



# SALT LAKE CITY TRANSMITTAL

**To:**  
Salt Lake City Council Chair

**Submission Date:**  
02/19/2025

**Date Sent to Council:**  
02/21/2025

**From:**

**Department\***  
Community and Neighborhood

**Employee Name:**  
Younger, Cassie

**E-mail**  
[Cassie.Younger@slc.gov](mailto:Cassie.Younger@slc.gov)

**Department Director Signature**

*Tammy Hunsaker*

**Chief Administrator Officer's Signature**

*Jill Love*

**Director Signed Date**  
02/21/2025

**Chief Administrator Officer's Signed Date**  
02/21/2025

**Subject:**  
Zoning Map Amendment - First Step House 273 E 800 S

**Additional Staff Contact:**

**Presenters/Staff Table**

**Document Type**  
Ordinance

**Budget Impact?**  
☐ Yes  
☒ No

**Recommendation:**  
Approval of this zoning map amendment is recommended to the City Council.

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

**Will there need to be a public hearing for this item? \***  
☒ Yes  
☐ No

**Public Process**  
Please see attachment under "background/discussion."

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ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS  
Tammy Hunsaker  
Director

## CITY COUNCIL TRANSMITTAL

**BACKGROUND/DISCUSSION:** Harold Woodruff, on behalf of First Step House, seeks to amend the zoning map for the property at approximately 273 E 800 S from I Institutional to RMF-45 Moderate/High-Density Multifamily Residential. A vacant office building that formerly housed the offices of the Disabled American Veterans organization exists on the property. First Step House purchased the property and intends to build Affordable Housing available to those making 30% of the Area Median Income or below. Their proposed project would construct a new multi-family residential building with approximately 34 one-bedroom deeply affordable units with supportive services on-site. The rezone was requested because multi-family dwellings, along with many other residential uses, are not allowed in Institutional Zones. The RMF-45 Zone would allow multi-family as a Permitted use and allow a maximum height of 45'.



The Planning Commission discussed the petition at the December 11, 2024, meeting and held a public hearing on the issue. The Commission voted (6:0) to recommend approval of the zoning map amendment to the City Council with the Condition that the applicant enter into a Development Agreement that the housing built on site will be available to those with 30% Area Median Income or below. The full public meeting can be viewed using [this link](#) at minute 3:45:50

For specific information regarding the proposal, please refer to the Planning Commission Staff Report.

### PUBLIC PROCESS:

- The Planning Division provided a 45-day comment period notice to the Central City Community Council on October 15, 2024.
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing notice about the proposal and information on how to give public input on the project on October 15, 2024.
- An online open house has been posted to the Planning Division's webpage since October 22, 2024
- The applicant presented at the Central City Community Council on November 6, 2024.
- Public noticing of the Planning Commission hearing was completed on November 27, 2024.

### Planning Commission (PC) Records

- a) [PC Agenda for December 11, 2024](#)
- b) [PC Minutes of December 11, 2024](#)
- c) [Planning Commission Staff Report of December 11, 2024](#)

SALT LAKE CITY CORPORATION  
451 SOUTH STATE STREET, ROOM 404  
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486

WWW.SLC.GOV  
TEL 801.535.6230 FAX 801.535.6005

**EXHIBITS:** The following is a list of attachments/files included in the transmittal.

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



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SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2025

(Amending the zoning map pertaining to a parcel of property located at 273 East 800 South from I Institutional District to RMF-45 Moderate/High Density Multi-Family Residential District)

An ordinance amending the zoning map pertaining to a parcel of property located at 273 East 800 South (“Property”) from I Institutional District to RMF-45 Moderate/High Density Multi-Family Residential District pursuant to Petition No. PLNPCM2024-01153.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on December 11, 2024, on an application submitted by Harold Woodruff, on behalf of First Step House, the owner of the Property, to rezone the Property from I Institutional District to RMF-45 Moderate/High Density Multi-Family Residential District pursuant to Petition No. PLNPCM2024-01153.

WHEREAS, at its December 11, 2024, meeting, the Planning Commission voted in favor of forwarding 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, as more particularly described on Exhibit “A” attached hereto, shall be and hereby is rezoned from I Institutional District to RMF-45 Moderate/High Density Multi-Family Residential District.

SECTION 2. Condition. This map amendment is conditioned upon the owner of the Property entering into a development agreement requiring that all of the dwelling units on the Property be restricted to those with household incomes of 30% of the area median income or below.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The Salt Lake City Recorder is instructed to not publish this ordinance until the condition set forth in Section 2 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 above has not been met within one year after adoption, then this ordinance shall become null and void. The City Council may, for good cause shown, by resolution, extend the time period for satisfying the condition identified above.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

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

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

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

\_\_\_\_\_  
MAYOR

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

(SEAL)

Bill No. \_\_\_\_\_ of 2025.

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

Ordinance Rezoning 273 E 800 S to RMF-45\_v1

**APPROVED AS TO FORM**

Salt Lake City Attorney's Office

Date: February 19, 2025

By: 

Katherine D. Pasker, *Senior City Attorney*

# Exhibit “A”

Legal description of the property

Tax ID No. 16-07-130-036-0000

Beginning at a point North 191.00 feet from the Southeast corner of Lot 1, Block 18, Plat “A”, Salt Lake City Survey, and running thence West 88.50 feet; thence North 56.50 feet; thence West 27.00 feet; thence South 16.50 feet; thence West 49.50 feet; thence South 91.00 feet; thence East 50.00 feet; thence South 140.00 feet; thence East 115.00 feet; thence North 191.00 Feet to the point of beginning.

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ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS  
Blake Thomas  
Director

## PROJECT CHRONOLOGY

**Petition:** PLNPCM2024-01153

<b>October 8, 2024</b>	Application for a Zoning Map Amendment was received.  Petition PLNPCM2024-01153 was assigned to Cassie Younger, Senior Planner, for staff analysis and processing.
<b>October 15, 2024</b>	Notice was sent to the Central City Community Council Recognized Community Organization (RCO) informing them of the petition.  Early notification of the project was also sent to property owners and residents within 300 feet of the proposal.
<b>October 20, 2024</b>	The proposal was posted for an online open house. The proposal can still be viewed online.  An Early Notification sign was posted on the property by the applicant
<b>November 6, 2024</b>	The applicant presented their proposal at the Central City Community Council meeting
<b>November 23, 2024</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>November 27, 2024</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>November 30, 2024</b>	The 45-day public comment period for Recognized Organizations ended.
<b>December 6, 2024</b>	Planning Commission Staff Report was posted.
<b>December 11, 2024</b>	Planning Commission held a public hearing and made a recommendation to the City Council to approve the proposed map amendment.
<b>January 6, 2025</b>	Requested Final Draft of Ordinance from Attorney's Office
<b>February 19, 2025</b>	Final Draft of Ordinance received from Attorney's Office

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## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering Petition **PLNPCM2024-01153 First Step House Rezone**. Salt Lake City has received a request from Harold Woodruff, on behalf of First Step House, requesting approval to amend the zoning from I (Institutional) to RMF-45 (Moderate/High-Density Multi-Family Residential) for the property at 273 E 800 S (Parcel ID 16-07-130-036-0000). The amendment would enable a deeply affordable housing project with 34 one-bedroom apartments available to those with 30% Area Median Income (AMI) or lower. The property contains a vacant office building.

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 Cassie Younger at 801.535.6211 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or by e-mail at [cassie.younger@slc.gov](mailto:cassie.younger@slc.gov). The application details can be accessed at <https://www.slc.gov/planning/2024/10/22/openhouse2024-01153/>.

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@slcgov.com](mailto:council.comments@slcgov.com), 801-535-7600, or relay service 711.

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# ZONING AMENDMENT

## IMPORTANT INFORMATION



### CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at [zoning@slcgov.com](mailto:zoning@slcgov.com).



### SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



### REQUIRED FEES

- **Map Amd: \$1,262** filing fee, plus **\$121** per acre (in excess of 1 ac).
- **Text Amd: \$1,262** filing fee.
- Additional required notice fees assessed after submission.

## APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

ADDRESS OF SUBJECT PROPERTY

273 East 800 South

REQUEST

Zoning change from I zone to RMF-45

NAME OF APPLICANT

Harold P. Woddruff

PHONE

801-647-7457

MAILING ADDRESS

223 East 800 South

EMAIL

hwoodarch@gmail.com

APPLICANT'S INTEREST IN PROPERTY (\*owner's consent required)

☐ Owner ☒ Architect\* ☐ Contractor\* ☐ Other\*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (if different from applicant)

First Step House - Shawn McMillen - Executive Director

PHONE

801-518-3257

MAILING ADDRESS

411 North Grant Street, Salt Lake City, Utah 84116

EMAIL

smcmillen@firststephouse.com

## OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

**DISCLAIMER:** PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

### ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

**NAME OF APPLICANT**

Harold P. Woddruff

**EMAIL**

hwoodarch@gmail.com

**MAILING ADDRESS**

223 East 800 South

**PHONE**

801-647-7457

**APPLICATION TYPE**

Request to Amend Zoning Map

**SIGNATURE****DATE**

10/7/2024

### LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

**Affirmation of sufficient interest:** I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

**LEGAL DESCRIPTION OF SUBJECT PROPERTY****NAME OF OWNER**

First Step House

**EMAIL**

smcmillendfirststephouse.org

**MAILING ADDRESS**

440 So. 500 E., SLC, UT 84102

**SIGNATURE****DATE**

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

**DISCLAIMER:** BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

**From:** [Jacob Leininger](#)  
**To:** [Austin Davis](#); [Ashley Grant](#); [Christian Pritchett](#); [Harold Woodruff Architects](#); [Shawn McMillen](#)  
**Subject:** RE: [ext.] Re: 273 East 800 South  
**Date:** Thursday, October 03, 2024 3:39:28 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Austin,

The application looks good on our end. It does appear on the second page under Legal Property Owner Consent a member of First Step House will need to sign and provide their contact information. I'm not sure if you or Shawn will be signing, but please provide Harold with the proper contact information. This section also asks for a legal description of the property which I've included below.

**Legal Description**

Beginning at a point North 191.00 feet from the Southeast corner of Lot 1, Block 18, Plat "A", Salt Lake City Survey, and running thence West 88.50 feet; thence North 56.50 feet; thence West 27.00 feet; thence South 16.50 feet; thence West 49.50 feet; thence South 91.00 feet; thence East 50.00 feet; thence South 140.00 feet; thence East 115.00 feet; thence North 191.00 Feet to the point of beginning.

Thanks,

**Jake Leininger**  
BlueLine Development, Inc.  
406.253.0730

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**From:** Austin Davis <adavis@firststephouse.org>  
**Sent:** Thursday, October 3, 2024 7:00 AM  
**To:** Ashley Grant <ashley@bluelinedevelopment.com>; Christian Pritchett <christian@bluelinedevelopment.com>; Harold Woodruff Architects <hwoodarch@gmail.com>; Shawn McMillen <smcmillen@firststephouse.org>; Jacob Leininger <jleininger@bluelinedevelopment.com>  
**Subject:** RE: [ext.] Re: 273 East 800 South

Great. Thanks!

**Austin Davis**  
Associate Director  
**C** 801.638.3261  
**D** 801.410.5227  
**P** 801.359.8862 x2158  
**F** 801.359.8510  
**TTY** 711





# SUBMITTAL REQUIREMENTS

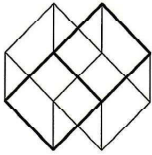
1 / 1

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK	STAFF	REQUIREMENTS ( <a href="#">21A.50</a> )
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A statement declaring the purpose and justification for the proposed amendment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A written general description of any future development that is planned for the property including the anticipated use, density, scale of development, timing of development, the anticipated impact to existing land uses and occupants of the land subject to the proposal, and any additional land use petitions that may be anticipated to develop the site. Visual renderings and basic site plans may be provided by the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the request amending the Zoning Map? If so, please list the parcel numbers to be changed and a map that shows the current use of the subject property and adjacent properties.
<input type="checkbox"/>	<input type="checkbox"/>	Is the request amending the text of the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed. Text that is proposed to be added shall be underlined and text that is proposed to be deleted shall be shown with a strikethrough line.
COMMUNITY BENEFIT ( <a href="#">21A.50.050.C</a> )		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A written description regarding the proposed community benefit(s) associated with the amendment. The description shall adequately describe the necessary details to demonstrate that the proposed community benefit is roughly proportionate to the potential increase in development right if the proposed amendment were to be adopted. See 21A.50.050.C for a list of community benefits that can be proposed.
DATA COLLECTION ( <a href="#">21A.50.040.A</a> )		
DISCLAIMER: FILL OUT THE REQUIRED DATA COLLECTION INFORMATION BELOW BY USING THIS <a href="#">LINK</a> . DO NOT UPLOAD THIS INFORMATION TO THE CITIZENS ACCESS PORTAL. <a href="https://bit.ly/slcplanning-datacollection">https://bit.ly/slcplanning-datacollection</a>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>For residential properties, the following information must be provided:</b> <ul style="list-style-type: none"> <li>The current or prior number of dwellings;</li> <li>Square footage and number of bedrooms for each dwelling unit;</li> <li>The current cost of rent and the cost of rent for the previous 36 months;</li> <li>The total number of people residing on the property.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<b>For nonresidential properties, the following information must be provided:</b> <ul style="list-style-type: none"> <li>Details on the nature of the existing and prior use;</li> <li>Square footage of the leasable area;</li> <li>Detailed list of current or prior occupants;</li> <li>The current cost to lease and the cost to lease for the previous 36 months.</li> </ul>

## INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

**INITIALS**  **DISCLAIMER:** I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.



Harold P. Woodruff Architect\Planner  
223 East 800 South  
Salt Lake City, Utah 84111  
Phone: 801-647-7457

Planning Center  
PO Box 145471  
Salt Lake City, Utah 84114

25 September, 2024  
4 pages in this document

**Zoning Amendment Application for the property at 273 East 800 South, Salt Lake City, Utah. Change of zone from I to RMF-45**

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## **REQUIREMENTS**

**A statement declaring the purpose and justification for the proposed amendment.**

This parcel has been owned by the Disabled American Veterans who no longer need the property and have sold it to First Step House. The property is currently zoned I, has a large parking lot and an older one story office building. First Step House is a local Nonprofit who would like to build a multifamily apartment building to house individuals who earn less than 30% or below AMI. We believe this property is under utilized, is located in a residential area of the city and would help the city achieve its goal of providing more housing for lower income individuals.

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**A written general description of any future development that is planned for the property including anticipated use, density, scale of development, timing of development, the anticipated impact to existing land uses and occupants of the land subject to the proposal and any additional land use petitions that may be anticipated to develop the site. Visual renderings and basic site plans may be provided by the applicant.**

This project would be a single multifamily apartment building, containing 34 one-bedroom apartment units in a four story building with surface parking. The density on the site will be 52.88 units per acre. Construction is anticipated to start late in 2025 or early in 2026. The existing use is an office building, no existing housing will be displaced by this project.

We believe the impact on surrounding properties would be minimal. The site to the north of us is occupied by an older single family house which is currently zoned RMF-35 and will likely develop as multifamily housing in the future. To the north of them are newer three story multifamily buildings also zoned RMF-35. The nearest neighbor to the west of our site is a single family house located on 265 East 800

273 East 800 South

South. Presently we share a right of way with this neighbor and would keep it in place so there is access to the rear of their property. We have positioned our building as far as possible to the east of our site to lessen the impact on this property. Refer to drawing A202 included. The south elevation shows the existing house and how we would position our new building. (We have taken into account the Regulation on Height Transitions as shown by the Angular Plane). The highest part of the building has been located to the east side of the building as far as possible from this neighbor.

Several single family houses fronting on Alberta Street (240 East) have their rear lots abutting our property. These are zoned SR3. We have pushed our building as far east as possible, placing open space and parking between our building and these lots.

