

RECOGNIZED COMMUNITY ORGANIZATION (RCO) 45 - DAY PUBLIC INPUT NOTICE



TO: Anthony Wright, Chair, East Bench Community Council
DATE: July 9, 2025

A Proposed Land Use Application has been submitted in or around your boundaries.

Zoning Map Amendment - 2260, 2270, & 2290 E 1300 S

DESCRIPTION

J-Development, LLC property owner representative, is requesting approval of a zoning map amendment petition for the properties at approximately 2260, 2270, and 2290 E 1300 S. The proposal is to rezone the properties from R-1-7000, Single Family Residential to CB, Community Business, zoning district. The subject properties contain existing single-family dwellings. The proposed rezone is intended to allow for a portion of a 30-unit residential development, which includes 10 townhomes and 20 condominiums including 4 affordable units for buyers who meet 80% of the Area Medium Income (AMI). The property is within Council District 6, represented by Dan Dugan. Case number PLNPCM2025-00558. (Staff contact: Brooke Olson at 801-535-7118 or brooke.olson@slc.gov).

To aid your review of the proposal, an information sheet outlining the project area and proposal information submitted by the applicant have been provided as an attachment.

45-DAY PUBLIC INPUT PERIOD *

This type of application requires a 45-day public input period before a decision is made. The purpose of the 45-day comment period is to identify potential impacts by the proposal and recommend potential solutions to mitigate the impacts.

*** Comments received after the end of the 45-day input period will be provided to the Planning Commission. However, the comments might not be incorporated into the staff report or included in the analysis of the project.**

APPLICANT

Joe Johnson & Matt Knight
J-Development, LLC

PETITION NUMBER(S)

Zoning Map Amendment
PLNPCM2025-00558

REVIEW THE PROPOSAL

Want the applicant to present their proposal at your next meeting? Submit a request within 14-days of this notice.

End Date // 7/23/2025

SUBMIT YOUR INPUT

Please submit your written comments via email to the Assigned Planner within the 45-day public input period.

End Date // 8/23/2025

ASSIGNED PLANNER

Brooke Olson, Principal Planner
Brooke.olson@slc.gov
801.535.7118

PROPOSAL REVIEW

If you are interested in reviewing the proposal and would like the applicant to present their project at your Community Council meeting within the 45-day public input period, a request for attendance must be submitted within 14-days of this notice being sent. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend. Planning staff will attend the meeting to answer questions related to decision standards and the decision-making process. **Final date to request attendance:**

July 23, 2025

Alternatively, if a request for attendance is not received within 14-days, or your organization cannot meet within the 45-day input period, a public outreach event will be held as an opportunity to learn more about the proposal and provide comments (this may include but is not limited to an open house, online forum, presentation at a community event, social media posting and dialogue, or other events determined appropriate by the Planning Director).

LEARN MORE ABOUT THE PROPOSAL

Citizen Access Portal

For additional information on the proposal visit the **Citizen Access Portal**. All materials submitted by the applicant are a public record and are available to download.

To access this information:

1. Visit www.bit.ly/citizenaccess.
2. Enter the **Petition Number** in the search bar.
3. Click the “**Records Info**” tab and select “**Attachments**”.
4. Select the desired attachments (located near the bottom of the page).

Online Open House

For additional information on the proposal visit the project **Online Open House**. All materials submitted by the applicant are a public record and are available to download.

To access this information:

1. Visit www.slc.gov/openhouses.
2. Click on the **project title** for this petition (located under the “**Active Online Open Houses**” section).
3. Click the “**Additional Information**” tab.
4. Click on the desired attachments to view or download.

PROVIDING INPUT

As a Recognized Community Organization, we ask that you address the following in your comments:

- Summary of potential issues, impacts, or community concerns with the proposal discussed during your organization's meeting.
- Recommendations to mitigate potential issues, impacts, or community concerns.
- Number of attendees (not including those with the Applicant or Planning Staff).
- If a vote was taken on the matter, please provide the vote tally.
- Questions the community would like to see addressed.

