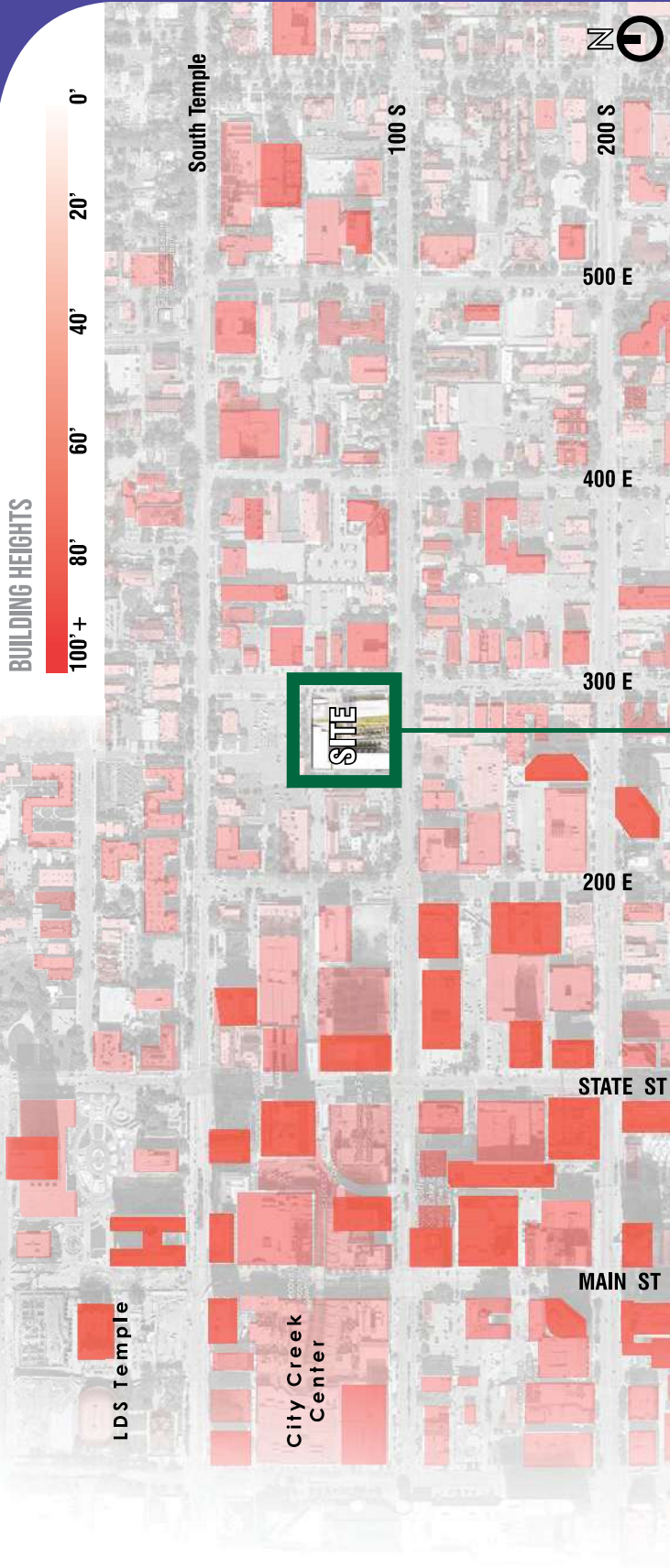




# ZONING - CURRENT BUILDING HEIGHTS

R-MU ADJACENT TO D-1

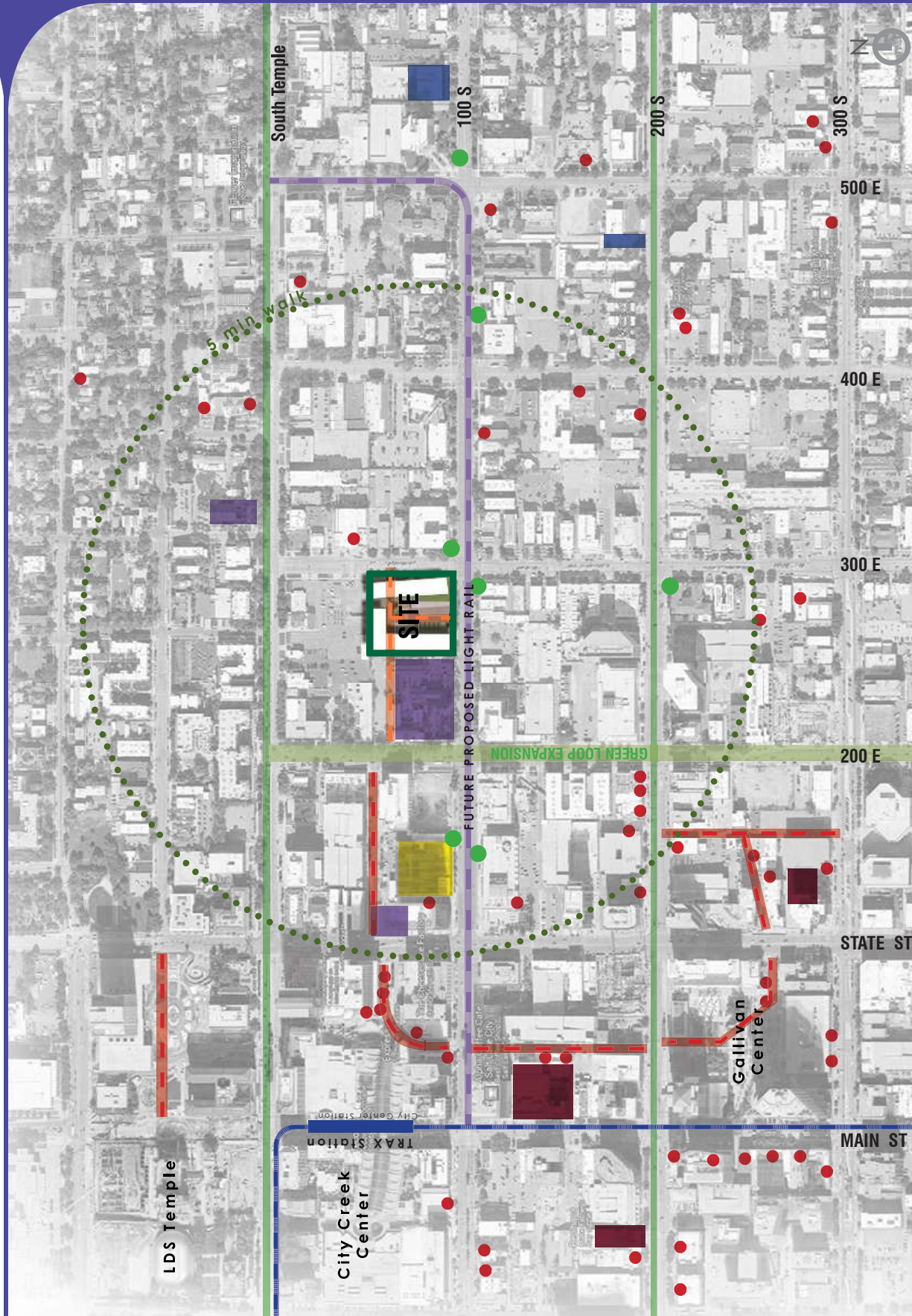
## PART OF DOWNTOWN MASTER PLAN





# ZONING - TRANSIT AND PEDESTRIAN ACCESS

## PART OF DOWNTOWN MASTER PLAN



### MAP KEY

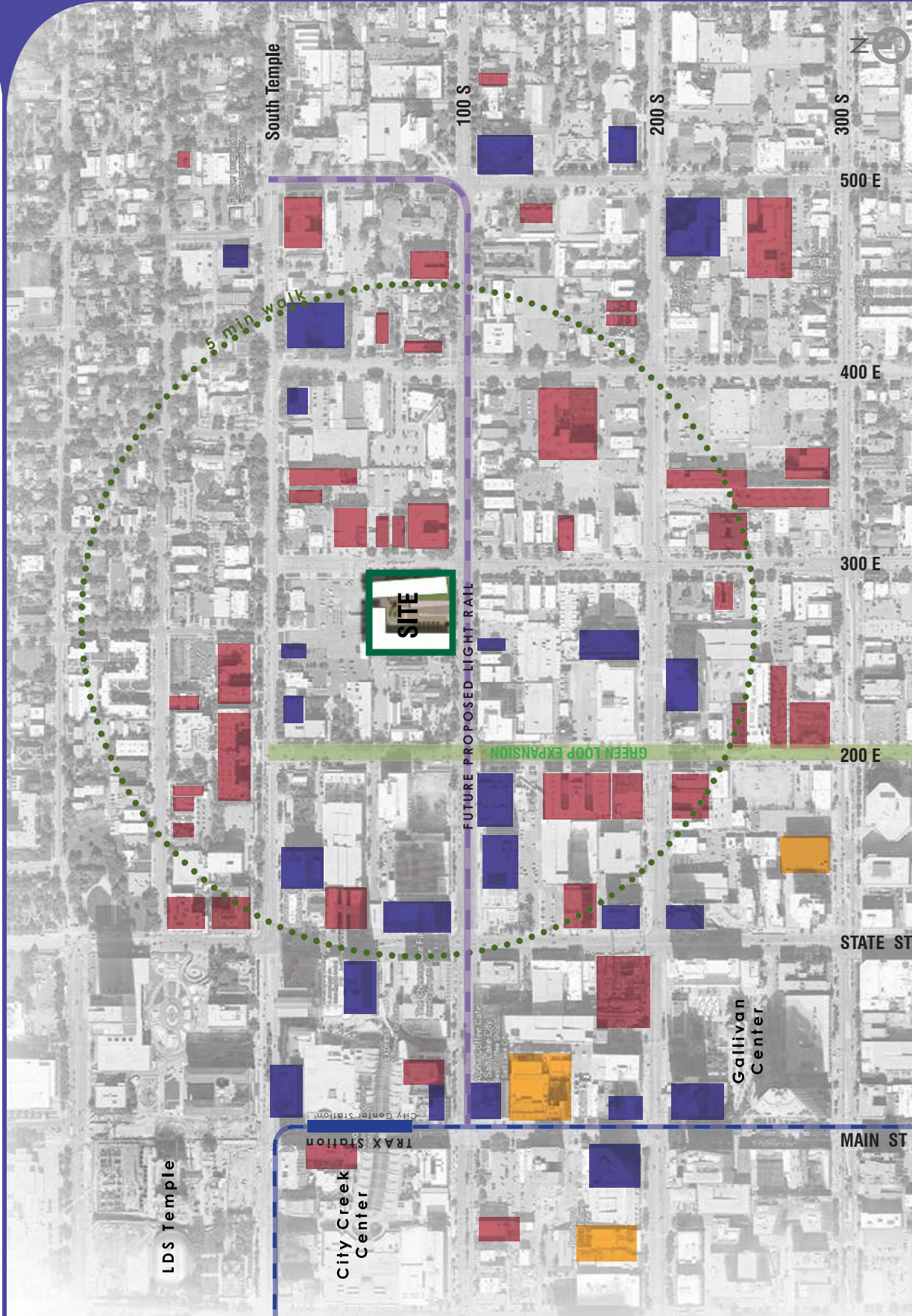
- Protected bike lanes
- Pedestrian walks
- NEW Pedestrian walks
- UTA Trax line
- UTA future light rail line
- UTA Bus stop
- Theater/Entertainment
- Healthcare
- Church
- Grocery Store
- Restaurants/Bars



# ZONING -

EXTEND THE D-1 ZONE EAST TO ALLOW CREATED RESIDENTIAL DENSITY AND WALKABLE RETAIL ADJACENT TO DOWNTOWN IMPROVEMENTS.

## PART OF DOWNTOWN MASTER PLAN



### MAP KEY

- Housing
- Office
- Entertainment

## ZONING - DENSITY COMPARISON

# PART OF DOWNTOWN MASTER PLAN



### CURRENT ZONING - R-MU

- Max height 75' (95' with design review)
- Internal courtyard private over top parking structure - possible 30,000 sqft of courtyard space, over private parking structure.
- 250 Units possible if courtyard is made publicly accessible.
- Greening of street side of building.
- First floor amenities - engaging street corner for max density
- Street-level dining and retail in building - possible units facing street



### PROPOSED ZONING - D1

- 120' minimum height for tower