Across 300 East are several two and a half story apartment buildings with a single family house directly across the street to the east on the corner of the intersection. All of these properties are zoned RMF-35. South of this property, across 800 South Street is an existing three story multifamily apartment building with a pitched roof. This property is zoned RMF-45 and is similar in height and massing to our building.

We believe the careful design of our site will minimize any possible impacts to our neighbors. We do not anticipate any additional land use partitions will be needed for this project.

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**Is the request amending the Zoning Map?**

Yes - Parcel Number 130036

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**Is the request amending the text of the Zoning Ordinance?**

No

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#### **COMMUNITY BENEFIT**

A written description regarding the proposed community benefit associated with the amendment. The description shall adequately describe the necessary details to demonstrate that the proposed community benefit is roughly proportionate to the potential increase in development right if the proposed amendment were to be adopted. See 21A.50.050.C for a list of community benefits that can be proposed.

We have embraced Salt Lake City's Ordinance on Affordable Housing Incentives in



the development of our project (Please see the Site Data outlined on our Site Plan and also attached to this application). This project will add 34 affordable units to the cities stock.

Salt Lake City Ordinance No 74 of 2023  
Affordable Housing Incentives

Affordable Housing Incentives are premitted in the RMF-45 District

Table 21A.52.050.G Incentive Types

Table B. Applicable to residential multifamily zoning districts RMF-30, RMF-35, RMF-45 and RMF-75.

Affordable rental developments shall meet at least one of the following affordable criteria:

1. 40% of the units shall be affordable to those with income at or below 60% AMI.
2. 20% of the units shall be affordable to those with incomes at or below 50% AMI.
3. 40% of the units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.

*We believe this development will meet all three of the above requirements. First Step House intends for 100% of the residents to be 30% or below AMI.*

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**DATA COLLECTION**

Attached.

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**For residential properties, the following information must be provided:**

**Current or prior number of dwellings.**

There are no housing units currently on the property.

**Square footage and number of bedrooms for each dwelling unit.**

Apartment Data:

One bedroom apartment	500 sq.ft.	12 Units
One bedroom apartment	510 sq.ft.	6 Units

One bedroom apartment	555 sq.ft.	8 Units
One bedroom apartment	550 sq.ft.	8 Units Accessible units
Total Units		34 Units

**The current cost of rent and the cost of rent for the previous 36 months.**

Not Applicable:        There is no housing on the property.

**Total number of people residing on the property.**

There are no people residing on the property. Generally there has been one individual who has used the office building between normal business hours.

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Please call if you have questions.

Sincerely:

  
\_\_\_\_\_  
Harold P. Woodruff Architect/Planner

#### SITE DATA

ZONING (PROPOSED) RMF-45  
SITE SIZE 28,020.50 SQ.FT. OR 0.643 ACRES  
BUILDING USE MULTIFAMILY  
ALLOWABLE NUMBER OF UNITS SEE ZONING INCENTIVES  
WE ARE PROPOSING 34 ONE BEDROOM UNITS

SITE DENSITY WITH 34 UNITS

52.00 UNITS PER ACRE

#### ZONING INCENTIVES

SALT LAKE CITY ORDINANCE NO 74 OF 2023  
AFFORDABLE HOUSING INCENTIVES

AFFORDABLE HOUSING INCENTIVES ARE PERMITTED IN THE RMF-45 DISTRICT

21A.52.050 AFFORDABLE HOUSING INCENTIVES: 62  
RMF-30, RMF-35, RMF-45 AND RMF-75 ZONING DISTRICTS; THE QUALIFYING PROVISIONS FOR DENSITY FOUND IN THE MINIMUM LOT AREA AND LOT WIDTHS TABLES FOR RMF-30, RMF-35, RMF-45 AND RMF-75 ZONING DISTRICTS DO NOT APPLY.

TABLE 21A.52.050.6 INCENTIVE TYPES  
TABLE B, APPLICABLE TO RESIDENTIAL MULTIFAMILY ZONING DISTRICTS: RMF-30, RMF-35, RMF-45 AND RMF-75  
AFFORDABLE RENTAL DEVELOPMENTS SHALL MEET AT LEAST ONE OF THE FOLLOWING AFFORDABLE CRITERIA:

1. 40% OF THE UNITS SHALL BE AFFORDABLE TO THOSE WITH INCOME AT OR BELOW 60% AMI.
2. 20% OF THE UNITS SHALL BE AFFORDABLE TO THOSE WITH INCOMES AT OR BELOW 50% AMI.
3. 40% OF UNITS SHALL BE AFFORDABLE TO THOSE WITH INCOMES AVERAGING NO MORE THAN 60% AMI AND THESE UNITS SHALL NOT BE OCCUPIED BY THOSE WITH AN INCOME GREATER THAN 80% AMI.

WE BELIEVE WE WILL MEET ALL THREE OF THE ABOVE REQUIREMENTS. FIRST STEP HOUSE INTENDS FOR 100% OF TENANTS TO BE 30% OR BELOW AMI

TABLE 21A.44.040-A MINIMUM AND MAXIMUM OFF STREET PARKING  
STUDIO AND ON BEDROOM 1 SPACE PER DWELLING UNIT

21A.44.050 ALTERNATIVES TO MINIMUM AND MAXIMUM PARKING CALCULATIONS

D. AFFORDABLE AND SENIOR HOUSING (MULTIFAMILY STRUCTURES): THE MINIMUM NUMBER OF REQUIRED OFF STREET PARKING SPACES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WITH AT LEAST 10 DWELLING UNITS MAY BE REDUCED BY TWENTY-FIVE PERCENT (25%).

OUR UNITS WILL QUALIFY AS AFFORDABLE HOUSING

FOR A DEVELOPEMENT THAT MEETS ANY OF THE ABOVE, AN ADDITIONAL REDUCTION OF UP TO FIFTEEN PERCENT (15%) MAY BE ALLOWED WHEN THE DEVELOPMENT IS LOCATED WITHIN ONE-QUARTER MILE OF A BUS STOP THAT IS SERVED BY THE SAME ROUTE AT LEAST EVERY FIFTEEN (15) MINUTES DURING DAYTIME HOURS, MONDAY - SATURDAY.

WE ARE LOCATED WITHIN ONE-QUARTER MILE OF THE BUS STOPS LOCATED 300 EAST AND 900 SOUTH (APPROXIMATELY 850 FEET)

THE REDUCTIONS FOR AFFORDABLE AND SENIOR HOUSING CAN BE COMBINED WITH ANY OTHER ALLOWED REDUCTIONS FOR A COMBINED TOTAL NOT TO EXCEED EIGHTY PERCENT (80%)

PARKING STALLS REQUIRED - 34 UNITS X 1 PARKING STALL PER UNIT EQUALS 34 PARKING STALLS  
34 PARKING STALLS (25% PLUS 15%) REDUCTION EQUALS 40% REDUCTION ALLOWED  
34 PARKING STALLS MINUS 40% REDUCTION EQUALS 20.4 PARKING STALLS REQUIRED