STANDARDS OF APPROVAL FOR THE ZONING MAP AMENDMENT REQUEST

The following standards of approval will be used by the Planning Commission and City Council to make a decision on the proposal. City Staff will review the proposal to ensure compliance with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the following:

21A.50.050: STANDARDS FOR GENERAL AMENDMENTS:

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.

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 and helps implement 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 applicable purpose statements of the zoning ordinance;*
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;*
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.*
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 Section 21A.50.050.C.*

C. *Community Benefit.* 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:
 - 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.
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;
 - b. The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site;
 - 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;
 - d. The relative size and environmental value of any land that is to be dedicated;
 - e. The historic significance of the structures proposed to be preserved;
 - 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;
 - g. The input received related to the community benefit during the 45-day engagement period;
 - h. Policies in the general plan that support the proposed community benefit.
3. The community benefit shall be subject to public input as part of the required 45-day public input period.
4. The planning commission may make a recommendation to the city council regarding accepting the proposed public benefit.
5. The city council has final authority regarding requiring a public 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.
6. Any future development where a public benefit is required shall be subject to a development agreement to ensure that the agreed upon public benefit is provided prior to a certificate of occupancy being issued for any building within the future development.
7. A violation of the development agreement that includes not providing the agreed to public benefit shall require the property owner to pay a fine that is equal to the fair market value of the public benefit in the development agreement plus the fines identified in Section 21A.20.040.

D. Displaced Tenants Resulting from Demolition of Housing: If a proposed amendment submitted by a property owner includes the likely demolition of any dwelling, the city council may require the petitioner to provide relocation assistance for the current tenant(s), or a replacement dwelling as required by this section for each demolished dwelling within a future development.

1. This subsection may be applied by the city council when a proposal for a property owner initiated zoning map amendment is likely to result in an existing housing unit being demolished due to the increase in development rights that may result from the proposed amendment.

2. For the purpose of this section, any term that is used in the singular shall be interpreted to include the plural of the term.

3. A petitioner may not terminate a lease or evict a tenant for the purpose of evading the obligation to provide tenant relocation assistance and other requirements set forth in this section.

4. Tenant Relocation Assistance: When a petition is likely to result in the demolition of a dwelling unit, the property owner may be required to provide the tenant with relocation assistance to supplement the costs of leasing a comparable replacement dwelling. The rental relocation assistance includes the following:

a. Moving expenses based on a reasonable estimate provided by the tenant, up to a maximum of \$1,500.

b. Application fees for the replacement housing.

c. The deposit that the displaced tenant would have to pay to secure replacement housing.

d. Monthly Rental Assistance Payment. The rental assistance payment is 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.

e. If the property owner relocates the displaced tenant into an existing unit that is owned by the applicant within Salt Lake City at the same rental rate the displaced tenant was paying and without an additional applicant fee or deposit, then paragraphs b, c, and d do not apply.

f. Any and all payments should be received by the tenant 24 hours in advance of leaving the unit to be demolished.

g. Tenant Relocation Assistance Exemptions: If the project is receiving identified federal funds and subject to the Uniform Relocation Assistance (URA) and Real Property Acquisition Policies Act of 1970, as amended, 42. U.S.C 4601-4655. The relocation assistance rules for the developer/tenant under that act will govern and the Tenant Relocation Assistance outlined in this section will not apply. The developer shall inform the city if they are subject to URA and details of assistance to be provided. Tenants who receive tenant relocation assistance from this section are not eligible to receive relocation benefits from the city.

E. Demolished Unit Replacement. The future development may be required to replace the demolished housing unit within the new development. The replacement housing unit shall have the same number of bedrooms. In addition, the applicant shall propose one of the options listed in this section. The city council has the authority to waive or modify this requirement.

1. 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.

2. 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.

