



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Cassie Younger, Senior Planner, [cassie.younger@slc.gov](mailto:cassie.younger@slc.gov) or 801-535-6211  
**Date:** December 11, 2024  
**Re:** PLNPCM2024-01153 - Zoning Map Amendment at 273 E 800 S, First Step House

## Zoning Map Amendment

**PROPERTY ADDRESS:** 273 East 800 South  
**PARCEL ID:** 16-07-130-036-0000  
**MASTER PLAN:** Central City  
**CURRENT ZONING DISTRICT:** Institutional  
**PROPOSED ZONING DISTRICT:** RMF-45, Moderate/High Density Multi Family Residential

### REQUEST:

Harold Woodruff, on behalf of First Step House, is requesting approval from the City to amend the zoning for the property at 273 E 800 S from I (Institutional) to RMF-45 (Moderate/High Density Multi-Family Residential) zoning. 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. This building is currently vacant, but a former office building for the Disabled American Veterans organization is currently located on the property.

### RECOMMENDATION:

Approval of the request with the following conditions:

1. The applicant shall enter into a Development Agreement that guarantees that the housing will be deed-restricted to those with 30% Area Median Income or below.

### ATTACHMENTS:

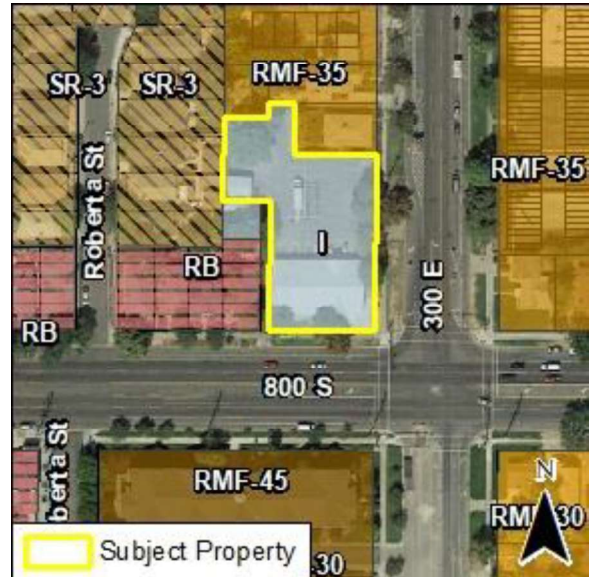
- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Materials](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: Zoning Map Amendment Standards](#)
- E. [ATTACHMENT E: Public Process & Comments](#)
- F. [ATTACHMENT F: Department Review Comments](#)

## PROJECT DESCRIPTION

First Step House is proposing a zoning map amendment in order to build affordable housing on the property. The current zoning of the property is Institutional, which is reserved for large institutional buildings like places of worship, schools, or hospitals. Multi-family residential is prohibited in the Institutional zone unless the adaptive reuse incentives are utilized to convert the existing building to residential. The existing building is currently vacant. The building was previously used as the office for the Disabled Veterans of America for a number of years. They recently sold their building due to low utilization.

### Neighborhood Context

The subject property is located in the Central City neighborhood, which has a mix of commercial, single-family homes and mid-size apartment buildings. Numerous properties in the area are zoned RMF-35 or RMF-45, which would match the applicant's desired zoning. The location is near several community amenities, including the Main Library and the future site of Intermountain Health Hospital.



The property abuts both low and medium-density zoning districts and includes two single-family homes to the west and north of the property. The single-family home to the north is located in an RMF-35 zone, and the house to the west is located in a RB (Residential Business) zone. There is also a small property along the private alley that is still zoned Institutional.

First Step House owns another facility nearby called the Medina House, a treatment facility located at 440 S 500 E. The Medina House differs from the proposed project in that this project will provide permanent supportive housing available to those making less than 30% of the Area Median Income, but will not provide treatment for those recovering from addiction. There will be supportive services on-site that include move-in orientation, case management, and tenant rights education. Treatment referral to off-site programs is also available, as needed. There are many affordable housing projects in the neighborhood, which has led the public and Central City Community Council Executive Board to express concerns over the disproportionality of adding more affordable units at this location (see [Consideration #5](#)).

### Transportation and Mobility

There are multiple transportation options in this neighborhood that reduce reliance on a personal vehicle. There are two high-frequency bus lines near the project. One a block south along 900 S that runs from the Transit Center to the University of Utah. The 200 bus runs along State Street, which is two blocks west. A red line TRAX Station is located approximately .6 miles north near the library within the Free Fare Zone. This neighborhood also has a strong network of bike lanes, including a protected bike lane on 300 E where this property is located.

### Central City Community Plan

The Future Land Use Map in the Central City Community Plan calls for this property to remain Institutional. Due to the proposed affordable housing, this application would not need a General Plan amendment (see [Consideration #2](#)).

## APPROVAL PROCESS AND COMMISSION AUTHORITY

Zoning map amendment requests are legislative decisions reviewed against a set of considerations from the Zoning Ordinance (found in section [21A.50.050.B](#)). Those considerations are discussed in Attachment D. Planning staff is required by ordinance to analyze proposed zoning map amendments against existing adopted City policies and other related adopted City regulations, as well as consider how a zoning map amendment will affect adjacent properties. The Planning Commission must recommend approval or denial of the amendment to the City Council and should do so based on their review of the applicable considerations. Ultimately, a decision to amend the zoning map is up to the discretion of the City Council, who are not held to any one standard.

## KEY CONSIDERATIONS

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

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. General Plan Amendment
3. Comparison of Zoning Districts
4. Potential Future Zoning Changes
5. Public Input

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

Plan Salt Lake, Housing SLC, and Thriving in Place are citywide general plans that dictate the vision, goals, and strategies for Salt Lake City as it continues to grow. Each one states goals that support the proposed petition in the following ways.

#### Plan Salt Lake

Plan Salt Lake has several Housing goals that relate to the proposed project.

- Ensure access to affordable housing citywide
- Increase the number of medium-density housing types and options
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented

The proposed project would add to the number of affordable housing units in the city in an area that is dense with infrastructure and services and close to high-frequency public transportation and bike lanes.

#### Housing SLC

The findings in Housing SLC state that there is an overall shortage of housing in general, in particular, a dire shortage of housing that is deeply affordable. The first goal of Housing SLC is to “Entitle 10,000 new housing units throughout the city with a minimum of 2,000 units deeply affordable (30% AMI or below)”. This plan adds 34 units to that overall goal.

#### Thriving in Place

Thriving in Place aims to prevent displacement throughout the city through a variety of strategies. One goal is simply to “Produce more housing, especially affordable housing,” in order to increase the supply of housing throughout the city. The proposed rezone would not contribute to displacement, as there are no current residential units on the property, and would add to the number of affordable units the city has in stock.



## Central City Community Plan

This property is located in the Central City neighborhood. While the “Future Land Use Map” states this property to remain Institutional, the need for this office space has not remained. The residential goals of this neighborhood aim to encourage the expansion of housing stock that is compatible with the neighborhood, respect the architectural character, and place emphasis on buffers, transition zones, or insulation to minimize the negative impact of incompatible uses.

### **Consideration 2: General Plan Amendment**

The Central City Community Plan states that this property’s “future land use” remains Institutional. Typically, a petitioner would need a General Plan Amendment so that their proposed map amendment aligns with the Community Plan for the area.

According to section [19.06.030.2](#), General Plan Amendments are not required when “the proposed zoning amendment includes a proposal to provide affordable housing that is consistent with the identified need for affordable housing in any housing plan adopted by the city or with any affordable housing policy within the general plan as defined in [19.02.040](#).”

As stated in Consideration 1, this petition aligns with many general plans and housing policies of Salt Lake City by providing deeply affordable housing. Therefore, no General Plan Amendment is needed.

### **Consideration 3: Comparison of Zoning Districts**

The table below compares the current zoning designation of Institutional with the proposed zoning designation of RMF-45. The primary difference is that residential uses are not allowed in the Institutional Zone unless they are taking advantage of building incentives for adaptive reuse of the existing structure. However, the current building is not suitable for adaptive reuse to achieve the desired number of affordable housing units. In contrast, the RMF-45 zone permits greater maximum building coverage, narrower setbacks, and limited buffers to the adjacent RB and RMF-35 zones, where single-family homes are currently located. This means that the new zone could make a greater footprint on the property if built to its maximum capacity, whereas the Institutional zone prioritizes large setbacks and landscape buffers.

Zoning Standard	Institutional (Current)	RMF-45 (Proposed)
<b>Maximum Height</b>	35’ with up to 75’ with Design Review and additional setbacks	45’
<b>Front yard</b>	20’	25’
<b>Rear yard</b>	25’	30’
<b>Interior Side</b>	20’	8-10’
<b>Max. Building Coverage</b>	40%	60%



<b>Landscape Buffers</b>	Required when abuts a residential district	Required when abuts a lot in a single-family or two-family residential district
<b>Allowed Uses</b>	No residential uses allowed unless using building incentives to reuse existing building	All forms of residential allowed, except two-family and twin homes
<b>Design Standards Required</b>	Exterior lighting	None required

#### **Consideration 4: Potential Future Zoning Changes**

The city has a number of major proposals under review that would affect future zoning and zoning adjacent to the proposal. An initiative from the Planning Division is in progress to combine RMF-35 and RMF-45, which would affect the applicant's proposed zone and many other properties in the area. This initiative would consolidate the two zones into one RMF-40 district, which would have a maximum height of 40' (as proposed), and would be eligible for zoning incentives with affordable housing that would allow additional height. The current RMF-45 zone is *not* eligible for additional height through zoning incentives. The zoning map amendment does not vest the project under the current RMF-45 zone, but whenever the property owner submits a building permit or a complete planning application for their project, it would vest them under the current regulations.

#### **Consideration 5: Public Input**

Staff has received several emails and phone calls both in support and against the petition. Many residents expressed concerns regarding safety and expressed overall frustration with the concentration of affordable housing and homeless resources in this neighborhood. The proximity to adjacent single-family homes was a large concern. Residents in support of the petition stated pride in the First Step Organization and the work they do in the community.

The Central City Neighborhood Council Executive Board recommended denial of this project due to the large concentration of affordable/low-income housing projects in the area and argued that due to the crime prevalent in the surrounding neighborhood, this is not an ideal location for vulnerable populations. The Executive Board would prefer to see this site be developed for retail uses or family housing. See their attached letter to read their full comment.

### **STAFF RECOMMENDATION**

The proposed zoning map amendment is generally consistent with the Standards for General Amendments listed in section 21A.50.050 of the City's zoning ordinance. Based on the findings in this report, Planning staff recommends that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment.