- Publicly accessible green space and mid-block walk way
- Approximately 500 units in several floor plan configurations  
Opportunity for subsidized/for sale units - mixed income
- Greening of street side of building and publicly-accessible courtyard park
- First 2 floors amenities - concentrated at corner of lot
- Street-level retail and dining open to publicly assessable plaza
- Increased density next to downtown core area
- Multiple size retail opportunity along street side



# ZONING - PRECEDENTS

# PART OF DOWNTOWN MASTER PLAN

**PUBLIC ELEVATED PLAZA**  
VIA VERDE - NEW YORK



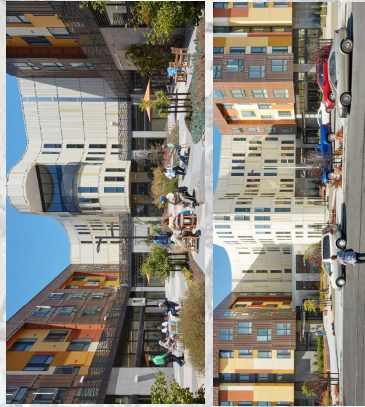
**ARCHITECTURAL INTEREST**  
WILSON TOWER- AUSTIN, TX



**PUBLIC CORNER ACTIVATION**  
HOLLYWOOD & GOWER - CASE STUDY - LA



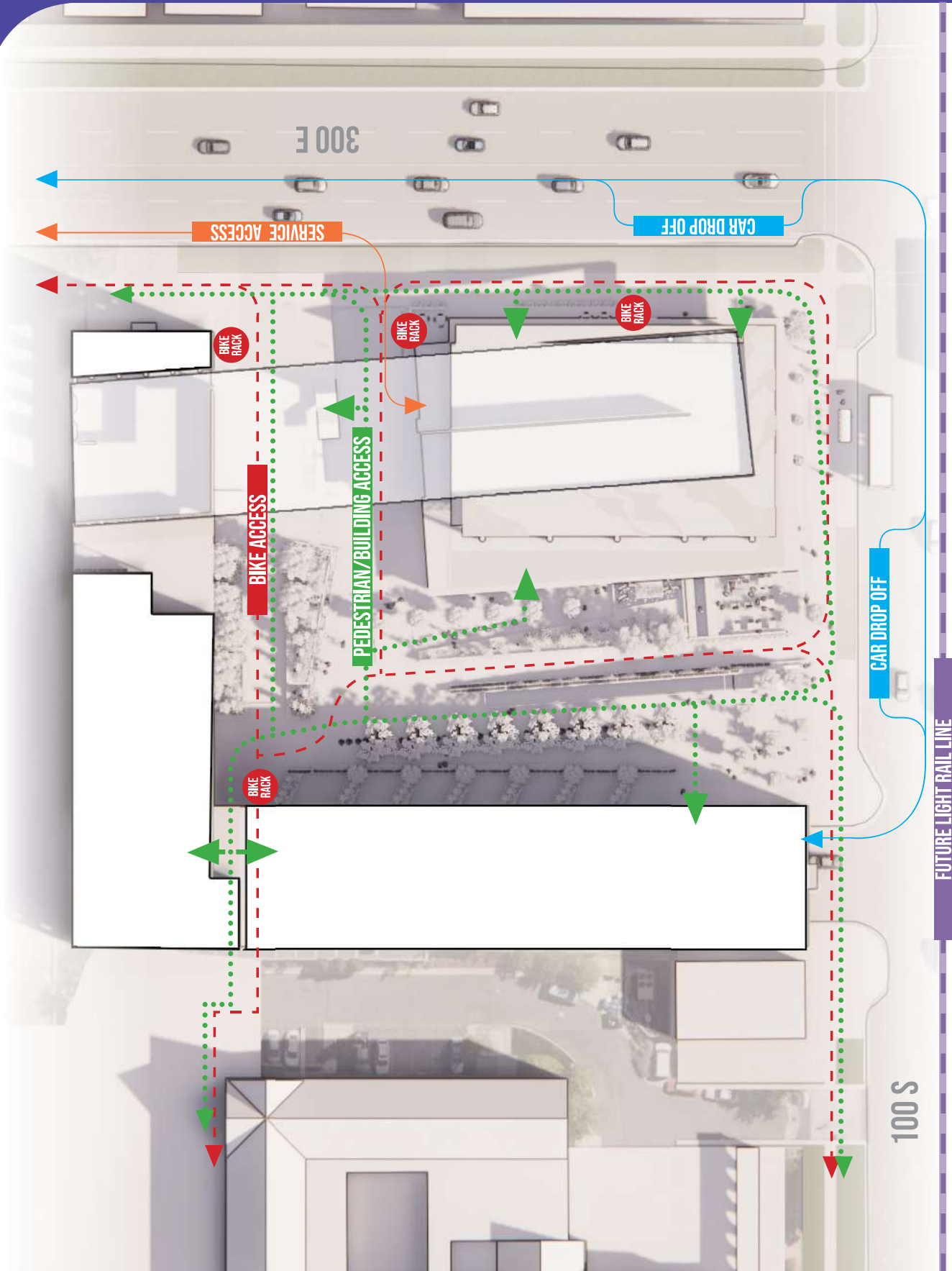
**STREET ACTIVATION**  
SENIOR CENTER - SAN FRANCISCO



300 E  
100 S

# PART OF DOWNTOWN MASTER PLAN

## ZONING - CIRCULATION FLOW



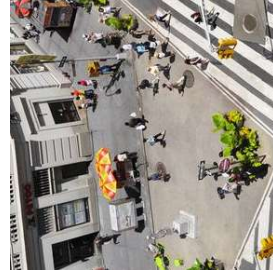


# ZONING - CIRCULATION FLOW

## UNDERGROUND PARKING



- Replacing 175 current surface parking stalls
- Targeted ratio of 1:1 - for underground parking garage
- Single car port entrance to reduce street conjunction



## STREET CORNER INTEGRATION

- Pedestrian integration - building set back to liven up corner and create view points
- Potential public art opportunity



