



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair

Submission Date:
06/04/2025

Date Sent to Council:
06/24/2025

From:

Department*
Community and Neighborhood

Employee Name:
Seth Rios

E-mail
Seth.Rios@slc.gov

Department Director Signature

Tammy Hunsaker

Chief Administrator Officer's Signature

Jill Love

Director Signed Date
06/19/2025

Chief Administrator Officer's Signed Date
06/24/2025

Subject:
Zoning Map Amendment- 247 North 800 West

New transmittal or Revision

- ☐ New transmittal
☒ Revision

Revision Updates:

Added the requested divider sheets. Also added the City Attorney's signature to the ordinance.

Additional Staff Contact:

Aaron Barlow: aaron.barlow@slc.gov & 8015356182

Presenters/Staff Table

Seth Rios- seth.rios@slc.gov
Aaron Barlow- aaron.barlow@slc.gov
Krissy Gilmore- kristina.gilmore@slc.gov

Document Type
Ordinance

Budget Impact?

- ☐ Yes
☒ No

Recommendation:
Approval

Background/Discussion

See first attachment for Background/Discussion

Will there need to be a public hearing for this item? *

- ☒ Yes
☐ No

Public Process

Please see document above.

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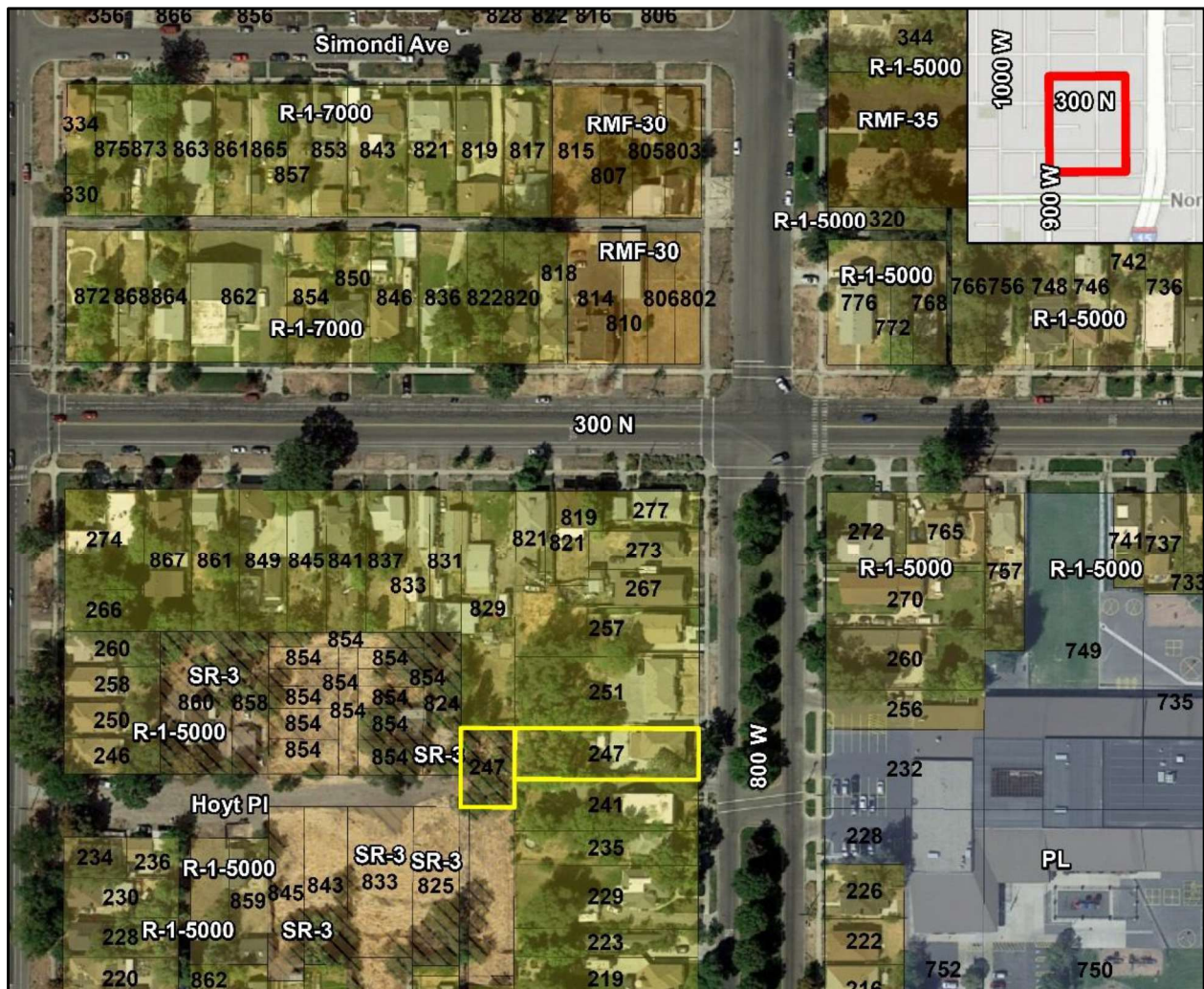


