

MONTEΞRRΛ



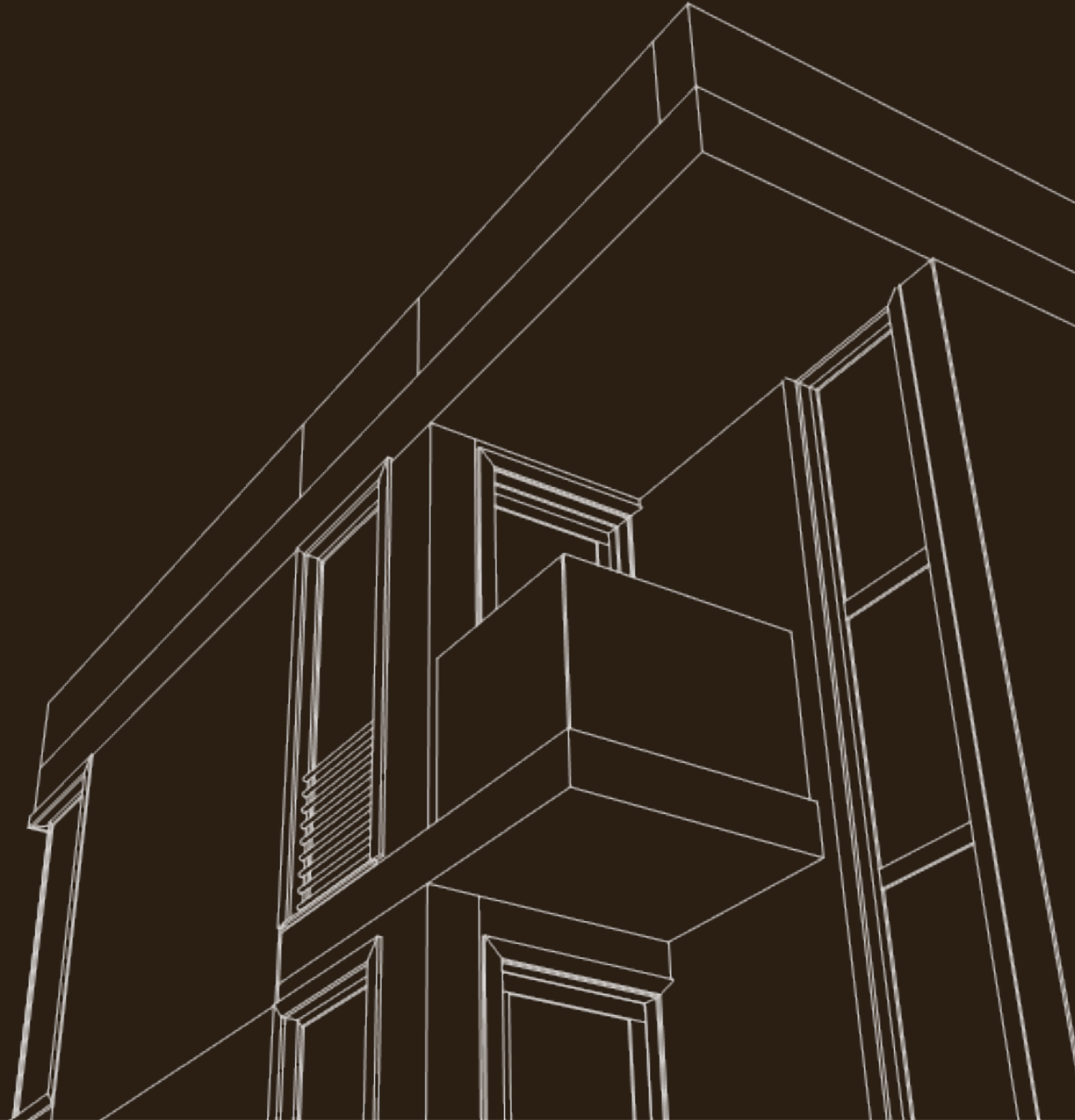
OVERVIEW

Lamplighter Square

Prepared for

East Bench Community Council (EBCC)