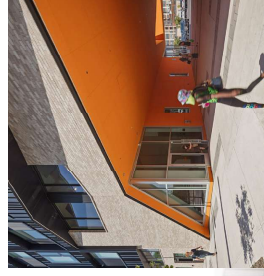
## CAR SHARE DROP OF ZONE

- Street cove for drop off + parking
- Integration of street and plaza



## BIKE AMENITY

- Multiple bike rack/tune up locations throughout site



## BUILDING PASSAGE

- Pedestrian site access
- Building elevation diversity
- Architectural interest integrated with retail space





# ZONING - SITE AMENITIES

## PART OF DOWNTOWN MASTER PLAN



### SHARED BIKE/SPORT

- 1,000 sqft retail space
- Building & Local area bike amenity support



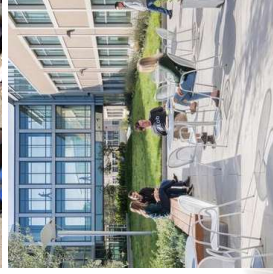
### LIGHT RETAIL SPACE

- Local business presence
- Internal plaza activation



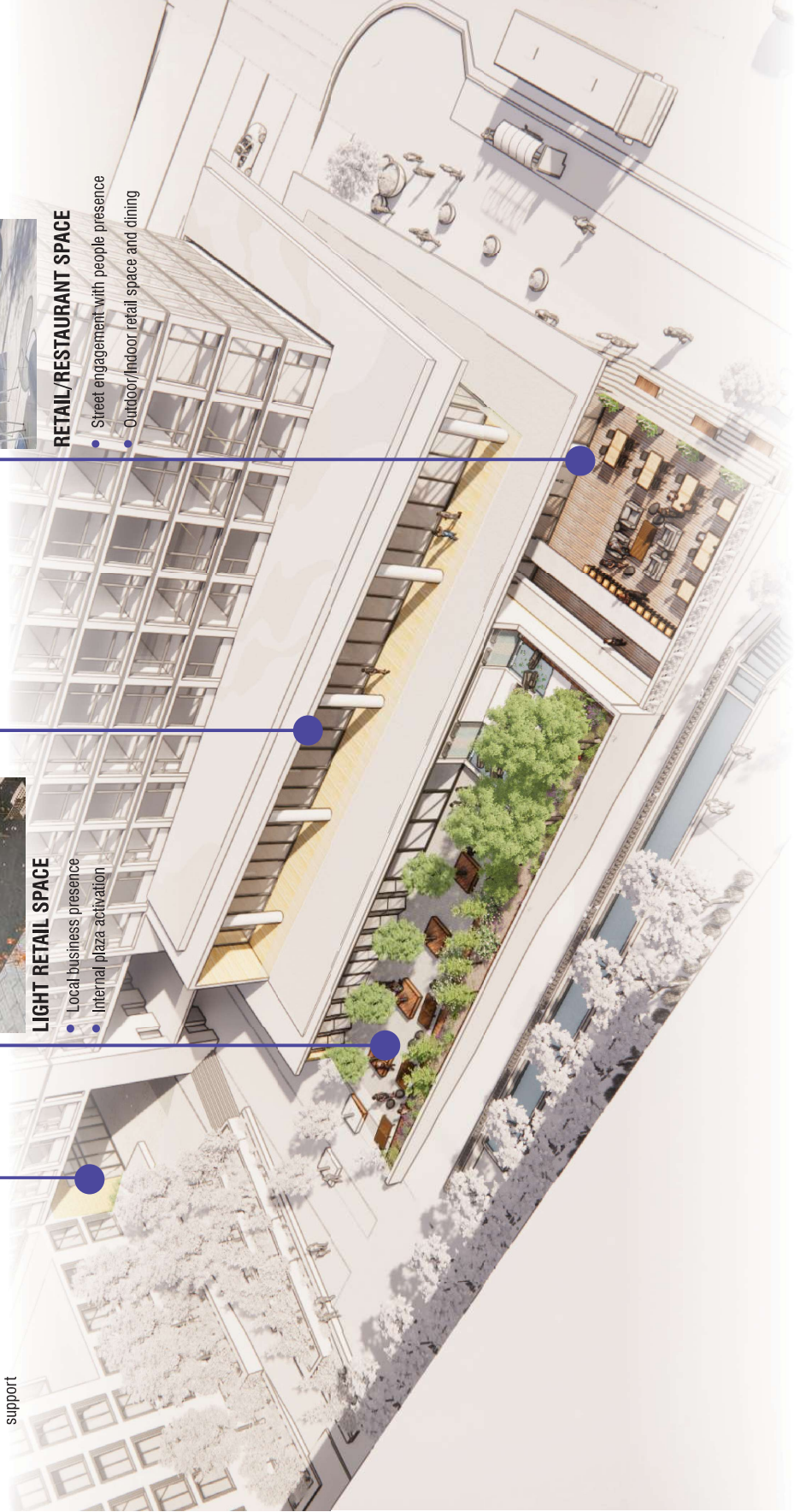
### FITNESS CENTER

- 10,000 sqft of private fitness space



### RETAIL/RESTAURANT SPACE

- Street engagement with people presence
- Outdoor/Indoor retail space and dining