CITY COUNCIL TRANSMITTAL

BACKGROUND/DISCUSSION:

Salt Lake City has received a request from Bert Holland, representing the property owner, to rezone the properties at 247 North 800 West (Parcel IDs 08354260120000 & 08354260230000) from the SR-3 and R-1/7,000 to SR-3 Special Development Pattern Residential and R-1/5,000 Single Family Residential. The intent of the request is to enable the owner to build small-scale housing on the land located behind the existing home. The SR-3 zone features slightly reduced zoning standards to encourage small-scale infill development on the interior portion of the block. The SR-3 zone allows more housing types than the R-1/7,000 zone, such as duplexes, twin-homes, and attached single-family units.

The subject area is located in the Fairpark neighborhood and is surrounded by a variety of zoning districts. The surrounding land uses include single-family houses, duplexes, and multi-family apartments. The proposal to change the zoning complies with the North Temple Boulevard's goals to promote compatible infill development on this block.



The Planning Commission forwarded a positive recommendation for approval with two conditions. The first condition requires that half of any new units be family-sized, meaning they contain at least three bedrooms. The second condition requires the applicant to comply with the displaced tenant requirements of [Chapter 21A.50.050.D](#) of the city code. This chapter of code requires the applicant to assist in tenant relocation if the existing home is demolished. If the Salt Lake City Council adopts this rezone request, the applicant would then need to submit the necessary development applications, and the project would need to comply with all relevant regulations within the Salt Lake City Zoning Ordinance. Review by the Planning Commission would be required if the applicant requests modifications to zoning regulations through the Planned Development or Design Review processes. Since this request is not for the development of the site, Planning staff has not reviewed any plans for compliance with applicable zoning requirements. Materials submitted by the applicant can be found in Planning staff's report to the Planning Commission.

PUBLIC PROCESS:

- **Early Notification:** Notification of the proposal was sent to all owners and occupants of properties located within 300 feet of the subject property on October 22, 2024.
- **Fairpark Community Council:** The Fairpark Community Council was notified of the proposal on October 22, 2024.
- **City Open House:** A virtual open house for the proposal has been hosted on the City's website since October 22, 2024.
- **Planning Commission Meeting:** The Planning Commission held a public hearing for the proposed rezoning on April 9, 2025. Following Planning staff's recommendation, the commission voted to recommend that the City Council approve the request with a vote of 5-0.

Planning Commission (PC) Records

- a) [PC Agenda of April 9, 2025](#) (Click to Access)
- b) [PC Minutes of April 9, 2025](#) (Click to Access)
- c) [Planning Commission Staff Report of April 9, 2025](#) (Click to Access Report)

EXHIBITS:

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

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1. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2025

(Amending the zoning map pertaining to two parcels of property located at 247 North 800 West from R-1/7,000 Single-Family Residential and SR-3 Special Development Pattern Residential to R-1/5,000 Single-Family Residential and SR-3 Special Development Pattern Residential)

An ordinance amending the zoning map pertaining to a parcel located at 247 North 800 West (“Property”) from R-1/7,000 Single-Family Residential and SR-3 Special Development Pattern Residential to R-1/5,000 Single-Family Residential and SR-3 Special Development Pattern Residential pursuant to Petition No. PLNPCM2024-00629.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on April 9, 2025, on an application submitted by Bert Holland, on behalf of the property owner, to rezone the Property from R-1/7,000 Single-Family Residential and SR-3 Special Development Pattern Residential to R-1/5,000 Single-Family Residential and SR-3 Special Development Pattern Residential pursuant to Petition No. PLNPCM2024-00629.

