

SALT LAKE CITY ORDINANCE  
No. 45 of 2025

(Amending the zoning map pertaining to a parcel of property located at 128 North N Street from SR-1A Special Development Pattern Residential District to RMF-30 Low Density Multi-Family Residential District)

An ordinance amending the zoning map pertaining to a parcel of property located at 128 North N Street (“Property”) from SR-1A Special Development Pattern Residential District to RMF-30 Low Density Multi-Family Residential District pursuant to Petition No. PLNPCM2024-01079.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on January 22, 2025, on an application submitted by John Van Tright, on behalf of the owner of the Property, to rezone the Property from SR-1A Special Development Pattern Residential District to RMF-30 Low Density Multi-Family Residential District pursuant to Petition No. PLNPCM2024-01079; and

WHEREAS, at its January 22, 2025, meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, at its February 6, 2025, meeting, the Salt Lake City Historic Landmarks Commission held a public hearing on the petition and also voted in favor of forwarding a positive recommendation to the 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

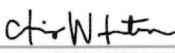
hereby is amended to reflect that the Property, as more particularly described on Exhibit "A" attached hereto, shall be and hereby is rezoned from SR-1A Special Development Pattern Residential District to RMF-30 Low Density Multi-Family Residential District.

SECTION 2. Condition. This map amendment is conditioned upon the owner of the Property entering into a development agreement requiring that any new dwelling unit on the Property be comprised of at least two bedrooms before a certificate of occupancy is issued for such dwelling unit.

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 1st day of July, 2025.

  
Chris Wharton (Jul 8, 2025 14:39 MDT)  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

*Keith Reynolds*  
CITY RECORDER

Transmitted to Mayor on July 8, 2025.

Mayor's Action:  Approved.  Vetoed.

*Rachel Otto*

Rachel Otto / Jul 8, 2025 13:17 MDT  
MAYOR

*Keith Reynolds*

CITY RECORDER

(SEAL)

Bill No. 45 of 2025.  
Published: 10/20/2025.  
Ordinance Rezoning 128 North N St to RMF-30\_v1



**APPROVED AS TO FORM**

Salt Lake City Attorney's Office

Date: 7/8/2025

By: Courtney Lorus  
Courtney Lorus / Jul 8, 2025 12:38 MDT

*Katherine Pasker, Senior City Attorney*

# Exhibit “A”

Legal description of the Property

Tax ID No. 09-32-379-009-0000

Parcel 1:

Commencing 12-1/2 feet North of the Southwest corner of Lot 3, Block 24, Plat G, Salt Lake City, Survey; and running thence North 70 feet; thence East 165 feet; thence South 70 feet; thence West 165 feet to the point of beginning.

Parcel 1A (Easement Estate):

Together with a Shared Access Easement as created by that certain Declaration recorded June 2, 2005 as Entry No. 9393224, Book 9139, Page 7344 of Official Records, more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Block 24, Plat G, Salt Lake City Survey and running thence North 00°00'26" West along the Westerly line of said Block 24, 20.50 feet; thence North 89°52'50" East 128.50 feet; thence North 23.83 feet; thence East 36.59 feet to a point on the Westerly line of Lot 4 of said Block 24, thence South 00°00'17" West along said Westerly line 12.01 feet; thence West 18.59 feet; thence South 20.29 feet; thence West 4.58 feet; thence South 7.97 feet; thence West 25.01 feet; thence South 89°43'40" West 12.59 feet; thence South 1.21 feet; thence North 89°45'09" West 11.68 feet; thence South 00°03'58" East 2.64 feet; thence South 89°56'02" West 30.26 feet; thence South 85°19'18" West 3.68 feet to a point on the North line of said Lot 2; thence South 89°52'50" West along said North line 58.72 feet to the point of beginning.

Parcel 1B (Easement Estate):

Together with a Common Entrance Easement as created by that certain Amended and Restated Declaration recorded March 13, 2006 as Entry No. 9660652, Book 9265, Page 8769 of Official Records, more particularly described as follows:

Beginning at a point on the Westerly line of said Block 25, said point being South 00°00'26" West along said Westerly line 144.62 feet from the Northwest corner of said Block 24, and running thence North 89°52'50" East 126.64 feet; thence South 00°41'34" East 16.44 feet; thence West 9.92 feet; thence South 89°43'40" West 116.92 feet to said Westerly line; thence North 00°00'26" East along said Westerly line 16.73 feet to the point of beginning.