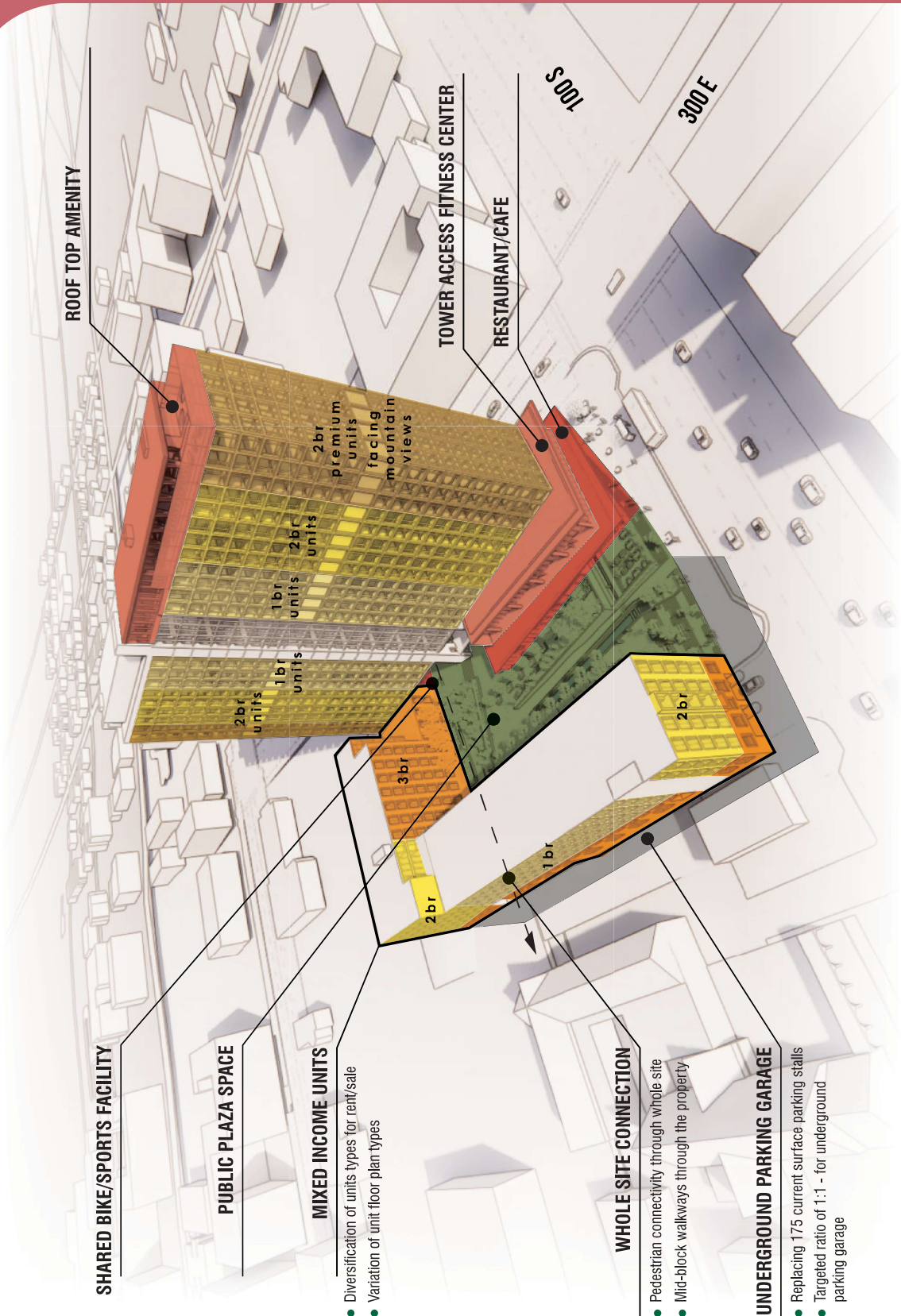


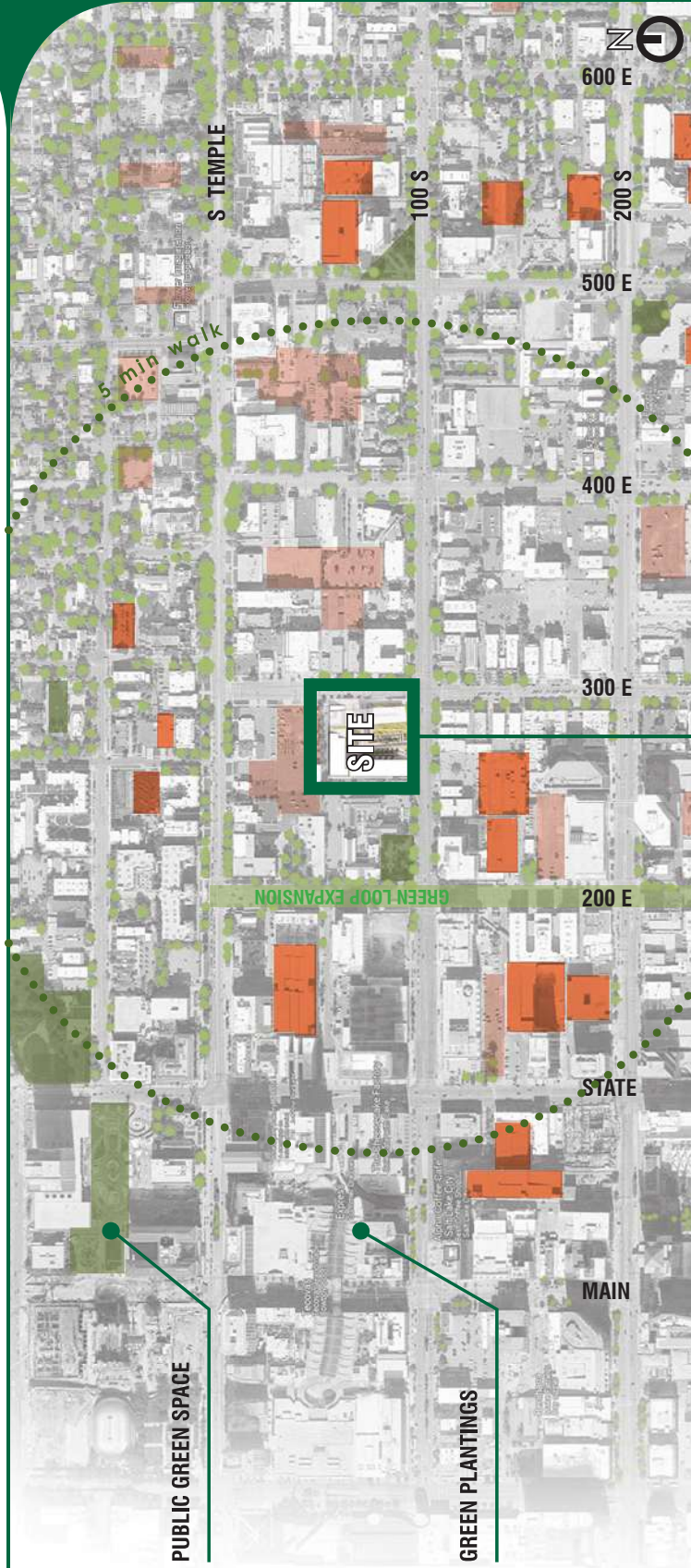
DIAGRAM KEY

Residential		Commercial		Support	
2 BRD - PREMIUM	3 BRD	Public access amenities		Parking garage	
2 BRD -	1 BRD	Tower access amenities		Public Plaza	



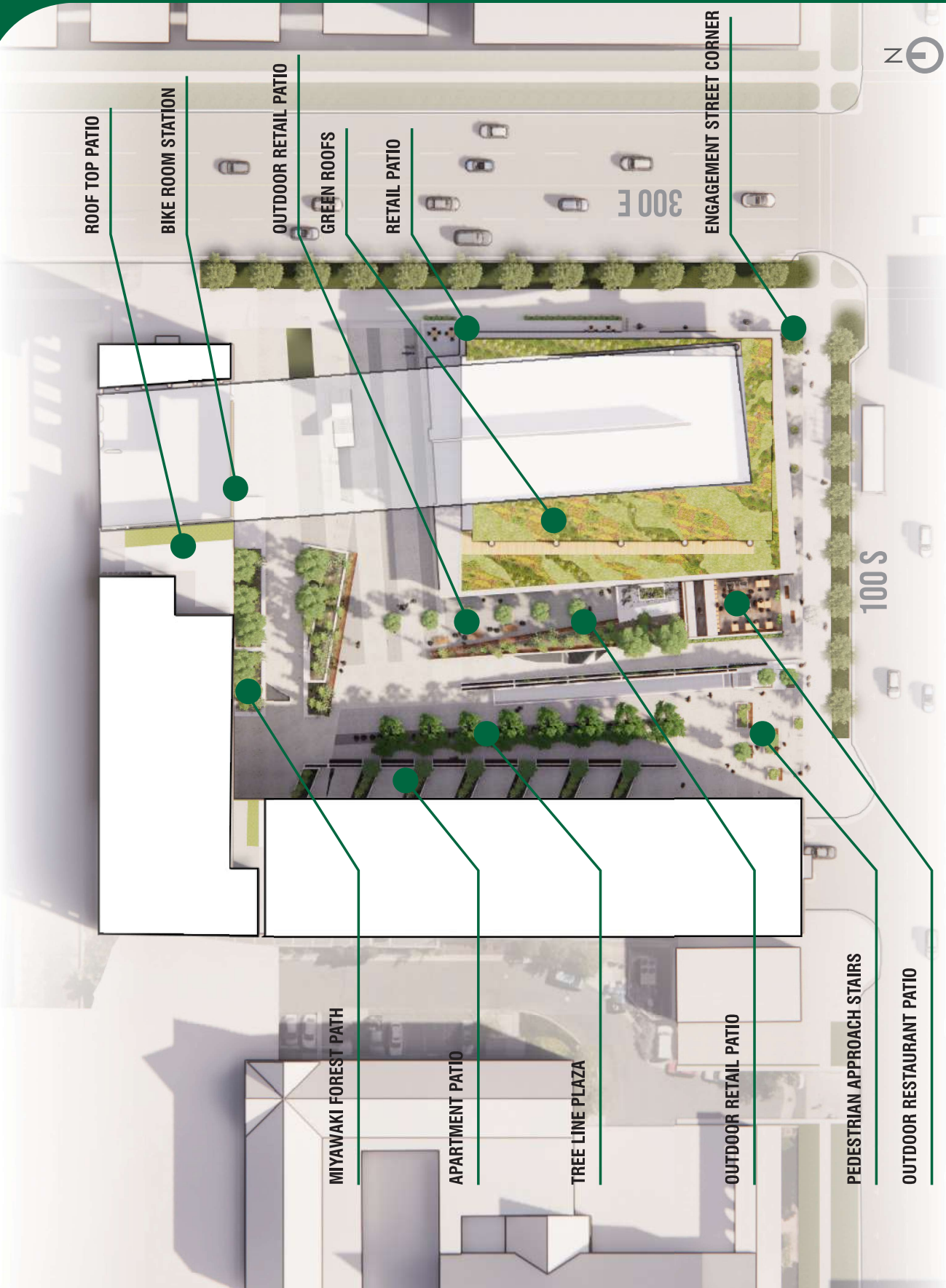
# PEDESTRIAN-ORIENTED OPEN SPACE

## ZONING - GREENERY CONTEXT MAP





PEDESTRIAN-ORIENTED OPEN SPACE

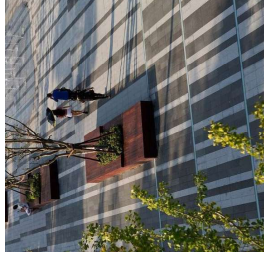
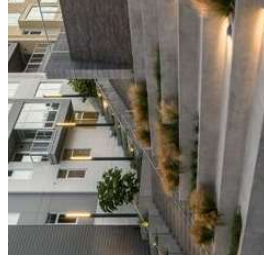




## PEDESTRIAN-ORIENTED OPEN SPACE

### PEDESTRIAN APPROACH STAIRS

- Elevated approach to ease access
- Viewing platform
- Tree planters for selective shading
- Greenifications of street side of building



### LINEAR TREE PLAZA

- Directional shading
- Internal residential views into courtyard
- Potential diversification of seating