August 26th, 2026



Lamplighter at a glance

1.4 acres

mixed-use site at Foothill Drive & 1700 South

14

for-rent townhomes*

**Built to condo standards so they can later be sold to homeowners.*

5

for-sale townhomes

~14,000 SF

neighborhood retail, restaurant & office

Master Plan aligned

Walkable, neighborhood-serving uses and a wider mix of housing at a key East Bench node, **providing less density than previous uses**

Corridor upgrades

Overhead power lines buried and the streetscape improved along the site

Neighborhood scale

Three-story townhomes built to condominium standards, stepping down density to existing homes

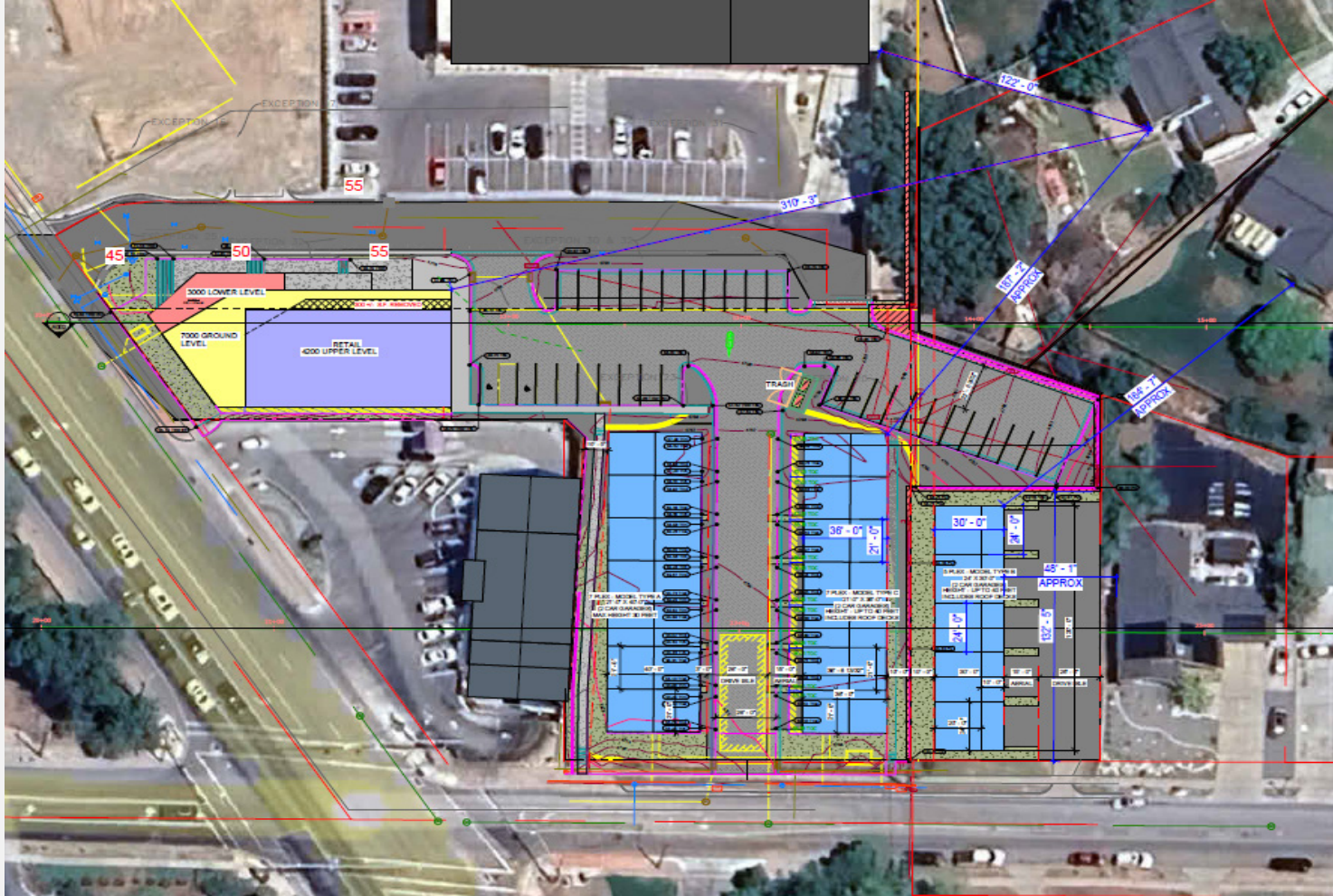
Monterra is a locally owned Salt Lake City firm — the East Bench is our home neighborhood.