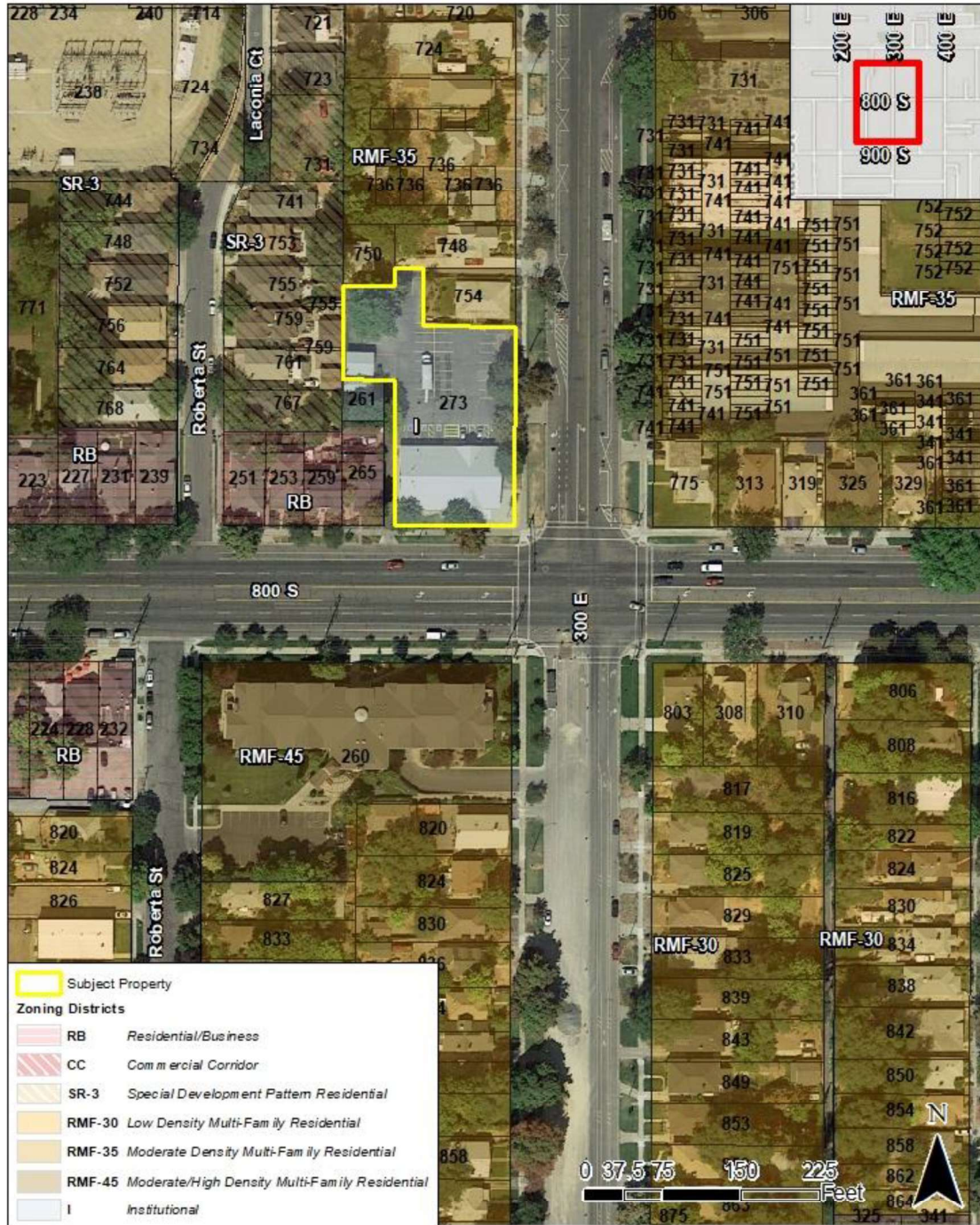
## **NEXT STEPS**

The Planning Commission can provide a positive or negative recommendation for the proposal and, as part of a recommendation, can add conditions or request that changes be made to the proposal. The recommendation and any requested conditions/changes will be sent to the City Council, which will hold a briefing and additional public hearing on the proposed zoning map changes. Then, the City Council may modify the proposal and approve or deny the proposed map amendment. If ultimately approved by the City Council, the changes would be incorporated into the official City Zoning map. However, if the City Council does not approve the proposed amendments, the properties could still be developed under their current zoning.



# ATTACHMENT A: Vicinity Map

## Vicinity Map



Salt Lake City Planning Division 10/11/2024



# **ATTACHMENT B: Applicant Materials**

---

# 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

woodarch@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

woodarch@gmail.com

### MAILING ADDRESS

223 East 800 South

### PHONE

801-647-7457

### APPLICATION TYPE

Request to Amend Zoning Map

### SIGNATURE

*Harold P. Woddruff*

### 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

*smcmillenn@firststephouse.org*

### MAILING ADDRESS

*440 So. 500 E., SLC, UT 84102*

### SIGNATURE

### DATE

*Shawn A. Knull*

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.



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.

# SUBMITTAL REQUIREMENTS

1 / 1

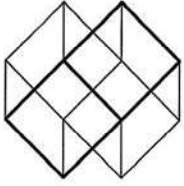
Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK	STAFF	REQUIREMENTS (21A.50)
<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 (21A.50.050.C)		
<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 (21A.50.040.A)		
DISCLAIMER: FILL OUT THE REQUIRED DATA COLLECTION INFORMATION BELOW BY USING THIS <a href="https://bit.ly/slcplanning-datacollection">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**

---

## **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.

---

**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.

---

**Is the request amending the Zoning May?**

Yes - Parcel Number 130036

---

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

No

---

**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.*

---

**DATA COLLECTION**

Attached.

---

**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.

---

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

52.88 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: G2

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 SERVICES 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

18 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	

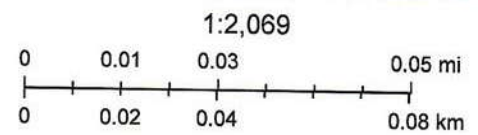


# My Map



September 27, 2024

**ZONING MAP**



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



**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

---



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).

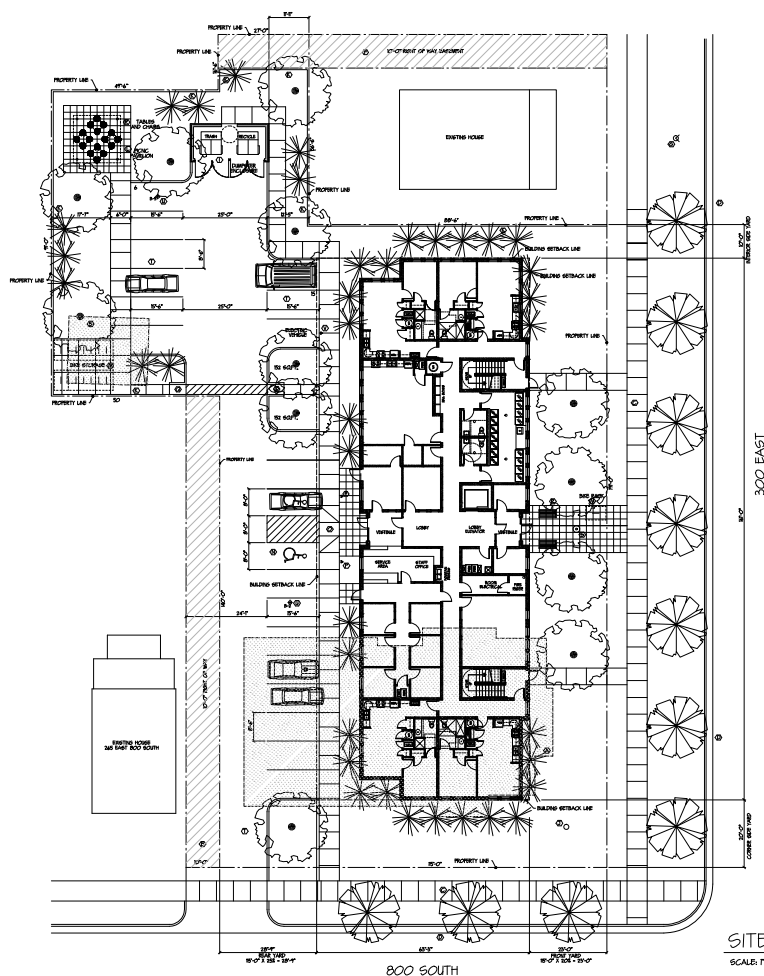
**Square footage of the leasable area** 4511

**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



[illegible]

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

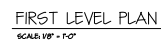
First Step House  
4111 North Grant Street  
Salt Lake City, Utah 84116

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

2302ad\apflde  
DATE: 09/25/2024

SITE PLAN

C101

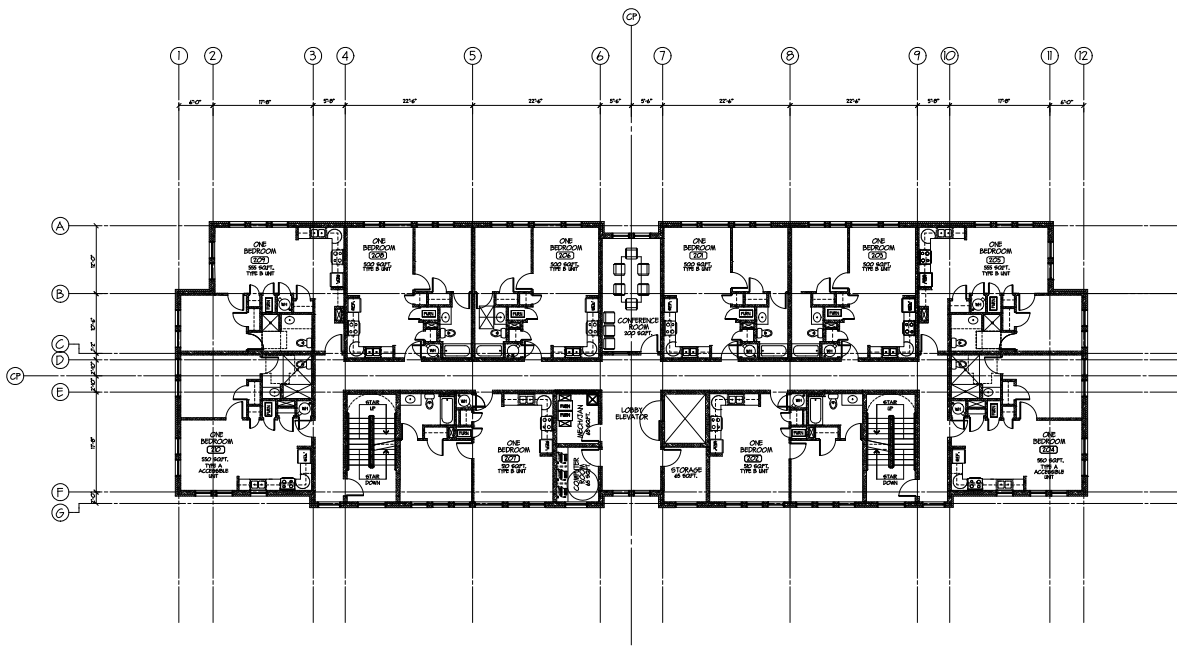


First Step House  
411 North Grant Street  
Salt Lake City, Utah 84116

2302gdb\opflr  
DATE: 09/25/2024  
FIRST LEVEL  
PLAN

A101

A101



SECOND LEVEL PLAN  
SCALE: 1/8" = 1'-0"