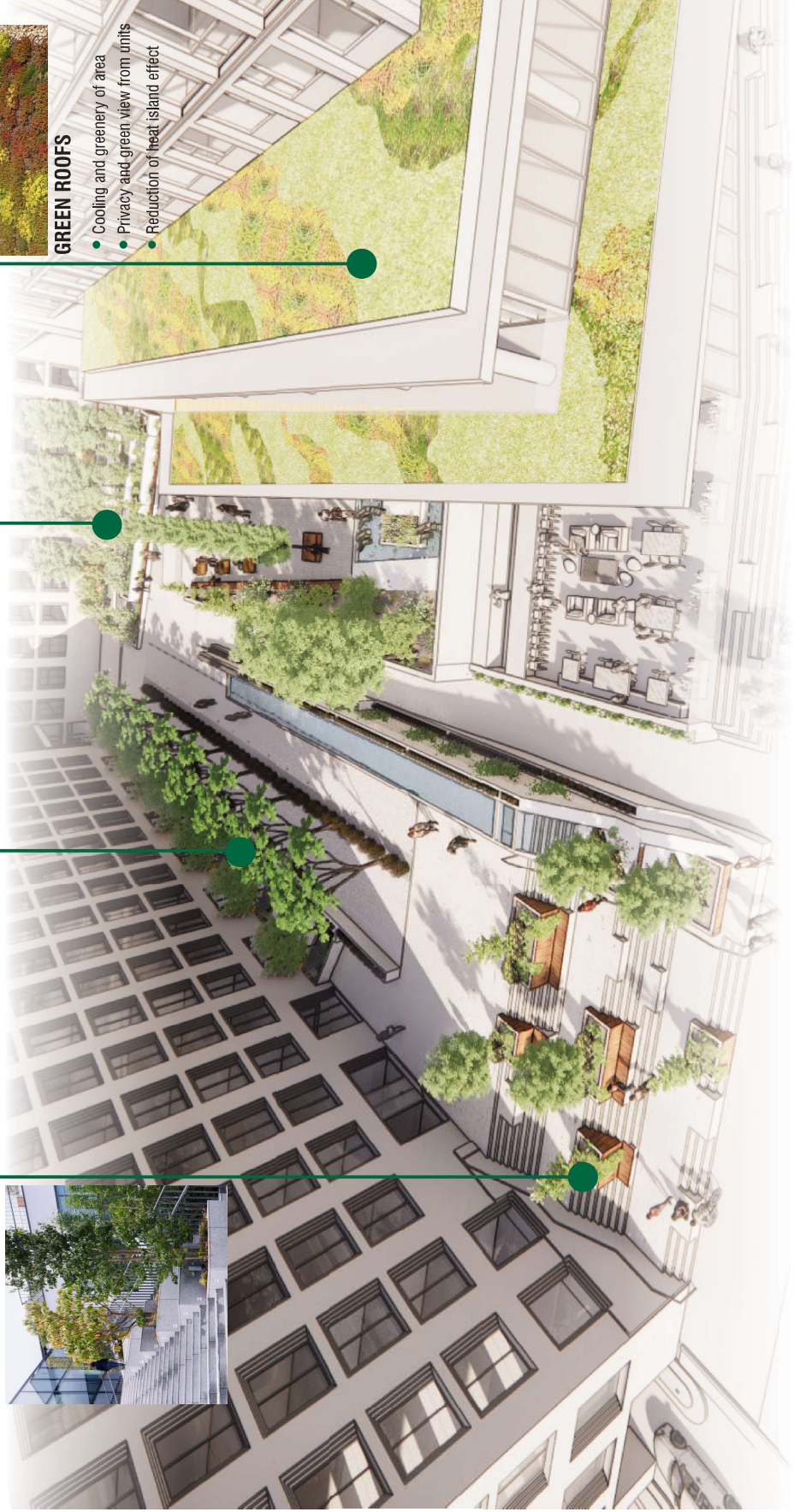
### MIYAWAKI FOREST PATH

- Introducing bio-diversity to urban environment
- Internal residential views into courtyard
- Potential diversification of seating
- Privacy with viewing units



### GREEN ROOFS

- Cooling and greenery of area
- Privacy and green view from units
- Reduction of heat island effect





# PLAZA - LIGHT ACTIVATION

## OUTDOOR UNIT PATIOS

- Privacy and gathering spaces for residence
- Diversity of unit types - connection



## MID-BLOCK WALKWAY

- Connectivity through plaza
- Multi-point entryways onto site



## OUTDOOR NOOKS

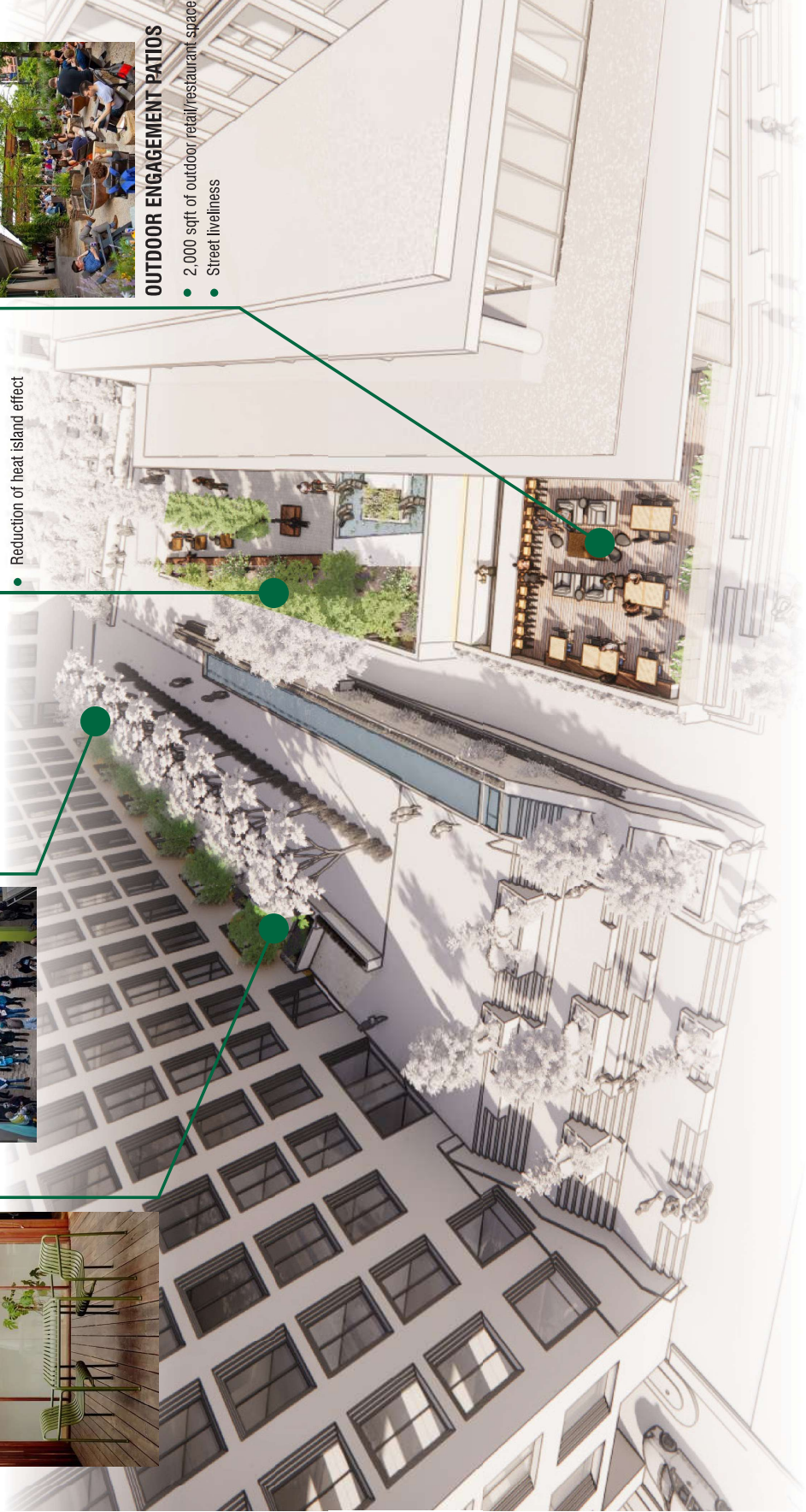
- Privacy and gathering spaces
- Connection to retail space
- Reduction of heat island effect



## OUTDOOR ENGAGEMENT PATIOS

- 2,000 sqft of outdoor retail/restaurant space
- Street liveliness

# PEDESTRIAN-ORIENTED OPEN SPACE















## Statement of Purpose and Justification for Proposed Zoning Change

The requested zoning change seeks to achieve a higher and better use of the property by aligning its development potential with the city's vision for a vibrant, interconnected, and dynamic downtown Salt Lake City. The proposed zoning will enable:

### 1. **Improved Utilization of the Property**

By transitioning from the current zoning to a designation that supports denser, mixed-use development, the property will be utilized in a way that maximizes its value and relevance within the urban fabric of downtown.

### 2. **Support for Downtown Improvements**

The zone change will enable the property to better align with and contribute to ongoing downtown improvements, fostering a cohesive environment that supports the city's economic and community goals. Some of the initiatives that the approval of the rezoning request will align with the Salt Lake City's initiatives:

- I. **Green Loop Initiatives** – adding density and placemaking to the fabric of downtown, to increase the success rate utilization of the proposed green loop. Integrated and emphasis on bike accessibility through design.
- II. **Sustainability** - building design incorporates and emphasizes the use of sustainable practices. From integrated plaza, green roofs, building orientation to capture views and energy.
- III. **Livability** – support the city's ongoing efforts to provide opportunity for affordable housing. Close proximity to downtown and public transit (UTA trax, protected bike lanes, and growing bus system) encourages walkability as well as access to surrounding amenities without having to rely on a personal vehicle.

