



Staff Report

PLANNING DIVISION

To: Salt Lake City Planning Commission
From: Cassie Younger, Senior Planner, cassie.younger@slc.gov
Date: January 28, 2026
Re: PLNPCM2025-00690, Mansell Manor Zoning Map Amendment

Zoning Map Amendment

PROPERTY ADDRESS: 1726 S Jefferson St, 1750 S Jefferson Circle, and 1790 S West Temple
PARCEL ID: 15-13-426-008-0000, 15-13-430-025-0000, 15-13-430-026-0000, 15-13-430-035-0000
MASTER PLAN: Central City
CURRENT ZONING DISTRICT: RMF-35, MU-8, MU-11,
PROPOSED ZONING DISTRICT: MU-5
OVERLAY DISTRICT: T Transition Overlay

REQUEST:

The Housing Authority of Salt Lake City (HASLC) is requesting a Zoning Map Amendment for the following properties: 1726 S Jefferson St, a portion of 1750 S Jefferson Circle, and a portion of 1790 S West Temple St. The current zoning of the properties is MU-11 (Mixed Use 11), RMF-35 (Moderate Density Multi-Family Residential), and MU-8 (Mixed Use 8), and they are proposing to rezone to MU-5 (Mixed Use 5). Twenty townhomes currently exist on the property.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council with the following conditions:

1. At least 15% of the units on the Property shall be rented or sold to those with incomes at 80% AMI or below.
2. At least 20 units on the Property shall be built with at least 2 bedrooms each. These units shall initially be rented at the same rental rate as the demolished units with no more than a 3% annual increase on the rental rate for a period of 20 years. These units cannot be counted towards the 15% required by Condition 1.
3. Tenant relocation assistance shall be provided by the property owner to the tenants displaced by the demolition of the existing residential dwelling units on the Property in accordance with subsection 21A.50.050.D.
4. The 15% affordable units required by Condition 1 cannot be applied towards the eligibility requirements of any future Affordable Housing Zoning Incentives applications to the City. Additional affordable housing beyond that which is provided pursuant to Conditions 1 and 2 may be eligible.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant's Submittal](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Comparison of Zoning Districts](#)
- E. [ATTACHMENT E: Zoning Map Amendment Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

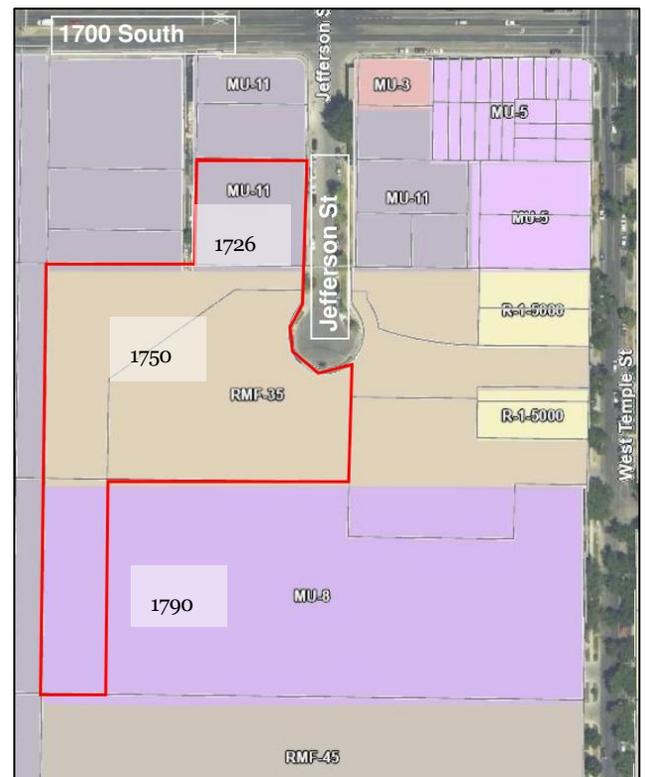
PROJECT DESCRIPTION

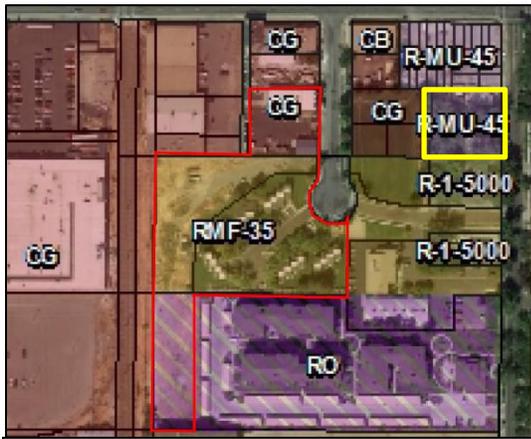
Zoning Map Amendment Request

The Housing Authority of Salt Lake City, the property owner, is requesting a rezoning of four properties to MU-5. The current zoning of these properties is MU-11 (Mixed Use 11), MU-8 (Mixed Use 8), and RMF-35 (Moderate Density Multi-family Residential). Twenty townhomes currently exist on this site, along with Housing Authority offices, storage, and some vacant land. The entire area of the proposed rezone area is approximately 3.47 acres. The Housing Authority also owns Taylor Garden and Taylor Springs apartments, located to the south, which are not scheduled for redevelopment.

Proposed MU-5

The purpose of the MU-5 (Mixed Use-5) Zone is to implement mid-rise buildings, generally five stories or less, with a mix of land uses. A variety of residential housing types are permitted in this zone, including single-family detached, row houses, and multifamily. Retail, offices, and other commercial uses are also permitted, which, if utilized, could increase the neighborhood's walkability.





Former zoning of properties prior to October 8, 2025

The HASLC desires to add more housing to some of its under-utilized properties, which currently have three separate zoning districts. Rezoning to MU-5 creates consistency among the parcels for development standards, while maintaining medium-density residential uses.

Zoning History

Two of the subject properties were affected by the Zoning Consolidation that went into effect on October 8, 2025. 1726 Jefferson was previously zoned CG (General Commercial), which is now MU-11, and 1790 West Temple was zoned RO (Residential Office), which is now MU-8. 1750 S Jefferson was unaffected and remains RMF-35, although substantial changes to this zone have recently been adopted. Two nearby properties (outlined

in yellow) were rezoned from R-1-5000 to RMU-45 in 2023, which then changed to MU-5 in 2025. This is an example of another recent change to support medium-density housing within the neighborhood.

Neighborhood Context

The TRAX Line is located on the west side of these properties, creating a separation between the residential uses and the large-scale commercial properties that front 300 West. Low-density residential zoning exists on the east side of West Temple. Currently, the Housing Authority’s medium-density housing developments serve as a buffer between these intensive commercial uses on the west and the single-family residential on the east. With the requested zoning map amendment, that will continue. The MU-5 zone is suited for mid-rise mixed-use buildings of about five stories.

There are some public transit options near the site. Despite being adjacent to a TRAX line, the nearest TRAX Station is approximately 1/2-mile away at Central Station on 2100 South. UTA has stated the possibility of adding a stop at 1700 South in the future, which would be only a few feet from this site. The 17 Bus runs down 1700 South every 30 minutes. Nearby bike lanes exist on 1700 South, Main Street, and a multi-use path along 300 West.

These properties are within walking distance to a few amenities, including restaurants and retail. While larger-scale commercial is prevalent along 300 West, 1700 South, and Main Street offer smaller-scale, walkable amenities like restaurants, hair salons, and bars.



Twenty two-bedroom townhomes exist on the property that are scheduled for demolition and redevelopment. There are also offices, storage, and vacant land on the properties.

Future Development

The applicant anticipates constructing between 160 and 200 units, with a mix of one-, two-, and three-bedroom. Due to a flux in funding sources, the exact unit count and type is unclear at this time. The proposed Community Benefit offers 15% of future developed units to be at 80% AMI or below. The HASLC does not know at this time whether they would be for sale or rental units and is evaluating both possibilities.

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 E. 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 and policies identified in adopted plans.
2. Comparison of Zoning Districts
3. Proposed Community Benefit
4. Neighborhood Impacts
5. Existing Housing Replacement & Tenant Relocation Assistance

Consideration 1: How the proposal helps implement city goals and policies identified in adopted plans.

[Plan Salt Lake \(2015\)](#)

The proposed zoning map amendment complies with the following principles outlined in Plan Salt Lake:

Growth:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.

Housing:

- Ensure access to affordable housing citywide (including rental and very low income).
- Increase the number of medium-density housing types and options.

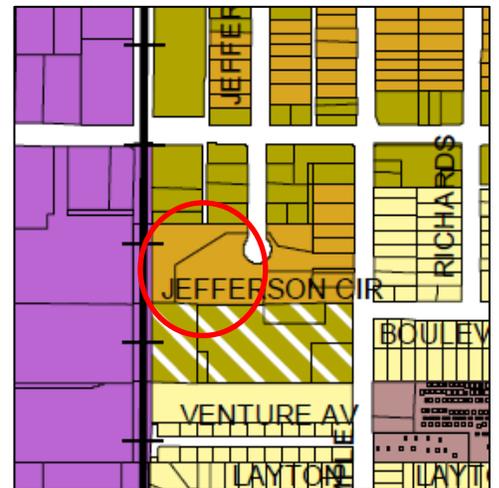
- Encourage housing options that accommodate aging in place.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- Enable moderate density increases within

Central Community (2005)

This area is within the “People’s Freeway Neighborhood” of the Central City Community Plan. The plan states that “current zoning encourages transitioning from older single-family housing to transit-oriented development, including higher density residential than currently exists.”

With an anticipated new TRAX Station along 1700 South, it is expected that densities in this area will rise. The planned MU-5 portion of HASLC property would serve as a buffer between the commercial uses along 300 W on the west side of TRAX and the low-density residential development on the east side of West Temple.

