

# Memorandum

Planning Division  
Community & Economic Development Department

**To:** Salt Lake City Planning Commission

**From:** Nick Britton, Principal Planner

**Date:** June 25, 2008

**Re:** **Issues Only Hearing:** Petitions 400-07-15 and 400-07-16 Requests by CLC Associates, Inc. on behalf of Wal-Mart for Zoning Map Amendment and Master Plan Amendment at 2705 East Parleys Way The property is zoned Community Business (CB) and is in City Council District Seven

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Please find attached materials relating to a proposal by CLC Associates, Inc. for a new Wal-Mart located at 2705 E Parleys Way The property is zoned CB The current use is a retail superstore establishment, which is a legal nonconforming use CLC Associates, Inc. is requesting that the property be rezoned to Community Shopping (CS) which would allow for the demolition of the existing noncomplying structure and construction of a new retail superstore

The project is being brought to you for an issues-only hearing as an opportunity to formally introduce the project to the Planning Commission, to gather public input (see Exhibits E and F for submitted written comments), and to identify issues. This will give the Planning Commission time to review the project and issues prior to being asked to make a recommendation. The following information is being presented to help you understand the proposal and why it would require these approvals.

- A. **Retail Superstore Use:** The current use, a superstore, is a legal, nonconforming use Prior to 2005, the use was allowed as a permitted use in the CB zoning district as a "retail services establishment." In early 2005, the Zoning Ordinance was modified to include the "store, superstore and hypermarket" definition, which was not permitted in the CB district. At this point, the existing K-Mart store became a legal nonconforming use On October 8, 2007, an administrative interpretation requested by Cristina

Coronado of Ballard Spahr Andrew & Ingersoll, LLP, also representing Wal-Mart, found that because of the use's legal nonconforming status, they would be able to reoccupy the building with a retail supercenter and expand the use to occupy the entire structure at 2705 E. Parleys Way (which includes the K-Mart and the adjacent retail space).

- B Modification and Expansion of Retail Superstore Use:** The superstore use can continue in the current structure under the current zoning designation provided Wal-Mart does not voluntarily raze the structure to an extent greater than 50 percent. That extent is "determined by the zoning administrator and based on the ratio of the estimated cost of restoring the structure to its condition before the damage or destruction [compared] to the estimated cost of duplicating the entire structure as it existed prior to the damage or destruction... based on the current issue of 'Building Standards' published by the International Conference of Building Officials (ICBO)" (Section 21A.38 080C(2)(a))
- C Wal-Mart's Proposal:** Wal-Mart's preference is to demolish the existing structure at 2705 E Parleys Way and build a new structure. To do so, the property must be rezoned from CB to a zone that allows superstores and allows buildings larger than 15,000 square feet. As a result, they have requested that the property be rezoned to CS. The amendment to the East Bench Master Plan is required because the plan indicates a future land use of community business intensity for the subject parcel.

Wal-Mart is proposing a new store with a total area of approximately 120,000 square feet (which includes a garden center). They have proposed developing the property in accordance with a development agreement, the elements of which are in a letter attached to this memo (Exhibit C). The development agreement would outline additional development constraints on top of what is required in the CS zoning district. The development agreement proposal would be formalized only if the amendment requests are approved by the City Council.

The Planning Commission should not make a decision tonight regarding the proposed zoning map amendment or the master plan amendment. The proposed development plans are attached (Exhibits A and B) for you to reference during the public comment period. The proposed design of the project is not up for review at this time. The issues that you may want to discuss at tonight's issues only hearing are as follows.

1. The elements of the development agreement proposal (Exhibit C);
2. The potential long-term impacts of rezoning the property to CS;
3. Compatibility of the proposal with the surrounding neighborhood; and
4. The impact of additional traffic on Foothill Drive and Parleys Way.

**Exhibits:**

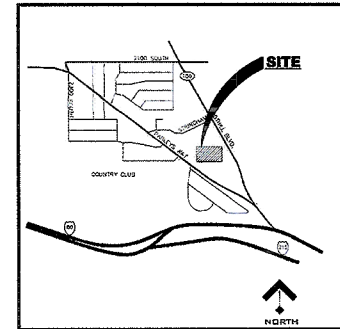
- A. Proposed site plan
- B. Proposed conceptual elevations
- C. Terms of a proposed development agreement
- D. Transportation Division review of traffic impact report
- E. Community Council comments
- F. Public comments

**Exhibit A**  
Proposed site plan





**CLO ASSOCIATES**  
 420 E. SOUTH TEMPLE SUITE 550  
 SALT LAKE CITY UT 84111  
 P 801 363 5605  
 F 801 363 5604  
 WWW.CLOASSOC.COM



**VICINITY MAP**  
 NOT TO SCALE

**BUILDING DATA**

	PROPOSED	EXISTING	DIFFERENCE
MAIN BUILDING AREA:	115,238± S.F.	113,200± S.F.	+2,038 S.F.
GARDEN CETER:	5,10± S.F.	6,540± S.F.	-1,430 S.F.
RETAIL FLOOR SPACE:	120,348± S.F.	119,740± S.F.	+608 S.F.

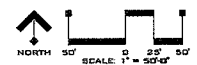
**PARKING DATA**

PROPOSED BUILDING	115,238 S.F.
STANDARD SPACES	500 SPACES
ACCESSIBLE SPACES	12 SPACES
TOTAL PARKING	512 SPACES
RATIO	4.45/1,000 S.F.

**SITE DATA**

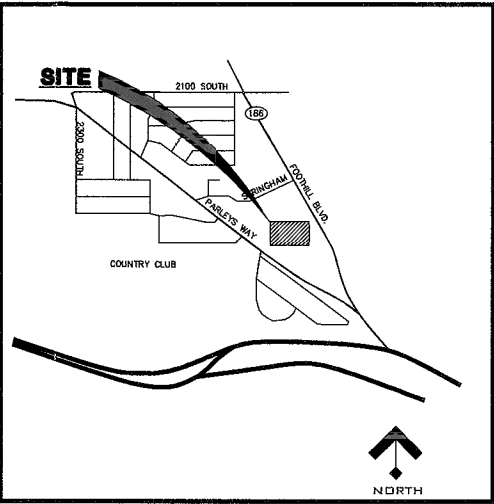
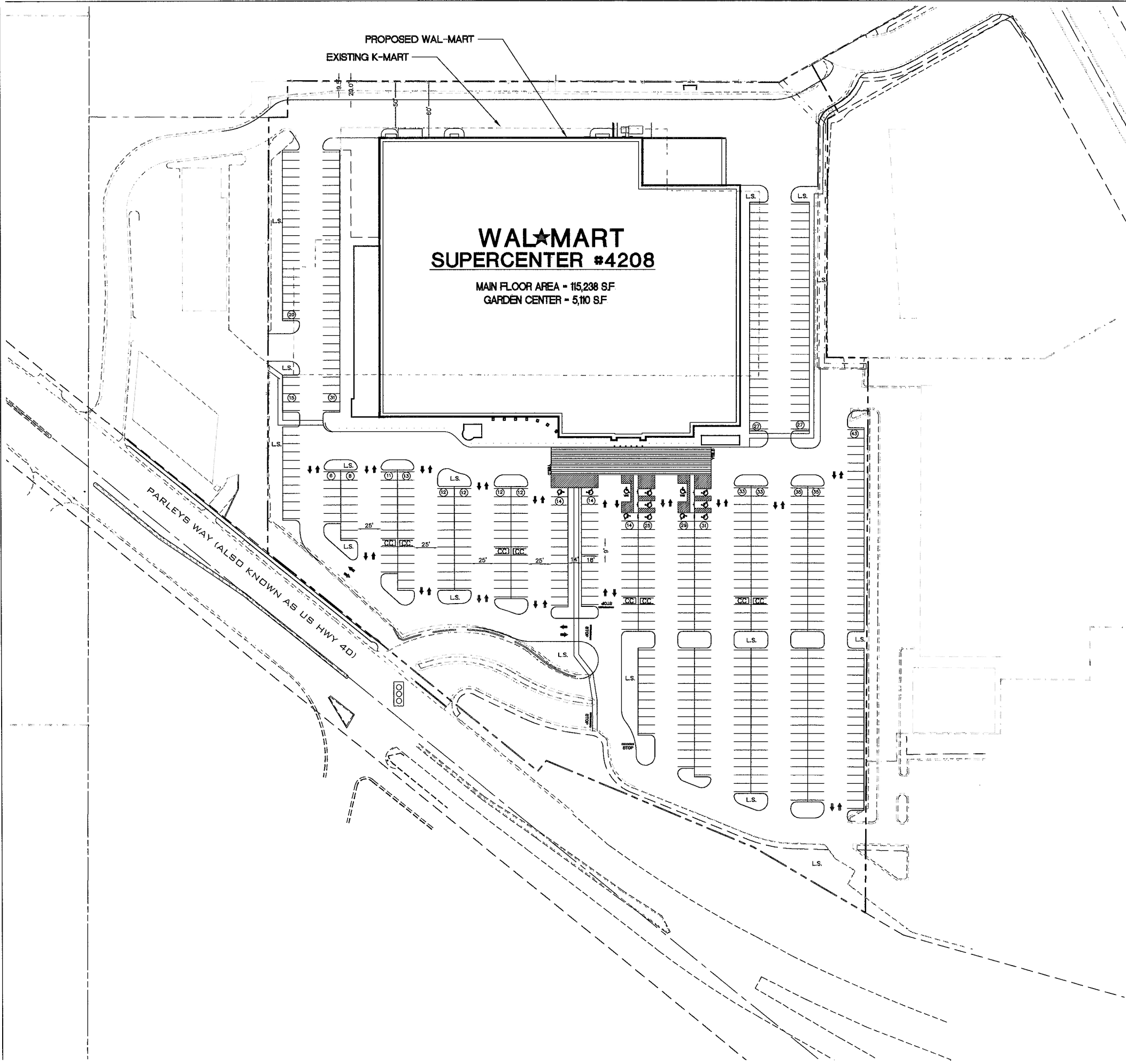
LOT 1 (WAL-MART)	10.44 ± AC.
LAND USE CLASSIFICATION:	COMMERCIAL
ZONING CLASSIFICATION:	CB - COMMUNITY BUSINESS
LOCAL JURISDICTION:	SALT LAKE CITY, UTAH
FLOOD ZONE CLASSIFICATION:	NONE
% LANDSCAPING IN PARKING LOT	15.6%

**PROPOSED  
 WAL-MART**  
 2705 PARLEY'S WAY  
 SALT LAKE CITY, UT



**CLO ASSOCIATES**  
 420 E. SOUTH TEMPLE SUITE 550  
 SALT LAKE CITY UT 84111  
 P 801 363 5605  
 F 801 363 5604  
 WWW.CLOASSOC.COM





VICINITY MAP  
NOT TO SCALE

BUILDING DATA

	PROPOSED	EXISTING	DIFFERENCE
MAIN BUILDING AREA:	115,238± S.F.	113,200± S.F.	+2,038 S.F.
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RETAIL FLOOR SPACE:	120,348± S.F.	119,740± S.F.	+608 S.F.

PARKING DATA

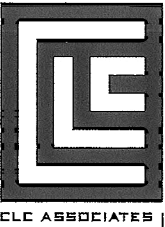
PROPOSED BUILDING	115,238 S.F.
STANDARD SPACES	500 SPACES
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TOTAL PARKING	512 SPACES
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LOCAL JURISDICTION:	SALT LAKE CITY, UTAH
FLOOD ZONE CLASSIFICATION:	NONE

% LANDSCAPING IN PARKING LOT 15.6%



CLC ASSOCIATES  
350 SOUTH 400 EAST  
SUITE 304  
SALT LAKE CITY  
UTAH 84111  
P 801 363 5605  
F 801 363 5604  
CLCASSOC.COM  
ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

EXISTING SITE PLAN  
**PROPOSED WAL-MART**  
2705 PARLEY'S WAY  
SALT LAKE CITY UTAH

DATE	DESCRIPTION
12/08/06	ORIGINAL PREPARATION
03/19/08	SITE REVISIONS
05/02/08	BUILDING REVISIONS
06/17/08	BUILDING REVISIONS
PROJECT #:	04-0139
DRAWN BY:	SAA
DESIGNED BY:	TRH
CHECKED BY:	TRH

EXISTING SITE

**Exhibit B**  
Proposed conceptual elevations

**WAL★MART®**

Salt Lake City (E), UT

B | R | R

Issued

June 17, 2008











**Exhibit C**  
Terms of a proposed development agreement



June 18, 2008

Planning Division  
Salt Lake City  
451 S State Street, Room 406  
Salt Lake City, Utah 84111

***Re: Terms of Proposed Development Agreement in Connection with  
Wal-Mart Re-zone Application***

Dear Planning Division

Wal-Mart Stores, Inc. ("Wal-Mart") has submitted an application to Salt Lake City (the "City") for a re-zone of its property at 2705 East Parley's Way (the "Property") from Community Business (CB) to Community Shopping (CS). In connection with this application, and in response to comments received by Wal-Mart at neighborhood meetings, Wal-Mart is proposing to enter into a development agreement with the City that will govern the development of the Property in addition to those requirements found in the Salt Lake City Code (the "Code").

The purpose of this letter is to present general terms for the proposed development agreement. Wal-Mart proposes that a rezone of the Property by conditioned upon entering into a development agreement with the City containing the terms described below. These terms shall impose additional restrictions on development of the Property, above what is required under Section 21A.26.040 of the Code, and shall not create an exception to any requirements under the Code.