### 3. **Increased Foot Traffic**

Denser mixed-use development will attract more residents, workers, and visitors to the area, increasing foot traffic and contributing to a more vibrant, active downtown. The proposed building program would create an additional destination place in the fabric of downtown.

- I. **Privately owned – publicly accessed courtyard plaza** – the proposed approximate 35,000sqft plaza as the connecting design aspect for the project, would create a destination and an opportunity for “third space” for the residents of the building as well as downtown patrons.
- II. **Commercial space availability for variety of scales** – the proposed design integrated different scales of commercial space, to be able to accommodate different program types and need of the residence as well as the city.
- III. **Permeable street level design** – Building proposal designed in a fashion that invigorate and maximizes the corner of the block, drawing attention to the commercial space strategically placed. Multiple options of entrances are designed throughout the building to encourage circulation and enjoyment.

#### 4. **Opportunities for Downtown Living and Amenities**

The change will promote living near work and downtown amenities, offering opportunities for residents to enjoy walkable access to jobs, retail, cultural attractions, and public spaces, further supporting the city's livability goals. With intentional design of different density of units, allowing for a wider variety of family types to occupy the building.

- I. **Variety of Unit size types** – With the projected growth of the downtown, the building design anticipates the density, and family size needs of a growing population. A variety of bedroom units plans proposed in the design to accommodate people of different professions and needs.
- II. **Opportunity for affordable housing** – a portion of the building is designed for an opportunity to be allocated for affordable housing.
- III. **Residential amenity support** – Intentions residential amenity spaces designed to support meet ups, and natural opportunities to create community. Main residential tower designed in a way to maximize views, both from the residence that would occupy the building, as well the neighbors.

#### 5. **Replacement of Underutilized Land Uses**

The zoning change will facilitate the replacement of surface parking lots accommodating a maximum of 175 cars and low-density office spaces with a thoughtfully designed, dense, mixed-use development. This shift will enhance land use efficiency, provide new housing and commercial opportunities, and contribute to the overall economic vitality of the area.

The current existing office building on the site is underutilized, with the occupancy rate of 54%. Additionally, about 72.7% (69,300 SF) of the total site (2.19 Acreage) is utilized by paved surface parking to support the office building. With the conversion of zoning to D1, allowing for the proposed building design, the design intent would utilize the full allotted footprint of the site.

**Please refer to the info below for additional proposed design:**

#### **RESIDENCIAL BUIDLING BREAKDOWN – combined 491,400 SQFT (421 units total)**

##### **Lower residential buildings – 149,400 sqft (166 units total)**

Floor plate 1-5: 26,000 sqft

Floor plate 6-7: 9,700 sqft

- 110 - 1bdr/studio units
- 17 - 1bdr units
- 39 - 2bdr units

##### **Hi-rise tower – 342,000 sqft (255 units total)**

Floor plate 1-19: 18,000 sqft

- 17 - 1bdr/studio units
- 119 - 1bdr units

- 85 - 2bdr units
- 34 - 3bdr units

### **AMENITY BUILDING BREAKDOWN - combined 59,000 SQFT**

#### **Commercial sqft – 24,000sqft**

- 2,000 sqft- restaurant + patio
- 1,000 sqft - bike storage + amenity
- 1,000 sqft – coffee shop
- 10,000 sqft – fitness center (residence use)
- 10,000 sqft – rooftop amenity (residence use)

#### **Plaza sqft – 35,000sqft**

- Replacing 175 existing parking stalls
- Underground parking garage with parking goal of 1:1

In summary, the proposed zoning change aligns with the city's broader objectives of enhancing the downtown area and supports a sustainable and thriving urban environment.

## **Community Benefits Narrative for Zoning Amendment**

**Project Overview:** The 265 located at 265 East 100 South Salt Lake City, proposes a zoning amendment to transition from the current zoning designation to a higher-density, mixed-use zoning district. This zoning change is intended to maximize the property's development potential and align with Salt Lake City's broader vision of a vibrant, interconnected, and sustainable downtown. The development seeks to replace underutilized land and surface parking lots with a dynamic, mixed-use building that includes residential units, commercial space, and public amenities.

### **Proposed Community Benefits:**

The proposed zoning amendment includes significant community benefits that are in alignment with the city's goals for a sustainable, vibrant downtown. These benefits will be formalized through a development agreement to ensure compliance and accountability.

**1. Affordable Housing:** A central community benefit of this zoning amendment is the inclusion of affordable housing within the development. A portion of the residential units will be designated as affordable, offering opportunities for households at or below the area median income. This benefit goes above and beyond the existing zoning requirements, ensuring that the increase in development rights supports the city's housing needs. The affordable housing component will be formalized through a development agreement, which will specify the number of units and their affordability levels.

Additionally, the development will include a mix of unit sizes, including family-sized 3-bedroom units, to address the diverse housing needs of the community. These family-sized units will help accommodate larger households and provide much-needed housing for families in downtown Salt Lake City.

**2. Family-Sized Units:** The project will incorporate a variety of unit sizes, with 34 three-bedroom units included in the design. This variety is intended to meet the growing demand for housing suitable for families in downtown, where such units are scarce. The inclusion of family-sized units will enhance the livability of the area and contribute to the city's goal of providing housing options for people at different life stages.

**3. Commercial Space for Local Businesses:** The development will include 24,000 square feet of commercial space, designed to accommodate a variety of local businesses and charitable organizations. This commercial space will provide opportunities for small businesses to thrive, contributing to the economic vitality of the downtown area. The commercial spaces will be designed with flexibility in mind, offering different scales to suit a wide range of business types, from restaurants and cafes to retail and service-oriented businesses.

In particular, the 2,000-square-foot restaurant space, 1,000-square-foot coffee shop, and 10,000-square-foot fitness center will create spaces that serve both residents of the development and the broader downtown community. Additionally, the inclusion of bike storage facilities in the commercial space aligns with the city's efforts to promote bike-friendly infrastructure.

**4. Public Open Space:** A major feature of the development is the inclusion of a 35,000-square-foot publicly accessible courtyard plaza. This space will function as a "third space" for the residents of

the building and for the public, providing a place to relax, socialize, and enjoy the outdoors. The plaza will replace existing surface parking and be designed to encourage pedestrian movement, with connections to other parts of downtown. The space will be integrated into the development's design, making it a focal point for the community and increasing foot traffic in the area.

**5. Increased Density and Sustainable Design:** The proposed development will increase the density of the site while promoting sustainable urban design. The project will include green roofs, energy-efficient building materials, and an orientation designed to maximize views and natural light. These features support the city's sustainability goals and contribute to creating an environmentally responsible development.

Furthermore, the mixed-use nature of the project promotes urban livability by providing residential, commercial, and public spaces within close proximity. This design encourages walkability and reduces the need for personal vehicles, aligning with the city's objectives to create a more sustainable and connected downtown environment.

**6. Public Infrastructure and Foot Traffic:** The development will contribute to the overall livability of downtown by increasing foot traffic and supporting the city's Green Loop initiatives. The building will be designed to integrate with the city's green infrastructure, including bike accessibility and sustainable urban features. The increase in density will attract more residents, workers, and visitors to the area, further contributing to the vitality of downtown.

The integration of diverse commercial space and a permeable street-level design will also create a welcoming and active environment. By providing multiple entrances, encouraging circulation, and strategically locating commercial spaces, the development will foster a vibrant, pedestrian-friendly atmosphere that contributes to the area's character and accessibility.

**7. Replacement of Underutilized Land Uses:** The requested zoning change will facilitate the replacement of an underutilized office building and surface parking lots with a dense, mixed-use development that includes 421 residential units, a variety of commercial spaces, and public amenities. This will efficiently utilize the land, providing much-needed housing, services, and community spaces. Currently, approximately 72.7% (69,300 square feet) of the site is used for surface parking, which is inefficient and not in alignment with the city's goals for downtown development.

The rezoning will allow for the full utilization of the property's footprint, creating an environment that fosters residential and economic growth. The development is designed to meet the needs of both the existing population and the growing downtown community.

**Conclusion:** The proposed zoning amendment for The 265 aligns with Salt Lake City's vision for a vibrant, sustainable, and interconnected downtown. The development will provide a range of community benefits, including affordable housing, family-sized units, commercial space for local businesses, and a publicly accessible plaza. The project will also contribute to the city's sustainability and livability goals, enhancing the downtown environment for both residents and visitors. These benefits will be formalized in a development agreement and will be subject to public input, ensuring transparency and accountability.

---



## Community Benefits Narrative for Zoning Amendment

**Project Overview:** The 265 located at 265 East 100 South Salt Lake City, proposes a zoning amendment to change the current zoning designation to a higher-density, mixed-use zoning district. This zoning change is intended to maximize the property's development potential and align with Salt Lake City's broader vision of a vibrant, interconnected, and sustainable downtown. The development seeks to replace underutilized land and surface parking lots with a dynamic, mixed-use building that includes residential units, commercial space, and public amenities. Although Salt Lake City code 21A.50.050.C. requires a petition for a rezone to identify "a" community benefit that will result from the project, we feel confident that we have designed the project in a way to provide at least seven (7) benefits to the community. We are committed to working with Salt Lake to further the goals the city has laid out through this project.