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

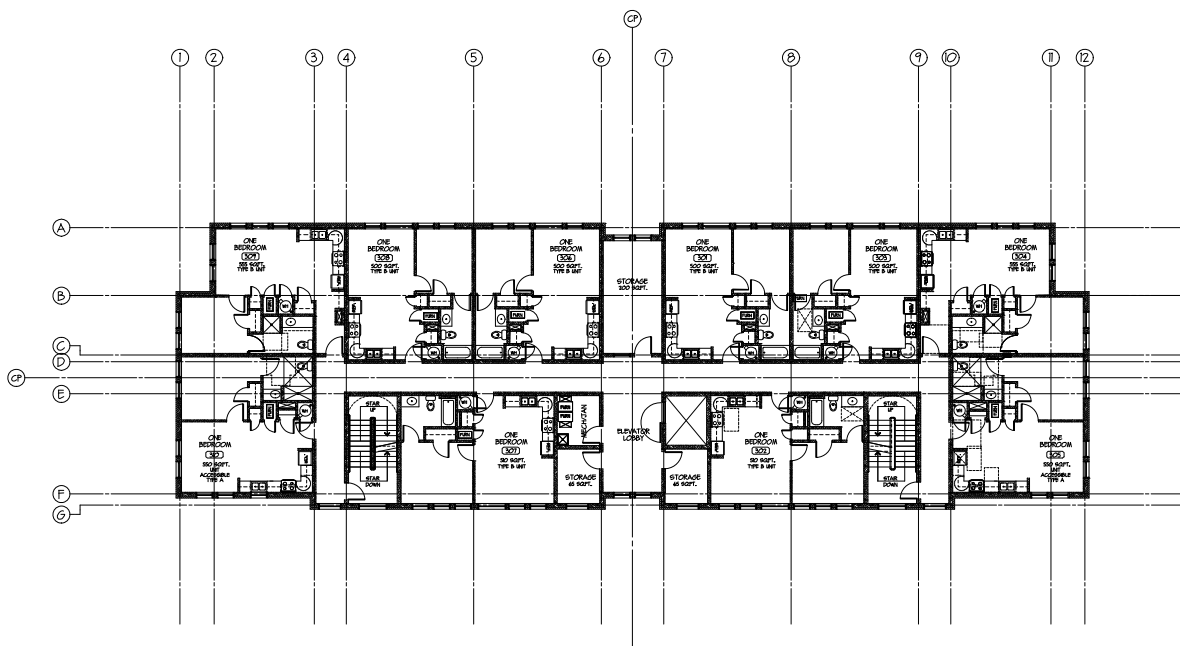
300 East Apartments  
273 East 800 South  
Salt Lake City, Utah 84111

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

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

SECOND LEVEL PLAN  
A102





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



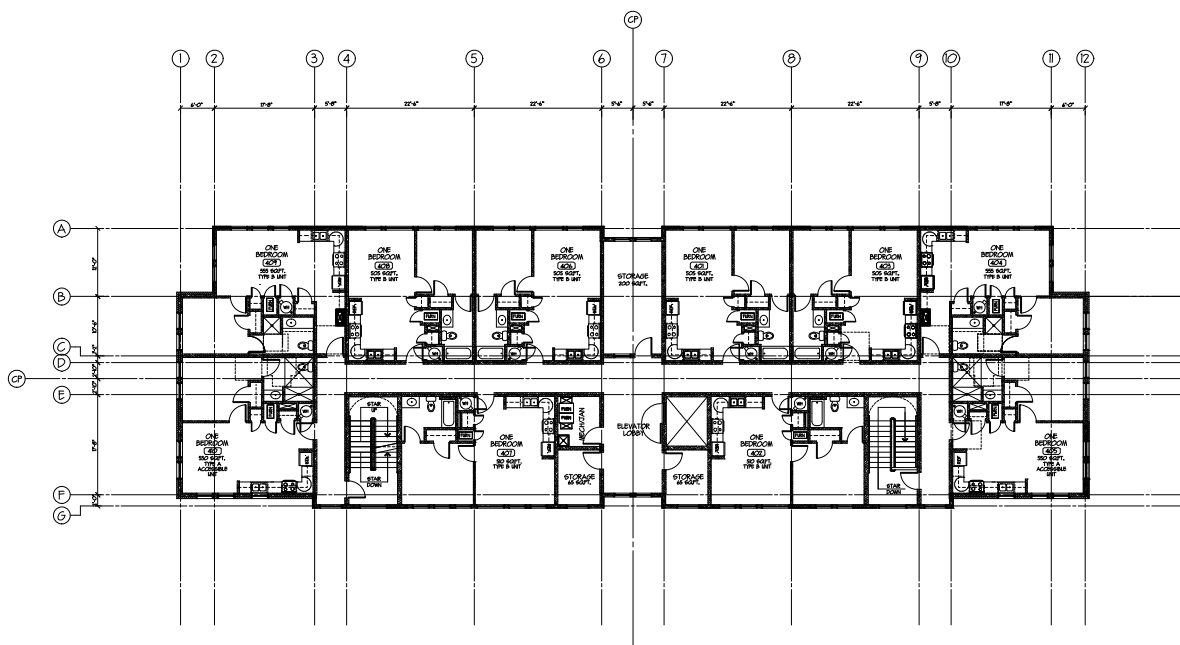
Harold B. Woodruff Architect  
273 East 800 South  
Salt Lake City, Utah 84111  
Phone: 801-647-7457

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

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

2502-4-01-16  
DATE: 07/25/2024  
THIRD LEVEL  
PLAN

A103



FOURTH LEVEL PLAN  
SCALE: 1/8" = 1'-0"



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

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

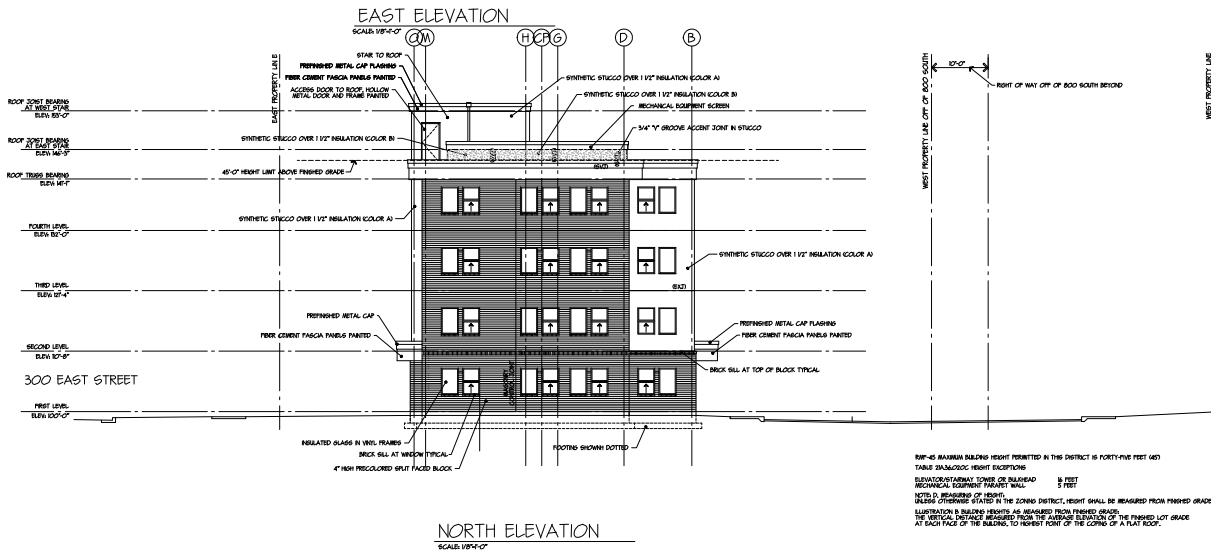
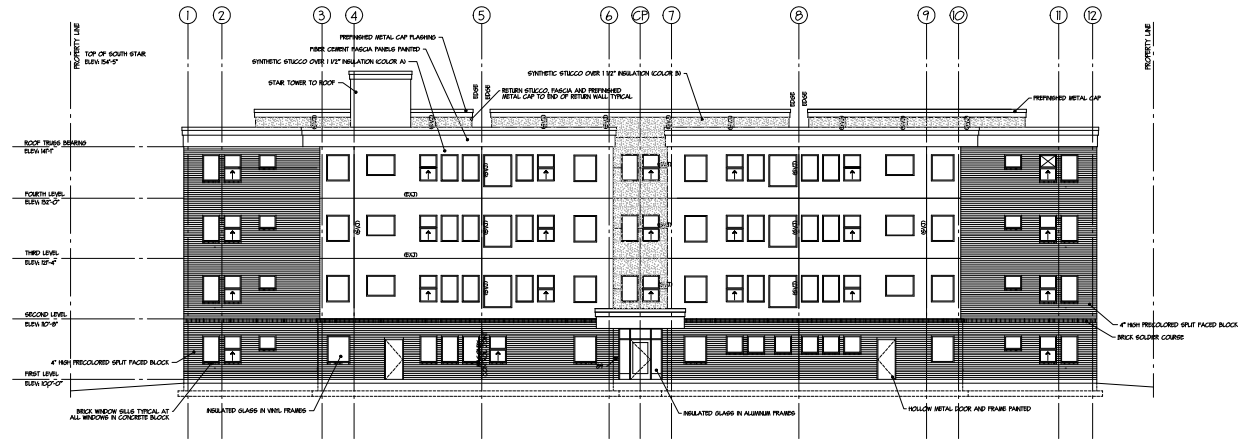
First Step House  
411 North Grant Street  
Salt Lake City, Utah 84116

2024/06/14

DATE: 07/25/2024

FOURTH  
LEVEL  
PLAN

A104

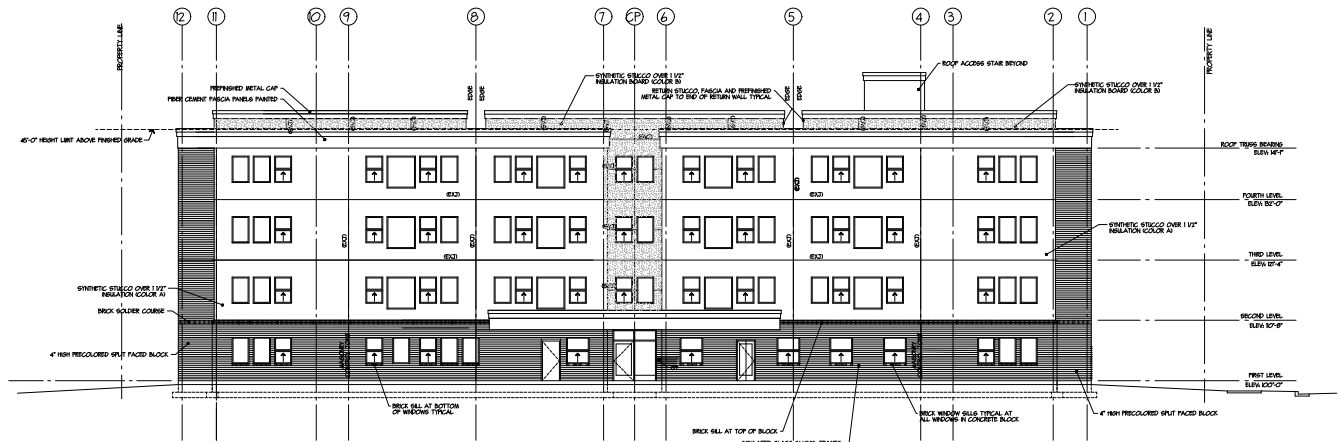


Harold P. Woodruff Architect/Planner  
223 East 800 South  
Salt Lake City, Utah 84111  
Phone 801-647-7457