WHEREAS, at its April 9, 2025, meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, at its April 9, 2025, meeting, the Planning Commission recommended two conditions of approval. The first condition requires that half of any new units in a future development project must have at least three bedrooms. The second condition requires the owner to comply with Section 21A.50.050.E of the Salt Lake City Code if the existing single-family home is demolished.

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

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

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the parcels located at 247 North 800 West (Tax ID Nos. 08-35-426-012-0000 & 08-35-426-023-0000), more particularly described -on Exhibit “A” attached hereto, is rezoned from R-1/7,000 Single-Family Residential and SR-3 Special Development Pattern Residential to R-1/5,000 Single-Family Residential and SR-3 Special Development Pattern Residential.

SECTION 2. Condition. This map amendment is conditioned upon the owner of the Property entering into a development agreement that establishing the following: (1) at least half of any new units in a future development project on the Property must have at least three bedrooms; (2) the owner of the Property, and/or its contractors or agents, shall comply with Section 21A.50.050.E of the Salt Lake City Code if the existing single-family home on the Property is demolished.

SECTION 3. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The Salt Lake City Recorder is instructed to not publish this ordinance until the conditions set forth in Section 2 are satisfied as certified by the Salt Lake City Planning Director or his designee.

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

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 202__.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 202__.
Published: _____.
Ordinance Rezoning 247 N 800 Wv1

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: 6/5/2025

By: /s/Courtney Lords
Courtney Lords, Senior City Attorney

EXHIBIT "A"

247 North 800 West

Tax IDs: 08-35-426-012-0000 & 08-35-426-023-0000

R-1/5,000 Single-Family Residential Section- 53.34' x 102', 5,440 sq ft

Beginning at a Point 5 rods south of the Northeast corner of Lot 7, Block 70, Plat C, Salt Lake City Survey; Thence South 53.34 feet; thence West 102.00 feet; thence North 53.34 feet; thence East 102.00 feet to the Point of Beginning.

SR-3 Special Development Pattern Residential Section- 53.34' x 89.4', 4,768 sq ft

Beginning at a Point 5 rods south and 102.00 feet West of the Northeast corner of Lot 7, Block 70, Plat C, Salt Lake City Survey; Thence South 53.34 feet; thence West 89.40 feet; thence North 53.34 feet; thence East 89.40 feet to the Point of Beginning.

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2. PROJECT CHRONOLOGY



PROJECT CHRONOLOGY

Petition: PLNPCM2024-00629

May 29, 2024	Petition for the zoning map amendment received by the Salt Lake City Planning Division.
September 9, 2024	Petition assigned to Aaron Barlow, Senior Planner.
October 22, 2024	Information about the proposal was sent to the Fairpark Community Council to solicit public comments and start the 45-day Recognized Organization input and comment period.
October 22, 2024	Planning staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site, providing information about the proposal and how to give public input on the project.
Oct-Dec 2024	Planning staff hosted an online Open House to solicit public comments on the proposal.
Dec 2024-Mar 2025	Planning staff worked with the applicant to improve the quality of their application material, including refining the applicant's analysis of relevant standards and reviewing options for meeting the Community Benefit requirements.
March 26, 2025	Planning Staff posted notices on City and State websites and sent notices via the Planning list serve for the Planning Commission meeting on April 9, 2025. Public hearing notice mailed.
March 28, 2025	The applicant posted a public hearing notice sign with project information and notice of the Planning Commission public hearing on the property.
April 9, 2025	The Planning Commission held a public hearing for the request. By a vote of 5-0, the Planning Commission forwarded a positive recommendation to the City Council for the proposed zoning map amendment.
May 12, 2025	Planning Staff requested the zoning map amendment ordinance from the City Attorney's office.
June 3, 2025	Planning staff received the zoning map amendment ordinance from the City Attorney's office.