# Ordinance 45 of 2025 - Zoning Map Amendment at 128 North N St

Final Audit Report

2025-07-09

Created:	2025-07-07
By:	STEPHANIE ELLIOTT (STEPHANIE.ELLIOTT@slc.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfj81MkgaO425mVMyGCPKPQDFL9DF5x3N

## "Ordinance 45 of 2025 - Zoning Map Amendment at 128 North N St" History

- 📄 Document created by STEPHANIE ELLIOTT (STEPHANIE.ELLIOTT@slc.gov)  
2025-07-07 - 8:07:50 PM GMT
- ✉️ Document emailed to katherine.pasker@slc.gov for signature  
2025-07-07 - 8:13:25 PM GMT
- 📄 Email viewed by katherine.pasker@slc.gov  
2025-07-07 - 8:42:09 PM GMT
- 📄 STEPHANIE ELLIOTT (STEPHANIE.ELLIOTT@slc.gov) added alternate signer Courtney Lords (courtney.lords@slc.gov). The original signer katherine.pasker@slc.gov can still sign.  
2025-07-08 - 4:18:19 PM GMT
- ✉️ Document emailed to Courtney Lords (courtney.lords@slc.gov) for signature  
2025-07-08 - 4:18:19 PM GMT
- 📄 Email viewed by Courtney Lords (courtney.lords@slc.gov)  
2025-07-08 - 6:38:35 PM GMT
- ✍️ Document e-signed by Courtney Lords (courtney.lords@slc.gov)  
Signature Date: 2025-07-08 - 6:38:54 PM GMT - Time Source: server
- ✉️ Document emailed to Chris Wharton (chris.wharton@slc.gov) for signature  
2025-07-08 - 6:38:56 PM GMT
- 📄 Email viewed by Chris Wharton (chris.wharton@slc.gov)  
2025-07-08 - 8:02:42 PM GMT



Powered by  
Adobe  
Acrobat Sign

- 🕒 Document e-signed by Chris Wharton (chris.wharton@slc.gov)  
Signature Date: 2025-07-08 - 8:39:48 PM GMT - Time Source: server
- ✉ Document emailed to Erin Mendenhall (erin.mendenhall@slc.gov) for signature  
2025-07-08 - 8:39:51 PM GMT
- ✉ Email viewed by Erin Mendenhall (erin.mendenhall@slc.gov)  
2025-07-08 - 8:47:17 PM GMT
- ✉ Document signing delegated to rachel.otto@slc.gov by Erin Mendenhall (erin.mendenhall@slc.gov)  
2025-07-08 - 8:47:32 PM GMT
- ✉ Document emailed to rachel.otto@slc.gov for signature  
2025-07-08 - 8:47:32 PM GMT
- ✉ Email viewed by rachel.otto@slc.gov  
2025-07-08 - 9:12:10 PM GMT
- 🕒 Signer rachel.otto@slc.gov entered name at signing as Rachel Otto  
2025-07-08 - 9:12:25 PM GMT
- 🕒 Document e-signed by Rachel Otto (rachel.otto@slc.gov)  
Signature Date: 2025-07-08 - 9:12:28 PM GMT - Time Source: server
- ✉ Document emailed to Keith Reynolds (Keith.Reynolds@slc.gov) for signature  
2025-07-08 - 9:12:29 PM GMT
- ✉ Email viewed by Keith Reynolds (Keith.Reynolds@slc.gov)  
2025-07-09 - 4:40:46 PM GMT
- 🕒 Document e-signed by Keith Reynolds (Keith.Reynolds@slc.gov)  
Signature Date: 2025-07-09 - 4:44:54 PM GMT - Time Source: server
- ✓ Agreement completed.  
2025-07-09 - 4:44:54 PM GMT



Powered by  
**Adobe**  
Acrobat Sign

October 10, 2025

MEMORANDUM

TO: Keith Reynolds,  
City Recorder

FROM: Nick Norris  
Planning Director

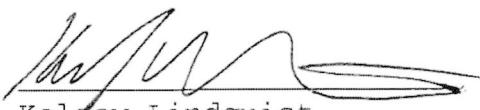
SUBJECT: Ordinance Certification

Notice is hereby given that the conditions identified in Ordinance 45 of 2025 have now been satisfied and the City Recorder is instructed to publish and record the ordinance.

Sincerely,



Nick Norris  
Planning Director



Kelsey Lindquist  
Planning Manager



## CERTIFICATION

### STATE OF UTAH, City and County of Salt Lake,

I, Keith Reynolds, City Recorder of Salt Lake City, Utah, do hereby certify that this document is a full, true and correct copy of **Ordinance 45 of 2025 Zoning Map Amendment - 128 North N St** amending the zoning map pertaining to a parcel of property located at 128 North N Street from SR-1A Special Development Pattern Residential District to RMF-30 Low Density Multi-Family Residential District. Passed by City Council action of Salt Lake City, Utah on July 1, 2025. The ordinance was published on October 20, 2025.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of said City, this 22<sup>nd</sup> day of October, 2025.



Keith Reynolds  
City Recorder, Salt Lake City, Utah



LOCATION: 451 SOUTH STATE STREET, ROOM 415, SALT LAKE CITY, UTAH 84111

MAILING ADDRESS: PO BOX 145515, SALT LAKE CITY, UTAH 84114-5515

TELEPHONE: 801-535-7671 FAX: 801-535-7681