21 PARKING STALLS HAVE BEEN PROVIDED

ACCESSIBLE STALLS REQUIRED 1 PER 25 TOTAL STALLS = 1 REQUIRED  
2 PARKING STALLS PROVIDED

ELECTRIC VEHICLE PARKING 1 PER 25 TOTAL STALLS = 1 REQUIRED  
1 PARKING STALLS PROVIDED

BICYCLE PARKING REQUIRED 1 PER 5 UNITS = 34 UNITS/5 = 6.8 BICYCLE PARKING SPACES REQUIRED  
10 PARKING STALLS PROVIDED

MAXIMUM BUILDING COVERAGE 50%  
ACTUAL BUILDING COVERAGE 28%

#### BUILDING DATA

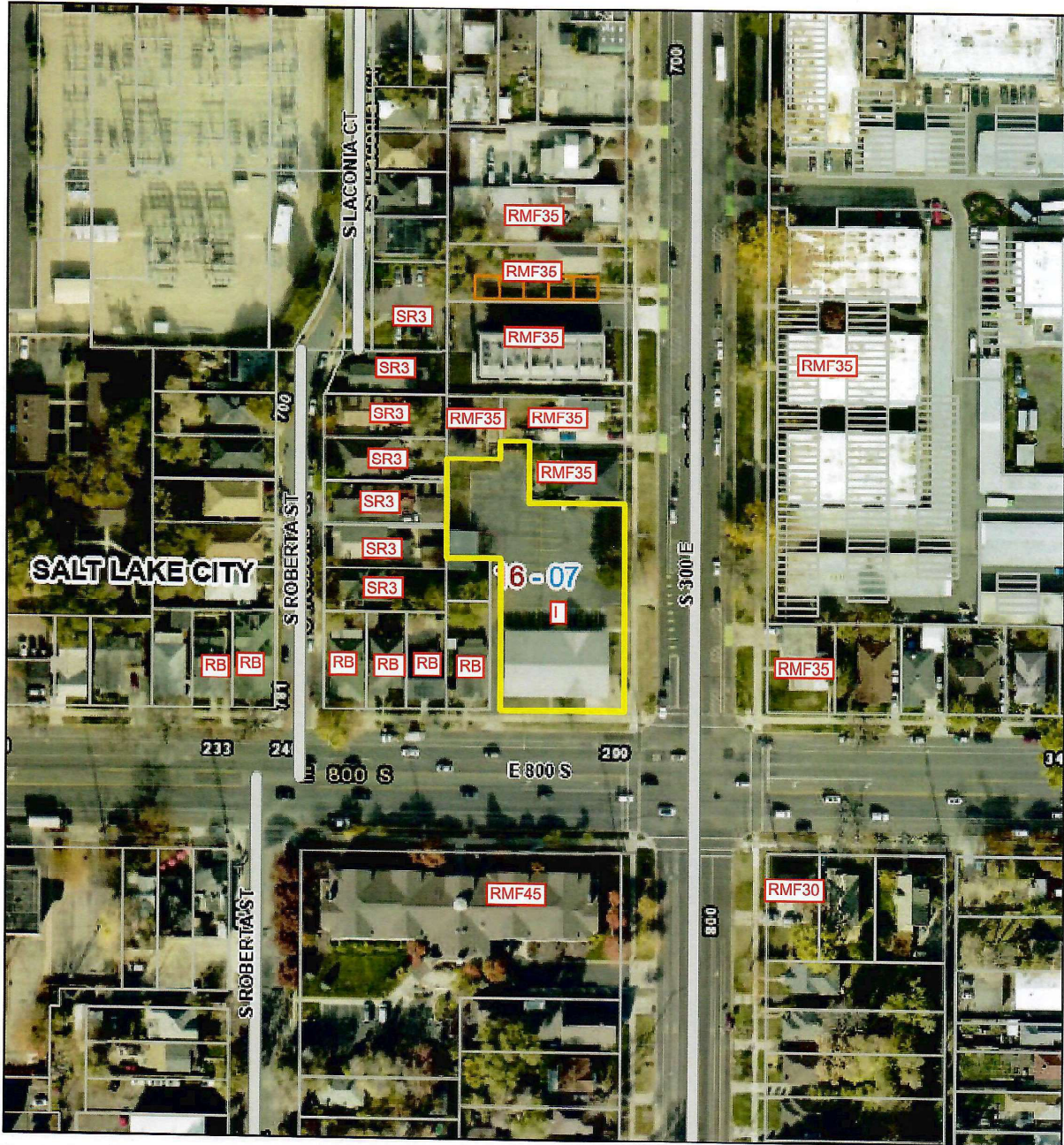
MAIN LEVEL	4 UNITS	7,860 SQ.FT.
SECOND LEVEL	10 UNITS	7,860 SQ.FT.
THIRD LEVEL	10 UNITS	7,860 SQ.FT.
FOURTH LEVEL	10 UNITS	7,860 SQ.FT.
TOTAL GROSS SQ.FT.	34 UNITS	31,440 SQ.FT.

#### APARTMENT DATA

ONE BEDROOM APARTMENT	500 SQ.FT.	12 UNITS	
ONE BEDROOM APARTMENT	510 SQ.FT.	6 UNITS	
ONE BEDROOM APARTMENT	555 SQ.FT.	8 UNITS	
ONE BEDROOM APARTMENT	550 SQ.FT.	8 UNITS	ACCESSIBLE TYPE A UNITS
TOTAL UNITS		34 UNITS	



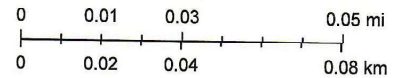
# My Map



September 27, 2024

**ZONING MAP**

1:2,069



Esri, HERE, iPC, County of Salt Lake, Bureau of Land Management, Utah  
AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Salt Lake County,  
Maxar, Microsoft

The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map was created by the office of the Salt Lake County Assessor, in  
This map is not intended to represent an actual field Survey of nor establish

**From:** [Smartsheet Forms](#)  
**To:** [hwoodarch@gmail.com](mailto:hwoodarch@gmail.com)  
**Subject:** Confirmation - General Plan and Zoning Amendments Data Requirements  
**Date:** Thursday, August 22, 2024 12:35:53 PM

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Thank you for submitting your entry. A copy is included below for your records.

## General Plan and Zoning Amendments Data Requirements

**Subject Property Address** 273 East 800 South

**Current use of property** Nonresidential

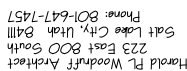
**Describe the existing and prior use of the property** Currently the property is vacant. The previous use was office for Disabled American Veterans (DAV).

**Square footage of the leasable area** 4511

**Current and prior occupants from previous 36 months** Currently the building is vacant. The prior owner also occupied the building and was the office for Disabled American Veterans.