Terms of Development Agreement

- The existing building shall be demolished and replaced with a new building.
- The Property will be developed in substantial conformity to the site plan attached hereto including without limitation building location, building footprint, parking and landscaping.
- The maximum building height, as defined in Section 21A.62.040 of the Salt Lake City Code, on the Property shall be forty feet (40').
- The maximum size of any building on the Property shall be one hundred twenty thousand, five hundred (120,500) square feet; the square footage calculation shall include the building footprint and garden center.
- At least ten percent (10%) of the Property shall be landscaped, including landscaping of at least eight percent (8%) of the interior of the parking lot.
- The parking lot shall be regraded to comply with ADA accessibility requirements.
- The poles for the parking lot security lighting will be limited to thirty feet (30') in height and the globes must be shielded to minimize light encroachment onto adjacent properties.

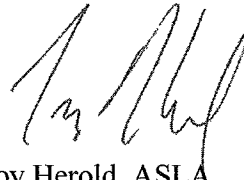


- All rooftop mechanical equipment shall be screened from public view from the vantage point of finished grade of the new building on the Property.
- The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing, color or texture variations, at the first floor level of the building shall be forty five feet (45') for the façade containing the primary entrance and sixty feet (60') for all other façades.
- Wal-Mart Stores, Inc. will comply with the recommendations outlined in the Traffic Study prepared by A-Trans Engineering and applicable to the Property.

Wal-Mart proposes that inclusion of the above described terms in a development agreement between Wal-Mart and the City be a condition to the approval of Wal-Mart's re-zone application. Furthermore, Wal-Mart agrees to negotiate in good faith concerning other terms or provisions that the City determines necessary for development of the Property

Please feel free to contact me at (801) 363-5605 with any questions or comments regarding the proposed terms.

Sincerely,

A handwritten signature in black ink, appearing to read 'Troy Herold', written in a cursive style.

Troy Herold, ASLA  
Vice President  
CLC Associates, Inc.

cc Nick Britton, [nick.britton@slcgov.com](mailto:nick.britton@slcgov.com)  
Hank Welch, [hank.welch@slcgov.com](mailto:hank.welch@slcgov.com)

**Exhibit D**  
Transportation Division review of traffic impact report

March 4, 2008

Mary De La Mare-Schaefer, Interim Director  
Community & Economic Development Department  
City & County Building, Room 404  
451 South State Street  
P. O. Box 145486  
Salt Lake City, Utah 84114-5486

Dear Mary:

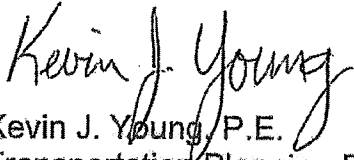
The Transportation Division has reviewed the traffic impact report for the proposed Walmart development at approximately Foothill Drive and Parley's Way. The report was prepared by A-Trans Engineering, a transportation consultant.

A-Trans Engineering followed industry standards and general transportation engineering principles in analyzing the traffic operations for existing conditions and existing plus project conditions at the proposed ingresses and egresses for the project and the adjacent roadways and intersections. The size of the existing Kmart store and the proposed Walmart store will be similar, but due to the limited success of the existing Kmart store, the consultant determined that the existing vehicle trips generated by the Kmart store are 1/3 of the vehicle trips projected for the proposed Walmart store. As such, the Walmart development will generate an additional 149 vehicle trips during the a.m. peak hour and 312 vehicle trips during the p.m. peak hour.

The traffic impact report analyzed the Level of Service (LOS) at intersections around the project site for LOS operation with and without the development. Because of the difficulty in using the Foothill access during peak periods, all development traffic was projected to use the signalized access at the Parley's Way / Wilshire intersection. While this might not be the case, it gives a "worse case" scenario at this intersection. With development traffic and overall projected traffic growth, in the year 2030 this intersection is projected to operate at LOS B in the a.m. peak and LOS C in the p.m. peak.

The Foothill Drive / Stringham Avenue intersection is projected to operate at LOS C in the a.m. peak and LOS E in the p.m. peak in the year 2013. By the year 2030 both the a.m. and p.m. peak periods are projected to operate at LOS F. The projected increase in traffic on Foothill Drive from this development was included in the Foothill Drive Land Use and Transportation Corridor Study that is currently being done. Improvements to the Foothill Drive corridor will be addressed as part of that study. No other traffic improvements were recommended or are needed because of the Walmart development.

Sincerely,

A handwritten signature in black ink that reads "Kevin J. Young". The signature is written in a cursive style with a large, stylized "K" and "Y".

Kevin J. Young, P.E.  
Transportation Planning Engineer

cc: Tim Harpst  
Planning Commissioners  
Chris Shoop



## **EAST BENCH COMMUNITY COUNCIL**

**c/o Bruce G. Cohne**

**257 East 200 South, Suite 700**

**Salt Lake City, UT 84111**

**Telephone: (801) 532-2666**

**Facsimile: (801) 355-1813**

**E-Mail Address: [crslaw.com](mailto:crslaw.com)**

March 4, 2008

Mr. Nick Britton  
Salt Lake City Planning Division  
451 South State Street, Room 406  
Salt Lake City, UT 84111

Re. Wal-Mart Rezoning Request for Property located at 2705 E Parley's Way

Dear Mr Britton

You may or may not be aware of a resolution passed by the East Bench Community Council on November 20, 2007. I am enclosing a copy of a letter sent to Mayor Ross Anderson on November 21, 2007 which incorporates the resolution adopted by the East Bench Community Council.

As you heard from Wal-Mart's representatives on February 20, 2008, at the meeting of the Joint Community Councils at the Dilworth School their presentation was one-sided and fails to acknowledge the problems created by 1) a re-zone, and 2) the size store that Wal-Mart intends to build

Acknowledging that Wal-Mart is the property owner and entitled to the full economic benefit of the property which they purchased a few facts should be kept in mind. When Wal-Mart purchased the property the zoning had not changed as to the use of the property. However, Wal-Mart was aware of but did not oppose the modifications to the zoning which occurred in 2006. Since Wal-Mart was aware that the zoning changes were taking place, which would impact their use of the property, Wal-Mart had the opportunity at that time to object to any zoning changes which would affect and impact their use and/or ability to remodel the property which they had already purchased from K-Mart.

Wal-Mart has the full benefit of its bargain and has the ability to remodel the existing facility and the use of the entire facility as it sits under the present zoning. There really is no objective standard to justify a re-zoning of the property given the use to which the property can and may be used by Wal-Mart.

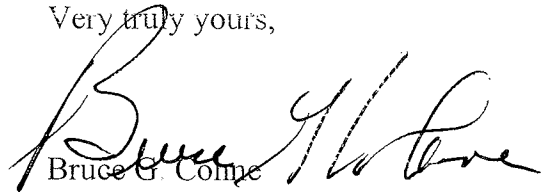
Wal-Mart has suffered no loss of use or ability to benefit from its bargain with K-Mart based upon its own failure to vigorously object to and seek modification of the 2006 zoning amendments

Salt Lake City Planning Division  
March 4, 2008  
Page 2

On behalf of the East Bench Community Council representing that area of Salt Lake City stretching from I-80 and I 215 on the south to Sunnyside Avenue on the north at the junction of Wasatch Drive and thence along 1300 East to Foothill Boulevard and from Foothill Boulevard to the Salt Lake County line, our community council is united in its objection to any re-zone of the property for the benefit of Wal-Mart.

The East Bench Community Council stands behind its resolution of November 20, 2007, copy enclosed

Very truly yours,



Bruce G. Come  
Chairman

cc Mayor Ralph Becker  
Soren Simonsen, City Council  
J T Martin, City Council

F:\Sheila\BRUCE\East Bench CC\SLC PLANNING wpd

WHEREAS Wal-Mart Corporation has submitted a proposal to construct a Wal Mart Super Store on the property occupied by K-Mart,

WHEREAS Salt Lake City and others have undertaken a review of the foothill Corridor;  
and

WHEREAS existing zoning is consistent with the present East Bench Master Plan;

NOW, THEREFORE be it resolved as follows

RESOLVED that the East Bench Community Council endorses and supports the current community business zoning for the property located at 2705 Parley's Way, Salt Lake City, Utah as indicated in the present East Bench Master Plan, as amended

FURTHER RESOLVED that the East Bench Community Council is opposed to any zoning change that would allow mass merchandising or retail space which exceeds 15,000 square feet on Parley's Way, present existing zoning variances excluded

This Resolution sets forth the position of the East Bench Community Council with respect to the application of Wal-Mart Stores for a zoning modification or change on their Parley's Way property as well as the position of the East Bench Community Council with respect to any modification or change in the zoning for the Foothill Place Apartments





March 18, 2008

Salt Lake City Corporation  
Planning & Zoning  
451 South State Street #406  
Salt Lake City, UT 84111

RE: Zoning Change for 2705 Parleys Way

To Whom It May Concern

At the November 7th, 2007 meeting of the Sugar House Community Council, the trustees held discussion on the above referenced issue.

The following motion was made and seconded:

"The Sugar House Community Council opposes the Salt Lake City Zoning Map Amendment Application for 2705 E. Parley's Way, at this time, because the change is not supported by the East Bench Master Plan."

The vote was taken and was approved unanimously by acclamation.

Please contact Grace Sperry, Sugar House Community Council Chair : [isellre111@aol.com](mailto:isellre111@aol.com)  
or Philip Carlson : [philipcarlsonSHCC@StoryCupboard.com](mailto:philipcarlsonSHCC@StoryCupboard.com)  
or Derek Payne : [darchitect.payne@yahoo.com](mailto:darchitect.payne@yahoo.com), with any questions regarding this issue.

Sincerely,

Grace Sperry  
Chair SHCC

**Britton, Nick**

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**From:** Judi Short [  
**Sent:** Wednesday, April 23, 2008 1:43 PM  
**To:** Jardine, Janice, Britton, Nick  
**Cc:** Isellre111@aol.com  
**Subject:** 2705 Parleys Way  
**Attachments:** image001.jpg; Letter PC Mayor and City Council re 2705 Parleys Way parcel (2).doc; SHCC Position on 2700 Parleys Way Parcel (2).pdf

Here is the Sugar House Community Council's position on the parcel at 2705 Parley's Way. Please give this information to the City Council and Planning Commission. Please confirm that you received this.

Judi Short, Director

This email message is for the sole use of the intended recipient(s) and may contain confidential and or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact me by reply email and destroy all copies of the original email. Thank you.

6/12/2008

April 2, 2008

## **Report of the Parley's Foothill Development Committee**

Two petitions have been filed with Salt Lake City for the property at 2705 E Parley's Way. The petitions are dated June 22, 2007. Petition 400-07-15 is a master plan amendment, and 400-07-16 is a zoning map amendment. The petition is requesting a zoning change from Community Business to Community Shopping.

At the November 7, 2007 meeting of the Sugar House Community Council, the Council unanimously by acclamation passed a motion which stated, "The Sugar House Community Council opposes the Salt Lake City Zoning Map Amendment Application for 2705 E. Parley's Way, at this time, because the change is not supported by the East Bench Master Plan." On February 19, 2008, at a special meeting of the Sugar House Community Council after a Wal-Mart presentation at the request of Wal-Mart, this motion was re-affirmed by acclamation.

The council wants the zoning to be consistent with that recommended in the East Bench Master Plan, dated April 1987. In the Non-Residential Land Use section of that plan, it says, "Major zoning changes in the East Bench Community are neither anticipated nor encouraged. Changes involving expansion of existing business sites in response to documented needs should be reviewed cautiously and approved sparingly. ... The community is so completely developed that a change of zoning in most areas would negatively impact surrounding residential properties."

"Expansion of non-conforming businesses is a related concern. The non-conforming use ordinance states that expansion of non-conforming uses is not permitted. The Board of Adjustment should reinforce this ordinance by carefully scrutinizing requests for expansion. In most cases, such expansions would be undesirable to surrounding property owners."

In Appendix I of the master plan, it says, in part, "Proposals to change zoning for new multiple family residential or business uses should be evaluated with the following considerations.

- Proponents must demonstrate that any zoning change is clearly justified by the substantive provisions of this master plan.
- There must be a demonstrated need for the new multiple family/business proposal and documented community support. Property owners must address the issue of housing/business need in the whole city perspective and why the proposed site is the best location with regard to the best interest of the community and city.
- "Spot or strip" zoning to accommodate new businesses is strongly discouraged."

We do not believe there is anything in the proposal to rezone this parcel that makes a compelling argument to rezone the parcel from Community Business to Community Shopping. Therefore, the Sugar House Community Council once again voted against the rezoning of the parcel at 2705 Parley's Way at the April 2, 2008 meeting of the Council.

## **MOTION**

The Sugar House Community Council is in favor of maintaining the zoning of the parcel at 2705 Parley's way as Community Business. This zone is in keeping with the East Bench Master Plan. This parcel is zoned correctly.

## **RECOMMENDATION**

The Sugar House Community Council should forward this report, along with the motion passed tonight, to the Planning Commission through Nick Brittain, the Salt Lake City Council, and Mayor Becker.

March 10, 2008

Salt Lake City Corporation  
Planning & Zoning  
451 South State Street - #406  
Salt Lake City, UT 84111

**RE: Zoning Change for 2705 Parleys Way**

To Whom It May Concern

At the November 7<sup>th</sup>, 2007 meeting of the Sugar House Community Council, the trustees held discussion on the above referenced issue.

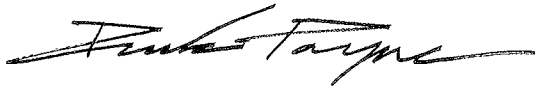
The following motion was made and seconded.

***"The Sugar House Community Council opposes the Salt Lake City Zoning Map Amendment Application for 2705 E. Parley's Way, at this time, because the change is not supported by the East Bench Master Plan."***

The vote was taken and was approved unanimously by acclamation.

Please contact myself (email. [darchitect.payne@yahoo.com](mailto:darchitect.payne@yahoo.com)) or the SHCC chair, Grace Sperry, with any questions regarding this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Payne", with a stylized, flowing script.