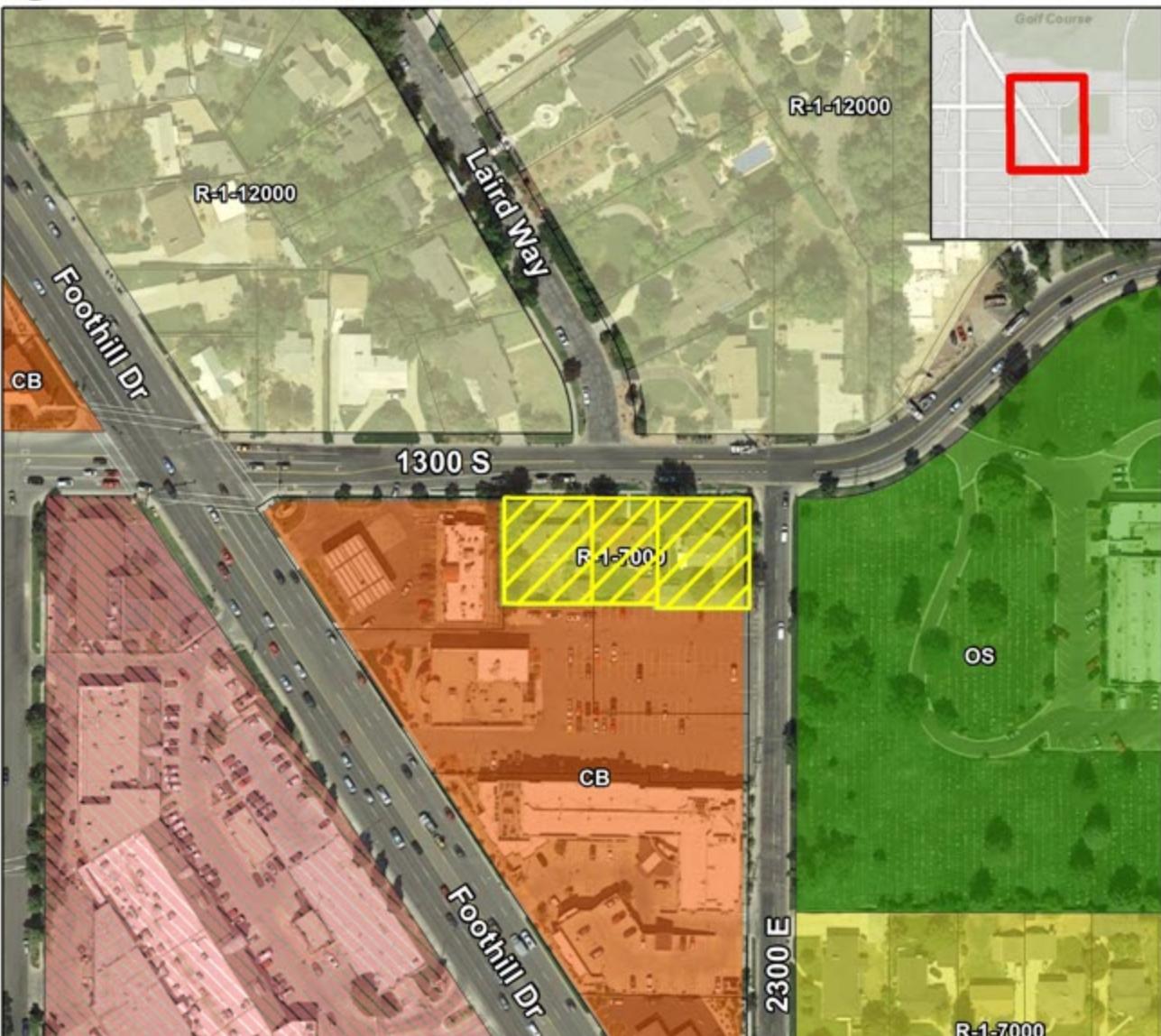
F. If a housing unit is demolished or neglected to the point of being uninhabitable at any time during the five years prior to a petition for a zoning amendment being submitted or is placed on the city's boarded building inventory, the city council may require this section to apply to tenants that were displaced by the demolition or require the tenant relocation amount to be paid to the city for the purpose of other tenant relocation assistance. (Ord. 11-24, 2024: Ord. 56-14, 2014)

Your Recognized Community Organization has 45-days from the date of this notice to review the proposal and provide comments. A public hearing may be held within 14-days from this notice, but a final decision will not be made within the 45-day input period. **This 45-day input period ends on:**

August 23, 2025

For questions regarding this notice or the proposal, please contact the listed Assigned Planner.