### Proposed Community Benefits:

The proposed zoning amendment includes significant community benefits that align with the city's goals for a sustainable, vibrant downtown. These benefits will be formalized through a development agreement to ensure compliance and accountability.

**1. Affordable Housing:** A central community benefit of this zoning amendment is the inclusion of affordable housing within the development. In alignment with Salt Lake City's housing and equity goals, the project will restrict 20% of the total residential units to households earning at or below 80% of the Area Median Income (AMI). This represents a significant commitment to inclusive urban development and goes above and beyond existing zoning requirements.

By providing housing opportunities at the 80% AMI level, the development supports the creation of a mixed-income community that includes residents across a variety of income levels, such as essential workers, early-career professionals, service industry employees, and seniors on fixed incomes. These groups are vital to the day-to-day life of a thriving downtown, yet often face limited access to high-quality housing in central neighborhoods.

Affordable units will be designed and distributed to be indistinguishable from market-rate units, ensuring a seamless integration that supports community cohesion and dignity for all residents. The units will be delivered in a mix of layouts, prioritizing 1-bedroom units where feasible to maximize efficient use of space and maintain financial sustainability. Any remaining affordable units will be drawn from the development's supply of 2-bedroom apartments, offering further diversity in housing options.

The inclusion of affordability at this scale not only helps address the city's critical housing needs, but also contributes to the long-term success and vibrancy of downtown Salt Lake City. When people of varying income levels can live close to where they work, shop, and access services, it reduces commuter traffic, supports small businesses, and enhances neighborhood stability. Affordable housing is essential infrastructure that fosters a more dynamic and resilient urban core.

This affordability commitment will be formalized through a binding development agreement with Salt Lake City. The agreement will outline the number of units, income qualifications, long-term

affordability requirements, and compliance procedures to ensure the benefit is meaningful and lasting.

In addition to the affordability provisions, the development includes a range of unit sizes, including family-oriented 3-bedroom units to address the diverse housing needs of the community. By offering both affordable and market-rate units in a variety of layouts, the project advances the city's vision for a livable, inclusive, and sustainable downtown.

**2. Family-Sized Units:** The project will incorporate a variety of unit sizes. The current concept has over 8% of the total units comprising three-bedroom units. This variety is intended to meet the growing demand for housing suitable for families downtown, where such units are scarce. The inclusion of family-sized units will enhance the livability of the area and contribute to the city's goal of providing housing options for people at different life stages.

**3. Commercial Space for Local Businesses and Organizations:**

As part of its commitment to supporting the local economy and enhancing access to essential services, the development will include 24,000 square feet of commercial space, with a portion of that space specifically designated for lease by local businesses and charitable or community-based organizations.

The commercial space is intentionally designed with a variety of layouts and square footages to accommodate a local business. This includes:

- A 2,000-square-foot restaurant space
- A 1,000-square-foot coffee shop

These uses will serve both building residents and the broader public, creating a more vibrant, walkable downtown. In addition to reserving the space above for local businesses the remainder of leased space in the project will prioritize leasing opportunities for locally owned businesses, nonprofits, and community-serving organizations, particularly those that align with Salt Lake City's values around equity, sustainability, and inclusion.

To support this goal, the development team is exploring leasing incentive programs, which may include:

- Flexible lease terms or graduated rent structures for qualifying nonprofits or small local enterprises
- Tenant improvement allowances or build-out support for first-time commercial tenants
- Reduced initial rent periods to assist with startup costs or relocation expenses

These programs are intended to lower the barrier to entry for mission-driven organizations and small businesses that might otherwise be priced out of downtown locations. The developer will also coordinate outreach efforts during the lease-up period to actively engage local business associations and nonprofit networks, ensuring these groups are aware of available opportunities.



Finally, the commercial space will incorporate street-level visibility, outdoor activation, and amenities like bike storage to enhance access, foot traffic, and long-term tenant success. By making dedicated space available and implementing supportive leasing strategies, the development advances the City's goal of fostering a thriving, inclusive, and locally connected downtown economy.

**4. Public Open Space:** A major feature of the development is the inclusion of a 35,000-square-foot publicly accessible courtyard plaza. This space will function as a "third space" for the residents of the building and for the public, providing a place to relax, socialize, and enjoy the outdoors. The plaza will replace existing surface parking and be designed to encourage pedestrian movement, with connections to other parts of downtown. The space will be integrated into the development's design, making it a focal point for the community and increasing foot traffic in the area.

**5. Increased Density and Sustainable Design:** The proposed development will increase the density of the site while promoting sustainable urban design. The project will include green roofs, energy-efficient building materials, and an orientation designed to maximize views and natural light. These features support the city's sustainability goals and contribute to creating an environmentally responsible development.

Furthermore, the mixed-use nature of the project promotes urban livability by providing residential, commercial, and public spaces within close proximity. This design encourages walkability and reduces the need for personal vehicles, aligning with the city's objectives to create a more sustainable and connected downtown environment.

**6. Public Infrastructure and Foot Traffic:** The development will contribute to the overall livability of downtown by increasing foot traffic and supporting the city's Green Loop initiatives. The building will be designed to integrate with the city's green infrastructure, including bike accessibility and sustainable urban features. The increase in density will attract more residents, workers, and visitors to the area, further contributing to the vitality of downtown.

The integration of diverse commercial space and a permeable street-level design will also create a welcoming and active environment. By providing multiple entrances, encouraging circulation, and strategically locating commercial spaces, the development will foster a vibrant, pedestrian-friendly atmosphere that contributes to the area's character and accessibility.

**7. Replacement of Underutilized Land Uses:** The requested zoning change will facilitate the replacement of an underutilized office building and surface parking lots with a dense, mixed-use development that includes 421 residential units, a variety of commercial spaces, and public amenities. This will efficiently utilize the land, providing much-needed housing, services, and community spaces. Currently, approximately 72.7% (69,300 square feet) of the site is used for surface parking, which is inefficient and not in alignment with the city's goals for downtown development.

The rezoning will allow for the full utilization of the property's footprint, creating an environment that fosters residential and economic growth. The development is designed to meet the needs of both the existing population and the growing downtown community.

Conclusion: The proposed zoning amendment for “The 265” aligns with Salt Lake City’s vision for a vibrant, sustainable, and interconnected downtown. The development will provide a range of community benefits, including affordable housing, family-sized units, commercial space for local businesses, and a publicly accessible plaza. The project will also contribute to the city’s sustainability and livability goals, enhancing the downtown environment for both residents and visitors. These benefits will be formalized in a development agreement and will be subject to public input, ensuring transparency and accountability.