Derek Payne  
SHCC - Land Use & Zoning Committee Chairman

**Britton, Nick**

---

**From** JON DONNA DEWEY [  
**Sent.** Monday, April 21, 2008 11:02 AM  
**To** Britton, Nick  
**Subject** Wal-Mart

Nick,

Just a quick note re: the Wal Mart request for a rezone. Yalecrest Neighborhood Council voted in December to oppose allowing a rezone for the Parley's Way Kmart property

jon

Jon Dewey Yalecrest Neighborhood Council Chair  
84108 801-582 7836 jondewey@msn.com

6/12/2008

**Britton, Nick**

---

**From:** Wayne Green  
**Sent:** Tuesday, March 11, 2008 3:20 PM  
**To:** Britton, Nick  
**Cc:** Mayor; reddicker@QWEST.net  
**Subject:** Wal-Mart rezoning request  
**Attachments:** WalMart rezoning.doc

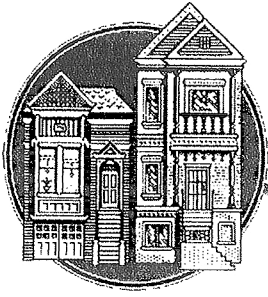
Nick:

Attached please find the response of the Greater Avenues Community Council to the subject rezoning request.

Regards,

Wayne F. Green  
2008 GACC Chair

6/12/2008



# GREATER AVENUES COMMUNITY COUNCIL

SALT LAKE ASSOCIATION  
OF COMMUNITY COUNCILS

P.O. Box 522038 \* Salt Lake City, UT 84152 \* [www.slc-avenues.org](http://www.slc-avenues.org)

March 8, 2008

Mr Nick Britton  
Planning and Zoning  
451 South State Street, Room 406  
Salt Lake City, UT 84111

RE Wal-Mart rezoning request for 2705 East Parleys Way

Dear Mr Britton

The Greater Avenues Community Council (GACC) has discussed the issues involved in the subject rezoning request and, at our March 5<sup>th</sup> meeting, voted 35 to 1 against the requested rezoning. The community feels that granting spot-rezoning sets a bad precedent for future zoning issues throughout the city and ignores the interests of local communities and their master plans. Wal-Mart purchased the property knowing what the zoning was and was further granted approval to operate under the conditional use which had been established when K-Mart owned the property. To ignore serious traffic issues on Foothill Blvd and Parleys Way as well as the impact on the adjoining neighborhood is not seen as a desirable course of action in this matter.

The GACC would be supportive of the city's facilitating Wal-Mart's efforts to remodel the property to improve the building's infrastructure, traffic flow and increase landscaping to any extent possible under the current zoning. The new store design presented at the February 20<sup>th</sup> "Town Hall Meeting" sponsored by the East Bench Community Council had many attractive features. Since the proposed structure was to be of the same size (square feet) as the existing structure, it is our feeling that Wal-Mart could make many of these changes and offer an improved facility under the current zoning and conditional use.

Sincerely,

Wayne F Green  
2008 GACC Chair

cc: Mayor Ralph Becker  
Ellen Riddick, Emigration District Coalition





**Exhibit F**  
Public comments

David Dungan

Mr. Nick Britton  
Planning Division  
451 S State St. Room 406  
Salt Lake City 84111

Subj: Application to rezone 2705 Parley's Way

Dear Mr Britton.

I wish to take this opportunity to voice my opposition to Wal-Mart's proposed rezoning of 2705 Parley's Way for the following reasons

- 1) **Traffic**. Regardless of what current traffic studies may indicate, Foothill Drive is at full capacity. All one has to do is be in a car on Foothill between during peak drive hours and it becomes very clear there is no more room. Traffic comes to a standstill going north in the mornings and south in the afternoons. All traffic coming to the proposed Wal-Mart can not be expected to use only Parley's Way. Many cars will have to arrive and exit using Foothill contributing in a very negative way to an already intolerable traffic situation.

Stringham Avenue connects to Parley's Way from Foothill. It runs thru the Foothill Village Apartment area which is a very heavily populated residential area. Currently cars park on both side of the street and there is barely room for two cars to pass one another. During the winter it becomes a one way street because of the snow piled on both sides of the street. It can not be expected to take additional traffic headed for Wal-Mart.

- 2) **Esthetics**. What impact will a Super Wal-Mart, with a parking area on the top, do to the resident's view of the mountains to the east or the valley to the west.

**3) East Bench Master Plan.** The proposed application does not appear to be consistent with the purposes, goals and objectives of the East Bench Master Plan of April 1987. It states on page 6 of that plan that *"Major zoning changes in the East Bench Community are neither anticipated nor encouraged. Changes involving expansion of existing business sites in response to documented needs should be reviewed cautiously and approved sparingly."*

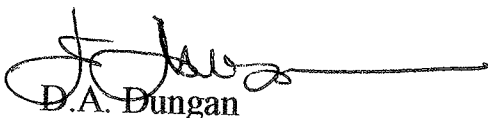
Where and what are the documented needs?

**4) Zoning.** In 1995 the zoning at 2705 Parley's Way was changed to its current Community Business (CB). CB does not include mass merchandising, superstore or hypermarket stores. These are very specific restrictions. Wal-Mart purchased the property fully knowing what the zoning restrictions were.

It is my sincere belief that a rezoning to Community Shopping (CS) will have a negative impact on traffic which then becomes a safety issue in the adjacent neighborhoods.

I would further like to go on record as opposing any expansion planned for the Foothill Village Apartment complex. I realize there is no action currently underway on this issue, but if the Parley's Way rezoning application is approved, the apartment rezoning will be resurrected. I oppose this possibility for the same reasons stated above. The problems I have mentioned would just double and the traffic situation would become impossible.

Sincerely

  
D.A. Dungan

TO NICK BRITTON:

I'D LIKE TO TELL YOU THAT  
I SUPPORT THE NEW WALMART  
TO BE BUILT AT 2705 E.  
PARLEY'S WAY IN EAST MOUNT LAKE.  
I LIKE THE IDEA THAT I CAN  
GO THERE AND SHOP AT A WALMART  
SO CLOSE BY, TO WHERE MY PARENTS  
LIVE. WALMART IS A GOOD STORE  
TO SHOP AT WITH PRICES ON ITEMS  
THAT I CAN AFFORD. SO I AM  
JUST LETTING YOU KNOW THAT I THINK  
IT WOULD BE A GOOD PLACE FOR  
A WALMART STORE TO BE BUILT  
AT PARLEY'S WAY IN EAST MOUNT LAKE  
THANK YOU FOR YOUR TIME ON THIS PROJECT.  
HAVE A GREAT DAY TODAY.

SINCERELY  
TANYA  
NEERINGS

**Britton, Nick**

---

**From:** Polly Parkinson [I  
**Sent:** Monday, December 17, 2007 9:40 AM  
**To:** Britton, Nick  
**Subject:** Walmart

I am opposed to Wal-Mart construction on the current Kmart property on Parley's Way. That area does not need the big increase of traffic on either Foothill or Parley's Way. It does not fit in with the Salt Lake City master plan that calls for maintaining the beauty and integrity of our neighborhoods. The Shopko plaza already exists just 3-5 minutes away to fill the same shopping needs. There is no reason to change the zoning nor grant any variance. If anything, the city should look into buying some space in that area to provide emergency public services (fire, police, etc.) at a location east of 1300, with excellent access to freeways and eastside residents.

Sincerely,  
Polly Parkinson

**Britton, Nick**

---

**From:** Sonja Shelton [mailto:sonja.shelton@cityofsl.com]

**Sent:** Thursday, January 03, 2008 3:33 PM

**To:** Britton, Nick

Mr Britton,

Please count me and my family among those who support the construction of a new Wal-Mart store at 2705 East Parley's Way in Salt Lake. We live in the upper Sugarhouse area and would like very much to see a new Wal-Mart put in place of the old K-Mart store in that area. It appears that ample retail space and parking are available at that location, and it seems that the area is not being used effectively now. I would welcome the opportunity to have a Wal-Mart that close without the city having to rezone another area. At present, if I want to shop at Wal-Mart I have to either go downtown or to the one located on 9th East and 4800 South. This location would be very convenient for me. Please count my family as being in favor of having a Wal-Mart at that location.

Thank you for your consideration of this matter

S. Shelton

6/12/2008

**Britton, Nick**

**From:** Cami Bay  
**Sent:** Friday, January 04, 2008 12:29 PM  
**To:** stephanie\_am@hotmail.com; Britton, Nick; scott\_duehlmeier@yahoo.com; utinfo@walmartutah.com  
**Subject:** Re: Wal-Mart Utah Thanks You For Your Support

WAL-MART AND ALL IT'S EVIL MONEY-GRUBBING CRONIES CAN ALL GO TO HELL! THE EAST BENCH IS MY HOME, DO NOT CONTAMINATE IT!

-Cami Bay  
 Concerned Citizen

On Jan 3, 2008 4 33 PM, Stephanie Matheson <stephanie\_am@hotmail.com> wrote

Do you really want a new wal-mart on the bench? I don't! I think they should use the space for a Target instead-that is a much nicer store and there aren't any on the east bench except for Centerville and Ft. Union. Or perhaps make it into a movie theatre, there aren't any of those on the east bench either That is just my opinion. I like the conveniece of Wal-mart but their products are pretty much all crappy Their meat and produce sections are disgusting! I have never been to a Wal-mart where their food is appealing or doesn't want to make me cringe or walk away in disgust. Plus I have heard nothing but horror stories from or about the employee treatment there. It's horrible! To me they are just a big bully, running all over the US squishing out all the little guys. Making it so that pretty much the only place we can go to is a Wal-mart. They are lowering the standards of merchandise quality and customer service. I know I do buy things from them but I buy more from Smith's and other stores. I prefer that we refrain from supporting the building of another store in our midst or anywhere. Hopefully you will join me in that. I am obviously opnionated and you can call me whatever you like, but I have honestly never liked Wal-mart (except for it's toys for Ty). )

---

From [camatheson@hotmail.com](mailto:camatheson@hotmail.com)  
 To: [the\\_angelbabe@hotmail.com](mailto:the_angelbabe@hotmail.com), [stephanie\\_am@hotmail.com](mailto:stephanie_am@hotmail.com), [tpmbasketcase@hotmail.com](mailto:tpmbasketcase@hotmail.com)  
 Subject: FW Wal-Mart Utah Thanks You For Your Support  
 Date: Wed, 2 Jan 2008 22:12:12 -0500

> Date: Wed, 2 Jan 2008 17:32:16 -0500  
 > Subject. Wal-Mart Utah Thanks You For Your Support  
 > From [utinfo@walmartutah.com](mailto:utinfo@walmartutah.com)  
 > To: [utinfo@walmartutah.com](mailto:utinfo@walmartutah.com)  
 > CC: [scott\\_duehlmeier@yahoo.com](mailto:scott_duehlmeier@yahoo.com)  
 >  
 > January 2, 2008  
 >  
 > Dear valued customer,  
 >  
 > On behalf of Wal-Mart's 16,532 associates in Utah, we'd like to thank you for

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supporting the construction of a new Wal-Mart store at 2705 E Parleys Way in East Salt Lake City. We've learned that hundreds of customers feel the same way about replacing the aging building now being leased to Kmart with a brand new, similar-sized Wal-Mart. We hope to build a beautiful store for the community, providing a top-notch facility with quality merchandise for our customers.

>

> To make this happen, we're asking for your help. Customers like you need to show their support for this project. Your support helps us to educate city officials about the enthusiasm and demand that exists. Here are a couple of things that you can do to make a big difference.

>

> First, we invite you to attend an open house, hosted by Wal-Mart, on either Jan. 21-22 from 6:30–8:30 p.m. at the Dilworth Elementary auditorium at 1953 South 2100 East. We'll have a number of experts to share information and answer questions. Your presence will greatly help Wal-Mart display some of the local support for this project.

>

> Secondly, would you please send a brief email or letter to the Salt Lake City planner overseeing this project? His name is Nick Britton, and he needs to hear from Wal-Mart supporters. Please let him know that you welcome Wal-Mart's plans for building a new store on Parleys Way. His contact information is

>

> Nick Britton

>

> Salt Lake City Planning Division

>

> 451 South State St. Room 406

>

> PO Box 145480

>

> Salt Lake City, UT 84114-5480

>

> (801) 535-7932

>

> [Nick.Britton@slcgov.com](mailto:Nick.Britton@slcgov.com)

>

> If you want to learn more about this store project or voice your support in other ways, visit our web site at [www.walmartutah.com](http://www.walmartutah.com). You can also give my associate, Antonio Lima, a call at 801-595-1155. Thanks again for supporting a brand new Wal-Mart store at Parley's Way and Foothill Blvd.

>

>

> Sincerely,

> Karianne Fallow

> Senior Manager of Public Affairs

> Wal-Mart Stores, Inc.

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**Britton, Nick**

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**From:** Pidge, John E [ - ]  
**Sent:** Friday, January 04, 2008 3:50 PM  
**To:** Britton, Nick  
**Subject:** Wal-Mart on Parleys way

Nick,

I have lived in 2 other parts of the county and now live in student housing as my wife is a student. We love shopping at Wal-Mart, and were disappointed that there isn't one in the area (we rarely go in the direction of the store on 13<sup>th</sup> south near the freeway, and I ride the train to work so there's no "stopping on the way home"). I would love to see a Wal-Mart on Parleys (I was rather excited when I heard about the plans to do so). I don't know if there is resistance to this project; I hope not as I am looking forward to it.