1300 South Commercial Rezone





May 22, 2025

RE: J Development Rezone Application Questions

RE: 2260, 2270, 2290 East 1300 South, Salt Lake City, UT 84108

Submittal Requirements Checklist

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

Our rezone request stems from the desire to complete the continuity and overall integration of our property with the recent surrounding MU-3 zone adjustments by Salt Lake City.

This rezone from R-1-7000 to CB commercial (with eventual MU-3 adoption) will provide Salt Lake City, the Foothill & St. Mary neighborhood residents, and our property, the cohesiveness for needed housing and retail patrons. This amendment will complement the aging neighborhood housing demands while providing retail support for ongoing upgrades to the nearby Foothill Village Community.

2. 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.

Our rezone request stems from the desire to provide future housing options for the immediate Foothill and St Mary's neighborhoods. This housing focused community concept would include approximately 30 total condominium and brownstone townhome units. Our vision is to dedicate 4 units for low-income, affordable buyers who meet the 80% AMI requirements of the surrounding area.

Timing of the development is early and conceptual. We have met with area Councilman, Dan Dugan, and arranging other leadership meetings with other neighborhood councils for feedback and direction. We are currently engaging nearby community and neighborhood residents for comment. This project will maintain all building standards and continuity contained in Salt Lake City's newly reformed, CB & MU-3, zoning code.

Visual renderings and conceptual site plans will be provided to planners and city leadership by request.



3. 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.

The request is focused on the following (3) parcels which are currently zoned, R-1-7000. The request is to amend these parcels to the CB zone, so that they fully integrate with the larger community land block.

Parcel: 16-10-379-004

Parcel: 16-10-379-005

Parcel: 16-10-379-006

4. 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.

N/A. The request is to amend the zoning ordinance only in accordance with Salt Lake City newly adopted CB commercial zoning code and ordinance.

Community Benefit

5. 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.

The project currently titled, The Residences at Foothill, provides exceptional community benefits for the surrounding commercial and residential area, including the following and specifically;

- A. ***The amendment will provide the ability for the project to construct ~10 new, for sale, homesites for the area.***



- B. 4 of the 10 homesites will be dedicated for low-income, 80% AMI, units for affordability.**
- C. An ancillary benefit will expand the uses of eliminating an underutilized parking lot and while providing the community increased tax base and retail support to a newly renovated nearby Foothill Village Shopping Center.**

6. For residential properties, the following information must be provided:

- The current or prior number of dwellings; 3
- Square footage and number of bedrooms for each dwelling unit;
 - Dwelling Unit 2260: 3056 square feet. 4 bedrooms
 - Dwelling Unit 2270: 2788 square feet. 3 bedrooms
 - Dwelling Unit 2290: 2270 square feet. 3 bedrooms
- The current cost of rent and the cost of rent for the previous 36 months;
 - Dwelling Unit 2260: Current monthly rent: \$3213 Previous 36 months: \$2676
 - Dwelling Unit 2270: Current month rent: \$3213 Previous 36 months: \$2676
 - Dwelling Unit 2290: Current monthly rent: \$3213 Previous 36 month: \$2676
- The total number of people residing on the property.
 - Dwelling Unit 2260: 4 people
 - Dwelling Unit 2270: 4 people
 - Dwelling Unit 2290: 4 people

****This information has also been provided via the application link to the SmartSheet form.***

#

Contact:

Joe Johnsen | Matt Knight

3816 S. Highland Drive, Suite 101
Millcreek, Utah 84106
jdevutah.com



J·DEVELOPMENT

J Development
3816 S. Highland Drive, Suite 101
Millcreek, Utah 84106
matt@jdevutah.com
801.792.8038

3816 S. Highland Drive, Suite 101
Millcreek, Utah 84106
jdevutah.com



Historic District Overlay and Local Historic Sites

H - Historic Preservation Overlay (Local Historic Districts)