The Future Land Use Map calls for a mix of Medium Residential Density (orange), Medium Residential/Mixed Use (green) and Residential/Office Mixed Use (green stripes), all between 10-50 dwelling units per acre. The request is in line with the FLUM, with the exception to add “Mixed Use” to the portion of 1750



The Future Land Use Map as shown in the Central Community Plan, showing a mix of medium -density residential and mixed use.

Jefferson. General Plan Amendments are not required when the applicant proposes affordable housing that aligns with their General Plans, as outlined in [19.06.030.2.b\(2\)](#).

Housing SLC: 2023-2027

Housing SLC outlines Salt Lake City's housing goals through 2027. It identifies a goal of entitling 10,000 new units throughout the city, including 2,000 within the 31%-80% AMI range. The rezone of Housing Authority properties would lead to the addition of around 30 new affordable units rented at 80% AMI or below. Because replacement-housing requirements associated with a zoning map amendment, the existing affordable housing would also be replaced in the new development at a similar rent. This rezone complies with the Housing goals of the City.

Consideration 2: Comparison of Zones

The proposed zone, MU-5, is intended for mid-rise mixed-use buildings, generally five stories in height or less, with a variety of land uses.

Two of the current zones on the property allow greater development than their requested zone: MU-8 and MU-11 have greater height allowances than MU-5. The request to rezone to MU-5 is

considered a “downzone,” meaning their development rights are greater under their existing zoning. That being said, the redevelopment potential for these properties is unique, and having a singular zoning district will be a benefit for any future project.

The MU-5 zone allows a mix of building forms: urban house, cottage, single-family detached, duplex, row house, multifamily, and vertical mixed-use. The MU-8 and MU-11 zones do not allow some of the lower intensity residential uses like single-family detached, duplex, and cottage homes, while the proposed MU-5 does. RMF-35 allows these lower intensity uses but does not allow retail or commercial uses and has a minimum square footage requirement per dwelling unit, between 500-750 square feet, depending on building form. All of the existing and proposed zones on Housing Authority properties have Design Standards that include minimum percentages of durable building materials, transparency, ground-floor active use, open space, among others.

	MU-5 (proposed zone)	RMF-35	MU-8	MU-11
Height (maximum, multifamily)	55’	35’	90’	125’
Uses	All residential building forms, including commercial uses like retail, office, etc	All housing types, but no commercial uses	NO single-family detached, urban house, or cottage style	NO single-family detached, urban house, or cottage style
<i>A full comparison table can be found in Attachment D</i>				

The Transitional Overlay would still apply to 1726 W Jefferson St. The purpose of the Transitional Overlay District is to allow limited high-intensity commercial and light industrial uses in areas of the City that are intended to transition over time toward a mix of residential and commercial uses. They allow for additional uses compared to those in a singular MU-11 Zone and are subject to additional design standards. The list of additional uses permitted is outlined in 21A.34.030,B.1 , and include uses like contractor’s yard, equipment rental and outdoor storage. The Transitional Overlay would apply to 1726 Jefferson with or without the rezone.

Consideration 3: Proposed Community Benefit

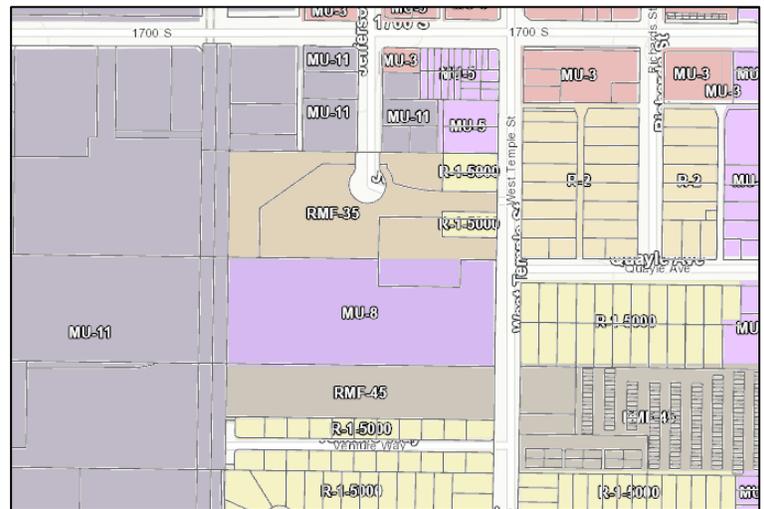
HASLC is proposing that 15% of their future units on these properties be at 80% AMI or below. Their estimated number of units under redevelopment using MU-5 is approximately 160-200. This would result in 24-30 new affordable units. Due to ongoing changes in funding sources, the HASLC does not yet know the size, type, or bedroom count of these units, which is the reason for the large spread in estimated unit count.

Community Benefit Standards are outlined in 21A.50.050 and discussed in [Attachment E](#). Staff finds that this generally meets the following Community Benefit requirement “housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase”.

The City Council has final authority regarding the proposed Community Benefit. The City Council may accept the proposed public benefit, modify the benefit, require a different public benefit, or waive the public benefit based on the merits of the proposal. Upon approval, the details of the Community Benefit will be recorded in a Development Agreement with the City.

Consideration 4: Neighborhood Impacts

The MU-5 zone provides medium-density residential and mixed-use buildings at approximately five stories tall. Given that the properties requested for rezoning lie between MU-11 on the west and R-1 single-family residential to the east, the MU-5 district provides a transition between the more intense commercial uses and the low-density residential to the east of West Temple. The rezone does not include the properties along West Temple that belong to the Housing Authority, keeping the existing development pattern in place.



Consideration 5: Existing Housing Replacement & Tenant Relocation Assistance

There are currently 20 affordable housing units on the properties planned for demolition.

Under [21A.50.050.E](#), The applicant is required to replace the demolished housing units within the new development. Replacement housing should have the same number of bedrooms. The replacement units should also be rented at the same amount as the demolished units, with no more than a 3% annual increase for 20 years. Alternatively, the developer can propose a payment to the city in lieu of the rental reduction that would go toward the city’s affordable housing fund.

<p>Existing On-Site Housing Information:</p> <ul style="list-style-type: none">20 row house unitsAll two-bedrooms764 square feet each2025 rent: \$1,055/ month
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Code also requires that the applicant provide Tenant Relocation Assistance, as outlined in 21A.50.050.D, including moving expenses and application fees for replacement housing. If the tenants move into housing within Salt Lake City that are also owned by the applicant, for example, other Housing Authority developments, then Tenant Relocation Assistance would not apply.

Since the applicant is using Affordable Housing (at the amount of 15% at 80% AMI) as their Community Benefit, Staff is recommending a condition that the applicant not be allowed to utilize the

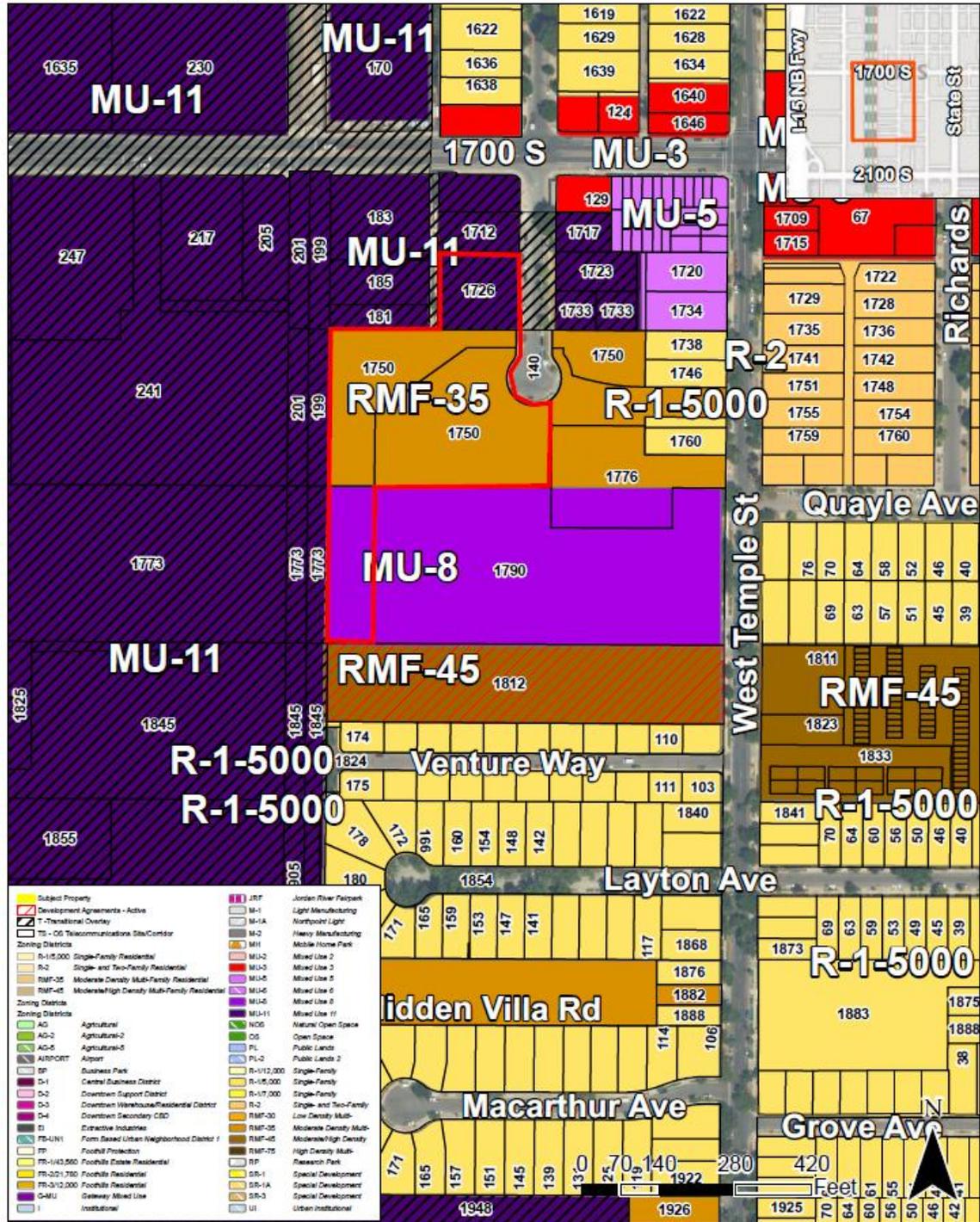
“Affordable Housing Incentives” for those units. If the applicant were to build more than 15% of their units as affordable housing, those additional units could utilize AHI if they qualify under 21A.52.050.