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3. NOTICE OF CITY COUNCIL PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2024-00629 Maricruz Rezone**. Salt Lake City has received a request from Bert Holland, representing the property owner, to amend the zoning map for (or rezone) the property at approximately 247 North 800 West (Parcel IDs 08-35-426-012-0000 & 08-35-426-023-0000) from the SR-3 Special Development Pattern Residential and R-1/7,000 Single-Family Residential to the SR-3 Special Development Pattern Residential and R-1/5,000 Single-Family Residential District. The intent of this rezone is to enable development to the west of the existing single-family home. Any new development will be accessed from Hoyt Place, which is a private road.

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

DATE:

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

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

If you have any questions relating to this proposal or would like to review the file, please call Aaron Barlow at 801.535.6182 between the hours of 9:00 a.m. and 6:00 p.m., Monday through Friday, or by e-mail at aaron.barlow@slc.gov. The application details can be accessed at slcpermits.com. To view the applicant's submittal, click on the Planning tab, type the petition number (PLNPCM2024-00629) into the search bar, and click on record info. The submittal materials can be viewed under the "Attachments" tab.

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

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4. MAILING LIST

NAME	ADDRESS	CITY	STATE	ZIP
WORLDWIDE GOSPEL CHURCH	4795 S CHENTELLE DR	TAYLORSVILLE	UT	84129
AKI DERZON	13164 S PINK BLOSSOM DR	HERRIMAN	UT	84096
PERRY E SR SPIGHT; MARGARET A SPIGHT (JT)	846 W 300 N	SALT LAKE CITY	UT	84116
DOUBLE INFINITY INVESTMENTS LLC	836 W 300 N	SALT LAKE CITY	UT	84116
BASES LOADED INVESTING, LLC	230 N 200 W	SALT LAKE CITY	UT	84103
CHRISTOPHER R JOHNSON	820 W 300 N	SALT LAKE CITY	UT	84116
HOOKE INVESTMENTS, LLC	2694 E GRAND VIEW DR	SANDY	UT	84092
SALT LAKE NEIGHBORHOOD HOUSING SERVICES	622 W 500 N	SALT LAKE CITY	UT	84116
SALT LAKE NEIGHBORHOOD HOUSING SERVICES, INC	622 W 500 N	SALT LAKE CITY	UT	84116
TRENTON YOUNG	850 W 300 N	SALT LAKE CITY	UT	84116
JOSE T TAFOLLA	962 W 200 S	SALT LAKE CITY	UT	84104
JO ANN O TWISDALE; TOMMY M TWISDALE (TC)	PO BOX 16915	SALT LAKE CITY	UT	84116
SMITH FAMILY TRUST 10/29/2019	331 PARK VIEW CIR	BOUNTIFUL	UT	84010
LM TR	434 ZINFANDEL CIR	CLAYTON	CA	94517
MERCEDES MONDRAGON; IXCHEL PADILLA PADILLA (JT)	845 W 300 N	SALT LAKE CITY	UT	84116
LLB IRR TR	1139 W OURAY AVE	SALT LAKE CITY	UT	84116
JOSEPH MAROTTA	837 W 300 N	SALT LAKE CITY	UT	84116
PERRY E SPIGHT; MARGARET SPIGHT (JT)	846 W 300 N	SALT LAKE CITY	UT	84116
JASON S HARDELL	266 N 900 W	SALT LAKE CITY	UT	84116
NEILLE FENDERSON	260 N 900 W	SALT LAKE CITY	UT	84116