Avenues Capitol Hill Central City City Creek Canyon/Memory Grove Exchange Place South Temple University Westmoreland Place Yalecrest-Douglas Park Yalecrest-Harvard Heights Yalecrest-Harvard Park Yalecrest-Laird Heights Yalecrest-Normandie Circle
 Yalecrest-Princeton Park Yalecrest-Upper Harvard & Yale Park Plat A

Historic Register Sites

National Register Site Local (Landmark) Site National Register & Local (Landmark) Site

Preservation Easements



Overlay Zoning Districts
Proposed Midblock Walkways from Downtown Plan

— AFP Airport Flight Path Protection Overlay Layer

 A - Very High Noise Impact  B - High Noise Impact  C - Moderate Noise Impact  H - Height Restrictions Only

Airport Landscape Overlay



CHPA Capitol Hill Protective Area Overlay



Development Agreements

 Active

DMSC Downtown Main Street Core Overlay



IP Inland Port Overlay



LO Landfill Overlay

 Landfill Overlay  Landfill Overlay - Transitional Area

LC Lowland Conservancy Overlay Surplus Canal Area

 Surplus Canal Area - See Ordinance for Applicability

Northwest Quadrant Overlay

 Development Area  Eco-industrial Buffer Area  Natural Area

M1H Light Manufacturing Height Overlay



RCO Riparian Corridor Overlay



Sign District Overlays

 Ballpark Sign Overlay  Library Square Sign Overlay  Live Performance Theater & Ancillary Uses Sign Overlay (Block Interior Only)  New Automotive Dealership Sign Overlay  Sports Arena Sign Overlay

SSSC South State Street Corridor Overlay



T Transitional Overlay



TS OS Telecommunications Site/Corridor



YCI Yalecrest Compatible Infill Overlay



Zoning Districts

 AG  AG-2  AG-5  OS  NOS  EI  M-1  M-2  BP  RP  SNB  RB  CN  CB  CS  CC  CG  CSHBD1  CSHBD2  D-1  D-2  D-3  D-4  G-MU  MH  FP  FR-1/43,560  FR-2/21,780  FR-3/12,000  SR-1  SR-1A  SR-3  R-1/12,000  R-1/7,000  R-1/5,000  R-2  RMF-30  RMF-35  RMF-45  RMF-75  R-MU  MU  R-MU-45  R-MU-35  FB-UN1  FB-UN2  MU-8  FB-MU11  FB-SE FB-SC JRF TSA-MUE-C TSA-MUEC-T TSA-SP-C TSA-SP-T TSA-UC-C TSA-UC-T TSA-UN-C TSA-UN-T ! UI PL PL-1 PL-2 AIRPORT

Parcels City Boundary



Search result

2290 E 1300 S, Salt Lake City, Utah, 84108



3816 S. Highland Drive, Suite 101
Millcreek, Utah 84106
jdevutah.com

June 17, 2025

Brooke Olsen, AICP
Principal Planner
Planning Division | Salt Lake City Corp.

RE: Petition Number: PLNPCM2025-00558

To Whom It May Concern:

Please find below additional context, as requested by Principal Planner, Brooke Olsen, explaining the following renderings and rezone petition PLNPCM2025-00558 questions:

- i. **Please specify the anticipated impact the existing land uses and occupants of the land subject to the proposal in the written general description.**

"The existing parcels contain roughly 60 commercial surface parking stalls and three single-family houses. Our future proposal replaces the existing parking lot with ~60 covered, structured parking stalls for residents' use and replaces the existing houses with 33 residential units, as follows: 10 market-rate townhouses and 4 affordable total units within the project, and 23 stacked condominiums, as well as resident amenities such as a gym, outdoor patios, and enhanced landscaped yards. Our proposal maintains the existing number of parking stalls and adds 33 for-sale dwelling units."