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



ATTACHMENT B: Applicant's Submittal



PLANNING PROCESS //

ZONING AMENDMENT

ABOUT THE APPLICATION

Thank you for your interest in submitting a Zoning Amendment application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757.



PLANNING DIVISION
451 SOUTH STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

[SLC.GOV/PLANNING](https://slc.gov/planning)
ZONING@SLCGOV.COM
TEL 801-535-7757

IMPORTANT PROCESS INFORMATION

ORDINANCE
21A.50



PURPOSE & INTENT OF THE PROCESS

An amendment may be initiated to modify the text of the Zoning Ordinance or to change the designations or boundaries of the Zoning Map. The 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.

WHO CAN INITIATE AN AMENDMENT?

Applications for amendments may be initiated by the Mayor, the City Council, the Planning Commission, the Owner of the property included in the application, or the Property Owner’s Authorized Agent.

CONSIDERATION FACTORS FOR AMENDMENTS ([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.

A. In making its decision concerning a proposed text amendment, the City Council should consider the following factors:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.
5. The impact that the proposed text amendment may have on city resources necessary to carry out the provisions and processes required by this title.
6. The impact that the proposed text amendment may have on other properties that would be subject to the proposal and properties adjacent to subject properties.
7. The community benefits that would result from the proposed text amendment, 21A.50.050.C.



B. 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 the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;
3. The extent to which a proposed map amendment will affect adjacent properties;
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
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.

IMPORTANT PROCESS INFORMATION

ORDINANCE 21A.50



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.
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.
8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.
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.
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.
11. The community benefits that would result from the proposed map amendment, as identified in 21A.50.050.C.

COMMUNITY BENEFIT ([21A.50.050.C](#))

Every zoning text and zoning map amendment application must include a proposed community benefit and should demonstrate that the benefit would not otherwise be available without the proposed amendment. The proposed community benefit should be proportional to the increase in development potential should the amendment be adopted. The following are community benefits that could be proposed:



- **Housing:** Provision of affordable or family-sized housing.
- **Dedication of Publicly Accessible Open Space:** Dedication of open spaces accessible to the public.
- **Preservation of Critical Lands:** Conservation or restoration of critical lands such as wetlands, river corridors, or wildlife habitats.
- **Historic Building Preservation:** Safeguarding historic structures not already protected against demolition.
- **Support for Local Businesses:** Inclusion of space for small businesses or charitable organizations within a development.
- **Expansion of Public Infrastructure:** Enhancement of public infrastructure beyond what's necessary for future development.

Any community benefit that is required as a condition of approval of the amendment(s) would be secured through a Development Agreement.

IMPORTANT PROCESS INFORMATION

ORDINANCE

[21A.50](#)

TENANT DISPLACEMENT OBLIGATIONS ([21A.50.050.D.4](#))

If a proposal is expected to involve the demolition of any residential unit, the City Council may require the petitioner to provide relocation assistance to the current tenant(s). It is the responsibility of the applicant or property owner to ensure compliance with this requirement and provide proof that the obligation has been satisfied. The applicant can submit the evidence along with their application, or it may be required as a condition for approval determined by the City Council. All payments should be received by the tenant 24 hours in advance of leaving the unit to be demolished.



Relocation assistance includes the following:

- Moving expenses based on a reasonable estimate provided by the tenant, up to a maximum of \$1,500.
- Application fees for the replacement housing.
- The deposit that the displaced tenant would have to pay to secure replacement housing.
- Rental assistance payment based on the difference, if any, between the cost of the monthly rent of the demolished housing and a comparable unit. The rental payment total amount paid shall not be more than \$7,200.

DISCLAIMER: IF A HOUSING UNIT IS DEMOLISHED OR NEGLECTED TO THE POINT OF BEING UNINHABITABLE AT ANY TIME DURING THE FIVE YEARS PRIOR TO A PETITION FOR A ZONING AMENDMENT BEING SUBMITTED OR IS PLACED ON THE CITY'S BOARDED BUILDING INVENTORY, THE CITY COUNCIL MAY REQUIRE THIS SECTION TO APPLY TO TENANTS THAT WERE DISPLACED BY THE DEMOLITION OR REQUIRE THE TENANT RELOCATION AMOUNT TO BE PAID TO THE CITY FOR THE PURPOSE OF OTHER TENANT RELOCATION ASSISTANCE.

DEMOLISHED UNIT REPLACEMENT ([21A.50.050.E](#))

The future development may be required to replace the demolished housing unit within the new development. The replacement housing unit should have the same number of bedrooms as the demolished unit. In addition, the applicant shall propose one of the options listed below:



- a. The replacement unit shall be rented at the same amount as the demolished unit with no more than a 3% annual increase on the rental rate for a period of 20 years.
- b. The applicant may propose a payment to the city in lieu of the rental restriction on the new unit to go toward the city's housing fund to offset the loss of affordable housing. The payment shall be equal to the monthly rent of the unit prior to demolition multiplied by the number of months between the time the unit is vacated prior to demolition until a Certificate of Occupancy for the replacement dwelling is issued.

CONSULTATION



If you have questions regarding the Zoning Amendment regulations or process, please contact the Salt Lake City Planning Counter staff at zoning@slcgov.com or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.

PROCESS TIMELINE

TIME FRAME
 6 - 12 MONTHS

- APPLICANT
- STAFF



1

APPLICATION RECEIVED

Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.



2

PLANNER ASSIGNED

Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).

 14 days

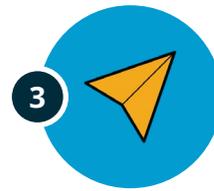


4

APPLICATION MODIFICATIONS

Modifications based on public input & City Department review comments (if needed, applicant must submit updates). Minor issues will be conditions of approval. **Note:** Significant issues may cause additional delays.

 45 days



3

PUBLIC NOTICE

Public notices sent to nearby neighbors, property owners and Community Councils (when required by ordinance). Application routed to City Departments for review.



5

PUBLIC ENGAGEMENT

Open House and/or Community Council presentation held. **Note:** The Planning Director has the discretion to extend the public engagement period, including additional public hearings on complex proposals.



6

PLANNING COMMISSION

Public hearing scheduled, notices sent, staff report produced, and commission recommendation made.

 21 days



8

CITY COUNCIL PROCESS

City Council holds a briefing with staff during work session. Public hearing and action follows. Timeline determined by City Council office. www.slc.gov/council

 21 days



7

TRANSMITTAL OF COMMUNITY AND NEIGHBORHOODS (CAN)

Commission minute approval and public record are assembled by staff. After review, the package is transmitted to City Council.

DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

ZONING AMENDMENT

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at 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)

Mansell Manor Rezone and Lot Consolidation

ADDRESS OF SUBJECT PROPERTY

1750 S Jefferson Circle, 1726 S Jefferson Circle, 1725 S Jefferson Street, 1790 S West Temple Street

REQUEST

Rezone to MU-5

NAME OF APPLICANT

Housing Authority of Salt Lake City

PHONE

(801) 916 3571

MAILING ADDRESS

1776 S West Temple

EMAIL

dnackerman@haslcutah.org

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

Owner Architect* Contractor* Other*

IF OTHER, PLEASE LIST

ssiabi@haslcutah.org

NAME OF PROPERTY OWNER (if different from applicant)

Housing Authority of Salt Lake City

PHONE

(801) 487 2161

MAILING ADDRESS

1776 S West Temple

EMAIL

dnackerman@haslcutah.org

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	EMAIL	
Housing Authority of Salt Lake City	dnackerman@haslcutah.org	
MAILING ADDRESS	PHONE	
1776 S West Temple	(801) 916 3571	
APPLICATION TYPE	SIGNATURE	DATE
Rezone	Daniel Nackerman	7/1/2025

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

See Attached Exhibit "Zoning Amendment Overlay"

NAME OF OWNER	EMAIL	
Housing Authority of Salt Lake City	dnackerman@haslcutah.org	
MAILING ADDRESS	SIGNATURE	DATE
1776 S West Temple	Daniel Nackerman	7/1/2025

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.

SUBMITTAL REQUIREMENTS

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)



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



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.



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.



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)



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 [LINK](#). DO NOT UPLOAD THIS INFORMATION TO THE CITIZENS ACCESS PORTAL. <https://bit.ly/slcplanning-datacollection>



For residential properties, the following information must be provided:

- The current or prior number of dwellings;
- Square footage and number of bedrooms for each dwelling unit;
- The current cost of rent and the cost of rent for the previous 36 months;
- The total number of people residing on the property.