Current site aerial view



Aerial perspective view from the East side from Google Earth (June 2026)

Draft site plan



Draft site plan — preliminary and subject to refinement (June 2026)

Commercial building

3 levels on the northwest end of the parcel, **closest to Foothill Dr. and intentionally far from surrounding homes East** — retail, restaurant, and office. **The proposed bldg. is 310+ ft. away from the nearest Skyline Dr. single-family home**

Rental townhomes

3 stories + rooftop | 3-4 bedrooms | 2,080–2,250 SF

Two rows of seven for-rent townhomes, each with a 2-car garage and rooftop decks (on middle row only). **The middle row building is 187+ ft. from the nearest single-family home on Skyline Dr.**

For-sale townhomes

3 stories + rooftop | 4 bedrooms | 2,680 SF

One row of five for-sale townhomes, stepping down density going East (closer to single-family homes), each with a 2-car garage and rooftop decks. **The building is 164+ ft. from the nearest single-family home on Skyline Dr. and 48+ ft. from the nearest home on 1700 S.**

Access & parking

Existing shared driveway with the liquor store for commercial uses (~32 surface stalls). Access to townhomes from 1700 S (in line with access previously available for Skyline Inn Motel).

Our proposed plans would bring less unit-count density than previously existing uses at Lamplighter (19 townhomes vs. 38 apartment/hotel units)

What was there before:



18-unit
Apartment building

20-unit
Skyline Inn Motel

3k Sq. Ft.
Poliform Building

1700 S
Car access

Our proposed plans:

14
Rental Townhomes

5
For-sale Townhomes

14k Sq. Ft.
Commercial Building

1700 S
Car access



Images of previous uses – Poliform Building, Skyline Inn Motel.

The rezoning request — what we're asking the City to approve

MU-2 → MU-3

Lamplighter Square — the Foothill Drive site: commercial building and 14 rental townhomes

Petition PLNPCM2026-00546

R-1-7000 → MU-3

Adjacent eastern parcel — the five for-sale townhomes

Petition PLNPCM2026-00547

Why rezone at all

The eastern parcel is zoned for single-family homes only. The five for-sale townhomes — the step-down transition to the neighborhood — cannot be built there under today's zoning.