**Current cost to lease** 0

**Cost to lease for the previous 36 months** 0

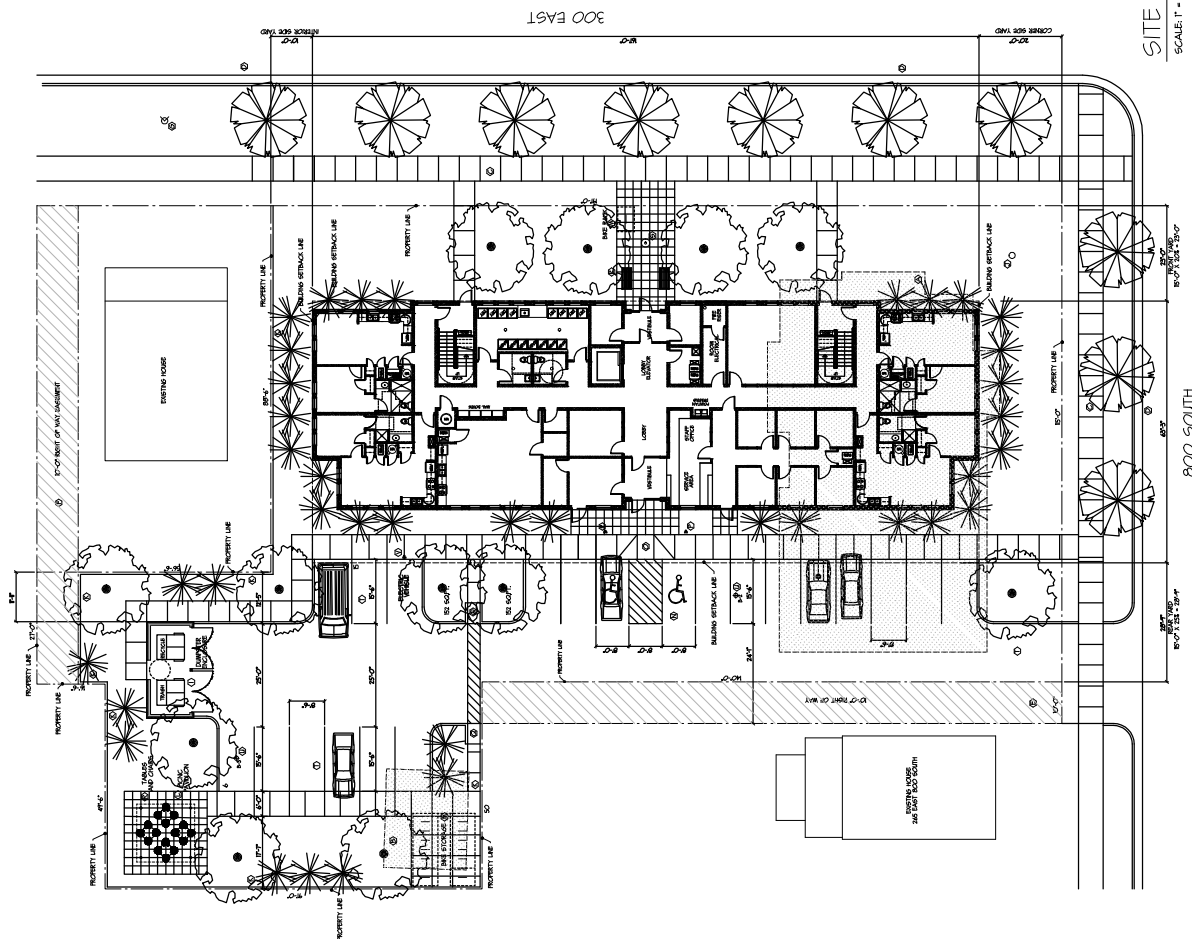


First Step House  
411 North Grant Street  
Salt Lake City, Utah 84116

610

NORTH 

SITE PLAN  
SCALE: 1" = 20'-0"









A102

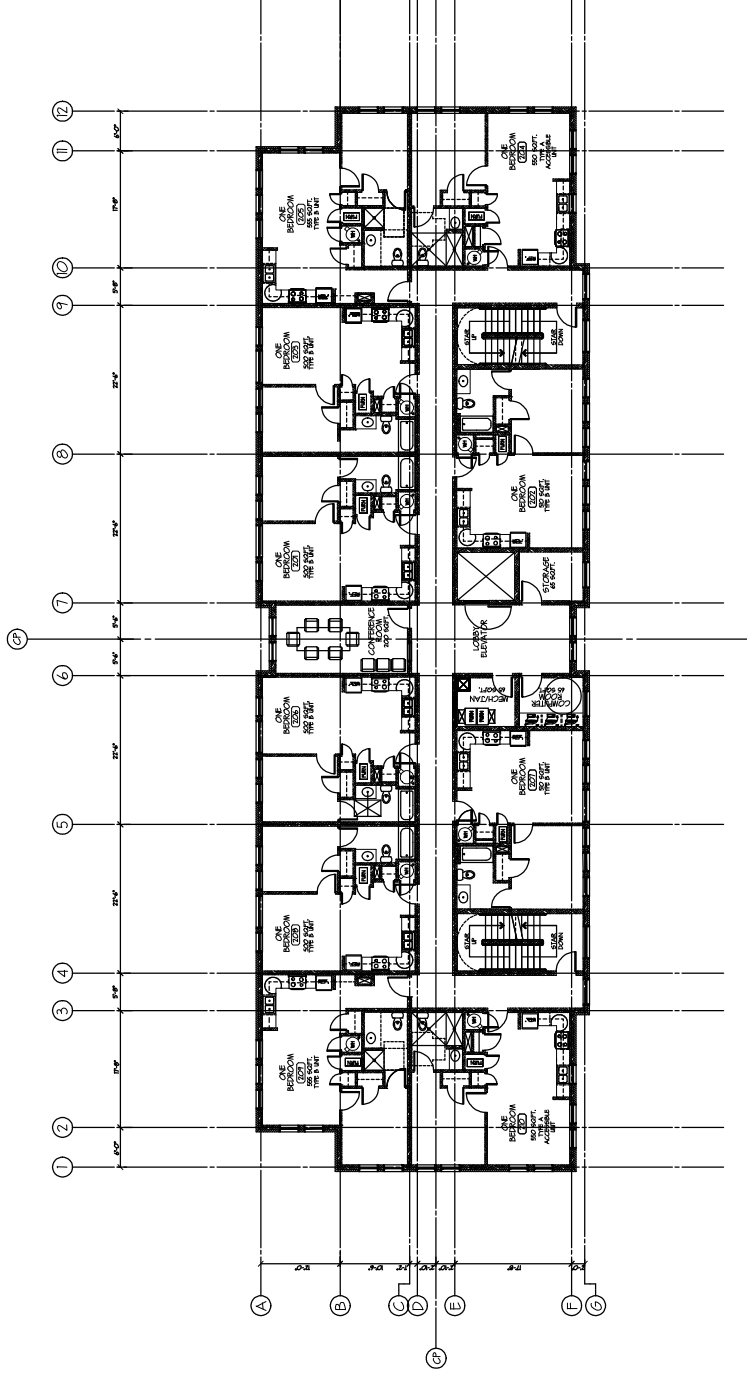
2/20/2024  
DATE: 01/25/2024

First Stop House  
411 North Grant Street  
Salt Lake City, Utah 84116

300 East Apartments  
273 East 800 South  
Salt Lake City, Utah 84111



Harold P. Woodruff Architect  
223 East 800 South  
Salt Lake City, Utah 84111  
Phone: 801-647-7457





THIRD LEVEL PLAN  
SCALE 1/8" = 1'-0"