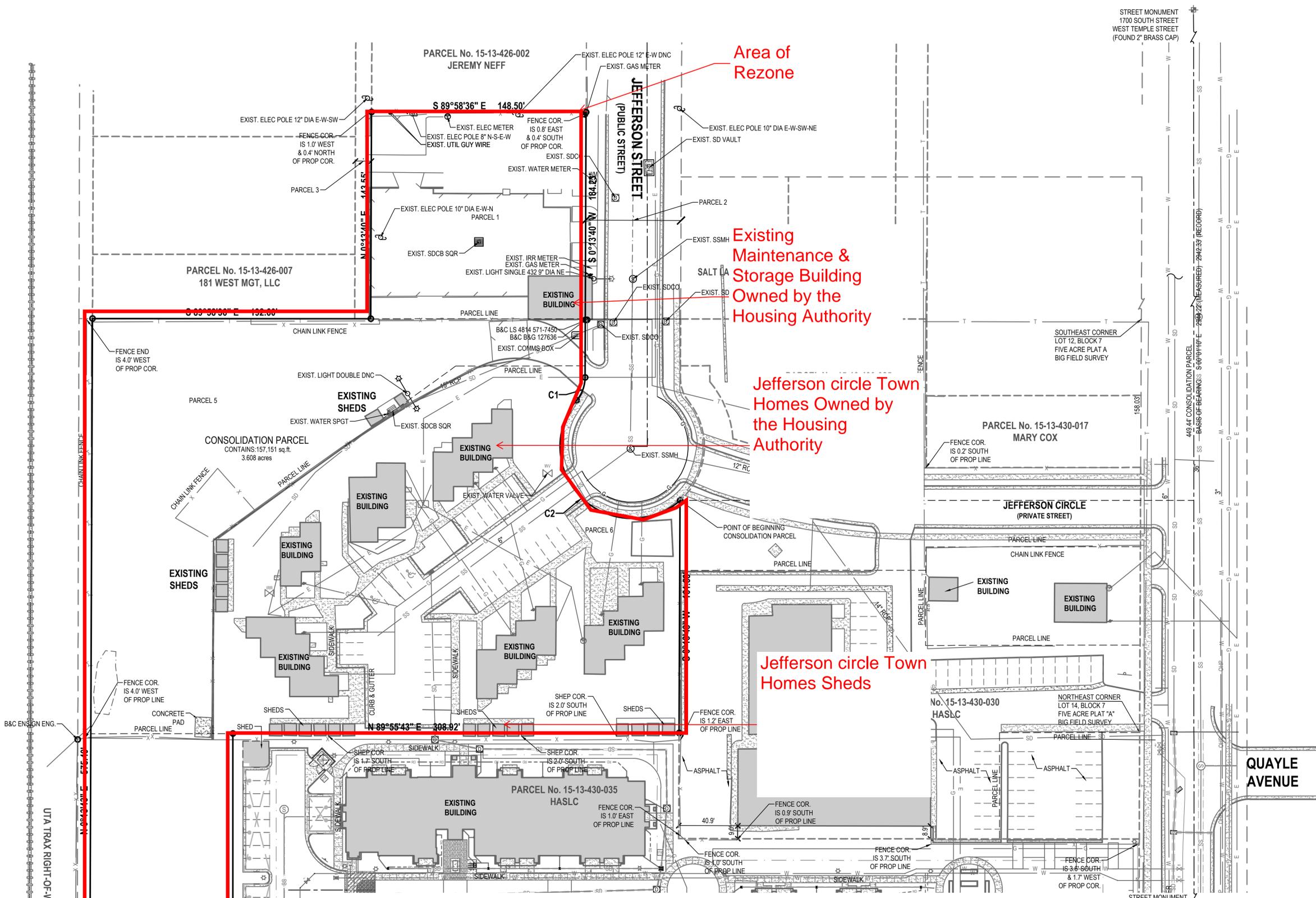
For nonresidential properties, the following information must be provided:

- Details on the nature of the existing and prior use;
- Square footage of the leasable area;
- Detailed list of current or prior occupants;
- The current cost to lease and the cost to lease for the previous 36 months.

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.



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Consolidation Survey for use by the client. The Basis of Bearing is the line between a Street Monument at the Intersection of 2100 South Street and West Temple Street and a Street Monument at the Intersection of 2100 South Street and West Temple Street measuring South 0°01'10" East 2944.22 feet.

COMMITMENT DESCRIPTIONS

Parcel 1: (PARCEL No. 15-13-426-008)
Beginning at a point 23 rods West of the Southeast corner of Lot 12, Block 7, FIVE ACRE PLAT, "A", Big Field Survey, and running thence West 9 rods; thence North 8.7 rods; thence East 9 rods; thence South 8.7 rods to the Point of Beginning.

The above described tract also being described as:
Beginning at a point South 89°55'44" West 384.54 feet from the Southeast corner of Lot 12, Block 7, FIVE ACRE PLAT "A", Big Field Survey, and running thence South 89°55'44" West 150.39 feet; thence North 0°13'44" East 143.55 feet; thence North 89°55'44" East 150.39 feet to the West right of way of Jefferson Street; thence South 0°01'10" East along said West right of way 143.55 feet to the Point of Beginning.

Parcel 5: (PARCEL No. 15-13-430-025)
Beginning at a point on the North line of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, 9 rods West of the Northeast corner of said lot and running thence South 174.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet to the South line of said Lot 13; thence along boundary of said Lot 13, 407.42 feet, more or less, to Grantor's West boundary line; thence North 287.10 feet; thence East 578 feet, more or less, to the Point of Beginning.

Less and excepting therefrom all that portion conveyed by that certain Warranty Deed recorded December 28, 1982 as Entry No. 3743279 in Book 5427 at Page 2598 and being more particularly described as follows:
The Beginning at a point 298.58 feet South 89°55'43" West and 32.00 feet South 0°13'43" West from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, running thence South 0°13'43" West 10.55 feet; thence Southeasterly 43.38 feet along the arc of a 70.00 foot radius curve to the right (long chord bears South 22°48'20" East 42.69 feet); thence Easterly 135.19 feet along the arc of a 430.00 foot radius curve to the left (long chord bears South 81°03'52" East 134.64 feet); thence North 89°55'43" East 148.79 feet; thence South 0°13'43" West 55.00 feet; thence South 89°55'43" West 148.50 feet; thence South 0°13'43" West 16.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet; thence South 89°55'43" West 323.00 feet; thence North 0°13'43" East 134.00 feet; thence North 54°06'27" East 206.91 feet; thence North 89°55'43" East 175.86 feet to the Point of Beginning.

Vacant Lot Owned by the Housing Authority

Jefferson street dedicated by that certain dedication plat recorded May 25, 1984 in book 84-5 as follows:
from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, running thence South 0°13'43" West 10.55 feet; thence Southeasterly 43.38 feet along the arc of a 70.00 foot radius curve to the right (long chord bears South 22°48'20" East 42.69 feet); thence Easterly 135.19 feet along the arc of a 430.00 foot radius curve to the left (long chord bears South 81°03'52" East 134.64 feet); thence North 89°55'43" East 148.79 feet; thence South 0°13'43" West 55.00 feet; thence South 89°55'43" West 148.50 feet; thence South 0°13'43" West 16.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet; thence South 89°55'43" West 323.00 feet; thence North 0°13'43" East 134.00 feet; thence North 54°06'27" East 206.91 feet; thence North 89°55'43" East 175.86 feet to the Point of Beginning.

Less and excepting therefrom all that portion of Jefferson street dedicated by that certain dedication plat recorded May 25, 1984 in Book 84-5 at Page 74 and being more particularly described as follows:
Beginning at a point 318.58 feet South 89°55'43" West from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, also described as being 24.35 feet North 89°59'39" East along a monument line 323.94 feet South 0°13'43" West from a monument in the intersection of 1700 South Street and Jefferson street, and running thence South 0°13'43" West 40.62 feet; thence 17.17 feet Southeasterly along the arc of a 25.0 foot radius curve to the left (long chord bears South 19°26'40" East 16.83 feet); thence 225.75 feet Southerly, Westerly and Northerly along the arc of a 50.0 foot radius curve to the right (long chords bears North 89°46'17" West 77.33 feet); thence 17.17 feet Northerly along the arc of a 25.0 foot radius curve to the left (long chord bears North 19°54'06" East 16.83 feet); thence North 0°13'43" East 40.28 feet; thence North 89°55'43" East 66.00 feet to the Point of Beginning.

Jefferson circle Town Homes Sheds

Jefferson street dedicated by that certain dedication plat recorded May 25, 1984 in book 84-5 as follows:
from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, running thence South 0°13'43" West 10.55 feet; thence Southeasterly 43.38 feet along the arc of a 70.00 foot radius curve to the right (long chord bears South 22°48'20" East 42.69 feet); thence Easterly 135.19 feet along the arc of a 430.00 foot radius curve to the left (long chord bears South 81°03'52" East 134.64 feet); thence North 89°55'43" East 148.79 feet; thence South 0°13'43" West 55.00 feet; thence South 89°55'43" West 148.50 feet; thence South 0°13'43" West 16.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet; thence South 89°55'43" West 323.00 feet; thence North 0°13'43" East 134.00 feet; thence North 54°06'27" East 206.91 feet; thence North 89°55'43" East 175.86 feet to the Point of Beginning.

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Jefferson circle Town Homes Owned by the Housing Authority

Jefferson street dedicated by that certain dedication plat recorded May 25, 1984 in book 84-5 as follows:
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Area of Rezone

Jefferson street dedicated by that certain dedication plat recorded May 25, 1984 in book 84-5 as follows:
from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, running thence South 0°13'43" West 10.55 feet; thence Southeasterly 43.38 feet along the arc of a 70.00 foot radius curve to the right (long chord bears South 22°48'20" East 42.69 feet); thence Easterly 135.19 feet along the arc of a 430.00 foot radius curve to the left (long chord bears South 81°03'52" East 134.64 feet); thence North 89°55'43" East 148.79 feet; thence South 0°13'43" West 55.00 feet; thence South 89°55'43" West 148.50 feet; thence South 0°13'43" West 16.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet; thence South 89°55'43" West 323.00 feet; thence North 0°13'43" East 134.00 feet; thence North 54°06'27" East 206.91 feet; thence North 89°55'43" East 175.86 feet to the Point of Beginning.

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811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
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COMMENCEMENT OF ANY
CONSTRUCTION.
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Call before you dig.