258N 900W, A SERIES OF RCJ PROPERTIES, LLC	267 E EAGLE RIDGE DR	NORTH SALT LAKE	UT	84054
JENNIFER SIMPSON	250 N 900 W	SALT LAKE CITY	UT	84116
EDWARD DEL RIO	246 N 900 W	SALT LAKE CITY	UT	84116
HOWARD KENT, INC	450 E BURTON LANE	KAYSVILLE	UT	84037
GOUD PRADYUMNA MARAGANI	4523 W PARK BEND CT	RIVERTON	UT	84096
MARK R WILLIAMS	8205 FATHOM RD	PENSACOLA	FL	32514
HOWARD KENT, INC	450 E BURTON LN	KAYSVILLE	UT	84037
APOLO T MAUAI; THELMA MAUAI (JT)	230 N 900 W	SALT LAKE CITY	UT	84116
MATT MERTLICH	228 N 900 W	SALT LAKE CITY	UT	84116
SHANNON ALYSSA BOYLE	220 N 900 W	SALT LAKE CITY	UT	84116
ERIC PRIBYL	216 N 900 W	SALT LAKE CITY	UT	84116
AMBER SECKLETSTEWA; ERIC SECKLETSTEWA (JT)	859 W HOYT PL	SALT LAKE CITY	UT	84116
300 WEST SLC, LLC	8022 S STREAM VIEW DR	COTTONWOOD HTS	UT	84093
878-880 WEST 200 NORTH LLC	1590 N MANDALAY RD	SALT LAKE CITY	UT	84116
MICHAEL WOLF HOFFMAN	872 W 200 N	SALT LAKE CITY	UT	84116
PETER M LASUO	866 W 200 N	SALT LAKE CITY	UT	84116
RODNEY & MERILEE SABINO LIVING TRUST 05/19/2020	1064 E 400 S	SALT LAKE CITY	UT	84102
ARMANDO MIRANDA; ROSALBA MIRANDA (JT)	858 W 200 N	SALT LAKE CITY	UT	84116
ALFONSO JOSE ULIBARRI	852 W 200 N	SALT LAKE CITY	UT	84116
EIGHT FORTY WEST PROPERTIES, LLC	8850 S 700 E	SANDY	UT	84070
J & S PROPERTY DEVELOPMENT, LLC	3671 E WINESAP RD	COTTONWOOD HTS	UT	84121
SWW LV TRST	234 N 900 W	SALT LAKE CITY	UT	84116
ARAM NASR	236 N 900 W	SALT LAKE CITY	UT	84116
TWO SQUARES INVESTMENTS, LLC	PO BOX 520697	SALT LAKE CITY	UT	84152
MIKE ORTHNER; SHAE M MEARS (JT)	1216 N 900 E	BOUNTIFUL	UT	84010
DURAE SPIGHT; JESSICA SPIGHT (JT)	821 W 300 N	SALT LAKE CITY	UT	84116
WYNETHA BRIDGEWATER; JAKE LEE (JT)	155 N 700 W	SALT LAKE CITY	UT	84116
TIMOTHY RICHARDS	277 N 800 W	SALT LAKE CITY	UT	84116
CAMMY LISCOMB; JACOB CARLING (JT)	273 N 800 W	SALT LAKE CITY	UT	84116
GRIFFITHS PARTNERS, LLC	1021 E SOUTHTEMPLE ST	SALT LAKE CITY	UT	84102
BERNADETTE DESCHINE	257 N 800 W	SALT LAKE CITY	UT	84116
ANTONIO J VALDEZ; MELODY A VALDEZ (JT)	121 S JEREMY ST	SALT LAKE CITY	UT	84104
MARIA D CANDELARIA	247 N 800 W	SALT LAKE CITY	UT	84116
PAWPURR UT ALPHA, LLC	2143 INNER CIRCLE SOUTH	SAINT PETERSBURG	FL	33712
ORSON T PORTER; MARISA L PORTER (JT)	371 E RENA AVE	MIDVALE	UT	84047
SHIREL WOODCOX	229 N 800 W	SALT LAKE CITY	UT	84116
JOHN GORDON STORRS & ORLAN ROE OWEN FAMILY TRUST 08/18/2021	223 N 800 W	SALT LAKE CITY	UT	84116
THOMAS E DEVROOM	213 N 800 W	SALT LAKE CITY	UT	84116
MATHEW CODY BUNDERSON; TARYN ANNA BUNDERSON (JT)	810 W 200 N	SALT LAKE CITY	UT	84116
DEAN A TRUJILLO; JENNIFER M TRUJILLO (JT)	219 N 800 W	SALT LAKE CITY	UT	84116
TWO SQUARE INVESTMENTS LLC	PO BOX 520697	SALT LAKE CITY	UT	84152
MIKE ORTHNER; SHEA M MEARS (JT)	826 W 200 N	SALT LAKE CITY	UT	84116
ERIC BAIM	272 N 800 W	SALT LAKE CITY	UT	84116
SALT LAKE CITY BOARD OF EDUCATION	440 E 100 S	SALT LAKE CITY	UT	84111