2024-06-14  
DATE: 07/25/2024

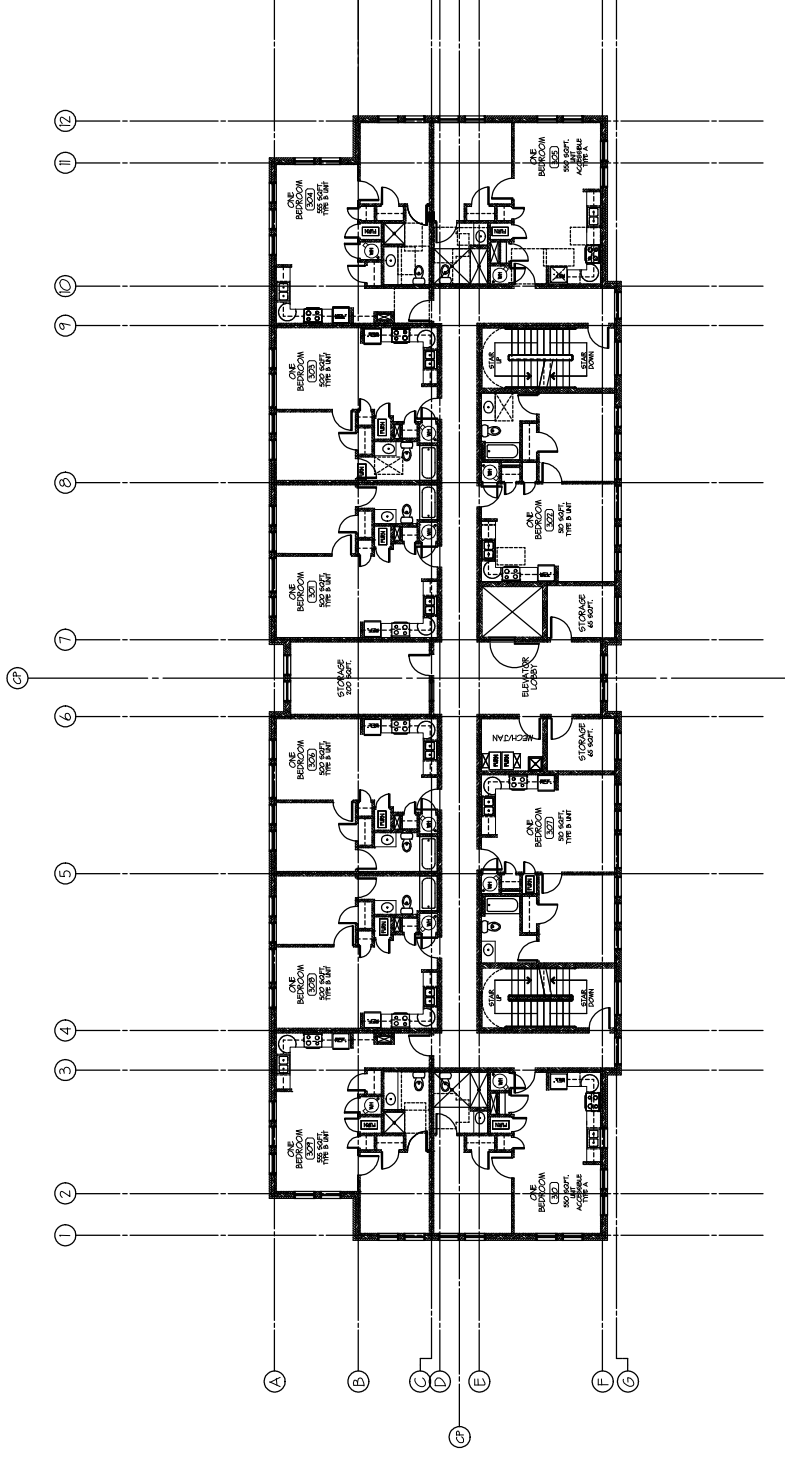
THIRD LEVEL  
PLAN

A103

First Step House  
411 North Grant Street  
Salt Lake City, Utah 84116

300 East Apartments  
273 East 800 South  
Salt Lake City, Utah 84111

Harold P. Woodruff Architect  
223 East 800 South  
Salt Lake City, Utah 84111  
Phone: 801-647-7457



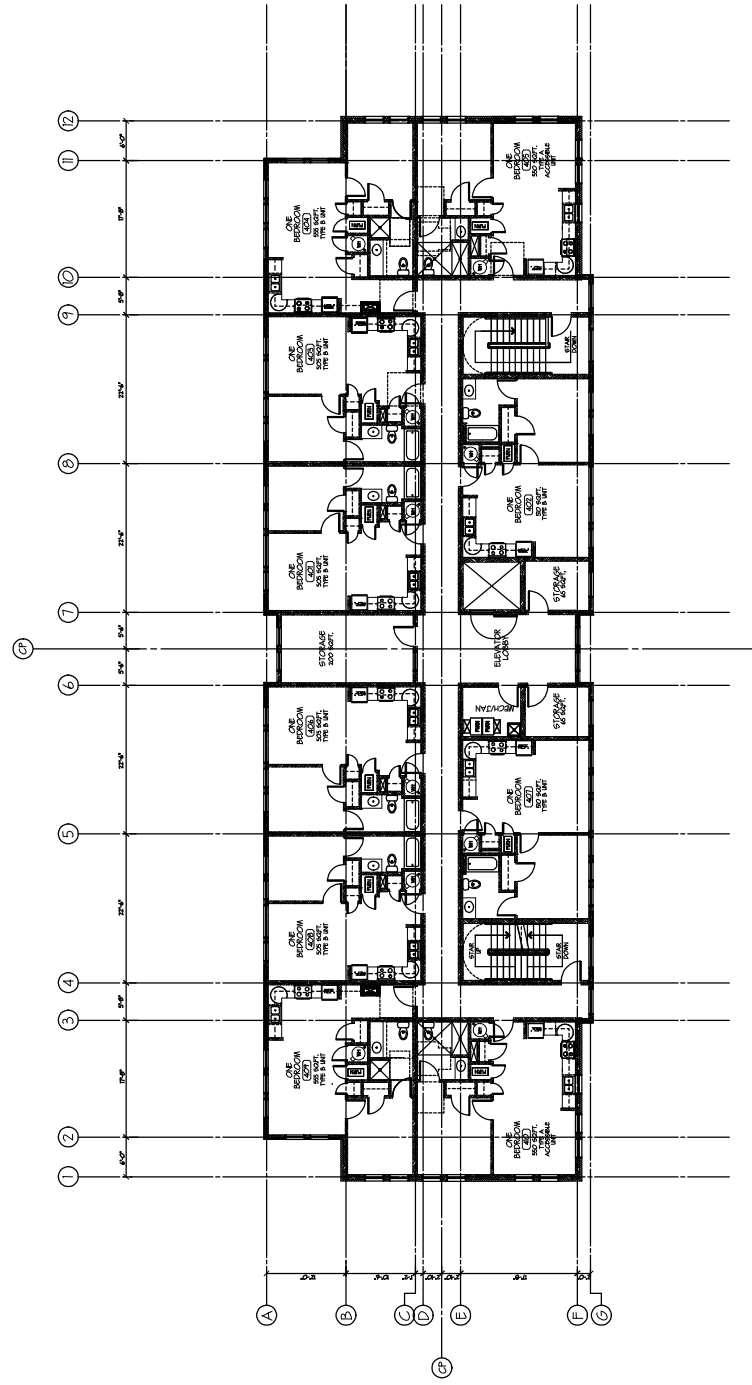
A104

230244401114  
 DATE: 07/25/2024

First Step House  
 411 North Grant Street  
 Salt Lake City, Utah 84116

300 East Apartments  
 273 East 800 South  
 Salt Lake City, Utah 84111

Harold P. Woodruff Architect  
 223 East 800 South  
 Salt Lake City, Utah 84111  
 Phone: 801-647-7457