Thanks,  
**John E. Pidge, S.S.W.**

**a**

Aetna Behavioral Health  
10150 South Centennial Parkway,  
Sandy, Utah 84070  
800-424-4660 ext. 256-7191  
Fax# 800-424-2296  
pidgej@aetna.com

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6/12/2008

**Britton, Nick**

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**From:** tammy matheson [ ]  
**Sent:** Friday, January 04, 2008 11:06 PM  
**To:** Britton, Nick  
**Subject:** Walmart is needed

Please consider bringing in Walmart into our area. It would be nice to have some of the same amenities the newer developments and new planned communities have. If not Walmart how about a Target. I will support a new store there

6/12/2008

Jan. 5, '08

for such a store. I support this venture whole-heartedly. Wal Mart gets bad press at times, but my personal experience tells a different story. Just as K-Mart overtook Sears as America's retailer in the 1980s, so has Wal Mart ascended to that title now. We need to change with the times, and clearly, Wal Mart is the progressive answer. The site is handy, the store is economical, and the city would benefit.

Thank you,  
Kathy Dillum

Mr. Britton:

I understand you are the SLC planner in charge of or overseeing Wal Mart's proposed development of the site on Parley's Way where a K-Mart now stands. I work in Research Park and find that the K-Mart is a handy shopping area for lunchtime errands. A new Wal Mart would be as handy, and I believe would be more stable than K-Mart.

Wal Mart has written to me, seeking my support

**Britton, Nick**

---

**From:** Cindy Badger  
**Sent:** Saturday, January 05, 2008 10:30 PM  
**To:** Britton, Nick  
**Subject:** New WalMart at Parleys Way

Hi Nick,

We just wanted you to know that we would love to have a new WalMart to replace the old Kmart on Parleys Way. The old KMart has long ago passed its usefulness. A nice, new WalMart would be a big upgrade to the neighborhood as well as provide competitive prices on numerous items we use as consumers.

We would appreciate your support of this project.

Thanks,

Bill and Cindy Badger

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6/12/2008

**Britton, Nick**

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**From:** rozmcgee  
**Sent:** Monday, January 07, 2008 2:36 PM  
**To:** Britton, Nick  
**Cc:** rozmcgee  
**Subject:** Wal-Mart store at Parleys Way

Dear Mr. Britton, I am writing to express my grave concern about Wal-Mart's proposal to build a new store at 2705 E. Parleys Way. First and critically important, a larger store than the one presently located there will contribute to the current serious traffic issues. That location has only two entries and one exit, all onto heavily traveled state roads...roads that subject to heavy commuter traffic and frequent traffic accidents. A larger store can only add to the present traffic congestion and accidents.

Second, there is no need for a large Wal-Mart (a Superstore??) in that location. Shoppers residing north, south and west of the neighborhood already have ample shopping options. Shoppers come through Parleys Canyon from the east will be passing a Superstore at Kimball Junction on their way to this store!

My objection to a new and larger building is shared by many neighbors and constituents. I represent House District 28 in the Utah Legislature. In the past months, as the Wal-Mart proposal has been discussed, many people have approached me to express their concerns and strong preference NOT to have a larger store at this location. Most objections are based on the two reasons I listed above. Last spring, at the request of a Wal-Mart representative, I met with and listened to the case that Wal-Mart makes. I did not find much responsiveness to the concerns I voiced nor much willingness to listen the neighbors, voters and prospective shoppers. Finally, I recently received an email from Wal-Mart "thanking me for supporting the construction of a new Wal-Mart..." I wonder...how many others who object to Wal-Mart's proposal are being classified and presented to the Planning Commission as "supporters" when indeed they are not.

Sincerely,

Roz McGee, Representative  
Utah House District 28

6/12/2008

**Britton, Nick**

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**From:** STEVE HANSEN |  
**Sent:** Sunday, January 13, 2008 8:26 PM  
**To:** Britton, Nick  
**Subject:** New Wal Mart

Nick My family and I reside in the Olympus Cove, not far from the proposed Wal Mart store on Parleys Way in SLC. We very much support a new Wal Mart at this location and encourage you to rezone or do whatever is necessary to allow it to be as large as possible. I would particularly like to see a superstore with a garden shop and tire and lube service center. Wal Mart is the largest retailer in the world for a reason and we'd like to have a superstore that close and convenient to our home. Please don't hesitate to contact me if I can be of further assistance

Respectfully,  
Steve Hansen

6/12/2008

**Britton, Nick**

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**From:** David Holbrook [mailto: ]  
**Sent:** Monday, January 14, 2008 2:24 PM  
**To:** Britton, Nick  
**Subject:** PARLEYS WAY KMART/WALMART

My name is David Holbrook. I have lived in the Parleys area for 53 years. I am currently a trustee of the Sugarhouse Community Council.

I wanted to give you my opinion about Walmart proposed Zone change. I was here when Kmart was built and they didn't really do all they said they would do with landscaping, etc. Part of the building has been empty and an eyesore for years. Especially the truck dock and crowded area on the north side of the building. I am glad the zoning got changed to the current CB and strongly suggest that it not change again. This is what the neighborhood and Master Plan supports. Even if Walmart does exactly what they say, years later they could sell and the changed zoning is open for future abuse of this neighborhood. Walmart bought this property knowing the zoning.

Do we really want the entrance to SLC on I-80 from the East to be a large Walmart sign extending into the sky? Currently the tallest thing in the area is a huge American Flag at Young Electric Sign building. I think this property can be developed to welcome everyone to SLC.

Another zoning issue is the re-development of the Foothill Place Apartments. If Walmart gets their zoning change, Foothill Place Apts. may feel their case is stronger. It would be nice to have both these landowners work together for the best development for the neighborhood and city.

On Sat Dec 15, I drove up to Parleys Way Kmart at 2pm. Parking lot was 1/3 full, few cars moving and people were enjoying shopping. I took pictures.

Then I drove to Kmart on 900 East and 4700 So. Parking lot was a little fuller but it is a bigger parking lot. Again, no congestion. People enjoying the shopping.

Across the street at Walmart -- it was a war zone. Parking was very congested, cars looking for parking going around the lot. Numerous cars in front of the store playing chicken with the shoppers and their shopping carts. Cars parked illegally and in neighborhood street and other businesses. People parking in Kmart's lot and running across busy 900 East. I didn't see any full shopping carts going back across, but I am sure that would be dangerous. It was not an enjoyable shopping experience. Inside the store was very congested and not a lot of happy faces.

I don't know zoning. I don't know planning. But I do know this congestion is not what I want in our neighborhood. I don't care if people walk to the area, I don't want overcrowded and dangerous parking lots. I think the parking lot at Parleys is smaller than the lot at Walmart on 900 East. I don't want the additional people travelling through our neighborhood streets that Walmart will attract. My particular street - Lynwood - would attract shoppers coming from East Millcreek through 20th East under I-80 because Maywood has speed bumps and motorists will learn quickly that one more street over has no bumps.

With the existing traffic on Parleys and the existing speed limit, it is safe to walk and cross the street most of the time. With increased traffic, I would be concerned.

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I have not even addressed the 24 hour traffic to fill the extended hours proposed, the 6 trucks a day delivery or the poor access to the property either from Foothill Drive (which is already overcrowded) or Parleys Way

I am not against Walmart as a company I own some of their stock. I am against the draw of a big box store to Parleys and how it is not a fit for this neighborhood. If the CB Zoning is wrong - then what is right? The master plan for the area agrees with CB. This neighborhood has put up with Kmart and it's limited draw of people and we do not want this increased to 24 hours, more traffic and war zone shopping.

--

Thanks -

Make it a great Day

Dave Holbrook

2415 Lynwood

SLC, UT 84109

801-484-1733

6/12/2008



**Britton, Nick**

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**From:** Mike Carroll [mailto:mcarroll@comcast.net]  
**Sent:** Tuesday, January 15, 2008 10:18 AM  
**To:** Britton, Nick  
**Subject:** Re: Wal-Mart on Parleys Way

Dear Nick;

I'm writing to express my support for the new Wal-Mart store being built on Parleys Way in Salt Lake City. I live at 2188 South Wasatch Drive (2700 East) and have shopped at K-Mart over the years for various household items, gardening items and miscellaneous supplies. I look forward to a new Wal-Mart store with all they have to offer and offer my support in this regard.

Sincerely,

Mike Carroll

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Sent: Tuesday, January 15, 2008 10:18 AM  
To: Britton, Nick  
Subject: Re: Wal-Mart on Parleys Way

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[Redacted]  
[Redacted]

6/12/2008

**Britton, Nick**

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**From:** Joseph Sargetakis

**Sent:** Tuesday, January 15, 2008 10:46 AM

**To:** Britton, Nick

**Subject:** Wal Mart on parleys way

Dear Mr. Britton,

I have lived in and around the neighborhood where Wal-Mart plans on building the store on Parleys Way for my whole 50 years. The K-Mart building has served it's purpose but for the last many years has been mostly an eyesore. I lived on Scenic drive for 10 years overlooking the building and always thought there was more that could have been done with the property.

Now that Wal-Mart has indicated their plans for a new, more sustainable, and greener building I would like to voice my support of the project. I think the will be a good steward of the property.

Thank You,

Joe Sargetakis

6/12/2008

**Britton, Nick**

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**From** Rick Newton [i]  
**Sent** Saturday, January 19, 2008 4:21 PM  
**To:** Britton, Nick  
**Cc:** jnewton3@mac.com  
**Subject:** Parleys Wal Mart

Hi Nick,

I am writing you in support of the Parley's Wal Mart project. At first glance, you may think I am in support just because I am in the Commerce CRG office which has agents that represent Wal Mart. That is not the reason for my support. I live across the street from the project in Benchmark subdivision, and have for almost 20 years. My exact address is 2293 So. Benchmark Circle. My opinion of the existing K-Mart box is that it is an eyesore. I have a tremendous view of the entire valley from my home, and the K-Mart stands out as a bright "white" box.

I frankly do not care if the store becomes a Wal Mart, or remains a K-mart, but I would like to see the property improved. Right now as I look (and as well all of my neighbors that are around me east of Foothill) towards K-Mart, you see the "white box" and then just beyond it the beautiful "green" of the Salt Lake Country Club. I would like to see a much more aesthetically pleasing look to the building. A "green" roof on the existing box, or re-developed box would make a huge positive visual impact to those of us that look down from the bench towards K-mart. In addition, "green" landscape islands with trees in the parking lot would also make a positive impact as the current asphalt with absolutely no trees again is another eyesore as bad as the "white" roof on the existing box.

I am not in favor of a 45' height allowance for the apartment complex unless it is restricted to the "lower" portion of the project so the visual impact would be minimal. I believe that the property probably drops 60' feet or so from Foothill down to the southwest portion. I lived in those apartments as a student, and also when I built my home in Benchmark, and they are in serious need of re-development as the construction is as in-expensive as can be done. Those units stay rented all the time because of the great location, not the quality of the units themselves.

If you would like any further comments from me in this regard, feel free to contact me at the numbers in the signature portion of this e-mail. I hope this information is useful for you and the planning commission.

Best regards,

Rick

\_\_\_\_\_  
Rick Newton

\_\_\_\_\_  
Rick Newton

\_\_\_\_\_  
Rick Newton

6/12/2008

**Britton, Nick**

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**From.** karen wood | 1]  
**Sent.** Sunday, January 20, 2008 1:44 PM  
**To:** Britton, Nick  
**Subject:** New Wal-Mart at 2705 E Parleys Way

Dear Nick,

I would like to express my support of the new building and construction of the Wal-Mart store on Parleys Way. Would you as a city planner realize the benefit a new building can make to the area. The retrofitted aging building leased to Kmart, would not look as good in the community as an environmentally and esthetically sound new structure.

It would not make good business sense to try to renovate an old building.

Please consider a new structure.

A concerned citizen.

Karen and Clark Wood.

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6/12/2008

**Britton, Nick**

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**From:** karen barach [ ]  
**Sent:** Monday, January 21, 2008 4:03 PM  
**To:** Britton, Nick  
**Subject:** wal-mart plans

Nick Britton  
Salt Lake City Planning Division  
[Nick.Britton@slcgov.com](mailto:Nick.Britton@slcgov.com)

Dear Mr Britton,

I live in the east bench/Sugarhouse area and I wanted to let you know that I am in favor of building the wal-mart on the Parleys/foothill land. I thought that maybe a design of a "walking village" similar to Sugarhouse Commons, with the wal-mart being the large anchor store (similar to Bed Bath & Beyond or Barnes & Noble) might appeal to both area neighbors and wal-mart. A walking village type of shopping area would have internal parking with surrounding stores and shops. I don't know if this type of shopping center would need rezoning? Thank you for your time.

Karen Barach

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6/12/2008

**Britton, Nick**


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**From:** E SCHELL [ ]  
**Sent:** Monday, February 11, 2008 8:01 PM  
**To:** Britton, Nick; Turner, Van; Love, Jill; Martin, J T; Jergensen, Eric; Garrott, Luke; Simonsen, Soren; Christensen, Carlton; Council Comments  
**Subject:** Support for Proposed Wal-Mart Construction on the Site of the Present Parley's Way K-Mart

TO: Salt Lake City Planning Department  
 Salt Lake City Council Members

Let me make the purpose of this correspondence clear: my husband and I support the construction of a new Wal-Mart on the site of the current K-Mart store on Parley's Way. I have been a resident of the Foothill/Highland High area for over fifty years and my husband a little less. We feel we have a vested interest in the outcome of the dispute over the fate of the current K-Mart property.

Precedence for Retail/Commercial Land Use

To the best of my recollection, the site on which K-Mart currently rests was a previously undeveloped area covered with weeds. However, the area west of K-Mart has been a primarily commercial for quite some. much of it recently updated or redeveloped including: the Country Club Motel and Finn's restaurant, now the present site of luxury condominiums; the former Blue Cross/Blue Shield Building and day care center, now the Bally Fitness Center and P-5 Building; and a former milk depot that has recently been transformed into a coffee bar. None of these recently renovated commercial sites generated the controversy that the new construction sought by Wal-Mart has done.