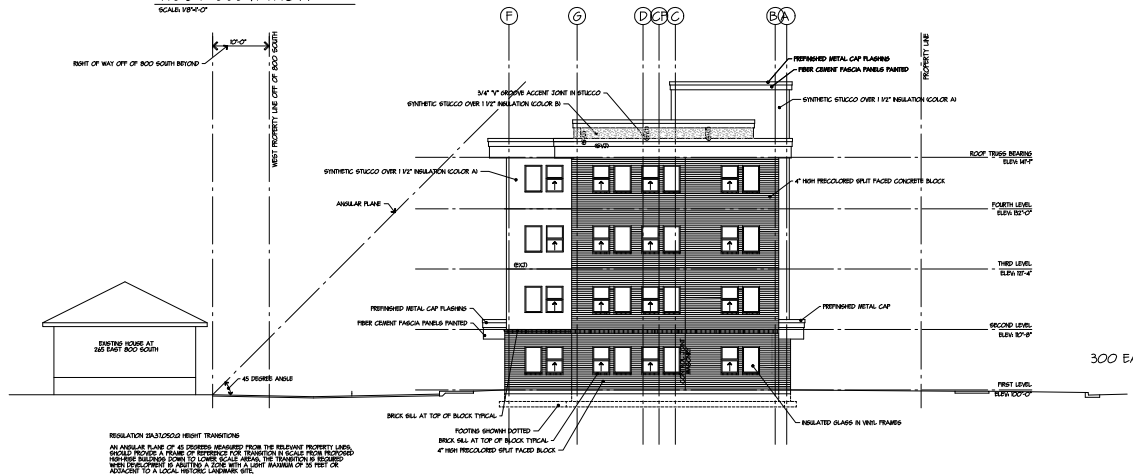
First Step House  
411 East 800 South  
Salt Lake City, Utah 84111

EAST AND  
NORTH  
ELEVATIONS  
A201





WEST ELEVATION  
SCALE 1/8"=1'-0"



SOUTH ELEVATION  
SCALE 1/8"=1'-0"



**Permanent Supportive Housing Tenant Screening**

- Unit Criteria
  - Homeless
  - Disability/Disabling Condition
  - Project Based Section 8 Voucher -preference is for single person households who are homeless and have a disabling condition
  - All applicants will be screened by First Step House (FSH) staff for service eligibility before final approval for occupancy.
  - All applicants will be required to complete a Low-Income Housing Tax Credit application and provide necessary verifications to prove eligibility for the Low-Income Housing Tax Credit Program.
  - All applicants must be capable and willing to perform activities of independent living and be able to understand and willing to comply with the lease, house rules and regulations of the apartment project.
- Screening Criteria: Applicants with the following situations may be denied assistance at 273 East Apartments.
  - An Applicant that has been evicted from federally-assisted housing in the last 5 years for drug-related criminal activity. Applicants will be accepted if they have completed a supervised drug rehabilitation program approved by property management and provide required verification of such.
  - Reasonable cause to believe that an applicant's current use or pattern of use of illegal drugs, or current abuse of or pattern of abuse of alcohol that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents. Reasonable cause will be supported by credible evidence including any record of convictions, arrest, or eviction of the applicant related to the use of illegal drugs or the abuse of alcohol.
  - An applicant that has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally-assisted housing.
  - An applicant that has been convicted of crimes against persons, theft/burglary or other significant criminal acts.
  - An applicant who is subject to a lifetime registration on the state sex offender registration.

Incomplete or inaccurate information may be grounds for denial of the application or subsequent termination or residency.

**Any exceptions to these criteria will be determined by 273 East Apartment Management on a case-by-case basis.**

273 East Apartments will seek to identify and eliminate situations or procedures which create a barrier to equal housing opportunity for all. In accordance with Section 504, the property will make reasonable accommodations for individuals with handicaps or disabilities (applicants and residents). Such accommodations may include changes in the administration of policies, procedures, or services. In addition, the property may perform structural modifications to housing and common areas where such modifications would be necessary to afford full access to the housing program for qualified individuals

with disabilities.

In attaining a reasonable accommodation, the property is not required to:

- Make alterations that require the removal or alteration of a load-bearing structural member(s).
- Provide an elevator for achieving accessibility.
- Provide support services that are not already part of the housing program.
- Take any action that would result in a fundamental alteration of the nature of the housing program.
- Take any action that would result in an undue financial and administrative burden for the property.

It is the objective of the 273 East Apartments to provide safe and decent housing to chronically homeless and homeless individuals with disabling and co-occurring conditions who are not able to obtain such housing accommodations. It will be the goal of management to select residents who are likely to pay rent in a timely manner, respect the premises of the development, allow for the peaceful and quiet enjoyment of living at the property, and who will benefit from the honest use of the subsidy program which they are participating in.

### **273 East Apartments Supportive Services Description**

FSH Supportive Services are available to tenants at 273 East Apartments are listed below. All supportive services should be considered an amenity of the apartment project. Enrollment and/or participation in any supportive service(s) is not a condition of the lease agreement or any other rule relevant to the project by property management or the supportive services provider. Again, supportive services are an amenity available to the tenants.

- Move-in orientation
- Tenant rights education
- Case Management
- Substance Use Disorder Peer Support Services
- Treatment Referral (Medical & Behavioral Health)
- Community Engagement Group

Though, service engagement is not a condition of residency, FSH Supportive Services Personnel will continually seek to engage with tenants throughout their time in the apartment complex.



## **ATTACHMENT C: Property & Vicinity Photos**

---



***Subject property from corner***



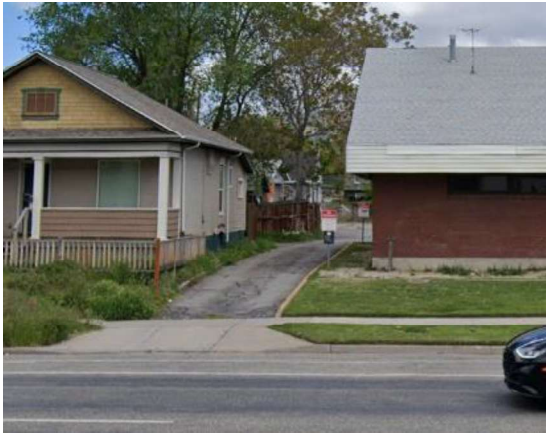
***Subject property from 800 S***



***Parking lot of DAV along 300 E***



***Single Family north directly north of subject property***



***Private alley and adjacent single-family home on west side of subject property on 800 S***



***Single-family across 300 E to the east***



***Protected bike lane on 300 E***



***Multi-family apartment complex across the street south on 800 S***

# ATTACHMENT D: Zoning Map Amendment Standards

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

**1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.**

This proposed amendment is consistent with various General Plans, including Plan Salt Lake , Housing SLC, Thriving in Place, and Central Community. See [Consideration #1](#) for further discussion.

**2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.**

21A.02.030 Purpose and Intent

*The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the City, and to carry out the purposes of the Municipal Land Use Development and Management Act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:*

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

Zoning District Purpose

*The purpose statement of the RMF-45 district is as follows: The purpose of the RMF-45 Moderate/High Density Multi-Family Residential District is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than forty three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

This proposal is consistent with the purpose of the zoning ordinance and RMF-45. It implements adopted plans of the City, and fosters residential development within the city. This project is compatible with the purpose statement of the zone, given its proposal for medium/high-density housing with supportive services in the surrounding neighborhood. The Central City neighborhood has many three to four-story apartments in the area, making this zone compatible with the surrounding context.



## 21A.50.010 Purpose Statement

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

This amendment does not relieve particular hardships or confer special privileges to the property owner. It is making adjustments due to changed conditions and an underused office building to fulfill the need to provide affordable housing instead.

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

The proposed rezone has the potential to affect the abutting property owners due to the potential achievable height of 45' and the smaller required setbacks compared to the I zoning district. While not developed to their fullest property rights, the surrounding properties are also in multi-family zones that allow similar heights and uses. The institutional zone was a unique circumstance for the property that is no longer necessary for the existing and proposed use.

### **4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.**

There are no overlay zoning districts associated with this property.

### **5. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property and other properties based on the additional development potential of future development including any impact that may result in exceeding existing or planned capacities that may be located further away from the subject property.**

There are public utilities already existing in the area. Public Utilities has noted that with increased densification, upgrades may be necessary to those existing utilities for which the developer would be responsible.

### **6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements.**

This area is centrally located and has many transportation options that allow residents to be less vehicle-dependent. As discussed in the Staff report, the "9" bus is a high-frequency bus route one block south of the site. There is also the "200" bus that runs along State Street, two blocks west, every 15 minutes. The Library Red Line TRAX Station is approximately .6 miles north within the Free Fare Zone. This neighborhood has a dense network of bike lanes, including a protected bike lane on 300 E, the street where this property is located.

### **7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle.**

Taufer Park is the nearest park one block north, and Liberty Park is the nearest regional park, at approximately .6 miles away. Open space is not widely available in this downtown neighborhood. The school district is located within Liberty Elementary School boundaries. Many shops, stores, and restaurants exist along 900 S, including the Maven District, and the Intermountain Health Hospital is planned to be built two blocks away from the project site. All of these amenities are within walking or biking distance, where residents would not have to rely on a personal vehicle.

### **8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.**

Police have commented that there are no concerns with the rezone proposal, but recommended the use of fences around the property so that the back patio would not be confused with a public plaza and the use of lighting and security cameras around the site to prevent crime in the area.

**9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.**

No displacement will occur with this rezone, as the existing building has no residential units, and the office use has been relocated.

**10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.**

The DAV building was underutilized and chose to move to a smaller space. The current property owner has not offered to mitigate displacement of this vacant office building.

**11. The community benefits that would result from the proposed map amendment, as identified in 21A.50.050.C.**

The community benefit offered is listed as:

*Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase;*

Staff agrees that there would be a substantial community benefit with this proposal by providing much-needed deeply affordable housing instead of housing a larger institutional use. All of Salt Lake City's housing plans recognize the dire need for deeply affordable housing in the city, and while Central City is home to many of these projects, the need for more housing located near the many amenities of downtown fulfills the housing and affordability goals that the city has outlined.

# ATTACHMENT E: Public Process & Comments

## Public Notice, Meetings, Comments

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

- October 15, 2024 – The Central City Community Council was sent the 45 day required notice for recognized community organizations.
- October 15, 2024 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- October 18, 2024 – The applicant posted signs on the property notifying the public of the petition
- October 21- present – The project was posted to the Online Open House webpage.
- November 6, 2024- The applicant made a presentation at the Central City Community Council

Notice of the public hearing for the proposal included:

- November 23, 2024
  - Public hearing notice sign posted on the property by the applicant
- November 27, 2024
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

## Public Input:

Staff received many emails and phone calls against the petition, stating concerns with safety, not enough parking, and a high concentration of low-income projects and social services in the neighborhood, along with a high rate of crime. Letters of support were also received from community members, particularly in reference to supporting the mission of the First Step Organization.