One site, one set of rules

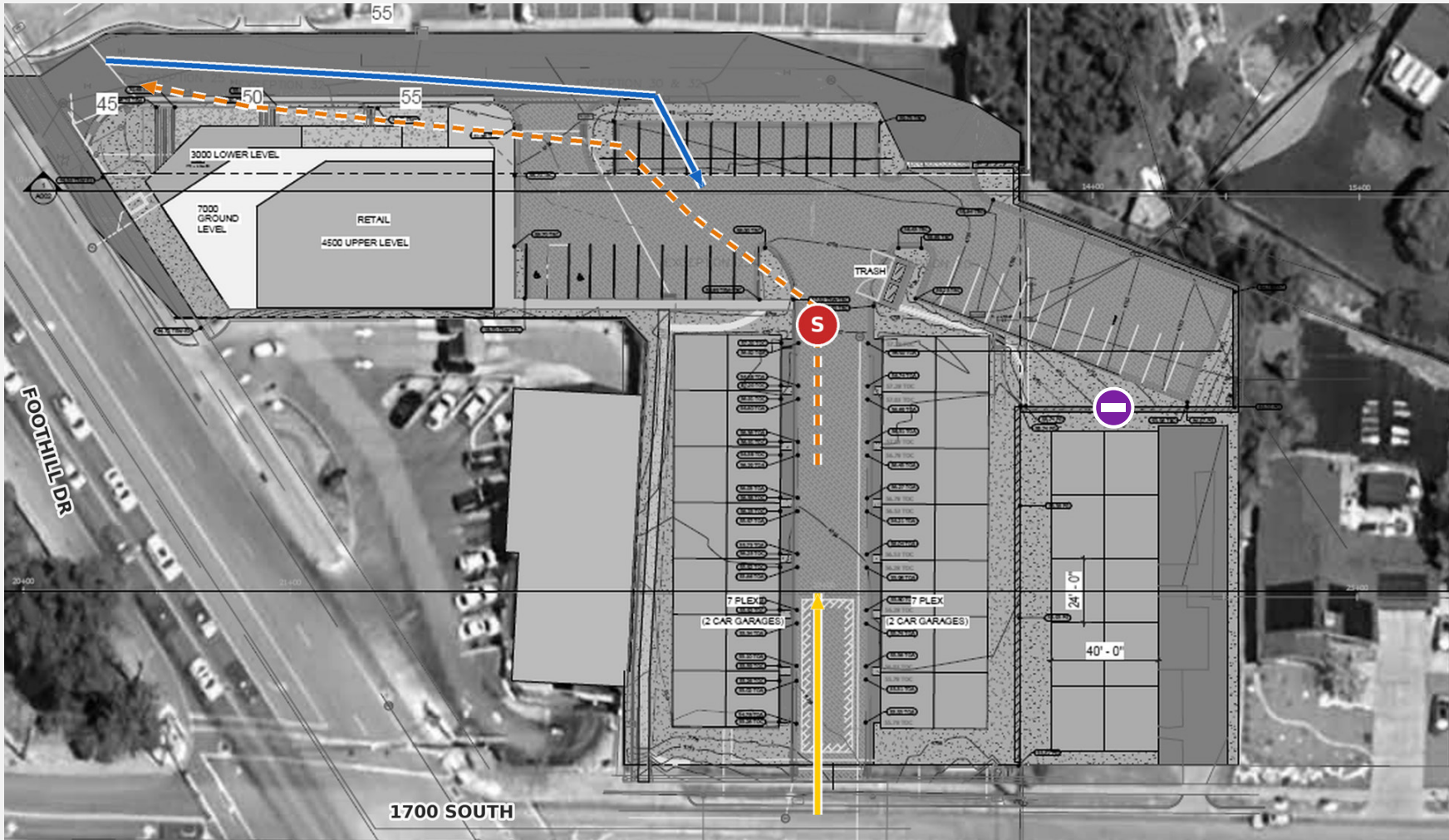
The property functions as a single project. One zone applies one consistent set of setbacks, buffers, and design standards across the site, instead of two different rulebooks.

What the Master Plan calls for

The East Bench Master Plan calls for neighborhood-serving uses and a wider mix of housing at this Foothill node — this request follows the City's adopted plan.

*On height: MU-2 allows 30 ft today and MU-3 allows 35 ft (up to 40 ft on the commercial building with City Design Review) — **both are the City's 2–3 story zones. This request is about land use and consistency, not height.***

Community concern — traffic on 1700 South



All 19 townhomes have private 2-car garages — resident parking is off-street; ~32 separate commercial stalls.

- **Existing access on 1700 S**

The 20-unit Skyline Inn Motel always took its car access here — 19 townhomes are no increase over the site's previous use

- **Commercial keeps to Foothill**

Retail & office traffic uses the existing shared liquor-store driveway off Foothill Dr — away from 1700 S

- **Relief valve when 1700 S is busy**

Residents can exit through the commercial lot to the signalized Foothill intersection instead of queuing on 1700 S

- **No commercial cut-through**

“Residential access only” signage on the north side of the rental townhomes keeps visitors out of the residential lot

- **For-sale homes: no connection**

No vehicle link between the for-sale homes and the commercial lot — fully separate access