Green Space Argument

A very vocal, but, we believe, small group insists that the K-Mart site be converted to green space. First I would question where this group was when the Parley's Plaza strip mall was constructed, since it appears to be one of the least needed/utilized commercial developments along Parley's Way. Looking even further back, around the same time that K-Mart was built, there was green space consisting of many tall pine trees on the land that upon which McDonald's, Rite Aid, and the remaining space behind Rite Aid that has sat vacant since Rite Aid took over the previous Osco Drug (previously Dan's and initially Smith's Grocery Stores). There was additional green space by way of the Curtis Park, the former playground of the closed Curtis Elementary School that was sacrificed to enlarge Foothill Village. Granted a park of sorts was built in its stead off 2200 East, but in reality it does not feel like a park. In all these cases, construction plans went forth unchallenged. Where were the protesters then? Furthermore, if the protesters can work so hard to change zoning on the K-Mart property, why not work to change it on the Rite Aid property and convert it or in this case, revert it to green space? If the answer is: it is unreasonable, then that same argument must be applied to the K-Mart property.

A balance of green, recreational, residential and commercial space presently exists along the Parley's Way/2100 South corridor. This corridor already includes one of the city's largest and most beautiful parks: Sugarhouse Park. There is also a neighborhood park across from K-Mart and the new Hidden Hollow Park on 1700 South just west of 1700 East. A considerable amount of public funding has just been expended to create the foot and bike paths east of Foothill Boulevard as well as the newly constructed pedestrian bridge that spans the Parley's Summit recreational area to the Foothill and Wasatch Drive paths.

Precedence for Discount Retail/Grocery Combination at the Present Parley's Way K-Mart Site

There is precedence for a discount retail/grocery combination at the present K-Mart site. Originally the now vacant space on the east side of K-Mart housed a grocery store, Richie's. Both establishments were separately owned and operated, but there was a connecting door between the two stores. Although I shopped at Richie's because it was convenient, I also shopped at Dan's, Albertson's and the now closed Safeway Store. While I do often buy groceries at Wal-Mart, I will continue to shop at Dan's and Albertson's as I presently do. Competition will not hurt the other retail establishments within the area.

Wal-Mart Justifications

There is a need for a discount retail establishment on the Parley's Way K-Mart site. The customer base in the

surrounding area has increased significantly since the Parley's Way K-Mart was built, but ironically, there is little business. Lack of customers and sales have little to do with the needs and wants of that customer base, but more to do with the lack of merchandise and good management practices over the past few years. Additionally, although there may be some area residents who do not worry about cost-conscious shopping, we believe a larger group of consumers throughout the area do. At present, we either attempt to meet our needs at K-Mart, often unsuccessfully, or we expend considerable gas and time to drive to the closest Wal-Mart at 900 East and 4700 South. Not only is it less than convenient, in this day of rising fuel costs and environmental concerns, it is not a really good alternative.

With regard to environmental concerns, we have been impressed by the environmentally sound construction plans that Wal-Mart has presented for its proposed construction on the present K-Mart site. We are equally enthusiastic about the esthetically pleasing exterior design plan, which will, if approved, be a significant improvement over the present dilapidated, run-down, blighted K-Mart store and adjacent vacant building.

A new, well managed, successful Wal-Mart operation will increase the area's tax base and provide job opportunities, especially for entry-level workers. Both of our children worked at K-Mart and other local retail establishments, and I believe other area parents would welcome more opportunities for their children's first employment experience in a new, modern facility like the one Wal-Mart proposes.

My husband I urge all of you to support the construction of the new Wal-Mart Superstore on the present K-Mart site on Parley's Way. It is the right decision.

Elaine J. and James D. Brown

**Britton, Nick**

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**From:** Fred Fairclough [mailto:fred.fairclough@slc.gov]  
**Sent:** Tuesday, February 12, 2008 3:46 PM  
**To:** Britton, Nick; soren.simonsen@slc.gov.com; Martin, J T; Love, Jill; Jergensen, Eric  
**Cc:** Council Comments  
**Subject:** Wal-Mart at Parleys Way

Dear Mr. Britton and City Councilpersons,

We are writing to express our strong support for Wal-Mart's plans to replace the tired K-Mart facility with a new modern facility of approximately the same size.

The existing building is not very attractive, the parking lot is not very user friendly, and the entire site lacks landscaping of any type.

As we understand it Wal-Mart has two options: A) remodel the existing facility, or B) build a new facility and parking lot.

Compelling Wal-Mart to remodel the existing facility (at up to 30% of assessed value) in new investment, rather than allowing the company to build a new facility with a better parking lot and some landscaping seems to us to be a no-brainer.

The neighborhood could use a well stocked discount retailer with competitive prices. We will get that in either case. Why we should have to shop in an outdated facility as opposed to a new and modern facility makes no sense.

We believe that in this particular case much of the opposition to the project comes from an anti Wal-Mart attitude, rather than a logical approach to the question at hand: i.e. - do we want the old facility and parking lot or a new facility and parking lot?

The subject site used to have a grocery store. The neighborhood could use another grocery store. The Albertson's store located at Parley's Way and 2100 South is very busy during normal business hours. It is a nice grocery store but could use some competition.

From what we understand the previous strident administration adopted an ordinance to prohibit groceries from being sold in a discount department store operation. Coming on the heels of Wal-Mart's purchase of the subject K-Mart, a reasonable person could argue that this new ordinance was an anti Wal-Mart maneuver rather a thoughtful and reasonable response as to what is in the best interests of the citizens of Salt Lake City. The Smith's Marketplace on 400 South is an excellent retail facility with groceries being sold in a discount department store. It provides shopping convenience and user friendly parking to the citizens who shop there. We believe the citizens in our neighborhood deserve the same convenience.

Please take our opinions into consideration when you deliberate this important public issue.

If you are opposed to Wal-Mart's plans, please tell us in unvarnished words why you would condemn our neighborhood to option A when Wal-Mart is willing to invest millions of dollars to provide plan B.

Also, please tell us if you believe the ordinance which prohibits us from getting a grocery operation at this location (which was and is physically improved with spaces for a grocery store and discount department store) is reasonable public policy and fair to our neighborhood

Thanking you in advance for you reply to these questions

Fred and Christine Fairclough

6/12/2008



**Britton, Nick**

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**From:**

**Sent:** Sunday, February 24, 2008 9:16 PM

**To:** Britton, Nick

**Subject:** Rezone Petition for 2705 Parley's Way

Dear Nick,

We are writing to you to convey our opposition to the rezone of 2705 Parley's Way from "community business" to "community shopping" as proposed by WalMart

We ask that city officials be sensitive to citizens' needs and the effect that a zoning change would have for the residents of Salt Lake City. Here are some examples of how we, as citizens, feel that our way of life would be altered

- \* loss of a quiet nighttime sanctuary
- \* insomnia caused by light pollution
- \* increased commute time, an after affect of burgeoning traffic
- \* insurmountable travel ability/inaccessibility to safely ride to the Bonneville Shoreline Trail via bicycle
- \* health concerns related to an increase in auto air pollution
- \* potential loss of the view corridor
- \* demise of existing businesses due to unfair competition, therefore decreasing citizen's retail options
- \* concern for wild life, such as deer, moose, and elk that would be endangered with increased traffic on Foothill
- \* lack of "walk-ability" from neighborhood to neighborhood

If the trend of creeping commercialism continues, communities would be engulfed by over-development and lose their charm and attractiveness. Once a developer is let in, it would be hard to deny others. We believe that the clarification of the current zoning in 2005 was meant to preserve the integrity of the city's master plan, and uphold the quality of life for the surrounding neighborhoods and its residents

We feel that WalMart's development proposal serves their best interests and not that of the greater community. Their proposal has a major, long-term impact on the semblance of the entire city, not just of Foothill and Parleys Way. It would be a shame to allow a large corporation to coerce the city into amending the city's design plans. It is our belief that development goals should be attained by input from interested citizens, community councils, and city planning and zoning officials.

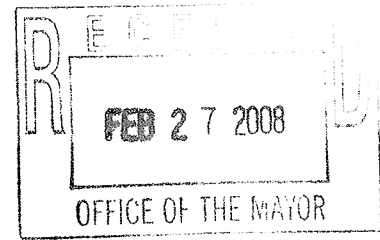
Please visit the property to see what underlying value is there. The potential for this site should not necessarily be limited to retail. The site could be used as a gateway for public transportation, connecting existing trail systems, promoting tourism, creating a community center promoting outdoor activity to adjacent areas, etc. Please take into consideration that any change in zoning by the city should enhance the quality of life for all of the city's residents and add community value.

Based on the aforementioned concerns, we urge city officials to deny the rezone application.

With best regards,

6/12/2008

February 25, 2008



Mayor's Office  
451 S State Street  
Room 306  
Salt Lake City, UT 84111

Dear Mayor Becker,

We are writing to you to convey our opposition to the rezone of 2705 Parley's Way from "community business" to "community shopping" as proposed by WalMart.

We ask that city officials be sensitive to citizens' needs and the effect that a zoning change would have for the residents of Salt Lake City. Here are some examples of how we, as citizens, feel that our way of life would be altered:

- \* Loss of a quiet nighttime sanctuary
- \* Insomnia caused by light pollution
- \* Increased commute time, an after affect of burgeoning traffic
- \* Insurmountable travel ability/inaccessibility to safely ride to the Bonneville Shoreline Trail via bicycle
- \* Health concerns related to an increase in auto air pollution
- \* Potential loss of the view corridor
- \* Demise of existing businesses due to unfair competition; therefore decreasing citizen's retail options.
- \* Concern for wild life, such as deer, moose, and elk that would be endangered with increased traffic on Foothill
- \* lack of "walk-ability" from neighborhood to neighborhood

If the trend of creeping commercialism continues, communities would be engulfed by over-development and lose their charm and attractiveness. Once a developer is let in, it would be hard to deny others. We believe that the clarification of the current zoning in 2005 was meant to preserve the integrity of the city's master plan, and uphold the quality of life for the surrounding neighborhoods and its residents.

We feel that WalMart's development proposal serves their best interests and not that of the greater community. Their proposal has a major, long-term impact on the semblance of the entire city, not just of Foothill and Parley's Way. It would be a shame to allow a large corporation to coerce the city into amending the city's design plans. It is our belief that development goals should be attained by input from interested citizens, community councils, and city planning and zoning officials.

Please visit the property to see what underlying value is there. The potential for this site should not necessarily be limited to retail. The site could be used as a gateway for public

transportation, connecting existing trail systems, promoting tourism, creating a community center promoting outdoor activity to adjacent areas, etc. Please take into consideration that any change in zoning by the city should enhance the quality of life for all of the city's residents and add community value

Based on the aforementioned concerns, we urge city officials to deny the rezone application.

With best regards,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'Jill Burke' written in a cursive, flowing style. The second signature, on the right, is 'Thomas Lindgren' also in a cursive style, with a long horizontal line extending from the end of the name.

Jill Burke & Thomas Lindgren

**Britton, Nick**

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**From:** Tacy Hartman  
**Sent:** Sunday, March 02, 2008 9:59 AM  
**To:** Britton, Nick  
**Subject:** Parleys Way Rezone for Walmart

Dear Mr. Britton: We live very close to the K-Mart property that Walmart is trying to rezone. My family, and every neighbor I know, is opposed to this rezone. We are worried about traffic - both on Foothill Drive (which is already a nightmare at rush hour times) and on Parley's Way (imagine the off-ramp from I-215 backing up because the cars can't get through the single traffic light at the end of Parley's Way), about bright lights in the parking lot at night, about trucks going through the neighborhood and, frankly, just the eyesore that K-Mart has become and Walmart will be on what is one of the most beautiful view properties in the area. We were under the impression that when K-Mart left, current zoning would require it to stay the same or be broken up into small commercial and/or residential spaces. Now that appears to be changing and it does not seem fair. We urge you to oppose this rezoning request from Walmart. Thank you for your consideration.

Tacy Hartman

6/12/2008

**Britton, Nick**

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**From:**

**Sent:** Sunday, March 02, 2008 6:05 PM

**To:** Britton, Nick

**Subject:** Parley's Way rezone for the Kmart area

Dear Mr Britton,

I am writing to express my opinion about the proposed rezone for the Kmart/WalMart building. As a resident in the area (Wyoming St.), I would be against a rezone for a bigger store. I believe that is in the best interest of our community to not have a larger store in the current space. The appeal of this area is the small sense of community and the smaller "local" businesses. I believe that a larger store goes against what the original planners had envisioned for this area. A larger store would impact the community by pushing out many smaller businesses in our area. An example would be the Tire Buys across from Wyoming St. It is a small, privately owned business that would be hard pressed to survive against the Supercenters of a Walmart. If I want to go to a Walmart supercenter, I can easily drive the 6-8 minute ride to the store on 3rd west and 1300S. Thank you for listening to my opinion.