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Sandy, UT 84070
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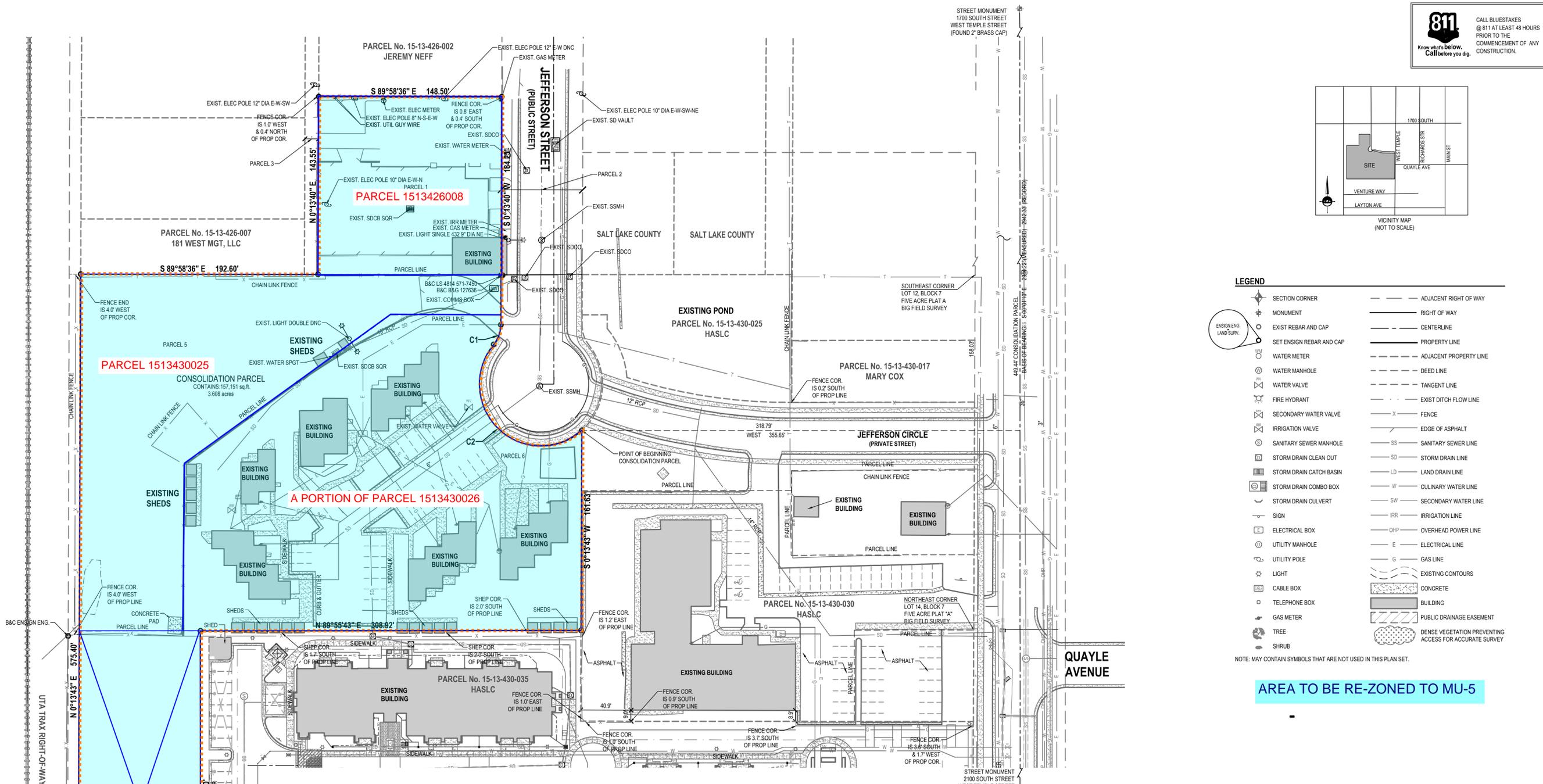
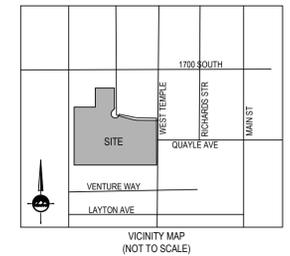
LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM



LEGEND

	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER MANHOLE		DEED LINE
	WATER VALVE		TANGENT LINE
	FIRE HYDRANT		EXIST DITCH FLOW LINE
	SECONDARY WATER VALVE		FENCE
	IRRIGATION VALVE		EDGE OF ASPHALT
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	STORM DRAIN CLEAN OUT		STORM DRAIN LINE
	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
	SIGN		IRRIGATION LINE
	ELECTRICAL BOX		OVERHEAD POWER LINE
	UTILITY MANHOLE		ELECTRICAL LINE
	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	GAS METER		PUBLIC DRAINAGE EASEMENT
	TREE		DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
	SHRUB		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

AREA TO BE RE-ZONED TO MU-5

ZONING AMENDMENT EXHIBIT

**1726 SOUTH JEFFERSON STREET
SALT LAKE CITY, UTAH**

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 266882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Consolidation Survey for use by the client. The Basis of Bearing is the line between a Street Monument at the Intersection of 1700 South Street and West Temple Street and a Street Monument at the Intersection of 2100 South Street and West Temple Street measuring South 0°01'10" East 2944.22 feet.

COMMITMENT DESCRIPTIONS

Parcel 1: (PARCEL No. 15-13-426-008)
Beginning at a point 23 rods West of the Southeast corner of Lot 12, Block 7, FIVE ACRE PLAT "A", Big Field Survey, and running thence West 9 rods; thence North 8.7 rods; thence South 8.7 rods to the Point of Beginning.

Parcel 5: (PARCEL No. 15-13-430-025)
Beginning at a point on the North line of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, 9 rods West of the Northeast corner of said lot and running thence South 174.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet to the South line of said Lot 13; thence along boundary of said Lot 13, 407.42 feet, more or less, to Grantor's West boundary line; thence North 287.10 feet; thence East 576 feet, more or less, to the Point of Beginning.

Also less and excepting therefrom all that portion of Jefferson street dedicated by that certain dedication plat recorded May 25, 1984 in Book 84-5 at Page 74 and being more particularly described as follows:

Beginning at a point 318.58 feet South 89°55'43" West from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, also described as being 24.35 feet North 89°59'39" East along a monument line 323.94 feet South 0°13'43" West from a monument in the intersection of 1700 South Street and Jefferson Street, and running thence South 0°13'43" West 40.62 feet; thence 17.17 feet Southeastly along the arc of a 25.0 foot radius curve to the left (long chord bears South 19°26'40" East 16.83 feet); thence 225.75 feet Southerly, Westerly and Northerly along the arc of a 50.0 foot radius curve to the right (long chords bears North 89°46'17" West 77.33 feet); thence 17.17 feet Northerly along the arc of a 25.0 foot radius curve to the left (long chord bears North 19°54'06" East 16.83 feet); thence North 0°13'43" East 40.28 feet; thence North 89°55'43" East 66.00 feet to the Point of Beginning.

The following description is the mathematical equivalent of the preceding description with all description terms correctly converted to the description terms of the Utah State plane-RECTANGULAR coordinate system as filed with the Salt Lake City Engineer, record of Survey Map Rsp#10039.

Beginning at a point with state plane RECTANGULAR coordinates of X=1,890,675.068 AND Y=874,187.490 based on the Lambert conformal projection Utah central Zone and running thence South 0°29'36" West 40.62 feet; thence 17.17 feet Southeastly along the arc of a 25.0 foot radius curve to the left (long chord bears South 19°26'40" East 16.83 feet); thence 225.75 feet Southerly, Westerly and Northerly along the arc of a 50.0 foot radius curve to the right (long chord bears North 89°46'17" West 77.33 feet); thence 17.17 feet Northerly along the arc of a 25.0 foot radius curve to the left (long chord bears North 19°54'06" East 16.83 feet); thence North 0°29'36" East 40.28 feet; thence North 89°48'24" East 66.00 feet to the Point of Beginning.

Parcel No. 6: (PARCEL No. 15-13-430-026)
Beginning at a point 298.58 feet South 89°55'43" West and 32.00 feet South 0°13'43" West from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, running thence South 0°13'43" West 10.55 feet; thence Southeastly 43.38 feet along the arc of a 70.00 foot radius curve to the right (long chord bears South 22°48'20" East 42.69 feet); thence Easterly 135.19 feet along the arc of a 430.00 foot radius curve to the left (long chord bears South 81°03'52" East 134.64 feet); thence North 89°55'43" East 148.79 feet; thence South 0°13'43" West 55.00 feet; thence South 89°55'43" West 148.50 feet; thence South 0°13'43" West 16.09 feet; thence South 89°55'43" West 170.08 feet; thence South 0°13'43" West 113.015 feet; thence South 89°55'43" West 323.00 feet to the Point of Beginning.

Less and excepting therefrom all that portion of Jefferson street dedicated by that certain dedication plat recorded May 25, 1984 in Book 84-5 at Page 74 and being more particularly described as follows:

Beginning at a point 318.58 feet South 89°55'43" West from the Northeast corner of Lot 13, Block 7, FIVE ACRE PLAT "A", Big Field Survey, also described as being 24.35 feet North 89°59'39" East along a monument line 323.94 feet South 0°13'43" West from a monument in the intersection of 1700 South Street and Jefferson Street, and running thence South 0°13'43" West 40.62 feet; thence 17.17 feet Southeastly along the arc of a 25.0 foot radius curve to the left (long chord bears South 19°26'40" East 16.83 feet); thence 225.75 feet Southerly, Westerly and Northerly along the arc of a 50.0 foot radius curve to the right (long chords bears North 89°46'17" West 77.33 feet); thence 17.17 feet Northerly along the arc of a 25.0 foot radius curve to the left (long chord bears North 19°54'06" East 16.83 feet); thence North 0°13'43" East 40.28 feet; thence North 89°55'43" East 66.00 feet to the Point of Beginning.