**From:** [Rhianna Riggs](#)  
**To:** [Younger, Cassie](#)  
**Cc:** [Lopez Chavez, Eva](#); [Cosgrove, Tim](#); [Erickson, Olivia](#)  
**Subject:** (EXTERNAL) RCO Request for Input PLNPCM2024-01153 - First Step House  
**Date:** Wednesday, November 27, 2024 7:00:22 AM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)

---

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

Cassie,

Thank you for the opportunity to provide public comments on the First Step House rezone request. First Step House presented their plans at our November 6th council meeting. There were approximately 35 people in attendance, and a mix of supportive and unsupportive comments were expressed. Below is a list of concerns that were brought up in the meeting:

- Concentration of supportive services/low-income housing in the proposed project area and its proximity to the Geraldine E. King Homeless Resource Center, Taufer Park, and River Rock apartments.
- Proximity to residences
- Loitering (similar to what is happening at the First Step House on 500 East)
- Noise

The Council did not vote on the project. Below is the Central City Neighborhood Council Executive Board's response to the rezone request.

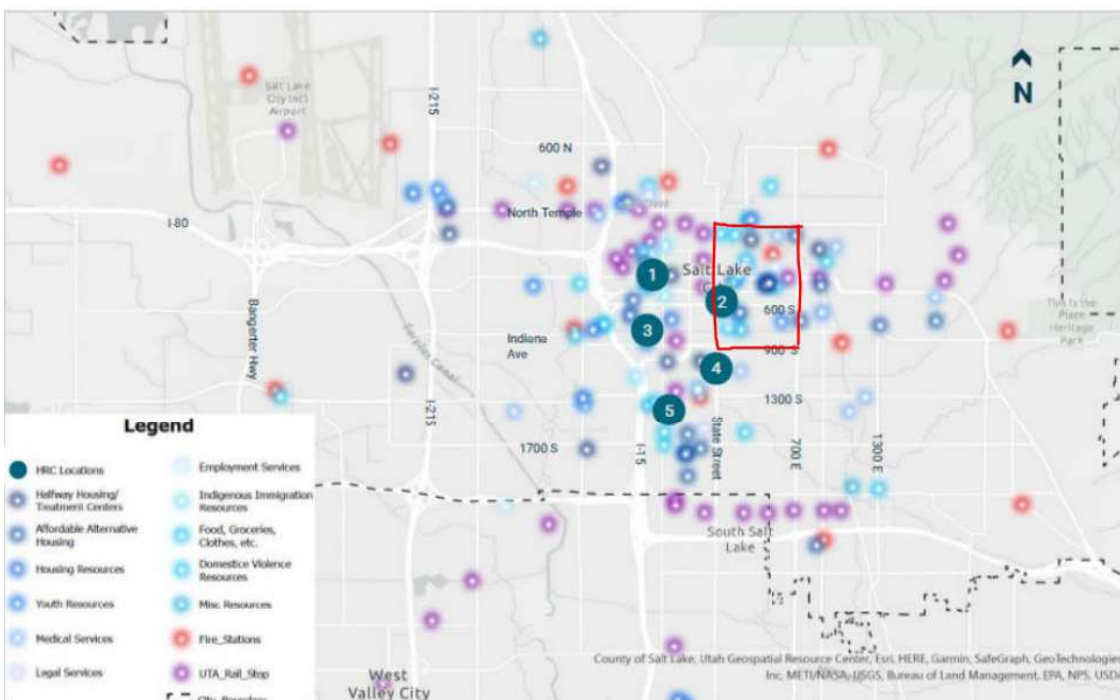
---

While Central City Neighborhood Council acknowledges the need for more permanent supportive housing in our region, we do not believe this is an appropriate location for First Step House's project for the following reasons:

**1. The surrounding neighborhood does not offer a safe place for vulnerable First Step House residents to live.** Nearby Taufer Park and

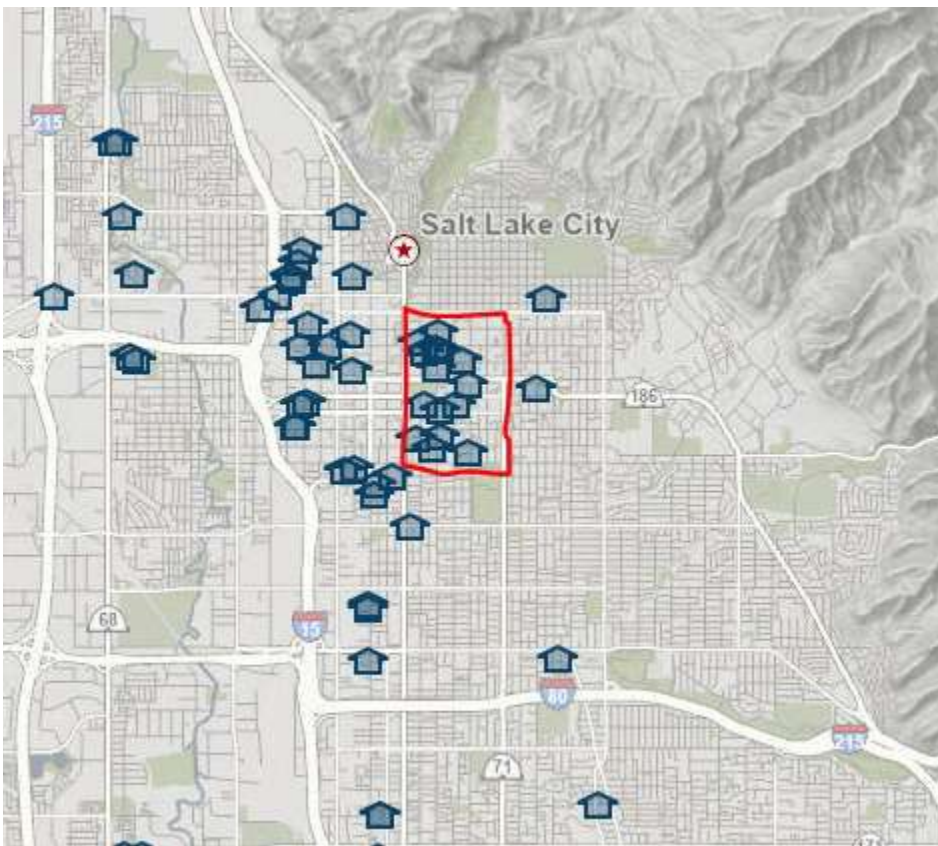
River Rock Apartments have been home to open and notorious public drug use for years. It is very easy to purchase and use heroin, meth, fentanyl, and other drugs in this area. The Salt Lake City Police Department classified it as a crime hot spot in 2023. Residents in First Step House's programs deserve a safe place to live free from temptation and negative influence.

**2. Central City is already home to so much of our region's homeless, mental, and behavioral health services.** The image below shows the concentration of services that currently exist in Central City. This map comes from a SLC Planning staff report for the 2023 Homeless Resource Center Text Amendment. These services have taken a toll on our neighborhood's streets, parks, and overall perceived and real safety. They are a major reason many families with children have moved out of the neighborhood.

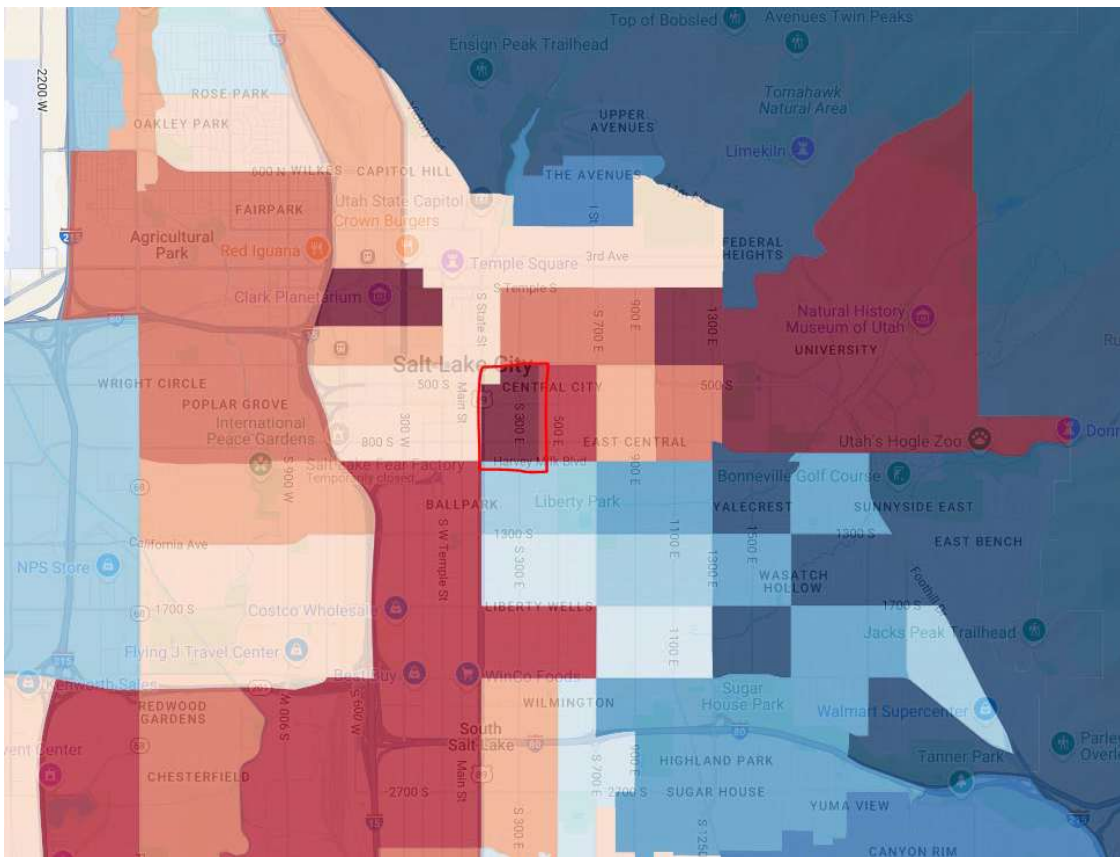


**3. Central City is home to much of our region's low-income housing.** Utah Housing Corporation's map of Low Income Housing Tax Credit funded projects shows a concentration in Central City. Adding more low-income housing to our neighborhood will further concentrate poverty and associated social issues. If approved, three out of four corners of the 800 South 300 East intersection would be developed with deeply low-income housing. This concentration does not create a healthy nor stable neighborhood.





4. **This census tract is the second poorest in Salt Lake County.** With a median household income of just above \$28,000 in the 2020 US Census, this census tract is already a place of concentrated poverty. Adding to it will decrease our potential to invite economic investment, attract long-term residents, and reduce crime.



**5. This is a great site for retail development.** With an estimated 18,000 Annual Average Daily Traffic (UDOT Traffic Statistics map), the site would support retail. A strong presence of retail uses mixed into our neighborhoods makes Salt Lake City a walkable and attractive place to live. It would be a major loss to lock this corner into a residential-only use for the next several decades through this project.

We urge the Planning Commission and City Council to reject this rezone request until a developer can bring forth a proposal with uses that would lift the neighborhood such as for-sale housing, family-sized housing, or retail.

These comments do not represent the entire Central City neighborhood, but do represent the Central City Neighborhood Council Executive Board.