Sincerely,

David Adam

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6/12/2008

March 14, 2008

Mr Nick Britton	and	Salt Lake City Council
Planning Division		P O Box 145476
451 So State Street, Room 406		451 So State Street
Salt Lake City, Utah 84111		Salt Lake City, Utah 84111-5476


Subject Application for Rezoning 2706 Parley's Way

Gentlemen and Ladies:

We have been residents in Benchmark for 20 years. We acknowledge the need to develop the vacant R1 properties in our area. Residents in our area are '**over-taxed**' because the Tax Commission claims we have "view lots" You would be challenged to visit our neighborhood and see just what views we have, as more and more commercial buildings/rooftops are allowed. Contractors move trucks and equipment through the neighborhood, avoiding the use of the steep grade on 2100 south - using Scenic/Lakeline instead. We are opposed to further commercial site development and/or rezoning. Our reasons for opposition are:

- 1) Traffic on Foothill and Wasatch has tripled. Continued development at Research Park, UofU students, faculty and employees, Veterans Hospital and the other Hospitals keeps automobiles and oversized construction equipment running along the only access to this hillside area – it's dangerous! Traveling east/west is a dodgem game. The street parking at Foothill Apartments reduces traffic to one lane on Stringham Avenue. The tenants could be required to use the on-site parking not the street! We see more commercial construction on Foothill, at 450 south, and read where Huntsman plans to double the size of the Cancer Hospital. This past 4 years, the UofU Hospital constructed their addition, it's been a nightmare. 473 additional vehicles per hour into the area is nuts! Wal-Mart claims "no impact to Foothill" is also nuts.
- 2) Reportedly, Wal-Mart will run their delivery trucks (18 wheelers) through the Maywood neighborhood. This will result in street damage as well as hazards for families and children. We believe **Wal-Mart is devoid of community spirit** and that their only concern or agenda is their business plan/profit margin. Parking lot lights on 24-7 is ridiculous. There are other alternatives to develop this commercial site – please consider them! Also, we are sad to know that Wal-Mart is paying employees to collect signatures from shoppers in their 3<sup>rd</sup> west store in favor of development of the Parley's Way site – that's crummy!!!
- 3) Corporations who develop large box stores have a history of abandonment. A ride through the city/county shows that to be very evident. Smith's on 33<sup>rd</sup> has abandoned a building that is now an eyesore; in Sandy (9000 South) there are several vacant properties, abandoned in favor of developing the sand pit area. This is just wrong! Even the city and county try to sell/lease their vacant properties – not big box store owners!
- 4) As a couple, we are happy with the shopping choices in the Sugarhouse/Foothill area. We seldom (almost never) frequent business outside this footprint. **It was a mistake** to allow K-Mart to build on Parley's Way – we ask that the Planning Division and the City Council will not continue to make one mistake on top of another... Take another long look at the East Bench Master Plan of April 1987

Sincerely,

  
George and Lucie Egan

**Britton, Nick**

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**From:** Brian Kamm [mailto: ]  
**Sent:** Sunday, March 16, 2008 6:08 PM  
**To:** Britton, Nick  
**Subject:** Application to Rezone 2705 Parley's

Hi Nick,

I wanted to register my opposition to the application to rezone 2705 Parley's way from its current status of CB (Community Business).

The area was zoned CB in the master plan for a reason and I think it should remain that way. I don't think an expansion of the existing store is needed to serve the neighborhood. There is already adequate grocery shopping with Dan's, Albertson's and Smith's Market Place. If there was more need for the remainder of Walmart's business, the existing Kmart would actually have some customers. I don't question that Walmart is smart enough to know that a business in that location could succeed. However, its success would be based on bringing out of neighborhood customers to the neighborhood. Freeway access to the location is excellent; however the traffic conditions on the last couple of hundred yards to the store are awful. Foothill is so crowded in the morning and evening rush hour and that is only going to get worse with continued growth at the University. Parley's is confusing and dangerous with only limited traffic now, and the additional traffic would only make that worse.

I understand that under the current zoning Walmart is entitled to remodel the current Kmart site and operate there. Although this is not ideal, it would be better than changing the zoning to allow a bigger store that would only serve to bring more traffic from outside of the neighborhood.

Thanks for your consideration.

Brian Kamm

6/12/2008

**Britton, Nick**

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**From:** Kathy Adams [mailto:kadams@cityofhouston.com]  
**Sent:** Tuesday, March 25, 2008 10:29 PM  
**To:** Britton, Nick  
**Cc:** Council Comments  
**Subject:** Parley's rezone

I am opposed to the rezone of Parley's Way because it is simply wrong for our community. I have to assume the only reason this rezone is even being considered is because the rich and powerful developers will gain once again. Those of us who will be most affected by the change don't have the high priced lawyers and slick marketing directors to fight the Wal Mart machine. Frankly, I have yet to hear anyone express a preference for a big, ugly building that sells cheap goods. I have never heard my neighbors say, "Please don't put a small, friendly Emigration Market-style grocery within walking distance of my house. NO! Because what I really want near my home is a huge building that looks like a prison and sells junk that breaks and fruit that is hard as rocks because it has been shipped from so far away that it needs to be loaded with preservatives. And while you're at it, build a giant parking lot so my kids can breath plenty of carbon monoxide, because unlike those snobs in Harvard Yale, I don't really care about my children's health."

If I do hear someone express that sentiment, I'll let you know and you can start drawing up those plans with Wal Mart.

Kathy Adams



March 27, 2008

Mr Nick Britton  
Salt Lake City Planning Division  
451 South State Street Room 406  
Salt Lake City, Utah 84111

Dear Nick,

I am a resident in Salt Lake City from the neighborhood next to the parcel at 2705 Parleys Way I'm writing to express my disapproval of Wal-Mart's petition to rezone the property on Foothill and Parley's Way I strongly support maintaining the current CB zone.

If allowed, a rezone at Foothill and Parley's Way would add to the congestion that already exists at that location. How can the city grant a rezone to an area that already has significant and overburdened traffic issues? I also strongly oppose any development agreement. This will circumvent any public process and it smacks the public in the face with regard to forcing residents to accept something that they do not need or want for their neighborhood.

It is extremely troubling that Wal-Mart feels they should be granted a rezone, since the property was classified as "community business" when they purchased it in 2005. They knew what they were purchasing. In fact, the property was classified as CB for ten years prior to their purchase! It's arrogant of Wal-Mart to assume that Salt Lake City and impacted neighborhood residents would accept a negative change the atmosphere of the entire community to suit their needs.

They are not serving the "communities' needs"? They're serving their own needs!

As a member of the neighborhood and community, I have lots of "needs". However, I don't expect the city to grant rezones all over town to suit my "needs". As community members, are we obligated to rezone every time a business wants to "serve the needs of the community"? Isn't that the purpose and what the zoning commission is for?

Please don't grant this request to big business and allow the rezone! Zoning regulations were put into place to protect our community from incompliant, unrestricted growth.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Johnson', with a stylized, flowing script.

Gary Johnson

March 28, 2008

Mr Nick Britton  
Salt Lake City Planning Division  
451 South State Street Room 406  
Salt Lake City, Utah 84111

Dear Mr Britton,

I am writing to express my disapproval of Wal-Mart's petition to rezone the property on Parley's Way. I strongly support maintaining the current CB zone.

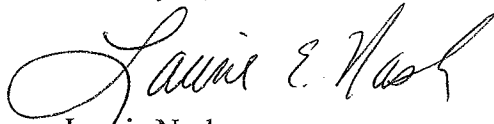
I also strongly oppose any development agreement.

Please don't grant this request to big business and allow the rezone. Zoning regulations were put into place to protect our community from incompliant, unrestricted growth.

I have lived within a mile of this property for most of my life – 48 years.

Wal-Mart thinks they would be serving the "communities' needs". As a member of the community – I don't need a Wal-Mart across the street from me. Never have – never will. This project would not serve my "needs".

Thank you,



Laurie Nash

**Britton, Nick**

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**From:** Jerry May [ ]

**Sent.** Friday, April 11, 2008 3:18 PM

**To:** Britton, Nick

**Subject:** Parleys WalMart

Nick, I live at : I attended last week's Community Council at Bonneville Elementary, and I'd like to convey my support for re-zoning.

Since it's inevitable that WalMart is coming there, I support re-zoning to allow maximum participation from the city and the citizens in the design

Thanks for allowing me to express my opinion.

Jerry May

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Use video conversation to talk face-to-face with Windows Live Messenger [Get started!](#)

6/12/2008

April 13, 2008

Nick Britton  
Planning Division  
451 S. State St., Room 406  
Salt Lake City, Utah 84111

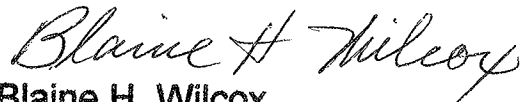
RE: Application to Rezone 2705 Parley's Way

We are opposed to the rezone of 2705 Parley's Way because we live very, very close to this property and do not wish to have traffic increased in our area. Our housing section has one outlet to Parley's Way; it is a large cul-de-sac with only one way in and out. A large retailer would become a regional attraction and increase congestion and traffic volume.

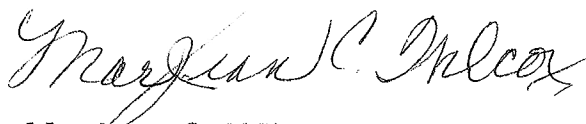
We enjoy the residential neighborhood and abhor further large commercial development such as K-Mart or Wal-Mart. The noise and congestion are not desirable—a mixed use is in keeping with our neighborhood needs and wants.

Traffic access to the area is very poor and the site is not conducive to Wal-Mart development with infringing on the rights and beauty of the neighborhood. It would be further blight (K-Mart) and not right!

Sincerely,



Blaine H. Wilcox



MarJean C. Wilcox

**Britton, Nick**

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**From:**

**Sent:** Friday, April 18, 2008 4:39 PM

**To:** Britton, Nick

**Subject:** FW: Walmart on Parleys Way

Nick-

Apparently I did misspell your last name

Here is the email I tried to send a few weeks ago. Thanks for the information and call today.

Peter Barth

----- Forwarded Message: -----

From: p.barth@comcast.net

To: nick.brittan@slcgov.com

Cc: hhbarth@comcast.net (Heather Barth)

Subject: Walmart on Parleys Way

Date: Mon, 24 Mar 2008 18:16:57 +0000

Dear Mr. Brittan-

After having attended numerous meetings and listening to the proposal by Walmart's consultants, my wife and I wanted to make known to you our feelings about the request to change the zoning of the old Kmart property.

We live at 2516 Wilshire Circle, and have been there for about 16 years. We drive past the Kmart/Walmart site everytime we leave our subdivision. Kmart has obviously not been a successful venture in recent years, and although an eyesore, it has not been too great an impact on our neighborhood. There is not much traffic that goes into their site, and they shut down at a reasonable time. They have at times left the lights on in the parking lot all night, which does impact some of our neighbors. We are very concerned about the prospect of Walmart coming into that location and the increase of traffic, noise and other disturbance they will bring with them. We would think that for them to be successful, they will need to draw exponentially greater customer traffic than what is coming into the center now. That suggests to us that they will want to draw from an area outside our neighborhood, which we feel is wrong.

The zoning as currently applied to this site is intended to allow businesses that service local neighborhoods. We recognize that Kmart, also being a large box, is operating under an exception to the zoning and its use and building size is permitted as non-conforming. We also recognize that Walmart, as the current property owner, may step into the shoes of Kmart and continue in the grandfathered use. There is nothing that we as a neighborhood can do about that. But, we do have a say about their proposed zoning change. We hope, perhaps naively, that someday the property will be used in a way that is more appropriate and compatible with the neighborhood. The only way that will ever happen is if the zoning remains as is. If the zoning is changed, then there is virtually no hope that smaller, more neighborhood friendly uses will come to the property in the future.

6/12/2008

Walmart's consultants have spoken passionately about how much nicer a new Walmart will be than the building and parking areas that currently exist. They for some reason have tied all of the promised changes and improvements like new landscaping, 90 degree parking, and upgraded building facade to a zone change. From what we know, they could do those things under the current zone and their grandfathered use. We believe their request is really just about money. There is a way for them to do most everything they want, including landscaping, parking improvements and building facade improvements, but to do so would be more expensive in a remodel than starting over with a new building. Walmart is one of the largest companies in the world with income measured in the billions of dollars. They can certainly afford to do what they want to do without the need to change a zone intended to protect our neighborhood in the future.

This battle that we and our neighbors have found ourselves in is not about Walmart. Our feelings would be the same if the proposal for a zoning change came from any other large retailer or business proposing a use out of sync with the current zoning and master plan. The only hope we have as a neighborhood is for the city to do its job and protect the integrity of our neighborhood by keeping the current zoning in place.

Please let those know who are in a position to make a decision concerning Walmart's request about our opposition.

Thank you.

Peter and Heather Barth



## **Britton, Nick**

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**From:** Henry Harpending [i]  
**Sent:** Thursday, June 05, 2008 12:31 PM  
**To:** Britton, Nick  
**Subject:** walmart rezone

Dear Mr Britton:

I live in the east sugarhouse neighborhood Ellen Reddick informed us of a planning commission meeting on 25 June to discuss a rezoning for walmart

The present location is well hidden from most streets and access is from an already heavily traveled road I am completely in favor of an efficient retail sector both for the general good and for my own access to low prices I am in favor of any rezone that they request

Thank you, Henry Harpending.

**Britton, Nick**

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**From:**  
**Sent:** Monday, June 09, 2008 9:16 PM  
**To:** Britton, Nick  
**Subject:** Wal-Mart rezone

Mr Britton,  
I am IN FAVOR of having a Wal-Mart in my Foothill Community The property certainly is in need of a facelift and Wal-Mart will bring much needed improvement I am just your ordinary citizen with no vested interest in Wal-Mart but I think it will bring a competitive edge to business in the area  
Thank You,  
Joe Spendlove

**Britton, Nick**

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**From:** Karen Arthur [mailto:karen.arthur@cityofslc.org]  
**Sent:** Monday, June 09, 2008 9:51 AM  
**To:** Britton, Nick  
**Cc:** Ellen Reddick  
**Subject:** Planning Commission Meeting - June 25, 2008

Dear Mr Britton

It has come to my attention that a Planning Commission Meeting is being held on June 25, 2008, concerning the proposed Wal-Mart to be located on Parley's Drive in the Country Club residential area of Salt Lake City (currently there is an existing K-Mart retail store in that location) I am unable to attend that meeting, but I would like to raise concerns for consideration by the Planning Commission

In principal I am not opposed to a Wal-Mart located in that area, however there are several issues that I would like to have addressed

- (1) An improvement in the access to the parking area, from both Foothill Drive and Parleys Way  
Although I hasten to add that the traffic signal on Parleys Way has been a major improvement in recent years.
- (2) Aesthetic considerations with respect to the architectural appearance of the building and landscaping of the property Wal-Mart should value what it means to be "a good neighbor" in an upscale area of the community The city should require that the exterior appearance of the building have attractive architectural enhancements. The landscaping might include trees to screen the location -- this might go a long way to win the approval of the neighbors.
- (3) Signage and advertising should be minimized.
- (4) A reconfiguration of the parking lot, which should include the leveling of the parking surface, as there is a great need to manage the problem of run away shopping carts because of the slope of the parking lot.
- (5) Will there be an adequate number of parking stalls?
- (6) Strong opposition to any kind of elevated parking structure.