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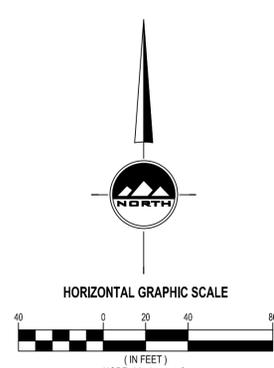
Beginning at a point with state plane RECTANGULAR coordinates of X=1,890,675.068 AND Y=874,187.490 based on the Lambert conformal projection Utah central Zone and running thence South 0°29'36" West 40.62 feet; thence 17.17 feet Southeastly along the arc of a 25.0 foot radius curve to the left (long chord bears South 19°26'40" East 16.83 feet); thence 225.75 feet Southerly, Westerly and Northerly along the arc of a 50.0 foot radius curve to the right (long chord bears North 89°46'17" West 77.33 feet); thence 17.17 feet Northerly along the arc of a 25.0 foot radius curve to the left (long chord bears North 19°54'06" East 16.83 feet); thence North 0°29'36" East 40.28 feet; thence South 89°48'24" East 66.00 feet to the Point of Beginning.

CONSOLIDATION PARCEL

Beginning at a point on the south line of Jefferson Street said point being South 0°13'43" West 158.03 feet along the west line of West Temple Street and West 318.79 feet from the Southeast Corner of Lot 12, Block 7, Five Acre Plat A, Big Field Survey, said point also being South 0°01'10" East 449.44 feet along the center line of said West Temple Street and West 355.65 feet from a Street Monument at the Intersection of 1700 South Street and said West Temple Street and running:

thence South 0°13'43" West 161.63 feet;
thence South 89°55'43" West 308.92 feet;
thence South 287.10 feet;
thence South 89°55'43" West 99.43 feet;
thence North 0°13'43" East 575.40 feet;
thence South 89°58'36" East 192.60 feet;
thence North 0°13'40" East 143.55 feet;
thence South 89°58'36" East 148.50 feet to a point on the west line of Jefferson Street;
thence South 0°13'40" West 148.23 feet along said west line of said Jefferson Street;
thence Southwesterly 17.25 feet along the arc of a 25.00 foot radius curve to the right (center bears North 89°46'20" West and the chord bears South 19°55'52" West 16.91 feet with a central angle of 89°32'21" along said west line of said Jefferson Street;
thence Southwesterly 149.44 feet along the arc of a 50.00 foot radius curve to the right (center bears South 45°51'22" East and the chord bears South 45°51'22" East 99.71 feet with a central angle of 171°14'46" along said west line of said Jefferson Street to the point of beginning.

Contains 157,151 sq ft or 3.608 acres.



LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 13
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

Date: 6/06/25
Patrick M. Harris
License No. 266882



CONSOLIDATION SURVEY

PROJECT NUMBER: 53130
PROJECT MANAGER: P. Harris

PRINT DATE: 2025-06-06
DESIGNED BY: B. Greenleaf

1 OF 1

“...statement declaring the purpose and justification for the proposed amendment”:

Within the area of the proposed re-zoning, the Housing Authority proposes to construct approximately three new buildings containing approximately 250-280 units of affordable housing with attached resident amenities. See attached architectural exhibit. Upon completion, this proposal will provide a net increase of approximately 230-260 affordable units at an affordability range to be determined. As currently zoned and subdivided, the subject parcels do not support the required density and contain property lines and setbacks that significantly increase the cost and decrease the yield of the project. Approval of this application supports the Housing Authority’s mission –and Salt Lake City’s priority—of providing affordable housing for our community.

“...written general description of any future development”:

Approval of this Zoning application will increase the allowable density of affordable housing on the subject properties. Along the west side of the site, on vacant land abutting the TRAX right-of-way and the GC zone, we propose four stories of affordable apartment units above structured parking. See attached architectural exhibit. The visual impact of these structures will be minimal as seen from the single-family residential areas to the east. We anticipate that these buildings will contain ground-floor resident amenities facing Jefferson Street and will be served by a driveway and fire-access lane inside the consolidated properties. Pending further study, the Housing Authority anticipates mostly family-sized affordable apartment units.

“...written description regarding the proposed community benefits”:

This application proposes two community benefits listed in 21A.50.050: a net increase of approximately 230-260 affordable family-sized dwelling units on otherwise vacant land; and the preservation and dedication of open green space north of Jefferson circle on a portion of lot # 1513430025. This proposal also contains one unlisted benefit we consider valuable to a residential neighborhood and to reducing the urban heat-island effect: covered, structured parking hidden from off-site view. These benefits become possible thanks to the removal of internal property lines and setbacks and the increased building height allowed by the lot-consolidation and re-zoning approvals.

From: [Siah Siabi](#)
To: [Younger, Cassie](#)
Cc: [Van Lewis](#)
Subject: (EXTERNAL) Mansell Manor Rezone Public Benefit
Date: Wednesday, December 3, 2025 4:33:20 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Cassie,

Thanks for your time today. Below is the statement that you can use as a commitment. Please move us into getting the approval/council approval as soon as possible. Let us know if you need anything else from us to wrap up the rezoning/consolidation process on the western portion. Thank you.

Currently approximately 200-250 units are being contemplated as a path on the proposed property. As a public benefit the project will seek adding 15% (30-38) of those units at or below 80% AMI.

Best,
Siah

Siah Siabi
Development Project Executive



Housing Authority of Salt Lake City
1776 S West Temple
Salt Lake City, UT 84115
p: 801-428-0603
c: 801-916-3571

www.haslcutah.org

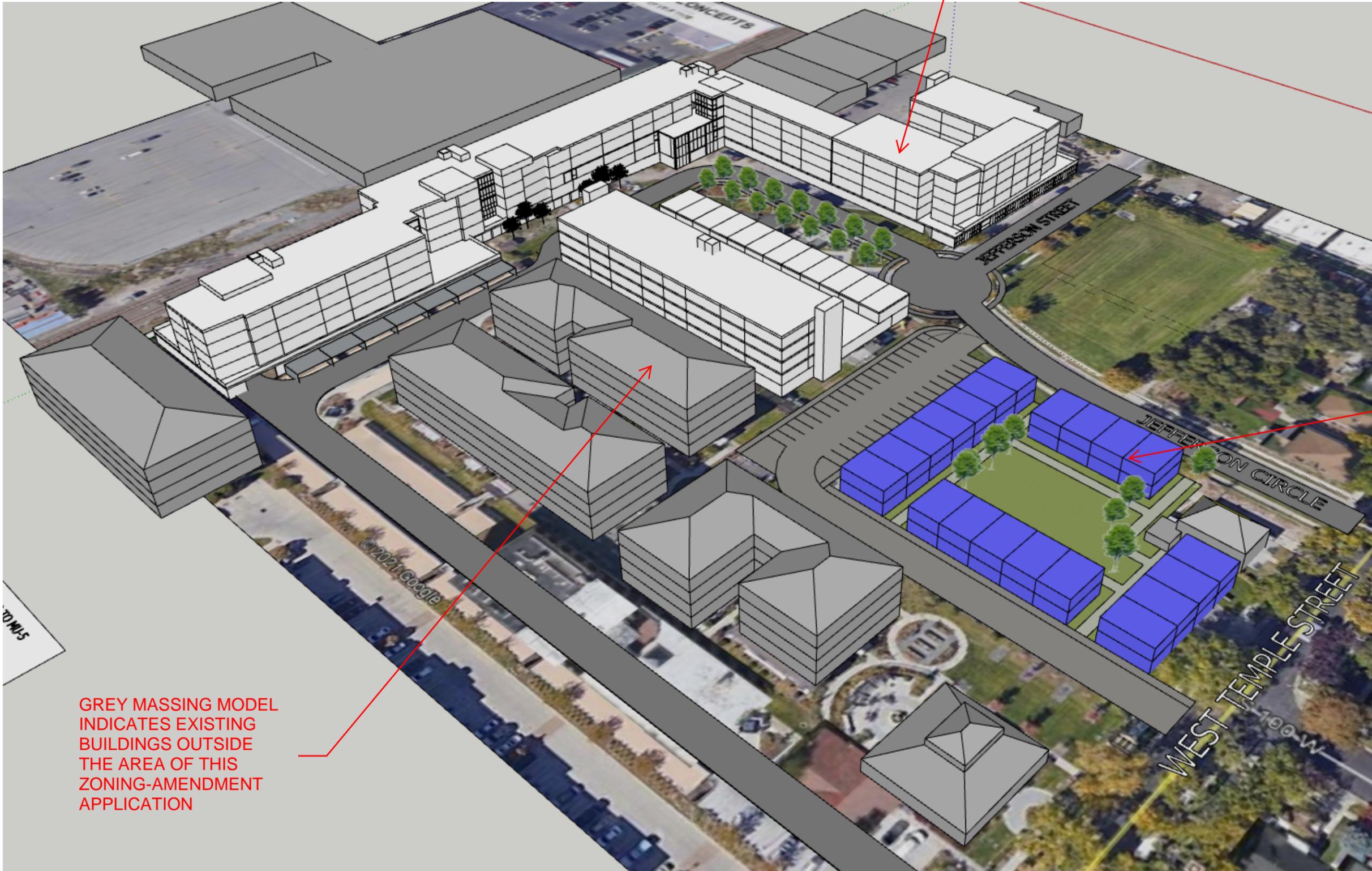


“To provide affordable housing opportunities for our community.”