Thank you,  
Central City Neighborhood Council

## Important Community Notice: Proposed Housing Project at 273 E 800 S

October 25, 2024

---

Dear Neighbors,

I want to inform you of a proposed development in our neighborhood that could significantly impact us. The property at **273 E 800 South** (formerly the Disabled American Veterans office) is currently zoned "Institutional." The applicant, **Harold Woodruff**, on behalf of **First Step House**, has submitted a petition to rezone it to **RMF-45 (Moderate/High-Density Multi-family Residential)** to build **34 affordable housing units** for individuals earning **30% of the Area Median Income (AMI)** or lower.

### Project Details:

- **Location:** 273 E 800 S (formerly Disabled American Veterans Office)
- **Proposed Units:** 34 Affordable Housing Units | **Target Residents:** Individuals with 30% AMI or lower
- **Zoning Change Request:** Institutional to RMF-45 (Moderate/High-Density Residential)

### Potential Pros:

- **Affordable Housing:** Helps those with limited income.
- **Urban Revitalization:** Brings investment to the neighborhood.
- **Supportive Services:** First Step House provides behavioral health recovery services for stability and meaningful lives.

### Potential Concerns:

- **Overconcentration of Services:** Central City already houses many social services, including another **First Step House** at **440 S 500 E** (near Smith's), where groups often linger on sidewalks.
- **Neighborhood Impact:** Increased density could strain traffic, infrastructure, and potentially affect safety and property values.
- **Better Revitalization Strategies:** We should consider whether other developments could better enhance aesthetics, foster growth, and cater to local family needs.

*Will a behavioral health and recovery services building...Improve aesthetics and neighborhood value?... Foster economic growth?... Reduce the strain of concentrated social services?... Cater to family and resident needs?... Attract future investments?*

**Be Involved: Public Input Period & Neighborhood Council Meeting** The city is accepting comments during a **45-day public input period**, which ends on **November 30, 2024**. This is our chance to provide feedback or raise concerns.

The **Central City Neighborhood Council (CCNC)** has requested the applicant attend our next **Neighborhood Council Meeting**:

- **Date / Time:** November 6, 2024, 6:00 PM
- **Location:** Salt Lake City Main Library, 210 East 400 South (Conference room in the lower level)

These meetings are open to the public, and this will be a great opportunity to ask questions directly to the applicant and city planners. Let's make sure the project supports the families and residents in our community. For more information or to submit comments directly, you can contact the city planner assigned to this case:

- **Cassie Younger** | Email: [Cassie.younger@slc.gov](mailto:Cassie.younger@slc.gov) | Phone: 801-535-6211

We encourage everyone to attend the meeting or submit input. Let's ensure that we support this project only if it truly benefits the neighborhood. **Your voice matters!**

Sincerely,

*Travis and Jenny Starley, 761 S Roberta St.*

**From:** [Ken Nail](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) First Step House at 273 E. 800. S.  
**Date:** Sunday, October 27, 2024 8:51:56 AM

---

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

Hi Cassie,

I am responding to the 45-Day Public Input notice for a proposed change to property address 273 E. 800 S.

My concern with building of an affordable housing project at this location is due to a lack of enforcement of basic laws by law enforcement.

I live at 736 S. 300 E. and there is what I believe to be affordable housing. The challenges this creates for other in the neighborhood is parking and camping directly out front of this housing complex along with the entire neighborhood. There are literally people camping in motorhomes or trailers on this street...they have been seen barbecuing out in front and using the neighboring as a camp ground. There needs to be higher urgency enforcing the rules so we all can enjoy the neighborhoos.

I am against this proposed change as I am not confident in the law enforcement in keeping the neighborhood safe for all.

Ken Nail



**From:** [Raquel Cook](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) First Step House  
**Date:** Wednesday, October 30, 2024 2:01:36 PM

---

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

Hi,

I fully support the proposed zoning changes requested by First Step House for the location at 273 E 800 S. They are a wonderful organization.

Raquel Cook  
327 E 800 S  
Salt Lake City, UT 84111



**From:** [Gregory Minen](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Future First Step House On 8th South  
**Date:** Sunday, November 3, 2024 5:15:09 PM

---

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

To whom it may concern

Hello, I currently own and live in a home at 251 East 800 South. I live here with my wife and daughter. We have 3 cars and we don't have a driveway so we all park on the street. Some of my neighbors are in a similar situation. Sometimes I park in front of their houses and sometimes they park in front of mine. Sometimes I have to park in front of the building at 273 East 800 South because there already are not enough parking spaces for us on the streets next to our own homes. This is inconvenient but has worked out ok.

I don't have a problem with this new building coming to our neighborhood. But I'm concerned that this building will not have sufficient parking for employees, residents, and visitors. I worry that this will create more difficult parking issues for a neighborhood that already does not have enough parking for current residents. Last weekend, a friend of mine came over to my house and parked across the street from my house on 8th South because it was the closest parking spot to my house. I would appreciate it if this parking issue could be addressed further.

On a side note, could you let me know when the planning meeting is for this new building? I received a notice but my wife threw it away.

Thanks

Greg Minen  
gregminen@yahoo.com  
801-949-1570

[Sent from Yahoo Mail for iPhone](#)

**From:** [Ken Nail](#)  
**To:** [Younger, Cassie](#)  
**Subject:** Re: (EXTERNAL) First Step House at 273 E. 800. S.  
**Date:** Sunday, November 3, 2024 8:07:40 AM  
**Attachments:** [image001.png](#)

---

Hi Cassie,

I have some additional thoughts and concerns:

My understanding is our area already houses many social services, including another First Step House at 440 S. 500 E where groups often linger on sidewalks. This increased density could strain traffic, infrastructure and potentially affect safety and property values.

Please consider other developments that could better enhance aesthetics, foster growth, and to cater to local family needs.

An additional behavioral health and recovery services building will not improve aesthetics or neighborhood value, foster economic growth, attract future investments, or cater to family and residential needs.

Thank you for your consideration.

Ken

On Monday, October 28, 2024 at 09:58:56 AM MDT, Younger, Cassie <cassie.younger@slc.gov> wrote:

Thanks for your comments, Ken. They will be included in the report to the Planning Commission.



CASSIE YOUNGER | *(She/Her)*

Senior Planner  
PLANNING DEPARTMENT | SALT LAKE CITY CORPORATION  
Phone: (801) 535-6211  
Email: [Cassie.Younger@slcgov.com](mailto:Cassie.Younger@slcgov.com)  
[WWW.SLCM.GOV](http://WWW.SLCM.GOV)   [WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

---

**From:** Ken Nail <[REDACTED]>  
**Sent:** Sunday, October 27, 2024 8:52 AM  
**To:** Younger, Cassie <cassie.younger@slc.gov>  
**Subject:** (EXTERNAL) First Step House at 273 E. 800. S.

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

attachments.

Hi Cassie,

I am responding to the 45-Day Public Input notice for a proposed change to property address 273 E. 800 S.

My concern with building of an affordable housing project at this location is due to a lack of enforcement of basic laws by law enforcement.

I live at 736 S. 300 E. and there is what I believe to be affordable housing. The challenges this creates for other in the neighborhood is parking and camping directly out front of this housing complex along with the entire neighborhood. There are literally people camping in motorhomes or trailers on this street...they have been seen barbecuing out in front and using the neighboring as a camp ground. There needs to be higher urgency enforcing the rules so we all can enjoy the neighborhoods.

I am against this proposed change as I am not confident in the law enforcement in keeping the neighborhood safe for all.

Ken Nail

**From:** [Michael Jenack](#)  
**To:** [Central City 1](#)  
**Cc:** [CentralCityCouncil@gmail.com](#); [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Re: November 6, 2024 Meeting  
**Date:** Wednesday, November 6, 2024 1:01:22 PM

---

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

Fantastic, thank you, Rhianna! I'll plan to attend in person tonight.

Cassie - a pleasure to connect online and look forward to tonight as well.

Time permitting, I would like to make a brief comment in support of the initiative. I'm happy to submit those comments in writing afterward as well. I believe this project has immense opportunity to help stabilize and provide opportunity for some critical members of the community which in turn unlocks wonderful growth in both their lives and the vibrancy of the neighborhood.

Thank you,  
Mike

On Wed, Nov 6, 2024 at 12:24 PM Rhianna Riggs <[rriggsslc@gmail.com](mailto:rriggsslc@gmail.com)> wrote:

Hi Michael,  
Thanks for your email. We should have time for comments as well. I believe the City Planner assigned to the project will also be at the meeting, make sure you connect with her as well to express your thoughts and concerns. I've cc'd her on this email if you'd like to reach out to her directly - her name is Cassie Younger.

See you tonight,  
Rhianna

On Wed, Nov 6, 2024 at 11:43 AM Michael Jenack <[michael.jenack@gmail.com](mailto:michael.jenack@gmail.com)> wrote:

Hello,

I am a resident in Central City and received a flyer for the proposed zoning change for 800 S 330 E. I'm wondering if that agenda item for tonight's meeting will allow for open comments (and if so, can I offer mine), or if it is intended purely as a Q&A as the flyer suggests.

Thank you,  
Mike



**From:** [Derrek Draper](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) First Steps project proposal at 273 E 800 S  
**Date:** Sunday, November 10, 2024 4:18:14 PM

---

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

Hello Cassie,

I attended the Central City Neighborhood Council meeting on Wednesday, where I learned about the plans for the First Steps project on 273 E 800 S. This site is less than a block away from my home where my wife and I are raising our two kids. (856 S 300 E)

It has long been the goal of the neighborhood to seek out opportunities to increase home ownership as a way to increase stable residency status. We already have a very high rate of renters in the neighborhood, which is an obstacle for community engagement, something we desperately need more of. It does not seem that adding individual tenant housing like that described in the First Steps project would support the goal of strengthening our community and engagement therein.

In addition, our neighborhood currently has the 2nd lowest average household income of any neighborhood in the state. We also have a concentration of services for people who have been struggling in the blocks surrounding the proposed project: The women's shelter on 700 south, the methadone clinic on 800 south, high density section 8 housing at River Rock, among others. The River Rock community in particular has been a hot spot for crime, including illicit drug distribution.

It seems reasonable to assume that a significant portion of the residents of the proposed First Steps project would have a history of substance use disorder, considering the (very) high rate of substance use present in people in need of housing.

There is an obvious need for low income and affordable housing opportunities in Salt Lake City, and I believe we need more organizations that offer programs like the First Steps organization in the greater Salt Lake area. However, it has been shown that one of the most important means of supporting recovery is surrounding recovering individuals with a healthier set of circumstances than those that surrounded them during their times of struggle. It therefore seems highly inappropriate to place people who need a supportive community into a neighborhood with an extremely high concentration of illicit drug use by people who are living without adequate shelter, etc.

We will also be doing a great disservice to everyone who lives in our neighborhood, sheltered or not, by continuing to concentrate poverty in Central City (especially on 300 east between South Temple and 900 South.)

Thank you for your time and consideration,

Derrek Draper

**From:** [Ainsley Lloyd](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) First Step House at 273 E 800 South  
**Date:** Sunday, November 10, 2024 4:27:21 PM

---

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

Hi Cassie,

I'm extremely concerned about the proposal to add additional medium/high density, low income housing in our neighborhood via the First Steps development.

I live at 856 300 E - just down the block from the proposed location of this development.