A 2020 traffic study on the site cleared a concept with 5–6x the traffic of our plan

What the 2020 study analyzed:

160

apartment units (mid-rise)

25.5k Sq. Ft.

retail, restaurant, liquor store & drive-through coffee

3,106

new daily trips

270

evening peak-hour trips

Our current plan (estimated*):

19

townhomes

~14k Sq. Ft.

neighborhood retail, restaurant & office — no drive-through

~550

estimated new daily trips*

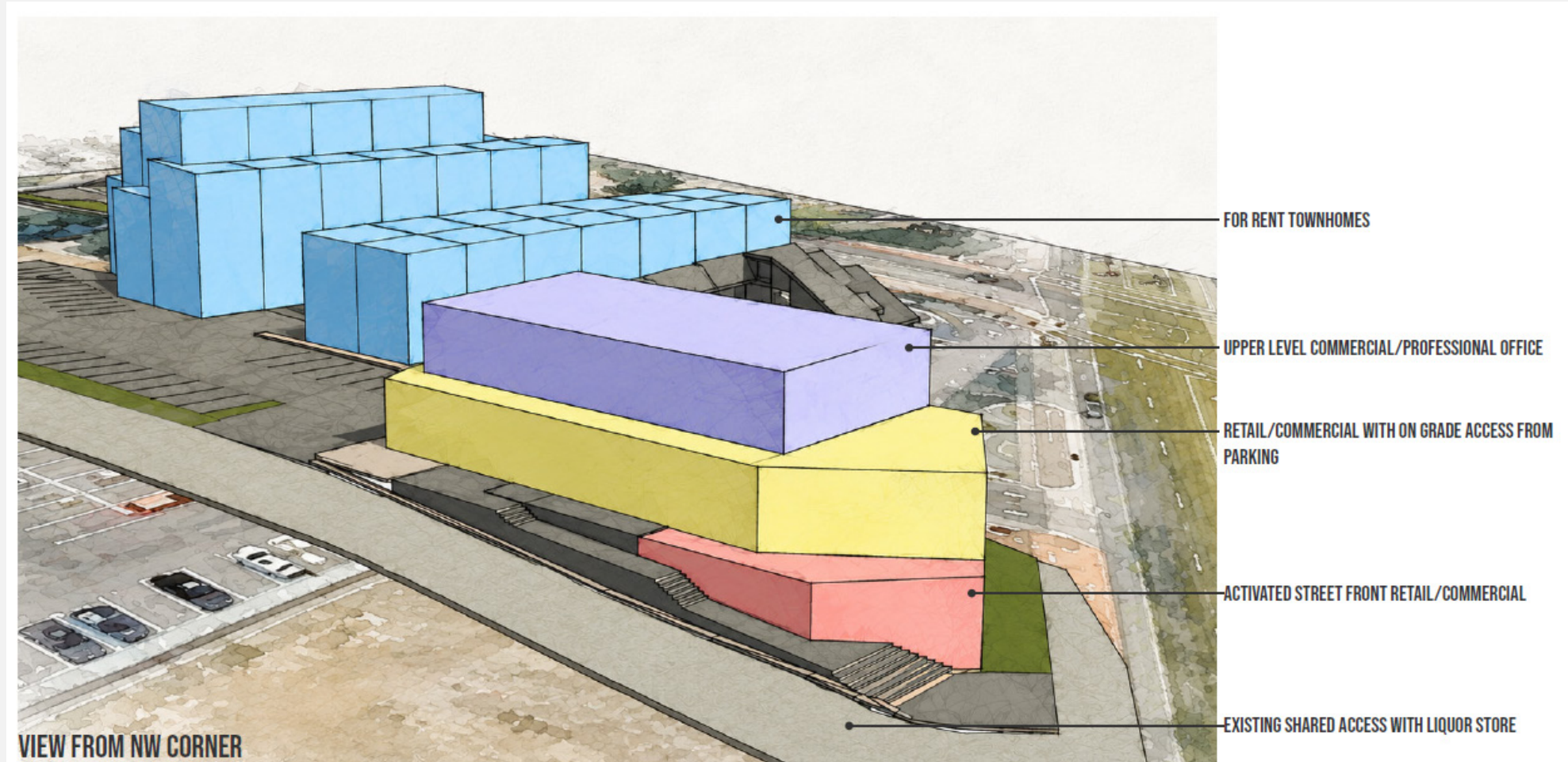
~45

estimated evening peak-hour trips*

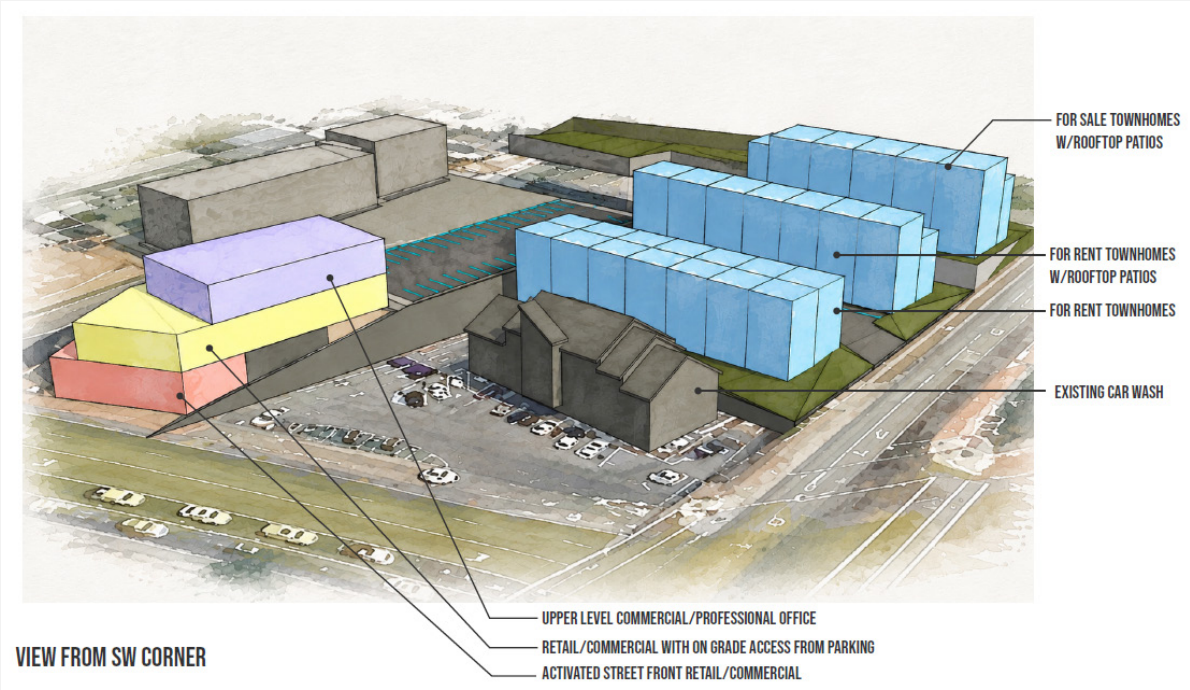
The study’s finding: even at those volumes, every studied intersection operates at an acceptable level of service with the study’s recommended measures.

*Source: Hales Engineering Traffic Impact Study, July 2020 (UT20-1709), commissioned by the current property owners for the prior concept. *Preliminary Monterra estimate applying the study’s ITE Trip Generation methodology and reductions to our current program — to be confirmed in an updated study through the City’s transportation review.*

A view from Foothill Drive — northwest corner



Views from the southwest & southeast



Conceptual massing studies — illustrative only; architecture in design with Element Design Collective (June 2026)

What we're asking tonight

1 Your feedback

Questions, concerns, and ideas — we would rather hear them now, while the plan can still change

2 Support with the City

The Council's support for our City applications as they move through review in the form of a letter to Salt Lake City's Planning Commission

Thank you

We're excited about the possibility of shaping our community.

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