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

- Please indicate in your narrative what zoning district you would like to rezone these properties to. Per the attached rezoning application we are proposing the properties for this application (west portion of the site) be zoned to MU-5
- Please include the following information:
 - For residential properties, the following information must be provided:
 - The current or prior number of dwellings; *Current and Previous Number of Units is 20*
 - Square footage and number of bedrooms for each dwelling unit; *All Units are Two Bedroom and 764 SF*
 - The current cost of rent and the cost of rent for the previous 36 months; *2025 Gross Rent: \$1,055 2024 Gross Rent: \$1,160 2023 Gross Rent: \$1,091*
 - The total number of people residing on the property. *20 Existing Units*

WHITE MASSING MODEL INDICATES
PRELIMINARY PROPOSAL FOR 4/1
MULTI-FAMILY AFFORDABLE HOUSING
ON THE SUBJECT PARCELS



BLUE MASSING
MODEL INDICATES
PROPOSED
AFFORDABLE
HOUSING OUTSIDE
THE AREA OF THIS
ZONING-AMENDMENT
APPLICATION

GREY MASSING MODEL
INDICATES EXISTING
BUILDINGS OUTSIDE
THE AREA OF THIS
ZONING-AMENDMENT
APPLICATION

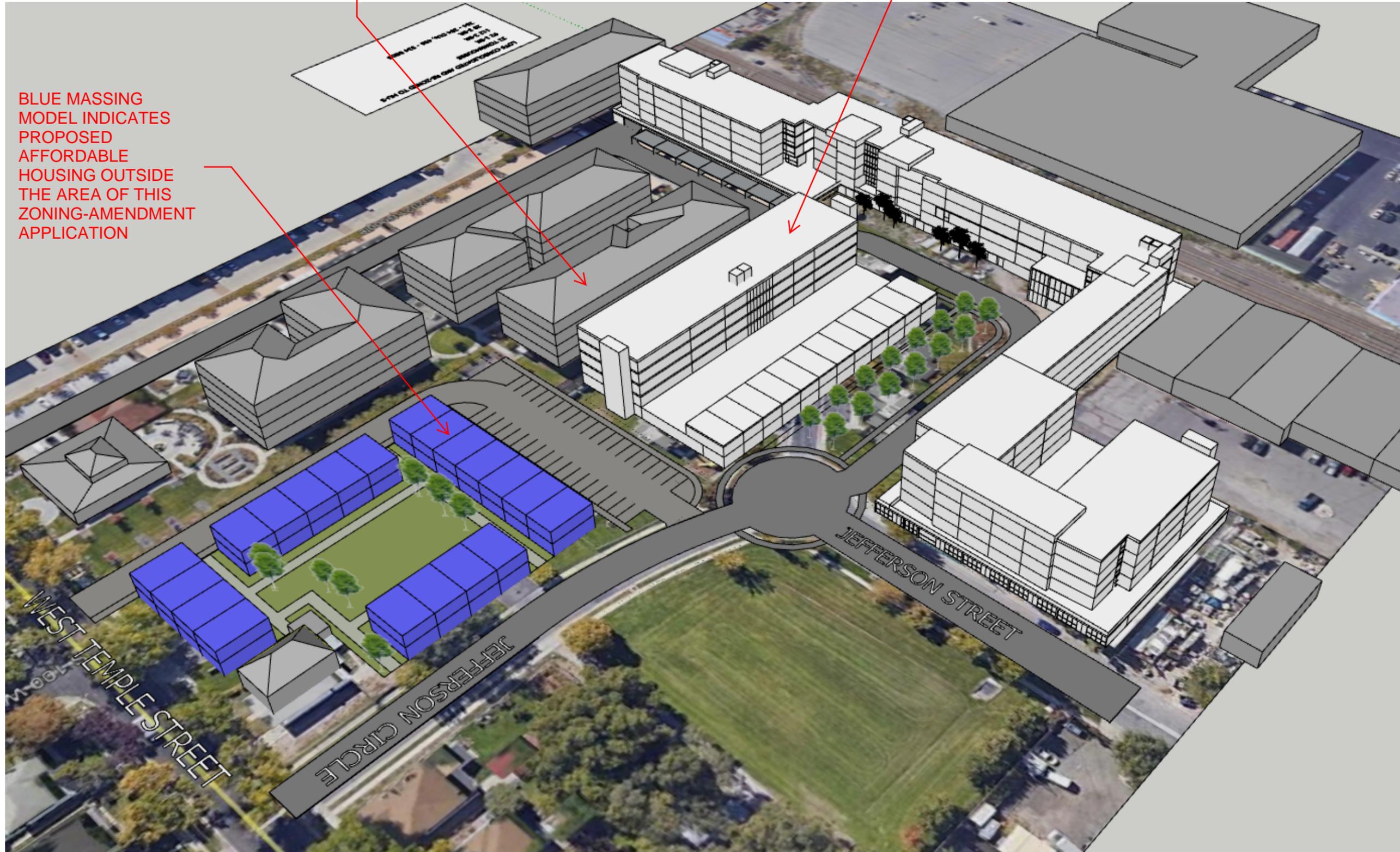
VIEW FROM
SOUTHEAST

ZONING AMENDMENT PROPOSED LAND USE FOR PARCELS RE-ZONED TO MU-5

GREY MASSING MODEL INDICATES EXISTING BUILDINGS OUTSIDE THE AREA OF THIS ZONING-AMENDMENT APPLICATION

WHITE MASSING MODEL INDICATES PRELIMINARY PROPOSAL FOR 4/1 MULTI-FAMILY AFFORDABLE HOUSING ON THE SUBJECT PARCELS

BLUE MASSING MODEL INDICATES PROPOSED AFFORDABLE HOUSING OUTSIDE THE AREA OF THIS ZONING-AMENDMENT APPLICATION



VIEW FROM NORTHEAST

ZONING AMENDMENT PROPOSED LAND USE FOR PARCELS RE-ZONED TO MU-5

ATTACHMENT C: Property and Vicinity Photos



Existing townhomes on property – 1750 Jefferson



Storage garage and offices to be demolished – 1726 W Jefferson



Subject Property – 1750 Jefferson



Vacant property at 1750 Jefferson



Housing Authority property to the west of proposed rezone along West Temple



Housing authority office along West Temple



Entrance to Taylor Gardens, south of subject properties



Single family homes along West Temple, east of the subject properties

ATTACHMENT D: Comparison of Zoning Districts

	MU-5 (proposed Zone)	MU-11 (existing zone 1726 S Jefferson St)	MU-8 (existing zone 1790 S W Temple)	RMF-35 (existing zone 1750 S Jefferson Cir)
Building Forms	<ul style="list-style-type: none"> Urban House, Two-Family Dwelling, and Cottage Development Row House Multi-family Residential, Storefront, and Vertical Mixed-Use 	<ul style="list-style-type: none"> Row House, Multi-family Residential, Storefront, and Vertical Mixed-Use 	<ul style="list-style-type: none"> Row House, Multi-family Residential, Storefront, and Vertical Mixed-Use 	<ul style="list-style-type: none"> Urban House, Two-Family Dwelling, and Cottage Development Row House Multi-family Residential
Uses Allowed	<ul style="list-style-type: none"> Residential (building forms listed above), bar establishment, offices, clinic, restaurants, theater, among many others 			<ul style="list-style-type: none"> Residential, adaptive reuse, governmental facility, No commercial uses (except with adaptive reuse)
Height <i>Range depends on building form</i>	40'-55'	45' - 125'	45'-90'	35'
Front & Corner Setbacks <i>Range depends on building form</i>	0-20'	5'-20'	0-20'	10-20'
Interior Setbacks <i>Range depends on building form and abutting zoning district</i>	0'- 20'	4-10'	0 – 10'	4- 10'
Rear setbacks <i>Range depends on building form and abutting zoning district</i>	10'- 20'	0-20'	0 - 20'	10-15'
Off-Street Parking:	<i>All properties lie within the “Neighborhood Center context”, between ½ mile and ¾ mile from fixed rail transit</i>			

ATTACHMENT E: Zoning Map Amendment Standards

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

Finding: Complies

Discussion: As discussed in Consideration #1, this zoning map amendment complies with the purposes, goals, objectives, and policies noted throughout Plan Salt Lake, Central Community, and Housing SLC. The Future Land Use Map in the Central Community plan calls for the continuation of medium-density housing on these sites, with some mixed use, and therefore aligns with the Community Plan.

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

Finding: Complies

Discussion: The petition generally meets the purpose statement of the Ordinance by fostering the city's residential development and promoting the health, safety, and moral welfare of future inhabitants.

The MU-5 zone is meant for mid-rise mixed-use zones that encourage a pedestrian-friendly environment. Given that this area is close to amenities, the development under MU-5 zone will allow residents to live close to transit, commercial amenities, and bike lanes.

General Purpose and Intent of the Salt Lake City Zoning Ordinance

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

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

Current Zoning District Purpose Statement

RMF-35, MU-8, MU-11

The purpose of the **RMF-35** Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty-five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) 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. Uses

are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

The purpose of the **MU-8** Mixed Use 8 District is to implement the city's general plan in areas that identify mid-rise buildings, generally eight stories or less in height, that contain a mix of land uses.

The **MU-11** Mixed Use 11 District generally includes buildings up to 8 stories in height, with taller buildings up to eleven (11) stories allowed through the design review process. Development regulations are based on types of buildings and differ based on the building types as indicated. The district contains a mix of uses that include commercial, technical, high-density residential, and other supportive land uses.

Proposed Zoning District Purpose Statement

MU-5

Purpose: The purpose of the MU-5 Mixed Use 5 District is to implement the city's general plan in areas that identify mid-rise buildings, generally five (5) stories or less in height, that contain a mix of land uses.

General Purpose of the Zoning Amendments Process

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

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

Finding: Complies

Discussion: The majority of the surrounding property owners are the same as the petitioner (HASLC). The impact of future redevelopment would be less than the current zoning. The proposed new zone generally lowers the intensity of some of the existing zones and allows for a greater variety of housing types. The overall benefit to the rezone is to remain consistent with the development and surrounding properties. Since the RMF-35 zone will remain on the east half of 1750 Jefferson, it allows for a continuation of the transition from medium density to single-family residential on the east side.

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

Finding: Complies

Discussion:

The purpose of the T Transitional Overlay District is to allow limited high intensity commercial and light industrial uses in areas of the City that are intended to transition over time toward a mix of residential and commercial uses. This district is intended to provide a higher level of control over certain nonresidential redevelopment to ensure that the use and enjoyment of residential properties is not substantially diminished. To achieve this intent, nonresidential uses allowed

within the overlay are required to comply with additional standards for compatibility and buffering as set forth in this section.