I'm concerned that this rezoning would further concentrate poverty in our neighborhood, which already struggles with crime and concentrated poverty. Between the River Rock apartments, James E Kier Apartments, St. marks Tower and Philips Plaza senior housing, these few blocks already host as much low income housing and vulnerable individuals as our neighborhood can reasonably support.

Since we moved to this block in 2018, my husband has been very actively engaged in the neighborhood community organizations. Through the tireless efforts of these community members, a drug dealing and stolen goods trafficking operation next door to our house was finally shut down. For 18 months, the dealer in question, along with a network of users, dealers and traffickers in stolen goods living in the River Rock complex preyed on the individuals in our neighborhood, both housed and unhoused.

Though our neighbor was eventually arrested, activity like this in our neighborhood continues. Putting a complex of vulnerable individuals near the epicenter of crime and substance use in our neighborhood (River Rock) seems at best a terrible mistake, and at worst puts the lives and sobriety of these individuals at risk.

I have two children, 2 years old and 4. During the year and a half of hell we endured living next door to 24 hour a day crime, we nearly left the neighborhood. We stayed because we believe in what this neighborhood can be - a vibrant mix of incomes, backgrounds, and a strong community of neighbors that know and support each other, not a concentration of poverty feeding a vicious cycle of crime.

Please do not approve this rezoning - it's more than we can take.

Best,

Ainsley Lloyd

**From:** [Brice Coffey](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Zoning Map Amendment – First Step House  
**Date:** Wednesday, November 6, 2024 8:19:14 PM

---

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

FIRST STEP REZONE (PLNPCM2024-01153)

I am writing in enthusiastic support of the rezone for First Step at 273 E 800 S. I live within the block of the First Step complex on Denver St. The people being treated here are incredibly nice and minding their own business on their way to recovery. I am glad to have them as neighbors.

I could not disagree more with the NIMBY sentiment that this will make the neighborhood more unsafe. I have never felt unsafe waking past the facility near my home, which I do basically multiple times every day. This proposed facility is not even a treatment facility, so I really don't understand the concerns.

The top issue for most Salt Lakers is helping our unhoused population. The only way out this crisis is more housing. First Step has proven themselves to be a great care provider without negative consequences on neighbors, and I would be delighted if they kept expanding their services in my neighborhood.

- Brice Coffey (520 S 500 E SLC)



**From:** [Kara Freedman](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) PLNPCM2024-01153  
**Date:** Tuesday, November 12, 2024 7:27:56 AM

---

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

Hi Cassie,

I'm writing in strong support of the rezone petition on behalf of First Step House at 273 E 800 South. I live around the corner at 268 E 700 S and I know firsthand how essential it is to have more affordable housing. Yes, this city needs more housing overall - but particularly more *affordable* housing. There are luxury condos on the same block on 300 E that haven't sold after months on the market, meanwhile we interact with people every day who have lost housing and can't afford what is currently available. There's a mismatch of demand and supply in this area and I think the First Step House proposal will be a good fit for the neighborhood.

Please recommend yes for this zoning change to the planning commission.

Thank you.

Kara Freedman  
Cell phone: (917) 838-5312

Pronouns: she/her/hers

**From:** [Kevin Garner](#)  
**To:** [Younger, Cassie](#)  
**Cc:** [SOviatt@firststephouse.org](mailto:SOviatt@firststephouse.org)  
**Subject:** (EXTERNAL) Re: Constituent Kevin Garner / Central City Community Council member with questions / District 4  
**Date:** Monday, November 11, 2024 9:39:57 AM

---

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

Hi Cassie!

Thank you for responding! I'm blown away at how responsive Tim and everyone from the community council has been. I wasn't aware First Step House was going to be at the meeting so I wasn't prepared to make any meaningful statement or ask questions.

I moved into a house in West Valley with roommates I hadn't met just before the pandemic. I was struggling with drug and alcoholism and was trying to get sober but didn't have anyone I could trust to talk to or seek support. This was not a safe environment. I was scared of reaching out and too prideful to admit I had a problem. Once the pandemic hit, and everyone was quarantined, my addiction became worse and worse until it took over my body and hollowed out my soul. I was charged with a DUI and had my car repossessed which meant I was left homeless in Salt Lake City.

I thank god every day a case manager named Brian from First Step House approached me at the PARC men's shelter in Milcreek. He offered me the first glimpse of hope.

I went to rehab, then came back to the shelter. Brian helped me apply for housing commonly referred to as "housing first." I had the desire to stop using, but I didn't have the tools or the support system to achieve it. I was introduced to a new project being built by First Step House called Medina Place. It was a sober community which offered permanent, supportive services that addressed my housing insecurity, my addiction, and also my mental health.

It was a struggle to stay sober at first, but the staff at Medina Place and First Step House didn't give up on me. What they offered that no one, including me, had even offered before: options. I was given the resources and the tools to be the manager of my own recovery. They got me a therapist, helped me with employment, vouchers, food stamps, etc.

Today I've been sober three years and just got a job working at Brighton Recovery Center, which allows me the responsibility and privilege to use my experience to benefit others who may also be struggling with alcoholism.

I fully support this rezone request, and I'm not alone, there are dozens of Medina Place residents who have turned their lives around who otherwise would not had it not been for First Step House, but I'm grateful to have the opportunity to share my story. Thank you for reading.

All the Best,  
Kevin Garner  
SLC resident

On Nov 8, 2024, at 10:04, Younger, Cassie <[cassie.younger@slc.gov](mailto:cassie.younger@slc.gov)> wrote:

Hi Kevin,

Please let me know what questions you have on the proposed rezone and I'll be happy to help.

<image002.png>

CASSIE YOUNGER | (She/Her)  
Senior Planner  
PLANNING DEPARTMENT | SALT LAKE CITY CORPORATION  
Phone: (801) 535-6211  
Email: [Cassie.Younger@slcgov.com](mailto:Cassie.Younger@slcgov.com)

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

---

**From:** Cosgrove, Tim <[Tim.Cosgrove@slc.gov](mailto:Tim.Cosgrove@slc.gov)>  
**Sent:** Thursday, November 7, 2024 3:55 PM  
**To:** Younger, Cassie <[cassie.younger@slc.gov](mailto:cassie.younger@slc.gov)>  
**Cc:** [kscottgarner@gmail.com](mailto:kscottgarner@gmail.com); Stewart, Casey <[Casey.Stewart@slc.gov](mailto:Casey.Stewart@slc.gov)>  
**Subject:** RE: Constituent Kevin Garner / Central City Community Council member with questions / District 4

Hello Cassie

My apologies, I had sent an earlier version of this email earlier to the attention of Casey Stewart. I had written Cassie's name down from the meeting last night as Casey so it was clearly my mistake but wanting to make sure that I connect Kevin Garner whom had some follow-up questions from the meeting with Central City last night with the correct planner working with the developers of the First Step House project.

Thank you Cassie Younger for attending Central City Community Council meeting last night, 11-06-2024. We really appreciate having your experience and expertise in the room to ask and answer questions, provide information.

Last night, at Central City Community Council meeting a gentleman Kevin Garner, 385-622-7272, came up and asked me some question that I felt would best be answered by planning and I wanted to connect him with you, (I have c.c.d. him in this email). Cassie's phone number is: 801-535-6211.

Cassie, Would you please make sure to connect with Kevin and let me know if I can provide any follow-up with him or for the Central City Community Council. Please let me know if there is anything else that I can do. Thank you both!

Tim

<image003.png>

TIM M. COSGROVE  
Community Liaison, Citywide & District 4  
OFFICE of the MAYOR | SALT LAKE CITY CORPORATION  
Office: (801) 535-7238 | Mobile: (801) 598-8047  
Email: [Tim.Cosgrove@slcgov.com](mailto:Tim.Cosgrove@slcgov.com)  
[WWW.SLCMAYOR.COM](http://WWW.SLCMAYOR.COM) [WWW.SLC.GOV](http://WWW.SLC.GOV)

**From:** [Lauren Mealy](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Rezone at Approximately 273 E 800 S  
**Date:** Saturday, November 30, 2024 10:19:33 PM

---

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

Dear Ms. Younger,

I am writing to you as someone who will be directly and deeply impacted by the proposed rezoning at approximately 273 E 800 S. My purpose in this letter is to ask you and the entire planning commission to reconsider this rezoning proposal as I believe it will have a negative and long lasting impact on the future of the central city neighborhood.

I can fully appreciate the “NIMBY” attitude and the problems it represents. But the fact is we already have a lot in our backyard: multiple methadone clinics, the Geraldine E. King’s Women’s shelter, a large subsidized housing project at River Rock apartments... Overconcentration of these resources in such a small geographical area doesn’t serve anyone: the current residents or the proposed new residents who will already be struggling.

I live at 759 S Roberta Street with my husband and two young sons, ages 3 and 4. This is our first home we have owned and in the past five years we have grown to love and appreciate the area. The proposed First Step House is directly behind our home. In attending a recent Neighborhood council meeting we learned the smoking/break area of First Step will abut our backyard. We already do not feel safe taking our children to our neighborhood playground, Taufer Park, as it is constantly riddled with drug paraphernalia and oftentimes open drug use. If we do not feel safe letting our children play in our backyard due to a smoking area 10 feet from them, that will be the last straw. It would be a shame to make the central city uninhabitable for families but rezoning the DAV will ensure a continued trajectory in this direction.

It is my hope that you will consider not rezoning the DAV and oversaturating this area with low income housing and the immense challenges that it brings with it. Central City needs to continue to be a place with a diverse make up - pushing out families and those living in stable single family houses will create a dense area of only people struggling and will not serve anyone.

Thank you for your time and consideration,

Lauren Mealy



**From:** [Daniel Mealy](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) Rezone of the DAV at Approximately 273 E 800 S  
**Date:** Saturday, November 30, 2024 11:09:39 PM

---

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

Dear Ms. Younger,

I am writing to express my strong concerns about the proposed rezoning at 273 E 800 S. As a resident who will be directly impacted, I urge you and the planning commission to reconsider this proposal, as I believe it will negatively affect the future of our neighborhood.

Our area is already oversaturated with social services, including multiple methadone clinics, the Geraldine E. King Women's Shelter, and a large subsidized housing project at River Rock Apartments all within one block of each other. Additionally, there is already another First Steps rehabilitation facility a handful blocks away also.

The over-concentration of services in such a small area does not benefit anyone. It feels as though our part of town has been largely 'written off' by city leadership. Adding more services like this will only make things worse.

I live at 759 S Roberta Street with my wife and two young boys. This is our first home, and we've grown to love the neighborhood. However, the proposed First Step House, with its smoking/break area with will be only a fence away from our backyard, would make us feel even less safe. Our local playground, Taufer Park, is already filled with drug paraphernalia and open drug use, and if we can't safely let our children play there and with the new proposed First Steps house literally in our own backyard it wouldn't be safe to have our boys even play I our own back yard safely.

I recommend that the area be rezoned to SR-1, SR-1A, or SR-3, which would allow more families the opportunity to build homes and own property in this area. What our neighborhood truly needs to become stronger are more families and people who have a vested interest in our community's long-term well-being. Rezoning the DAV in this way would create a healthier, more diverse neighborhood, instead of concentrating only those facing hardship. This would also be in keeping with Title 19 General Plan, the Housing SLC / a five year plan, and the Thriving in place plan: Salt Lake City anti-displacement strategy.