BOARD OF EDUCATION OF SALT LAKE CITY	440 E 100 S	SALT LAKE CITY	UT	84111
ALEJANDRO PUY ECHEGARAY	226 N 800 W	SALT LAKE CITY	UT	84116
M FM TRST	434 ZINFANDEL CIR	CLAYTON	CA	94517
TY MILLER	2455 E 2900 S	MILLCREEK	UT	84109
FREE CHURCH OF TONGA IN AMERICA	47 N DELAWARE ST	SAN MATEO	CA	94401
ALEJANDRA FRANCO	270 N 800 W	SALT LAKE CITY	UT	84116
LINDA J LEMMON	260 N 800 W	SALT LAKE CITY	UT	84116
Current Occupant	862 W 300 N	Salt Lake City	UT	84116
Current Occupant	854 W 300 N	Salt Lake City	UT	84116
Current Occupant	822 W 300 N	Salt Lake City	UT	84116
Current Occupant	818 W 300 N	Salt Lake City	UT	84116
Current Occupant	814 W 300 N	Salt Lake City	UT	84116
Current Occupant	810 W 300 N	Salt Lake City	UT	84116
Current Occupant	806 W 300 N	Salt Lake City	UT	84116
Current Occupant	802 W 300 N	Salt Lake City	UT	84116
Current Occupant	848 W 300 N	Salt Lake City	UT	84116
Current Occupant	274 N 900 W	Salt Lake City	UT	84116
Current Occupant	867 W 300 N	Salt Lake City	UT	84116
Current Occupant	861 W 300 N	Salt Lake City	UT	84116
Current Occupant	849 W 300 N	Salt Lake City	UT	84116
Current Occupant	841 W 300 N	Salt Lake City	UT	84116
Current Occupant	833 W 300 N	Salt Lake City	UT	84116
Current Occupant	831 W 300 N	Salt Lake City	UT	84116
Current Occupant	258 N 900 W	Salt Lake City	UT	84116
Current Occupant	860 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	858 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	824 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	854 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	854 W HOYT PL #105	Salt Lake City	UT	84116
Current Occupant	854 W HOYT PL #104	Salt Lake City	UT	84116
Current Occupant	854 W HOYT PL #103	Salt Lake City	UT	84116
Current Occupant	854 W HOYT PL # 102	Salt Lake City	UT	84116
Current Occupant	854 W HOYT PL #101	Salt Lake City	UT	84116
Current Occupant	854 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	854 W HOYT PL #110	Salt Lake City	UT	84116
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Current Occupant	854 W HOYT PL #107	Salt Lake City	UT	84116
Current Occupant	854 W HOYT PL # 106	Salt Lake City	UT	84116
Current Occupant	845 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	843 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	878 W 200 N	Salt Lake City	UT	84116
Current Occupant	862 W 200 N	Salt Lake City	UT	84116
Current Occupant	840 W 200 N	Salt Lake City	UT	84116
Current Occupant	834 W 200 N	Salt Lake City	UT	84116
Current Occupant	833 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	825 W HOYT PL	Salt Lake City	UT	84116
Current Occupant	830 W 200 N	Salt Lake City	UT	84116
Current Occupant	819 W 300 N	Salt Lake City	UT	84116
Current Occupant	267 N 800 W	Salt Lake City	UT	84116
Current Occupant	251 N 800 W	Salt Lake City	UT	84116
Current Occupant	241 N 800 W	Salt Lake City	UT	84116
Current Occupant	235 N 800 W	Salt Lake City	UT	84116
Current Occupant	829 W 300 N	Salt Lake City	UT	84116
Current Occupant	826 W 200 N	Salt Lake City	UT	84116
Current Occupant	256 N 800 W	Salt Lake City	UT	84116
Current Occupant	232 N 800 W	Salt Lake City	UT	84116
Current Occupant	228 N 800 W	Salt Lake City	UT	84116
Current Occupant	222 N 800 W	Salt Lake City	UT	84116
Current Occupant	216 N 800 W	Salt Lake City	UT	84116
Current Occupant	776 W 200 N	Salt Lake City	UT	84116
Current Occupant	752 W 200 N	Salt Lake City	UT	84116

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