---

FULL_NAME	ADDR	unit	CITY	STATE	ZIP
BOYER 101 LC OYER 101 LC	101 S 200 E		SALT LAKE CITY	UT	84111
257 EAST SALT LAKE LLC LT LAKE LLC	101 YGNACIO VALLEY RD		WALNUT CREEK	CA	94596
LUAN C BUI LUAN C BUI	108 W 2ND ST		LOS ANGELES	CA	90012
Current Occupant	109 S 300 E		SALT LAKE CITY	UT	84111
KENNETH WILLIAM RICHINS IAM RICHINS	1122 N 100 W		OREM	UT	84057
Current Occupant	115 S 300 E		SALT LAKE CITY	UT	84111
Current Occupant	120 S 300 E		SALT LAKE CITY	UT	84111
DANIEL DRYSDALE EL DRYSDALE	141 E 200 S		BOUNTIFUL	UT	84010
Current Occupant	15 S 300 E		SALT LAKE CITY	UT	84111
CARLEY & SANDRA MITCHELL LIVING TRUST 8/2/2014 ST 8/2/2014	1651 INTERLACHEN RD #281E		SEAL BEACH	CA	90740
Current Occupant	200 E SOUTH TEMPLE ST		SALT LAKE CITY	UT	84111
UTAH FIRST FEDERAL CREDIT UNION REDIT UNION	200 E SOUTHTEMPLE ST #300		SALT LAKE CITY	UT	84111
DONALD A HUDSON; KATHLEEN A DEFOSTER (JT) FOSTER (JT)	218 N D ST		SALT LAKE CITY	UT	84103
HOLLYWOOD C6 LLC WOOD C6 LLC	2191 E MILLSTREAM AVE		MILLCREEK	UT	84109
LOTUS BV BY CITYLINE, LLC TYLINE, LLC	2194 SNAKE RIVER PKWY		IDAHO FALLS	ID	83402
KILMARNOCK PROPERTIES, LLC ERTIES, LLC	223 W 700 S		SALT LAKE CITY	UT	84101
Current Occupant	230 E SOUTH TEMPLE ST		SALT LAKE CITY	UT	84111
PRICE-SOUTH TEMPLE COMPANY PLE COMPANY	230 E SOUTHTEMPLE ST		SALT LAKE CITY	UT	84111
SJD 312 EAST LLC; PRICE 312 EAST, LLC 2 EAST, LLC	230 E SOUTHTEMPLE ST		SALT LAKE CITY	UT	84111
Current Occupant	231 E 100 S		SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	A6	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	B4	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	B5	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	B6	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	B8	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	C1	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	C2	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	C5	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	C6	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	D1	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	D4	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	D6	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	D7	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S	D8	SALT LAKE CITY	UT	84111
Current Occupant	234 E 100 S		SALT LAKE CITY	UT	84111
CAYDEN A NELSON EN A NELSON	234 E 100 S	B1	SALT LAKE CITY	UT	84111
MIRIAM MCFERRIN AM MCFERRIN	234 E 100 S	B7	SALT LAKE CITY	UT	84111
MAYA V GUTIERREZ; BRIAN GUTIERREZ (JT) IERREZ (JT)	234 E 100 S	C3	SALT LAKE CITY	UT	84111
CAMERON GLEN HOWLETT LEN HOWLETT	234 E 100 S	C7	SALT LAKE CITY	UT	84111
EMILIE DAVIS MILIE DAVIS	234 E 100 S	C8	SALT LAKE CITY	UT	84111
SCOTT EDWARDS OTT EDWARDS	234 E 100 S # A1		SALT LAKE CITY	UT	84111
ALAN BARTA ALAN BARTA	234 E 100 S # A2		SALT LAKE CITY	UT	84111
BRENT HUFF BRENT HUFF	234 E 100 S # A3		SALT LAKE CITY	UT	84111
LIZ JONES LIZ JONES	234 E 100 S # A4		SALT LAKE CITY	UT	84111
TAMI LYN TINGEY; GARY CYRUS TINGEY (JT) TINGEY (JT)	234 E 100 S # A5		SALT LAKE CITY	UT	84111
BENJAMIN T SR ENGEL T SR ENGEL	234 E 100 S # A7		SALT LAKE CITY	UT	84111
DEREK KIRBY DEREK KIRBY	234 E 100 S # B2		SALT LAKE CITY	UT	84111
RYAN H PAINTER N H PAINTER	234 E 100 S # B3		SALT LAKE CITY	UT	84111
BARBARA BARTON; KENNETH BARTON (JT) BARTON (JT)	234 E 100 S # C4		SALT LAKE CITY	UT	84111
SKT FAM TR SKT FAM TR	234 E 100 S # D2		SALT LAKE CITY	UT	84111
SHAWN T CHIDESTER T CHIDESTER	234 E 100 S # D3		SALT LAKE CITY	UT	84111
CHRISTOPHER ALLISON HER ALLISON	234 E 100 S # D5		SALT LAKE CITY	UT	84111
Current Occupant	238 E 100 S		SALT LAKE CITY	UT	84111
Current Occupant	242 E 100 S		SALT LAKE CITY	UT	84111
Current Occupant	242 E SOUTH TEMPLE ST		SALT LAKE CITY	UT	84111
Current Occupant	248 E 100 S		SALT LAKE CITY	UT	84111
Current Occupant	25 S 300 E		SALT LAKE CITY	UT	84111
Current Occupant	250 E SOUTH TEMPLE ST		SALT LAKE CITY	UT	84111
Current Occupant	260 E SOUTH TEMPLE ST		SALT LAKE CITY	UT	84111
LARKIN MORTUARY IN MORTUARY	260 E SOUTHTEMPLE ST		SALT LAKE CITY	UT	84111
Current Occupant	262 E 100 S		SALT LAKE CITY	UT	84111
Current Occupant	265 E 100 S		SALT LAKE CITY	UT	84111
GLOBAL CONSULTING INTERNATIONAL INC ATIONAL INC	270 E 100 S		SALT LAKE CITY	UT	84111
Current Occupant	278 E 100 S		SALT LAKE CITY	UT	84111
PAULINE REDEVELOPMENT LLC; LONE PEAK EQUITY 1 LLC QUIT 1 LLC	2819 E LAKESIDE DR		EAGLE MOUNTAIN	UT	84005
Current Occupant	309 E 100 S		SALT LAKE CITY	UT	84111
PRESTON ROBERT WILLIAMS; ASHLEY WILLIAMS (JT) LLIAMS (JT)	310 W 73RD ST APT PHB		NEW YORK	NY	10023
Current Occupant	312 E SOUTH TEMPLE ST		SALT LAKE CITY	UT	84111
1ST SOUTH HOLLYWOOD LLC LLYWOOD LLC	329 S LAKER CT		SALT LAKE CITY	UT	84102
BV LOTUS REPUBLIC II, LLC LIC II, LLC	338 E SOUTHTEMPLE ST		SALT LAKE CITY	UT	84111

248 EAST 100 SOUTH, LLC SOUTH, LLC	351 W 400 S	SALT LAKE CITY	UT	84101
Current Occupant	44 S 300 E	SALT LAKE CITY	UT	84111
Current Occupant	51 S 300 E	SALT LAKE CITY	UT	84111
Current Occupant	53 S 300 E	SALT LAKE CITY	UT	84111
KESTREL HOLDINGS, LLC LDINGS, LLC	5705 EMIGRATION CANYON RD	EMIGRATN CYN	UT	84108
PROVIDENCE PLACE HOLDINGS LP HOLDINGS LP	595 S RIVERWOODS PKWY	LOGAN	UT	84321
1 SLC, LLC 1 SLC, LLC	6170 N PARK LN # 26	PARK CITY	UT	84098
234 EAST PROPERTY TRUST 12/13/2017 12/13/2017	620 E 2100 S	SALT LAKE CITY	UT	84106
LINCOLN ARMS, LLC N ARMS, LLC	650 S 500 W # 104	SALT LAKE CITY	UT	84101
KENT DIEBOLT ENT DIEBOLT	70 JOHNES ST	NEWBURGH	NY	12550
CORPORATION OF THE EPISCOPAL CHURCH IN UTAH RCH IN UTAH	75 S 200 E	SALT LAKE CITY	UT	84111
HOLLY HUFF HOLLY HUFF	815 N LAFAYETTE DR	SALT LAKE CITY	UT	84116
BUNGALOW CONDOMINIUMS, INC INIUMS, INC	818 E SOUTHTEMPLE ST	SALT LAKE CITY	UT	84102
HOLLYWOOD CONDOMINIUMS COMMON AREA MASTER CARD MASTER CARD	PO BOX 171014	SALT LAKE CITY	UT	84117
RAVEN ONE LLC VEN ONE LLC	PO BOX 4902	JACKSON	WY	83001
BV LOTUS 300 EAST, LLC 0 EAST, LLC	PO BOX 51298	IDAHO FALLS	ID	83405
SEJ ASSET MANAGEMENT & INVESTMENT COMPANY ENT COMPANY	PO BOX 711	DALLAS	TX	75221
Sara Javoronok, Planning Division	PO BOX 145480	SALT LAKE CITY	UT	84114
Joe Brown, Silverado Development LLC	1510 E 840 N	OREM	UT	84097

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 202\_\_

(An ordinance amending the zoning of property located at 265 East 100 South Street from MU-8 Mixed Use 8 District to D-1 Central Business District)

An ordinance amending the zoning map pertaining to property located at 265 East 100 South Street (“Property”) from MU-8 (Mixed Use 8) District to D-1 (Central Business) District pursuant to Petition No. PLNPCM2024-01377.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on October 22, 2025 to consider a petition by Joe Brown and Dave Hunter of Silverado Development, LLC, representing the property owner, Raven One, LLC, to rezone the parcel located at 265 East 100 South (Tax ID No. 16-06-127-027-0000) from MU-8 (Mixed Use 8) District to D-1 (Central Business) District; and

WHEREAS, at its October 22, 2025, meeting the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, after a public hearing on this matter the City Council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property, identified on Exhibit “A” attached hereto, shall be and hereby is rezoned from MU-8 (Mixed Use 8) District to D-1 (Central Business) District.

SECTION 2. Condition. This map amendment is conditioned upon the owner of the Property entering into a development agreement with Salt Lake City that (1) will limit the height



of any building on the Property to 225', and (2) will require the property owner to work with commercial tenants to mitigate displacement.

SECTION 3. Effective Date. This Ordinance shall become effective on the date of its first publication. The Salt Lake City Recorder is instructed to not publish this ordinance until the condition set forth in Section 2 pertaining to entering into and recording a development agreement is satisfied as certified by the Salt Lake City Planning Director or his designee.

SECTION 4. Time. If the condition set forth in Section 2 has not been met within one year after adoption, this ordinance shall become null and void. Prior to such one year period, the City Council may, for good cause shown, extend the time period for satisfying the above condition by resolution.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 202\_\_.

Published: \_\_\_\_\_.

Ordinance rezoning 265 East 100 South to D-1

**APPROVED AS TO FORM**  
Salt Lake City Attorney's Office

Date: 11/21/2025

By: Courtney Lords  
Courtney Lords, Senior City Attorney

# EXHIBIT “A”

Legal Description of Property to be Rezoned:

Beginning at the southeast corner of Lot 1, Block 73, Plat A, Salt Lake City Survey, and running thence South  $89^{\circ}58'28''$  West along the south line of said Lot 1 a distance of 285.38 feet; thence North  $00^{\circ}02'02''$  West 330.14 feet to the north line of Lot 8 of said Block 73; thence North  $89^{\circ}58'27''$  East along said north line 120.30 feet; thence North  $00^{\circ}02'10''$  West 8.25 feet; thence North  $89^{\circ}58'27''$  East 165.05 feet to east line of said Block 73; thence South  $00^{\circ}02'18''$  East along said east line 338.39 feet to the point of beginning.

This page has intentionally been left blank