

SALT LAKE CITY ORDINANCE
No. _____ of 2025

(Amending the zoning map pertaining to a parcel of property located at 273 East 800 South from I Institutional District to RMF-45 Moderate/High Density Multi-Family Residential District)

An ordinance amending the zoning map pertaining to a parcel of property located at 273 East 800 South (“Property”) from I Institutional District to RMF-45 Moderate/High Density Multi-Family Residential District pursuant to Petition No. PLNPCM2024-01153.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on December 11, 2024, on an application submitted by Harold Woodruff, on behalf of First Step House, the owner of the Property, to rezone the Property from I Institutional District to RMF-45 Moderate/High Density Multi-Family Residential District pursuant to Petition No. PLNPCM2024-01153.

WHEREAS, at its December 11, 2024, meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

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

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

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property, as more particularly described on Exhibit “A” attached hereto, shall be and hereby is rezoned from I Institutional District to RMF-45 Moderate/High Density Multi-Family Residential District.

SECTION 2. Condition. This map amendment is conditioned upon the owner of the Property entering into a development agreement with a term of thirty (30) years requiring:

- 1) that all of the dwelling units on the Property be restricted to those with household incomes of 30% of the area median income or below; and
- 2) that the Property include perimeter fencing, security lighting, a security camera system, and signage to deter non-resident loitering or trespassing, all in compliance with Title 21A of the Salt Lake City Code.

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

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

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2025.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2025.

Published: _____.

Ordinance Rezoning 273 E 800 S to RMF-45_v2

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: April 1, 2025

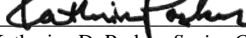
By: 
Katherine D. Pasker, *Senior City Attorney*

Exhibit “A”

Legal description of the property

Tax ID No. 16-07-130-036-0000

Beginning at a point North 191.00 feet from the Southeast corner of Lot 1, Block 18, Plat “A”, Salt Lake City Survey, and running thence West 88.50 feet; thence North 56.50 feet; thence West 27.00 feet; thence South 16.50 feet; thence West 49.50 feet; thence South 91.00 feet; thence East 50.00 feet; thence South 140.00 feet; thence East 115.00 feet; thence North 191.00 Feet to the point of beginning.