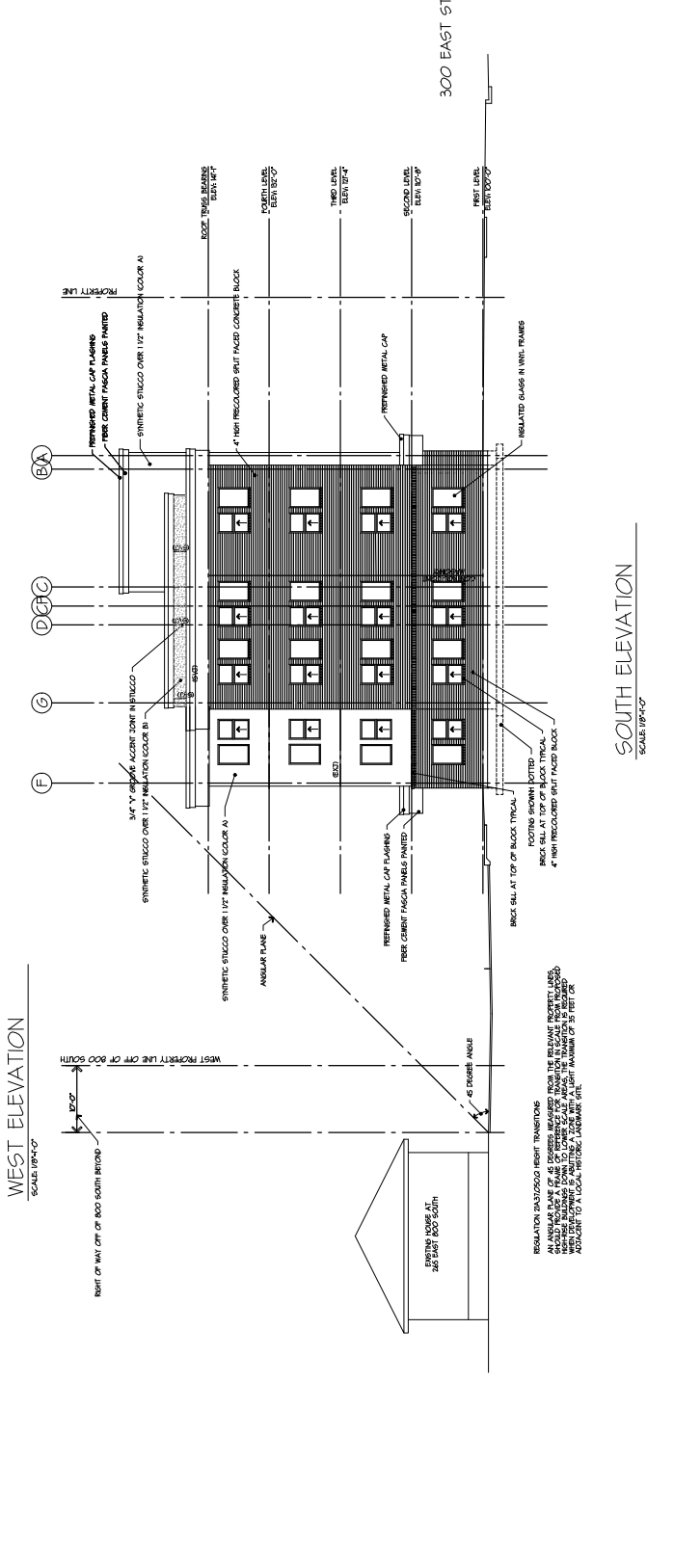
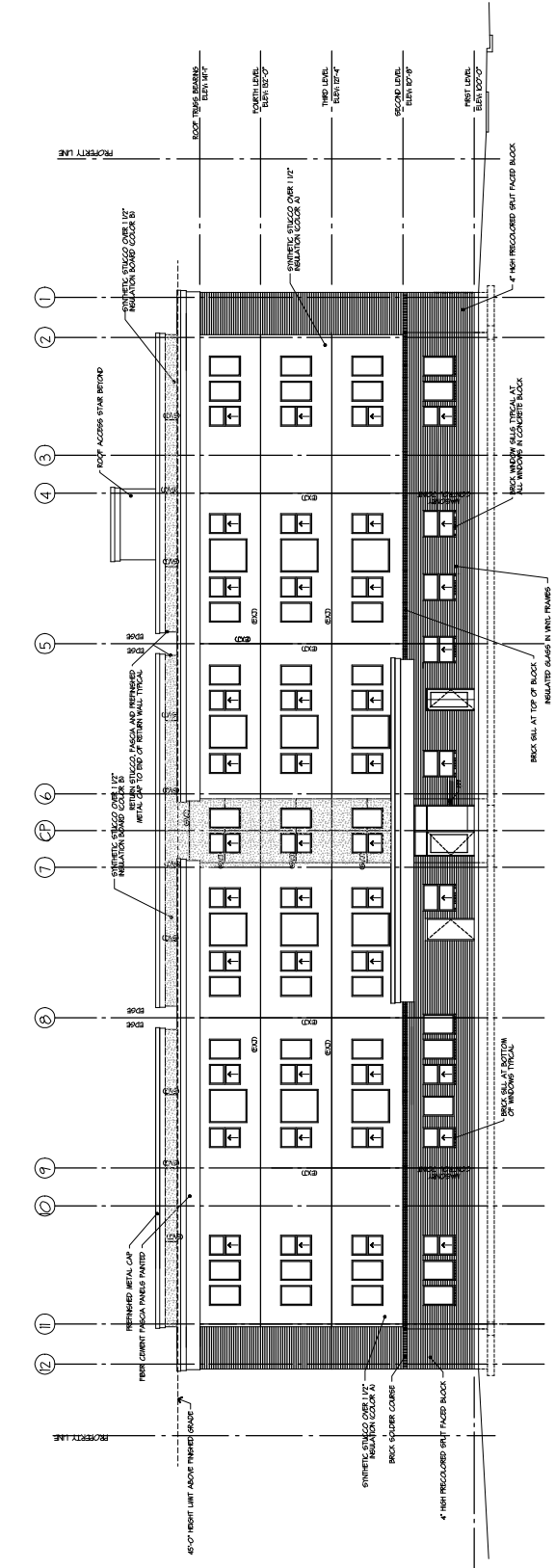




Harold P. Woodruff Architect/Planner  
 223 East 800 South  
 Salt Lake City, Utah 84111  
 Phone: 801-647-1457

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Harold P. Woodruff Architect/Planner  
 223 East 800 South  
 Salt Lake City, Utah 84111  
 Phone: 801-647-1457



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Occupant	PARCEL_ADDR	NEW_UNIT	CITY	STATE	ZIPCODE
Current Occupant	238 E 700 S		Salt Lake City	UT	84111
Current Occupant	240 E 700 S		Salt Lake City	UT	84111
Current Occupant	714 S LACONIA CT		Salt Lake City	UT	84111
Current Occupant	744 S ROBERTA ST		Salt Lake City	UT	84111
Current Occupant	764 S ROBERTA ST		Salt Lake City	UT	84111
Current Occupant	231 E 800 S		Salt Lake City	UT	84111
Current Occupant	724 S LACONIA CT		Salt Lake City	UT	84111
Current Occupant	734 S LACONIA CT		Salt Lake City	UT	84111
Current Occupant	223 E 800 S		Salt Lake City	UT	84111
Current Occupant	771 S 200 E		Salt Lake City	UT	84111
Current Occupant	260 E 700 S		Salt Lake City	UT	84111
Current Occupant	268 E 700 S		Salt Lake City	UT	84111
Current Occupant	731 S LACONIA CT		Salt Lake City	UT	84111
Current Occupant	741 S ROBERTA ST		Salt Lake City	UT	84111
Current Occupant	702 S 300 E		Salt Lake City	UT	84111
Current Occupant	261 E 800 S		Salt Lake City	UT	84111
Current Occupant	253 E 800 S		Salt Lake City	UT	84111
Current Occupant	259 E 800 S		Salt Lake City	UT	84111
Current Occupant	720 S 300 E		Salt Lake City	UT	84111
Current Occupant	724 S 300 E		Salt Lake City	UT	84111
Current Occupant	755 S ROBERTA ST		Salt Lake City	UT	84111
Current Occupant	755 S ROBERTA ST	NFF	Salt Lake City	UT	84111
Current Occupant	775 S 300 E		Salt Lake City	UT	84111
Current Occupant	313 E 800 S		Salt Lake City	UT	84111
Current Occupant	319 E 800 S		Salt Lake City	UT	84111
Current Occupant	726 S 300 E		Salt Lake City	UT	84111
Current Occupant	224 E 800 S		Salt Lake City	UT	84111
Current Occupant	228 E 800 S		Salt Lake City	UT	84111
Current Occupant	232 E 800 S		Salt Lake City	UT	84111
Current Occupant	260 E 800 S		Salt Lake City	UT	84111
Current Occupant	308 E 800 S		Salt Lake City	UT	84111
Current Occupant	817 S 300 E		Salt Lake City	UT	84111
Current Occupant	803 S 300 E		Salt Lake City	UT	84111
Current Occupant	325 E 800 S		Salt Lake City	UT	84111
Current Occupant	752 S 400 E		Salt Lake City	UT	84111
Current Occupant	306 E 700 S	COMMON	Salt Lake City	UT	84111
Current Occupant	731 S 300 E	B1A	Salt Lake City	UT	84111
Current Occupant	731 S 300 E	B2A	Salt Lake City	UT	84111
Current Occupant	731 S 300 E	B3A	Salt Lake City	UT	84111
Current Occupant	731 S 300 E	B4A	Salt Lake City	UT	84111
Current Occupant	731 S 300 E	B5A	Salt Lake City	UT	84111
Current Occupant	731 S 300 E	B6A	Salt Lake City	UT	84111
Current Occupant	731 S 300 E	B7A	Salt Lake City	UT	84111

[illegible]

[illegible]