Thank you for reviewing these remarks. I appreciate your consideration of these issues in the process of your deliberations.

Sincerely,

Karen J Arthur

6/12/2008

Nick Britton  
Salt Lake City Planning  
451 South State  
Room 406  
Salt Lake City, UT 84111

June 10, 2008

This letter is written to express my opposition to re-zoning the property at the intersection of Parley's Way and Foothill Drive, currently occupied by K-Mart.

As a lifelong resident of Salt Lake City, I have watched the growth and development in various sections of town, and for the most part, the improvements have added to the ambiance of the city

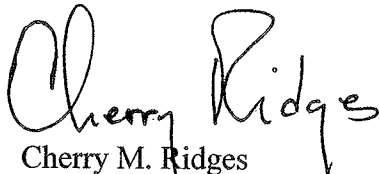
To re-zone this property requires setting aside laws which were put in place to protect the character of the setting. Re-zoning amounts to changing long standing laws to suit the moment, or in this case, to suit the desires of a very large corporation.

The property is essentially the eastern entrance to Salt Lake City. To alter the awesome vista of the city from the mouth of Parley's Canyon only to be confronted with a huge commercial structure is not an aesthetic picture. Re-zoning of this property does not add, but rather detracts from the community. The current surrounding area is essentially fully occupied by residential homes and a very few, small, unobtrusive businesses.

There is currently adequate grocery shopping for the area supplied by Emigration Market at 13<sup>th</sup> and 17<sup>th</sup>, Dan's in Foothill Village, Albertson's on 23<sup>rd</sup> and even Smith's on 33<sup>rd</sup>. The small shopping areas at 21<sup>st</sup> & 21<sup>st</sup> and along Parley's Way compliment and serve the area. As Sugarhouse develops, there will be more than enough local businesses to fulfill the needs of the residents. In addition, the recent announcement by the University of Utah to adapt the parking lot west of Rice-Eccles stadium provides yet another shopping option for the community

I have attended all of the meetings where the differing views have been aired. It is clear that the majority of the surrounding residents are opposed to re-zoning to accommodate the wishes of Wal-Mart. The argument that Wal-Mart helped the people after hurricane Katrina is vapid and beside the point. Wal-Mart is a huge corporation, not a philanthropic agency. At one meeting, there was a report about the traffic patterns on Foothill Drive which allowed that even today the current roads are really not adequate to move traffic to the southern part of the county. Large delivery trucks and more cars would further congest the area.

Thank you for your attention to my thoughts.

  
Cherry M. Ridges

**Britton, Nick**

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**From:** Garrett Koerner [mailto:garrett.koerner@utah.gov]  
**Sent:** Wednesday, June 11, 2008 2:48 PM  
**To:** Britton, Nick  
**Cc:** Bean  
**Subject:** Wal-Mart ReZone

Mr Britton,

I am a homeowner at [redacted] Wilmington Avenue. I am writing on behalf of me and my wife, Lori, to state emphatically that we are opposed to any action that would result in a Wal-Mart supercenter being constructed on Parley's Way.

We purchased our home in May of 2007 due to the unique culture and overall closeness and friendliness that we have felt in the Country Club Heights, Beacon Heights, and Sugarhouse neighborhoods. We support local businesses and choose to shop at family owned and operated establishments. Wal-Mart claims to be servicing an under-utilized market. As it stands, we feel that we have too many choices in the supermarket and grocery arena. Albertsons (21st South 2100 East), Dan's (Foothill Village), Smith's (3300 South and I-215) and Smith's (21st South and 700 East) provide more than enough options not only for our price range but also for our taste. We feel the addition of a corporate behemoth, like Wal-Mart, does not fit with our personal or community vision of the Country Club Heights, Beacon Heights, or Sugarhouse neighborhoods and represents an overkill in the grocery market.

We are concerned about how the construction of a Wal-Mart would affect our property value and the overall value of our surrounding neighborhoods. Many Wal-Marts start out nice and neighborhood friendly but soon turn into a loud and obnoxious 24-hour operation, becoming noisy with trucks and customers entering and leaving at all hours of the night. The volume of customers that enter and leave the premises on a given day works to depreciate the look and feel of the property and it soon begins to look run-down and wore-out, turning into an eye-sore for the community. It has been my personal experience (through visiting neighborhood Wal-Marts on 13th South by the ballpark and the Wal-Mart off I-15 in Orem) that Wal-Mart does not work with the same fervor or budget on property upkeep, restoration and reinvestment activities as it does with inventory maintenance and supply-chain management (the evidence is in the visual inspection).

With respect to the traffic situation on Parley's Way and Foothill, we are concerned our daily activities and commute even without the addition of a Wal-Mart supercenter. Adding a supercenter would just make things unbearable. We don't have any fancy studies or statistical analysis to back our claims. We only have our day-to-day experiences. And based on those experiences, at times, we currently find it difficult to exit left onto Parley's Way from Wyoming Street, left onto 21st South from Foothill, or even right onto Foothill from 21st South. We can only imagine the increased difficulty of navigating traffic if the construction of a Wal-Mart supercenter is successful.

We understand that Wal-Mart represents a large source of revenue for the county of Salt Lake through the collection of a sales tax. However, the proposed supercenter construction site is surrounded by established neighborhoods, whose residents' voice should not only be considered but sought after. As a resident of the surrounding neighborhood, I feel that there are many ventures that could be constructed on the same location that do not pose the same risks as a Wal-Mart supercenter. Luxury apartments and townhomes could be built, which would provide a source of revenue from the additional

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property taxes. Luxury hotels, that cater to Park City ski resorts, could also be a source of revenue from property and hotel taxes. A sustainable mixed-use development, which would minimize the volume of traffic but also encourage green development in line with the East Bench Master Plan, would raise revenues from both property and sales tax, standing as evidence of Salt Lake's commitment to sustainability, quality and environmental awareness. There are many options for that land, which would fit the vision of the residents but also balance city and county concerns for revenue.

As homeowners who value neighborhood and community, we feel that it would be a huge injustice to put a Wal-Mart supercenter on Parley's Way.

Sincerely,

Garrett and Lori Koerner



**Britton, Nick**

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**From:** Diane Creamer [ ]  
**Sent:** Wednesday, June 11, 2008 3:15 PM  
**To:** Britton, Nick  
**Cc:** Ryan Creamer  
**Subject:** Wal-Mart rezone petition comment

Dear Mr Britton,

I live at [redacted] As a resident living within a couple of blocks of the Kmart/Wal-Mart property I would like to let you know my opinion on Wal-Mart's petition to rezone. I feel that rezoning this property will open the door for a store that is much too big and too busy for the current neighborhood/community that we love! Please, do not allow the property to be rezoned! Although, the current property is not particularly attractive, the slow pace that it affords outweighs the value of putting something bigger or "more attractive" (as Wal-Mart claims) there. I believe the clear majority of the residents feel the same way. Please protect our neighborhood and way of life and don't allow the property to be rezoned. It will change the traffic flow and sense of quite, protected community completely --A simple face-lift (remodel) is all that is necessary.

Thank you for your thoughtful consideration of the neighbors' feelings.

Best Regards,

Diane Creamer

6/12/2008

## Britton, Nick

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**From:** Justin Hawes [  
**Sent:** Wednesday, June 11, 2008 9:34 PM  
**To:** Britton, Nick  
**Subject:** Wal-Mart

Dear Mr Britton,

Thank you for taking comment on the Parley's Wal-Mart matter I live near Parley's Way on 2500 E and use Parley's to access my neighborhood I am very concerned about Wal-Mart building a larger store than the KMart has currently I am concerned about traffic on Parley's, through my neighborhood and near my children's elementary school, Beacon Heights The current crosswalk across Parley's Way to access my church, the elementary school, the neighborhood north of me and retail stores is poor at best even with its current traffic flow Cars fly down Parley's Way and have no concern for pedestrians Opening up this road to more traffic would only isolate my neighborhood further but also create very unsafe conditions for those of us who have an interest in the neighborhood Retaining the current zoning is a first step in moving towards a plan for the Foothill-Parley's neighborhoods which could be a fabulous plan I would be happy to see a small market, like Emigration Market, or even Wal-Mart if the corporation would show a concern for the neighborhood and build small, allowing other small neighborhood businesses to come in without a huge amount of traffic However, Wal-Mart has a history of not being concerned about the neighborhood that it builds in Please prohibit Wal-Mart to change our zoning They can work within the current system or another business will

Thank you,  
Lucy Hawes

**Britton, Nick**

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**From** Bollinger, Susan  
**Sent:** Friday, June 13, 2008 10:43 AM  
**To:** Britton, Nick  
**Subject:** Wal-Mart rezoning

Nick

As a nearby resident of the property now owned by Wal-Mart, I am writing to express my concern about the proposal from Wal-Mart to rezone the property. As it stands, the traffic is unbearable and dangerous. There is no feasible way to allow any increase in traffic either on Parleys Way or Foothill Boulevard. I travel on both these routes several times a day and they are overloaded and congested. Even with the proposal by Wal-Mart to have their trucks enter differently etc. there is simply no room for them to load and unload without causing a dangerous situation. One only needs to look at the existing condition of the road from the existing traffic through K-Mart to recognize that additional pressure would be detrimental.

There is no need to allow Wal-Mart to rezone. They should be able to adapt the existing structure to serve the needs of the neighborhood without a rezone. They seem to be holding everyone hostage by inferring that if they don't get their way with the re-zone, they won't create a nice environment. We are all aware that Wal-Mart has the means to build a perfectly nice store within the existing zoning.

Thank you for your consideration of my opposition to the re-zoning of this area.

Susan Bollinger

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6/13/2008

**Britton, Nick**

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**From:** Wanda [mailto:WandaGayle@comcast.net]  
**Sent:** Friday, June 13, 2008 6:52 PM  
**To:** Britton, Nick  
**Subject:** WalMart Rezoning Decision

Hello,

I live near Highland High School and I am very opposed to granting a rezone to the proposed WalMart Super store at the KMart location. I use this transportation corridor constantly and I do not look forward to having the same congestion that we got with the Shopko development on 1300 East and the Old Navy/Barnes and Noble franchises on 2100 South.

I think our neighborhood has reached the limit for traffic and it would be unbearable to add a Super WalMart into the mix. Please maintain the current zoning for this location.

Thank you,  
Wanda Gayle

6/16/2008

**Britton, Nick**

**From:** Jan Brittain ]  
**Sent:** Sunday, June 15, 2008 12:36 PM  
**To:** Britton, Nick  
**Subject:** comment on petitions 400-07-15 and 400-07-16

I am writing in opposition to Wal-Mart's petition to rezone the Kmart property at 2705 Parley's Way, from Community Business to Community Shopping.

I accept that Wal-Mart owns the property and has a right to develop it within the current zoning, but I also believe that 10 acres of asphalt and concrete is a poor use for prime gateway to the city property, that also has a great 360° view. There was no public input when Kmart paved over a vacant lot 40 years ago. Trying to undo something that never should have happened in the first place, is a tough sell. The first step of that process is to maintain the current zoning and not make it worse.

We have City Center, Project Universe, the Mecham project in Sugar House, and Cottonwood Mall in the process of getting approval to build hundreds of thousands of square feet of new retail, all to compete with Gateway, Sugar House Commons, Trolley Square (also under construction and adding more retail), Foothill Village, Olympus Hills, hundreds of neighborhood retail establishments, and Big Box Row on 300 West. Mecham is also buying up property for a new shopping mall in South Salt Lake. Who is going to shop at all these places? Why would the city rezone the Kmart property to more community shopping? How many empty buildings is the current list of projects going to create? The last thing this city needs right now, is more new retail projects. Just this morning I had a discussion with a young mother who is starting to feel a serious economic pinch and is looking for ways to cut back on expenditures. Shopping isn't going to be on the list.

Throughout the Citygate audit of the Salt Lake City planning process, they emphasized Salt Lake City's dysfunctional approach to planning, the lack of long-range planning, and all the ways that developers go around the planning process. Surely the trend of granting a rezone with a development agreement that makes the zone neither fish nor fowl, is high on the list of dysfunctional planning procedures.

The city is fond of granting rezone applications and then restricting the use with a development agreement. As a result, the central city zoning map is nearly useless because there are so many development agreements that you can't tell anything about the zoning without pulling the agreements and hiring an attorney to interpret them. What's the point of zoning if it can be hybridized into something few people can understand without great expense?

If Wal-Mart is granted a rezone with a development agreement, what's to stop Wal-Mart and/or subsequent owners from renegotiating the development agreement or negating it to build a whole shopping center? Wal-Mart is not the least interested in our neighborhood or community and will only appease us on the front end to get everything they want in the final analysis. They have a 'one size fits all' model and they expect the community to adjust to their model with no concessions on their part to fit into an existing community. Why would we let people from Arkansas define what our neighborhoods will look like?

The East Bench Master Plan doesn't support community shopping at this location. Why does the city waste money on master plans if they're just going to blow them off the minute a developer wants something else.