- ii. **Please see following attached visual renderings and basic site plan for future consideration. *Conceptual and preliminary.**

#

Contact:
Matt Knight, J Development
matt@jdevutah.com

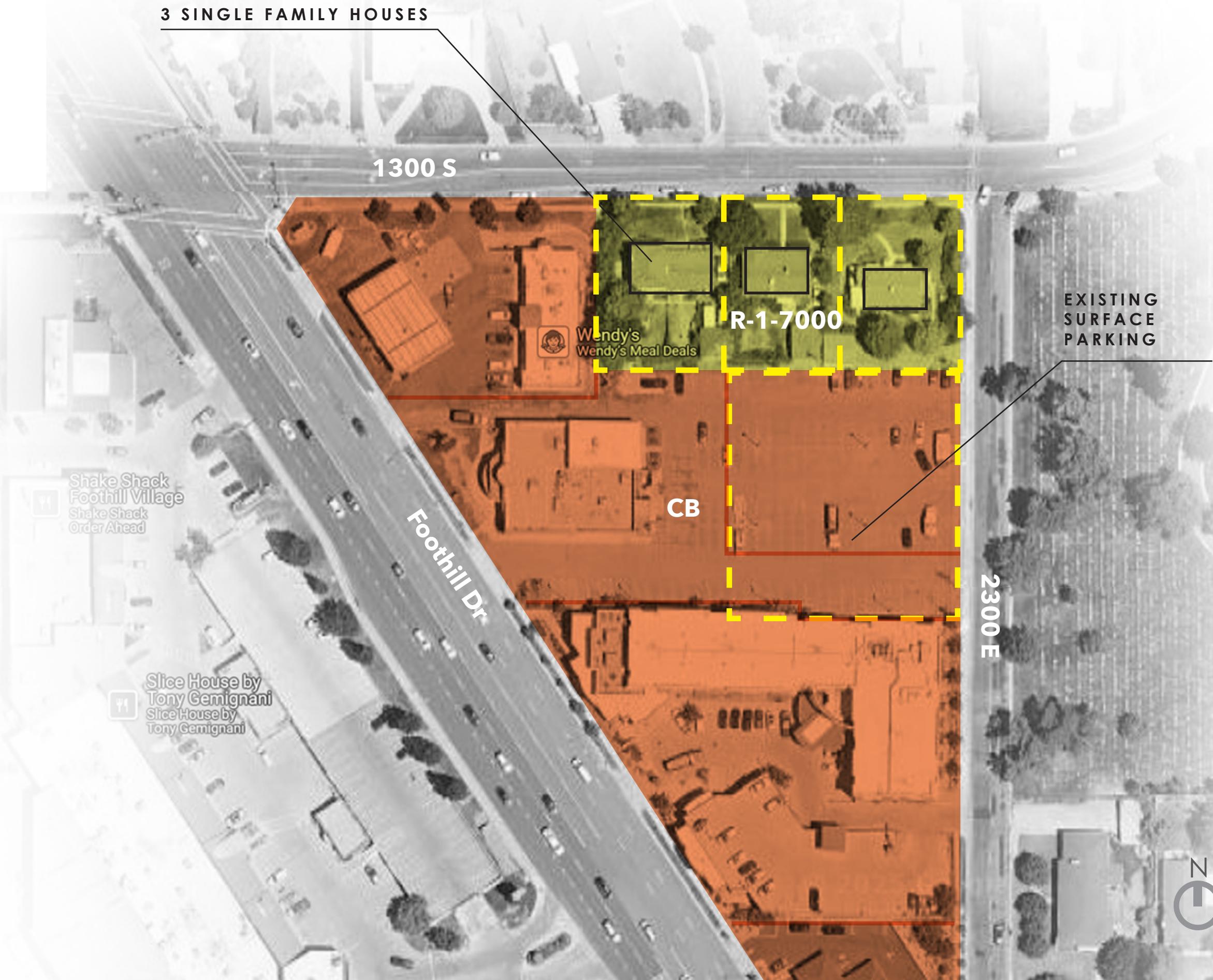
The Residences At Foothill

Site Conditions

EXISTING SITE
CONDITIONS



J DEVELOPMENT
methodstudio



The Residences At Foothill

Site Conditions

NEW PROPOSED SITE
CONDITIONS

29 PROPOSED MARKET-RATE UNITS

4 PROPOSED AFFORDABLE UNITS



J DEVELOPMENT
methodstudio