Thank you for your time and consideration. I urge you to reconsider this proposal for the benefit of the entire community.

Sincerely,  
Daniel Mealy

**From:** [Jenny Starley](#)  
**To:** [Younger, Cassie](#)  
**Cc:** [jennystarley1@gmail.com](mailto:jennystarley1@gmail.com); [tgstacom@hotmail.com](mailto:tgstacom@hotmail.com); [Travis Starley](#)  
**Subject:** (EXTERNAL) Public input for first step house at 273 E. 800 S.  
**Date:** Friday, November 29, 2024 5:44:09 PM

---

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

Travis and Jenny Starley  
761 S. Roberta St.  
Salt Lake City, UT 84111

November 8, 2024

Salt Lake City Planning Commission  
451 South State Street, Room 406  
Salt Lake City, UT 84111

Dear Members of the Salt Lake City Planning  
Commission,

We are writing as a long-term resident who shares a property line with the current Disabled American Veterans (DAV) facility located at 273 East 800 South. We are reaching out to express my strong opposition to the proposed demolition of this facility and the construction of a four-story behavioral health housing project for the disabled and homeless population, managed by First Step House. While We have a deep appreciation for the vital work that First Step House does to support vulnerable populations, We firmly believe that this specific location is not suitable for such a facility. We urge the city to consider alternative sites where it would be a better fit with less negative impact on the surrounding community.

## **Key Facts and Concerns**

- 1. The Central City neighborhood already houses a substantial number of agencies and organizations supporting vulnerable populations.**

Our neighborhood is home to numerous private and public social service facilities, including shelters, rehabilitation centers, and behavioral health services. Concentrating even more services in this already impacted area further shifts the burden to Central City residents, undermining the city's goals for balanced community development and equitable distribution of services throughout Salt Lake City.

- 2. The proposed facility does not align with the needs of the neighborhood and will not support families or neighbors.**

The DAV property has served as an essential community space. It has provided a safe area for children from the nearby art school to use for physical education, and it is frequently used by neighborhood kids to play, learn to ride bikes, scooters, and skateboards, and by families for gatherings and support meetings. The proposed project will eliminate this vital open space and replace it with a facility that does not serve the needs of the existing community, especially families with children.

- 3. The intersection of 300 East and 800 South already experiences heavy traffic, with an average of 10,000 cars passing through daily.**

The addition of a large facility at this busy intersection will only exacerbate congestion, create additional traffic flow challenges, and increase the risk to pedestrian safety in a neighborhood where families and children frequently walk and bike.

**4. A four-story building is out of scale with the existing neighborhood character.**

The surrounding area is characterized with historic cottages and single-family homes dating back to the early 1900s. The introduction of a modern, four-story building would be significantly out of scale with the neighborhood's architecture, reducing the historic charm and cohesion of the area. This could lead to a decline in property values and deter future investments in the community.

**5. Increased strain on public safety and emergency services.**

According to recent data, Salt Lake City already struggles with response times for high-priority police and emergency calls ([slcpd.com](http://slcpd.com)). A new facility catering to individuals with behavioral health challenges is likely to increase calls for emergency services, putting additional pressure on already stretched resources and potentially impacting the safety and well-being of existing residents.

**6. Privacy and safety concerns for adjacent homeowners.**

A four-story structure next to single-story homes will significantly reduce privacy for neighboring properties, as residents of the facility will have direct views into adjacent backyards. This loss of privacy, combined with potential noise and disturbances, could make current residents feel uncomfortable in their own homes. My own home is now facing increased shade that may hurt my landscaping, and the building as its proposed will block the view we have of the eastern mountain range, a view that was important to us when we purchased our home.

#### **7. The current DAV property is a vital community space that supports local families.**

The existing open space provided by the DAV property has been used by children, families, and community members for decades. It serves as a safe area for play, gatherings, and events. Losing this space to a high-density facility would strip the neighborhood of one of its few remaining community resources.

#### **Appreciation for First Step House and Alternative Location Suggestions**

We want to emphasize that my opposition is not directed at First Step House's mission. We fully support their work in providing essential services to vulnerable populations. We believe that this facility would be better suited in a different area of Salt Lake City where it can be more effective without negatively impacting a residential neighborhood.

Several areas in the city, such as the **North Temple**



**Corridor** or the **Ballpark Neighborhood**, would be better suited for this type of development. These areas have the necessary infrastructure, zoning, and access to public transportation and social services, making them more appropriate locations for supportive housing. Additionally, these areas are already zoned for higher-density developments and could accommodate the facility without disrupting existing residential communities.

### **Suggestions for Revitalizing the DAV Property**

Instead of demolishing the existing DAV building, We propose that the city consider revitalizing the property in a way that continues to benefit the community:

- **Convert the space into a community center** where families and children can continue to gather for recreation, learning, and social activities.
- **Create a small park or playground** to provide a safe outdoor space for families and children who currently have limited access to such amenities.
- **Maintain the parking area for public use** to support the nearby schools, community events, and neighborhood gatherings, ensuring it remains a safe and accessible space for children and families.

By exploring these alternatives, the city can both revitalize the property and preserve its role as a community asset while ensuring that supportive housing is developed in areas better suited to accommodate it.

Thank you for your time and consideration. We hope the

Planning Commission will take these concerns seriously and explore alternative solutions that better align with the needs of our neighborhood. We would welcome the opportunity to discuss this further and work together to find a solution that benefits everyone.

Sincerely,

Travis and Jenny Starley

Travis: [tgstacom@hotmail.com](mailto:tgstacom@hotmail.com) / 702-544-2303

Jenny: [jstarley@hotmail.com](mailto:jstarley@hotmail.com) / 801.361.6146

Sent from my iPhone

**From:** [Joshua Schmidt](#)  
**To:** [Younger, Cassie](#)  
**Subject:** (EXTERNAL) PLNPCM2024-01153  
**Date:** Wednesday, December 4, 2024 4:50:16 PM

---

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

Hi Cassie,

I am formally giving feedback regarding this proposed building. My biggest concern is not enough parking spots for 34 people, there needs to be more than 21 spots. I am also concerned about the responsibility that the company will have with how the residents will interact with their surroundings/neighbors. I have many people that walk in front of my property and leave their trash from purchases at the 7-11 on the corner. Will adding 34 people to the neighborhood just increase the trash and not having enough parking for us here already?

Thank you,

Josh Schmidt  
801-550-8093

Sent from my iPad

# ATTACHMENT F: Department Review Comments

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

## **Building:** Comments provided by Bryan Romney

There are no building code comments for this phase of the development process. A separate building permit will be required prior to construction.

## **Engineering:** Comments provided by Scott Weiler

no objections

## **Fire:** Comments provided by Douglas Bateman

10/22/2024 - No concerns with rezone request. Comments provided are limited to information provided and not all inclusive. Applicant will need to do own due diligent to ensure all applicable adopted fire and building codes are met

\* Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of IFC Chapter 5 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Approved definition: height of building  $X .3 + 4$  feet. That calculation is the distance where the measurement is taken from the face of the building [IFC 503.1.1].

\* Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official [IFC 507.5.1]. Measurements follow the drive route in straight lines and right angles.

\* Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. See IFC 912.2 for additional information on location and obstructions [IFC 507.5.1.1].

\* Standpipe connections shall be located on the intermediate landing unless otherwise approved by the Fire Code Official [IFC 905.4]

\* Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater [IFC D105.1].

\* Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders [IFC D105.2].

\* Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to ONE ENTIRE SIDE OF THE BUILDING. Some exceptions have been added by SLC; those can be obtained from this

office [IFC D105.3]. Long side of the building is required unless otherwise approved by Fire Code Official.

\* Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official [IFC D105.4]. Aerial access may be greater than what is allowed and has large trees as obstructions.

**Transportation:** Comments provided by Jena Carver

No Transportation concerns with proposed rezone.

**Police:** Comments provided by Lt. Andrew Cluff

No real concerns for the rezone. I think this will help improve the current use of the property and created needed housing. With only 34 single occupant rooms this will have a minimal impact on police resources.

Given the concept drawings they provided I would make a couple of recommendations only because of the crime that has occurred to the East and North of the property in that area.

Good fencing around the property to clearly delineate public and private property, including signage for proper access and use of the grounds. Otherwise I can see the pavilion becoming a perceived public use area, which can be very inviting to some that hang out in that area.

I would also recommend a good lighting plan and camera system in the parking area and exterior of the building to avoid car prowls and other damage that may occur.

**Public Utilities:** Comments provided by Kristeen Beitel

*Public Utilities has no issues with the proposed zoning map amendment, but would like the applicant to be aware of potential costs associated with densification. With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.*

*Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval.*

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.



office [IFC D105.3]. Long side of the building is required unless otherwise approved by Fire Code Official.

\* Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official [IFC D105.4]. Aerial access may be greater than what is allowed and has large trees as obstructions.

**Transportation:** Comments provided by Jena Carver

No Transportation concerns with proposed rezone.

**Police:** Comments provided by Lt. Andrew Cluff

No real concerns for the rezone. I think this will help improve the current use of the property and created needed housing. With only 34 single occupant rooms this will have a minimal impact on police resources.

Given the concept drawings they provided I would make a couple of recommendations only because of the crime that has occurred to the East and North of the property in that area.

Good fencing around the property to clearly delineate public and private property, including signage for proper access and use of the grounds. Otherwise I can see the pavilion becoming a perceived public use area, which can be very inviting to some that hang out in that area.

I would also recommend a good lighting plan and camera system in the parking area and exterior of the building to avoid car prowls and other damage that may occur.

**Public Utilities:** Comments provided by Kristeen Beitel

*Public Utilities has no issues with the proposed zoning map amendment, but would like the applicant to be aware of potential costs associated with densification. With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.*

*Additional comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval.*

- Public Utility permit, connection, survey, and inspection fees will apply.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.

- Public street light requirements are determined during building permit review.
- If there is any ownership of units, then CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Any unused sewer laterals must be capped and plugged at the main. AND Shared laterals require a request for variance.
- A minimum of one exterior cleanout is required on the sewer lateral within 5 feet of the building. Additional cleanouts are required at each bend and at least one every 50 feet for 4" laterals and every 100 feet for 6" laterals.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4).

**Housing :** Comments provided by Tony Milner

No concerns. This proposed project aligns with the goals of the City's Moderate Income Housing Plan, referred to as *Housing SLC: 2023-2027* to increase affordable housing, and helps to increase housing options for residents in the Central City neighborhood.

**Recommendations:**

- We encourage the developer to review the City’s [Affordable Residential Development Guide](#) for available fee waivers and low-interest loan opportunities that support the development and operations of deed-restricted affordable units.
  - For example: *Code 18.98.060: EXEMPTIONS:*
    - *“E. The following housing may be exempt from the payment of impact fees, to the following extent:*
      - *A one hundred percent (100%) exemption shall be granted for rental housing for which the annualized rent per dwelling unit does not exceed thirty percent (30%) of the annual income of a family whose annual income equals sixty percent (60%) of the median income for Salt Lake City, as determined by HUD;”*
- We encourage the developer to include units with accommodations and amenities in alignment with the Americans with Disabilities Act, such as: ramps, door openers, wider door frames, grab bars, and roll-in showers to benefit residents with temporary or long-term mobility difficulties.