Wal-Mart claims that this will be a small community-oriented supercenter and that they will market to a 2.5 mile radius of the property. In fact, that radius is mostly freeway and undeveloped mountain. It's 2 miles from Kmart to the closest freeway exit on I-215. The Wal-Mart funded traffic study projects 55% of Wal-Mart traffic will be to/from the freeway. The remaining 45% will go west on Parley's Way, two-thirds of which will continue west while the remaining third will go north on 2300 East. Foothill Drive can't handle more traffic, so the study just concludes that no one will use Foothill, without addressing how East Bench residents will get to Wal-Mart and home again without using Foothill or acknowledging that University housing residents are most likely to use Foothill rather than going down to 2300 East to go north.

The only bus service to the property is a north-south route on Foothill. The 2100 South bus turns north at 2100 East. UTA has said that they will not be adding back discontinued routes because they need to provide better service on the existing routes. Access to this site will continue to be totally automobile oriented.

Please honor the existing East Bench Master Plan and tell Wal-Mart that they can remodel to their heart's content. The former Regency Theater building, just east of the Kmart property was remodelled into an attractive office building. Perhaps Wal-Mart could consult with Woodbury and find out how to do a remodel that benefits the community and leaves the zoning intact. If Woodbury can remodel a movie theater into an office building, surely the biggest corporation in country can remodel a supercenter into a supercenter.

If we deny the rezone, in a few years when Wal-Mart abandons, we will still have a community business zone, and the next owner should have no problem tearing down the whole disaster and developing something that takes advantage of a gateway property with a great view, and benefits the surrounding residential neighborhoods.

**Please maintain the current zoning**, which allows Wal-Mart to remodel and do business without restriction. Send a message to the next property owner that we want this gateway to the city to be an attractive and quality project that we can all be proud of. A concrete box with advertising across the front of it, surrounded by eight acres of asphalt with a few scattered trees is not attractive and not an asset to the community, no matter how much Wal-Mart tries to tell you it is.

Janice Brittain

**Britton, Nick**

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**From:** Doug Stewart  
**Sent:** Monday, June 16, 2008 2:51 PM  
**To:** Britton, Nick  
**Cc:** wilshire05@comcast.net; leslie.read@hsc.utah.edu; Mayor  
**Subject:** Wal-Mart rezoning  
**Importance:** High

Dear Mr. Britton,

I have been a resident of the Wilshire neighborhood since 1977 and love our neighborhood dearly. In fact, my wife Leslie and I are nearing the completion of a very substantial remodel of our home, which further reflects our commitment to our neighborhood.

I, of course, remember when the K-Mart store was first constructed many years ago. At the time of construction of the original K-Mart store, there was very little public input due to lack of publicity of K-Mart's plans. The construction of the K-Mart store was clearly outside of the boundaries of the zoning restrictions at the time of construction. I understand that K-Mart was issued a non-conforming permit, since the store did not meet the zoning requirements in place at that time.

Although I believe that there are much better and higher uses for the land now occupied by K-Mart and owned by Wal-Mart, I would welcome any upgrading of this property by Wal-Mart, as long as it is within the footprint of the existing K-Mart structure and within the current non-conforming permit. As I understand the situation, there is no obstacle preventing Wal-Mart from upgrading their property as it currently exists and I will applaud/support their efforts to do so. **I absolutely oppose the re-zoning of the Wal-Mart property.**

Having said all this, I believe there are much better uses for this property and ask that you deny the re-zoning application and pursue any other options available to put this property to better use.

Sincerely,

Douglas D. Stewart, Jr.

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6/16/2008



**Britton, Nick**

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**From:** Leslie Read [mailto: ]  
**Sent:** Monday, June 16, 2008 4:49 PM  
**To:** Britton, Nick  
**Cc:** Jan Brittain; Doug Stewart; Mayor  
**Subject:** Wal-Mart Rezoning  
**Importance:** High

Dear Mr Britton,

We own a home on Wilshire Drive, south of Parley's Way near the current K-Mart store. We are currently remodeling the home because we love the neighborhood, find it to be a desirable location and plan to reside there for many more years.

Although I am not enthusiastic about having a Wal-Mart big box store in our neighborhood, I realize that they own the property and plan to occupy it. Wal-Mart was aware of the zoning at the time of purchasing the property. Their plan is to update the property, which I support as long as they stay with the current zoning regulations. **I do not support rezoning of this property to accommodate Wal-Mart's plan for a "super big box store".**

I support maintaining the current zoning in the hope that in the future the property can be developed into a more neighborhood friendly, multi-use area.

Sincerely,

Leslie Read Stewart

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6/17/2008

**Britton, Nick**

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**From:** Becca Brough [mailto:becca.brough@centerville.org]  
**Sent:** Wednesday, June 18, 2008 11:45 AM  
**To:** Britton, Nick  
**Cc:** Love, Jill; Martin, JT; Simonsen, Soren  
**Subject:** Wal-Mart

Nick,

I am writing to show my support for the construction of a new Wal-Mart in Sugar House because I feel that it will be extremely beneficial to the community. The new building will blend in with the surrounding area and feature "green" technology—a considerable improvement from the current K-Mart building.

Since Wal-Mart already owns the property, it has every right to move in. Wal-Mart has been more than accommodating for our community. For example, when we raised concern for the general size of the building, Wal-Mart redrafted the site plans and made the footprint smaller than the existing building. It is extremely refreshing when a large corporation talks to individuals with a specific goal to mold its plan with the ideas and values of the surrounding residents.

Understanding that you are hearing both sides, I just wanted to let you know how many of my neighbors feel about the new Wal-Mart. We feel that in order to provide Sugar House with the best possible building, Wal-Mart needs to be granted a rezone to tear down the existing K-Mart building and construct a brand new store. Please help us take Wal-Mart up on its offer to make this project the best that it can be and vote in favor of the rezone.

Please think of the benefit to the whole community and don't vote "no" just because it's Wal-Mart. It's going to be here anyway why not let them make it look nice? The Wal-Mart in Centerville is an example of how nice a Wal-Mart can look.

Becca Brough

6/18/2008

**Britton, Nick**

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**From:** Dan Sorensen [ ]  
**Sent:** Thursday, June 19, 2008 9:32 AM  
**To:** Britton, Nick  
**Cc:** Simonsen, Soren; Martin, JT; Love, Jill  
**Subject:** Wal-Mart Rezone

Mr. Nick Britton,

As a member of the Salt Lake/Sugarhouse community, I write to you on behalf of the legislation surrounding the construction of a new Wal-Mart in place of the old K-Mart on Parley's Way

The thing that frustrates me the most about this project is how many council members immediately shut down the idea of a new building just because it's Wal-Mart. In one meeting I heard a resident echo this mindset, saying, "We don't want any big box retailers in here. If it was Target we'd be okay with that, but not Wal-Mart." That is hypocritical of American values and is not the way we should determine legislation on this matter.

Wal-Mart will probably moving into our community with or without the new building. Now don't get me wrong; I don't think Wal-Mart should be exempt from living up to current zoning standards, but with that said, we should let them come in and build a new building so our neighborhood doesn't have to look at the current eye-sore that can be seen every time you drive down Parley's Way. I know it's not what some want, but in my mind it is the lesser of two evils. The last thing I want to look at is the same ugly big box in which K-mart has resided.

The current K-Mart building is dilapidated, run down and ugly. It reminds me of the old Bowl-a-rama in Ephraim, Utah, which looks as though it was built by the pioneers. Another benefit of reconstruction is that current building technology will allow Wal-Mart to construct a building that is environmentally friendly. I think that all of us who live in area will appreciate that.

I appreciate the time you've taken to read and consider my concerns. When you brief the council on this issue, PLEASE support the rezone. I know it will give the community what they deserve.

Regards,

Dan Sorensen



6/23/2008

**Britton, Nick**

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**From:** Scott Talbot [ - ]  
**Sent:** Thursday, June 19, 2008 10:50 AM  
**To:** Britton, Nick  
**Cc:** Love, Jill; Martin, JT; Simonsen, Soren  
**Subject:** Wal-Mart Re-zone

Nick Britton,

I just wanted to quickly express to you that I fully support the construction of a new Wal-Mart. I know that I speak for many of my neighbors when I say that the preservation of our community is essential. With Wal-Mart's help, I feel that the area at Foothill and Parley's will continue to be an inviting, comfortable place. Rather than just moving into the existing building, Wal-Mart wants to give us a brand new store with "green" initiatives and landscaping.

With your help, Wal-Mart will be granted the re-zone so that it can tear down the old K-Mart building and provide us with the best building and surrounding area possible. Importantly, Wal-Mart will be building an even smaller building than the one K-Mart is occupying now.

If Salt Lake City officials, like you, deny the right for a re-zone, Wal-Mart will be forced to operate out of the current eyesore that has plagued our community for years now

Thank you for your time and consideration,

Scott Talbot

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6/23/2008

**Britton, Nick**

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**From:** Hannah Dalton [ ... ]  
**Sent:** Thursday, June 19, 2008 11:38 AM  
**To:** Britton, Nick  
**Cc:** Love, Jill; Martin, JT; Simonsen, Soren  
**Subject:** Walmart Rezone in Sugarhouse. Vote Yes!

Nick,

This will only take a moment of your time, but I wanted you to know that I fully support the construction of a new Wal-Mart at the current K-Mart site. Like most residents in my area, I feel that we need to keep the community as safe and clean as possible. With Wal-Mart's help, I feel that the area at Foothill and Parley's will greatly benefit from a brand new Wal-Mart. Rather than just moving into the existing building, Wal-Mart needs to be granted a rezone to construct a new building. In addition to keeping the area clean, residents in my area need a place in a convenient location to shop, rather than driving 15 minutes to the nearest Wal-Mart. With gas prices the way they are, it is important for us to have closer amenities such as wal-Mart.

With the support of the Sugar House community and city officials like you, Wal-Mart will be able create a store that will be more eco-friendly and consistent with our high-quality standards—one that blends in with its surroundings.

Ultimately, Wal-Mart will be there rezone or not. I feel confident by saying that our community wants a brand new Wal-Mart, so please help represent us and vote in favor of the rezone.

Hannah Dalton  
Sugarhouse Resident

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The i'm Talkathon starts 6/24/08. For now, give amongst yourselves. [Learn More](#)

6/23/2008

**Britton, Nick**

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**From:** Cristie Mabey [mailto:cristie.mabey@slc.gov]  
**Sent:** Thursday, June 19, 2008 4:08 PM  
**To:** Britton, Nick  
**Cc:** Martin, JT; Love, Jill; soren.simonsen@slc.gov.com  
**Subject:** Wal-Mart building

Nick,

I'm writing in regards to the wal-Mart in Sugar House. I've been to a few community council meetings and heard others on TV that have dealt with this issue and have some concerns about the building. My concerns are that wal-Mart keeps it's promises to our community in regards to the rezoning of the building.

The K-Mart building is in terrible condition and I would look forward to new construction as long as the building is within the guild lines that have been outlined by the council. The present structure is not only unsafe, but an eyesore. I would hope that wal-mart would keep to the promises that have been outlined such as "green" initiatives and concerns about it being an more eco-friendly store so that the new store could be a nice structure that would add to the over all ambiance of our neighborhood.

I am apposed to having a Super wal-Mart in my neighborhood, but if Wal-Mart is coming either way, I will only support having a new structure built of similar size as the existing size of the present K-Mart.

Sincerely,

Cristine S. Mabey

6/23/2008

**Britton, Nick**

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**From:** Jordan howe [mailto:jordan.howe@cityofhouston.com]  
**Sent:** Friday, June 20, 2008 5:27 PM  
**To:** Britton, Nick  
**Cc:** Love, Jill; Martin, JT; Simonsen, Soren  
**Subject:** Sugar House Wal-Mart

Dear Nick Britton,

I am writing to ask for your help in supporting a brand new Wal-Mart. It will be there whether we like it or not, so I feel it's safe to say that we need to let Wal-Mart give the community the best possible building it can. With your vote for a re-zone, Wal-Mart will be able to provide us with a building that is aesthetically pleasing instead of running out of the run-down K-Mart building

I speak for many when I state that Wal-Mart will be a benefit to our community. The current K-Mart building is such an eyesore with its outdated exterior and unkempt parking lot. I would gladly welcome a new Wal-Mart with landscaping and "green" amenities because it would only enhance our beautiful community.

Please support the best option for the Sugar House community and vote for the rezone. Thank you

Jordan Howe

6/23/2008

**Britton, Nick**

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**From:** James Rabdau [  
**Sent:** Thursday, June 19, 2008 9:47 AM  
**To:** Britton, Nick  
**Cc:** Love, Jill; Martin, JT; Simonsen, Soren  
**Subject:** An opinion on the Wal-Mart Rezone

Nick-

I wanted to take a moment to write you regarding the proposed Wal-Mart. To be honest. As a resident of Sugarhouse, I'm not crazy about a Wal-Mart going in on the corner of Parley's and Foothill (Target would be a different story) That said, Wal-Mart owns the land, and as far as I can tell, we are going to have one whether we like it or not. The question appears to be, do we have a Wal-Mart in the old K-Mart that has been there since the 60s, or do we work toward obtaining the best possible store design? With a rezone, Wal-Mart is at the very least, willing to provide some green technology and improvements

I'd rather grant a rezone if it helps ensure our involvement in the process and make comments that will have an effect. I do think that it's worth mentioning that some of the comments made at the open house were acted upon and we now have a slightly smaller footprint than the existing K-mart and lower roof line.

I know that you are hearing comments on both sides of this issue. but if we're going to have a Wal-Mart either way, I'd probably choose to rezone and let them make the improvements. I'm not sure what we get by denying them the ability to improve the site.

Regards -  
James Rabdau

6/23/2008