Current Occupant	751 S 300 E	302 Salt Lake City	UT	84111
Current Occupant	751 S 300 E	303 Salt Lake City	UT	84111
Current Occupant	751 S 300 E	304 Salt Lake City	UT	84111
Current Occupant	751 S 300 E	305 Salt Lake City	UT	84111
Current Occupant	751 S 300 E	306 Salt Lake City	UT	84111
Current Occupant	751 S 300 E	307 Salt Lake City	UT	84111
Current Occupant	751 S 300 E	308 Salt Lake City	UT	84111
Current Occupant	751 S 300 E	309 Salt Lake City	UT	84111
Current Occupant	751 S 300 E	310 Salt Lake City	UT	84111
Current Occupant	751 S 300 E	311 Salt Lake City	UT	84111
UTAH POWER & LIGHT C	825 NE MULTNOMAH ST #1900	PORTLAND	OR	97232
ROBERT JAMES DEADMI	730 E HUNDLEY HAVEN CIR	MILLCREEK	UT	84106
ROBERT O DONALDSON	748 S ROBERTA ST	SALT LAKE CITY	UT	84111
KRISTEN BROOKE FISHE	752 S ROBERTA ST	SALT LAKE CITY	UT	84111
GEOFFREY SINK; JOSEP	756 S ROBERTA ST	SALT LAKE CITY	UT	84111
CODY ADAMS	1260 E STRATFORD AVE	SALT LAKE CITY	UT	84106
TRACY CHASE	768 S ROBERTA ST	SALT LAKE CITY	UT	84111
BENJAMIN ENGEL	227 E 800 S	SALT LAKE CITY	UT	84111
JOSHUA J SCHMIDT	233 E 800 S	SALT LAKE CITY	UT	84111
MARY J PARKINSON	239 E 800 S	SALT LAKE CITY	UT	84111
UTAH POWER & LIGHT C	825 NE MULTNOMAH ST #1900	PORTLAND	OR	97232
SALT LAKE CITY CORP	PO BOX 145460	SALT LAKE CITY	UT	84114
MALLEY, LLC	3553 W BARNFIELD WY	WEST VALLEY	UT	84119
HOUSING ASSISTANC M	1776 S WESTTEMPLE ST	SALT LAKE CITY	UT	84115
LUIS BETANCUR	4256 S SAGE ST	MILLCREEK	UT	84124
EAST SIDE RETAIL LLC	2014 E RAINBOW POINT DR	HOLLADAY	UT	84124
IAN DORKO	715 S LACONIA CT	SALT LAKE CITY	UT	84111
SARAH E NELSON	717 S LACONIA CT	SALT LAKE CITY	UT	84111
CAMILLE LOCKWOOD	721 S LACONIA CT	SALT LAKE CITY	UT	84111
JACOB CY DELANO	723 S LACONIA CT	SALT LAKE CITY	UT	84111
BALD REALTY LLC	23305 CHAGRIN BLVE	211 BEACHWOOD	OH	44122
JOSE E RODRIGUEZ; MC	753 S ROBERTA ST	SALT LAKE CITY	UT	84111
DANIEL MEALY; LAUREN	759 S ROBERTA ST	SALT LAKE CITY	UT	84111
MAURI LYNNE STAKER T	767 S ROBERTA ST	SALT LAKE CITY	UT	84111
702 S 300 E LLC	1133 W THURSBY CT	WEST JORDAN	UT	84088
CRAIG G PHIFER; ELYUF	750 S 300 E	SALT LAKE CITY	UT	84111
JEFFREY J GILBERTSON	748 S 300 E	SALT LAKE CITY	UT	84111
GREG M MINEN; KELY D	251 E 800 S	SALT LAKE CITY	UT	84111
KARL J DETTON; DLDTP	2018 MAPLE GROVE WAY	BOUNTIFUL	UT	84010
BEM PROPERTIES LLC	8217 S VALENCIA PL	SANDY	UT	84093
NICOLE BRANDT; TIMOT	265 E 800 S	SALT LAKE CITY	UT	84111
NISHA BURKE	754 S 300 E	SALT LAKE CITY	UT	84111
FIRST STEP HOUSE	273 E 800 S	SALT LAKE CITY	UT	84111
TRAVIS STARLEY; JENNII	761 S ROBERTA ST	SALT LAKE CITY	UT	84111

BOGART E MCAVOY; REI PO BOX 526103		SALT LAKE CITY	UT	84152
BOGART E MCAVOY; REI 523 E RAMONA AVE		SALT LAKE CITY	UT	84105
STEVE M SHLUKER; SUS PO BOX 982274		PARK CITY	UT	84098
TAMRIKA KHVTSIASHVII 407 E 300 S		SALT LAKE CITY	UT	84111
SCOTT T FARLEY 649 E 300 S		SALT LAKE CITY	UT	84102
TUY-HONG VO 3460 S 1940 W		WEST VALLEY	UT	84119
KENNETH OWEN NAIL 736 S 300 E 5E		SALT LAKE CITY	UT	84111
JOSEPH RAYMOND HAV 736 S 300 E 4D		SALT LAKE CITY	UT	84111
CAHOO-MCDONALD TR 736 S 300 E 3C		SALT LAKE CITY	UT	84111
DRAKE BLOEBAUM 736 S 300 E 2B		SALT LAKE CITY	UT	84111
TIMBERLOFT TRUST 04/I 736 S 300 E 1A		SALT LAKE CITY	UT	84111
MARC A. NORMAN; CAT PO BOX 9811		SALT LAKE CITY	UT	84109
MARCAT CONDOMINIUI 736 S 300 E		SALT LAKE CITY	UT	84111
JOANNA E RENDI 60 E BURTON AVE		SOUTH SALT LAKE	UT	84115
RENDI ROCKS, LLC 1254 W 400 N		WEST BOUNTIFUL	UT	84087
KINGDOM CHURCH OF 820 S 300 E		SALT LAKE CITY	UT	84111
LIBERTY WELLS ASSOCI 223 W 700 S # C		SALT LAKE CITY	UT	84101
308 EAST, LLC 1860 E FRONTIER RD		HOLLADAY	UT	84121
ELIZABETH SNOW SCH 310 E 800 S		SALT LAKE CITY	UT	84111
TRUST NOT IDENTIFIED 3839 MCKINNEY AVE # 155-2065		DALLAS	TX	75204
RCA LIV TRUST 3839 MCKINNEY AVE # 155-2065		DALLAS	TX	75204
RAQUEL R COOK 327 E 800 S		SALT LAKE CITY	UT	84111
CEDAR POINTE OWNER 731 S 300 E		SALT LAKE CITY	UT	84111
CEDAR POINT OWNERS 150 E VINE ST		MURRAY	UT	84107
CEDAR POINT OWNERS 731 S 300 E		SALT LAKE CITY	UT	84111
MANUEL TORREZ 731 S 300 E # B101		SALT LAKE CITY	UT	84111
LP LIH PARK PLACE 1200 5TH AVE # 1825		SEATTLE	WA	98101
ALI EL HUSSEINI 1066 N OAK FOREST RD		SALT LAKE CITY	UT	84103
LP LIH PARK PLACE 1200 5TH AVE	1825	SEATTLE	WA	98101
STEWART ENTERPRISES 6400 S CANYON COVE DR		HOLLADAY	UT	84121
MOONEY FAMILY, LLC PO BOX 25307		SALT LAKE CITY	UT	84125
RACHEL SNOWER 731 S 300 E	205	SALT LAKE CITY	UT	84111
WEILIS INVESTMENTS LI 2126 E CANDLE SPRUCE CV		SANDY	UT	84092
FAHIM HYDER 731 S 300 E # B208		SALT LAKE CITY	UT	84111
JEUNG SURK YOO; SEU 1906 N SKYLINE DR		OREM	UT	84097
ROBERT & BARBARA KIM 366 W 2300 S		BOUNTIFUL	UT	84010
DEMETRIO SOTO 1186 W 900 S		SALT LAKE CITY	UT	84104
RICHARD KIME 1448 E BLAINE AVE		SALT LAKE CITY	UT	84105
SCOTT W ROBERTSON; 8001 PARLEYS LN		PARK CITY	UT	84098
LP LIH PARK PLACE 1200 5TH AVE # 1825	1852	SEATTLE	WA	98101
ALI CEM ERTURK 741 S 300 E		SALT LAKE CITY	UT	84111
NGUYEN TAYLORSVILLE 522 S 1200 E		SALT LAKE CITY	UT	84102
MEGUMI TATSUKAWA RI 2371 E BLAINE CIR		SALT LAKE CITY	UT	84108
SHAUN HOUSTON; SHE 3808 W AUTUMN RAIN RD		SOUTH JORDAN	UT	84009

LARRY C ABRAHAM; HA; 5769 WINDSONG DRIVE  
LIANA ALLEN                751 S 300 E                D312

STANSBURY PARK                UT                84074  
SALT LAKE CITY                UT                84111

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