The 1726 Jefferson Street property is located within the Transitional Overlay. The Overlay is not affected by the rezone and would still be in place with the map amendment to MU-5. This Overlay allows some additional land uses than MU-5 alone. If the Housing Authority were to utilize these additional uses, additional Design Standards would apply.

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Finding: Complies

Discussion: Public Utilities has noted that, with greater density, upgrades to public utilities may be necessary in future development. Additionally, given the limited setbacks in MU Zones, green infrastructure required by Public Utilities should be considered as development plans are being formulated to ensure adequate space for these requirements.

Is not anticipated to impact the public services of the area based on the department feedback, see Attachment G.

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

Finding: Complies

Discussion: The potential future TRAX Station at 1700 South would benefit this area and potential future residents immensely. Current public transportation options include the 300 W, 1700 S, and State Street buses and the TRAX Central Station a half mile away. Bike routes, including the multi-use path along 300 W, are present throughout the neighborhood, which allows for trips without a vehicle.

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

Finding: Complies

Discussion: Jefferson Rectangle Park is located across from the proposed rezone, which primarily functions as a stormwater detention area. It does provide some unprogrammed green space. Ballpark Playground, at the People's Freeway Park, is a few blocks away. Due to the lack of large open space in the area, future development should consider including additional open space with seating areas, playground etc, that would allow for more personal outdoor space for future residents.

Salt Lake Community College's South City Campus and Whittier Elementary School are within walking distance of these properties. Many restaurants and bars are also along Main, State, and 300 West, which provide amenities without relying on a personal vehicle. The closest grocery store with fresh food is Costco, approximately .5 miles to the west, or Winco, .8 miles to the south.

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

Finding: Complies

Discussion:

Police had no public safety concern with this proposal. There would be very minimal impact to any public safety resources with the amendment.

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

Finding: Complies with conditions
Discussion: There are existing tenants on site who would be displaced. They would qualify for tenant relocation assistance, as required by 21A.50.050.
10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;
Finding: Complies
Discussion: There are no businesses located within the rezone area. Only Housing Authority offices, which are currently relocating to another HASLC property.
11. The community benefits that would result from the proposed map amendment, as identified in Section 21A.50.050.C;
Finding: Complies
Discussion: The applicant is proposing 15% of units will be attainable to those making 80% AMI or below.

Community Benefit Standards

21A.50.050.C: Each petition for a zoning amendment that is initiated by a private property owner shall identify a community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.

1. The proposed community benefit(s) shall be within any of the following categories:
<ul style="list-style-type: none"> a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase; b. Providing commercial space for local businesses or charitable organizations; c. Providing a dedication of public open space; d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands; e. Preserving historic structures not otherwise protected; f. Expanding public infrastructure that expands capacity for future development.
Finding: Complies
Discussion: The applicant is proposing 15% of future units at 80% AMI or below. This would not include the twenty units of replacement housing. The estimated number of new units to be built is anywhere from 160-200 new units. 15% would be 24-30 affordable units.
This aligns with the standard that the Community benefit standard a, <i>providing housing that aligns with the needs of the community</i> . As outlined in Plan SLC and Housing SLC, more deed-restricted affordable housing is necessary in SLC.

Community Benefit Standards

21A.50.050.C.2: The Proposed Community Benefit May be evaluated based on the following, if applicable:

a. For proposals that are intended to increase the housing supply, the level of affordability of the additional density that may be allowed if the proposal were to be adopted;
Finding: Complies
Discussion: By providing 15% of the units at 80% AMI, this project will provide a level of affordability and increase the housing supply in the area. While there are twenty units there now, there will likely be over 100 units after redevelopment.
b. The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site;
Finding: NA
Discussion:
c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;
Finding: NA
Discussion:
d. The relative size and environmental value of any land that is to be dedicated;
Finding: NA
Discussion:
e. The historic significance of the structures proposed to be preserved;
Finding: NA
Discussion:
f. The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area;
Finding: NA
Discussion:
g. The input received related to the community benefit during the 45-day engagement period;
Finding: Complies
Discussion: The Community Council did not have any notable concerns about the proposed Community Benefit.
h. Policies in the general plan that support the proposed community benefit.
Finding: Complies
Discussion: As outlined in Consideration #1 of the Staff Report, there are many policies outlined in city general plans that support this amendment, including the support of more affordable housing in established neighborhoods and near transit.

ATTACHMENT F: 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:

- August 5, 2025 – The Ballpark Community Council and the Midtown Business District were sent the 45-day required notice for recognized community organizations. The applicant presented at the Ballpark Community Council meeting on January 7, 2026.
- August 5, 2025 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- August 2025 – present day 2026 – The project was posted to the Online Open House webpage.
- January 7, 2026 – The applicant presented at the Ballpark Community Council

Notice of the public hearing for the proposal included:

- January 15, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve
- January 16, 2026
 - Public hearing notice sign posted on the property

Public Input:

Some comments were received in opposition to the proposed rezone. Comments were concerned with public safety in the neighborhood and property management at existing Housing Authority properties.

The Community Council stated they would like to see neighborhood retail, such as childcare or a café, along with housing-ownership opportunities in the future development.

The Ballpark Chair also noted that there was an environmental covenant near the property related to former underground fuel tanks. The applicant confirmed these are not related to the properties for the proposed rezone, but on the Housing Authority properties to the south (currently Taylor Gardens).

From: [Amy J. Hawkins](#)
To: [Lloyd Cox](#)
Cc: [Younger, Cassie](#)
Subject: (EXTERNAL) Re: Please save our community.
Date: Thursday, January 8, 2026 4:28:32 PM

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

Hi Lloyd,

Thank you for this email and articulating your concerns. I'm forwarding it to the City Planner on this project, Cassie Younger, so it can be included for consideration as community feedback on this rezone proposal.

Kind regards,

Amy J. Hawkins, PhD
Chair, Ballpark Community Council
facebook.com/BallparkCC/

As per official University of Utah guidance, please note: I am Amy J. Hawkins; I am a Ph.D.-trained researcher and faculty member at the University of Utah School of Medicine, but I am writing on my personal behalf and not on behalf of the university.

On Thu, Jan 8, 2026 at 4:24 PM Lloyd Cox <elloydcox@gmail.com> wrote:

My Name is Ernest Lloyd Cox.

I have lived at 1746 S West Temple for over 21 years.

I served on the Ballpark Community council for 10 years. We residents were guaranteed in writing that if we allowed the road diet of 1700 S to replace lanes of travel with parking for the development of apartments our single family homes Community would not be further down graded by zoning changes for future use.

This proposal is a direct impact violating our agreement. The unforeseen parking needs from the apartments on 1700 have crowded our streets to create a dangerous situation every time we need to enter or exit our property. It is also crowded curb side dangerously for the weekly curb side trash bin pick up . The owners of the new apartments do not use public transportation as much as was predicted. In fact many of the apartments are used as weekend rentals, air b and b's. They mainly park infront of my house. The speed limit had to be lowered due to the dangerous conditions. Please, no more. Please maintain our single family zoning standards . Another issue is the complete failure of the Housing Authority to maintain law and order on their property.

In 2022 they hosted an open drug market most of the year. Until the Neighborhood Watch called in the police.

The Housing Authority continued to do nothing. Allowed security lights and cameras to go un repaired and no responce from contracted management.

Eventually a gun fight resuled where Jared Lance shot and killed Robert Barros May 29 2022

The now famous D building for 10 years has been home to a washroom meth lab and numerous criminals who invite there criminal friends and customers to loiter. One of which attacked a resident with a sword at 1:00 AM just after new years this year. His charges at trial could be attempted murder. Luckily that resident had combat training and subdued the attacker

until police arrived . He sustained injuries including the need for stiches. The Housing Authority has yet to have the attackers car towed. The on going homeless camping and Saturday night weekly underage drinking partys are really annoying. The Housing Authority are incompetent stewards. They have made our community more dangerous. Please do not allow them there own zoning requests.

Sincerely
Ernest Lloyd Cox

Attached is a very good letter from George Chapman.
He makes a lot of good points.

The proposed rezone of Housing Authority properties near [1790 S. West Temple](#) and Jefferson Circle should be refused.

The Ballpark Community (and the Community Council) led the rezone in the area to protect the character of the low density single family home neighborhoods around West Temple.

The Community Council also worked to protect the character of the garden homes across the street on West Temple east of the project that have the rare design of communal green space and a public sidewalk.

The West Temple street south of 1700 S. is mainly single family homes and streets that are already overwhelmed with maxed out on street parking. West Temple is not able to handle the significant increase in traffic generated by the proposal. The other infrastructure in the area will need to be upgraded and the construction will have a significant community impact for years.

Please do not support the proposed rezone of properties owned by the Housing Authority at 1726 Jefferson Street, a portion of 1750 Jefferson Circle, and a portion of [1790 S. West Temple](#).
George Chapman [1186 S 1100 E, SLC](#) 8018677071

ATTACHMENT G: Department Review Comments

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

Transportation :

Transportation has no concerns with the proposed rezone.

Urban Forestry:

As long as the code requirement to provide one public ROW parkstrip tree per 30' of street frontage is maintained, then Urban Forestry has no concern with this proposal.

Police:

No public safety concerns

Public Utilities:

Public Utilities has no issues with the proposed zoning change.

Future development applicants should be aware that without any setbacks and landscape areas, the development may have limited space/options for green infrastructure, which is required by Public Utilities. Future applicants should also consider providing enough space for all required utilities to meet clearance and location requirements without setbacks.

If the parcel will increase in densification, future development applicants should also be aware of 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.
- Public street light requirements are determined during building permit review.
- 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. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.

- 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. Existing services will need consolidated to a single culinary water meter and service.

- 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.

- 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.

- Any food processing, preparation, or handling will require compliance with SLCDPU pretreatment requirements.

- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.

- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

- Any area of disturbance one acre or greater will require a SWPPP.

- Any parcels one acre or greater will require detention to 0.2 cfs/acre and retention of the 80th percentile storm.