



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Christopher Lee, 801-535-7706, [christopher.lee@slcgov.com](mailto:christopher.lee@slcgov.com)

Date: March 3, 2016

Re: PLNPCM2015-00956 and PLNPCM2015-00957: Master Plan Amendment and Zoning Map Amendment for eight Parcels at approximately 1964 S 900 E

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## Master Plan and Zoning Amendment

**PROPERTY ADDRESSES:** 1932 S 900 E, 1940 S 900 E, 1946 S 900 E, 1946 S 900 E Rear, 1954 S 900 E, 1964 S 900 E, 868 E Ramona Avenue, 1966 S Windsor Street

**PARCEL ID NUMBERS:** 16-17-377-033, 16-17-377-034, 16-17-377-014, 16-17-377-039, 16-17-377-030, 16-17-377-035, 16-17-377-032, 16-17-377-038

**MASTER PLAN:** Sugar House

**ZONING DISTRICT: Current:** RMF-35

**Proposed:** R-MU-45

**REQUEST:** The applicant, Cottonwood Residential, is proposing to amend the master plan and zoning map designation of eight properties near the intersection of Ramona Avenue and 900 E. The intent of the proposal is to consolidate the parcels into one and then construct a multi-family residential development. The master plan and zoning map amendments are being sought to achieve an increased density level and building height. To accomplish this objective, the applicant proposes to rezone the subject properties from RMF-35 (Moderate Density Multi-family Residential) to R-MU-45 (Residential/Mixed Use) to allow for structures up to 45' tall and with significantly greater density than currently allowed. The subject properties all have residential uses ranging from a single family home to multi-family buildings.

**RECOMMENDATION:** Based on the information in this staff report, Planning Staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the proposed master plan and zoning amendments.

The following motion is provided in denial of the recommendation:

*Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a negative recommendation to the City Council for the proposed master plan and zoning amendments.*

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Map](#)
- C. [Site Photographs](#)
- D. [Application with Proposed Site Plan and Elevation](#)
- E. [Existing Conditions & Development Standards](#)
- F. [Analysis of Standards](#)
- G. [Public Process & Comments](#)

**H. [Department Review Comments](#)**

**I. [Motions](#)**

**PROJECT DESCRIPTION:**

The subject properties are located in Sugar House extending from the southwest corner of the intersection of 900 E and Ramona Avenue. Five of the parcels front on 900 E, while the other three are located west of them in the middle of the block. Four of the five parcels on 900 E have large single family homes which have subsequently been divided to accommodate various living units. They range from a single family dwelling up to six units. The building at 1940 S 900 E is a four-plex that was built during the 1960s. Larger, multi-unit buildings also built during the 1960s, are found on the rear of the parcel at 1964 S 900 E (12 units) and on 1946 S 900 E (18 units). 868 E Ramona Avenue is a very small parcel which is large enough only to accommodate a shed but no dwelling.



 Subject Properties

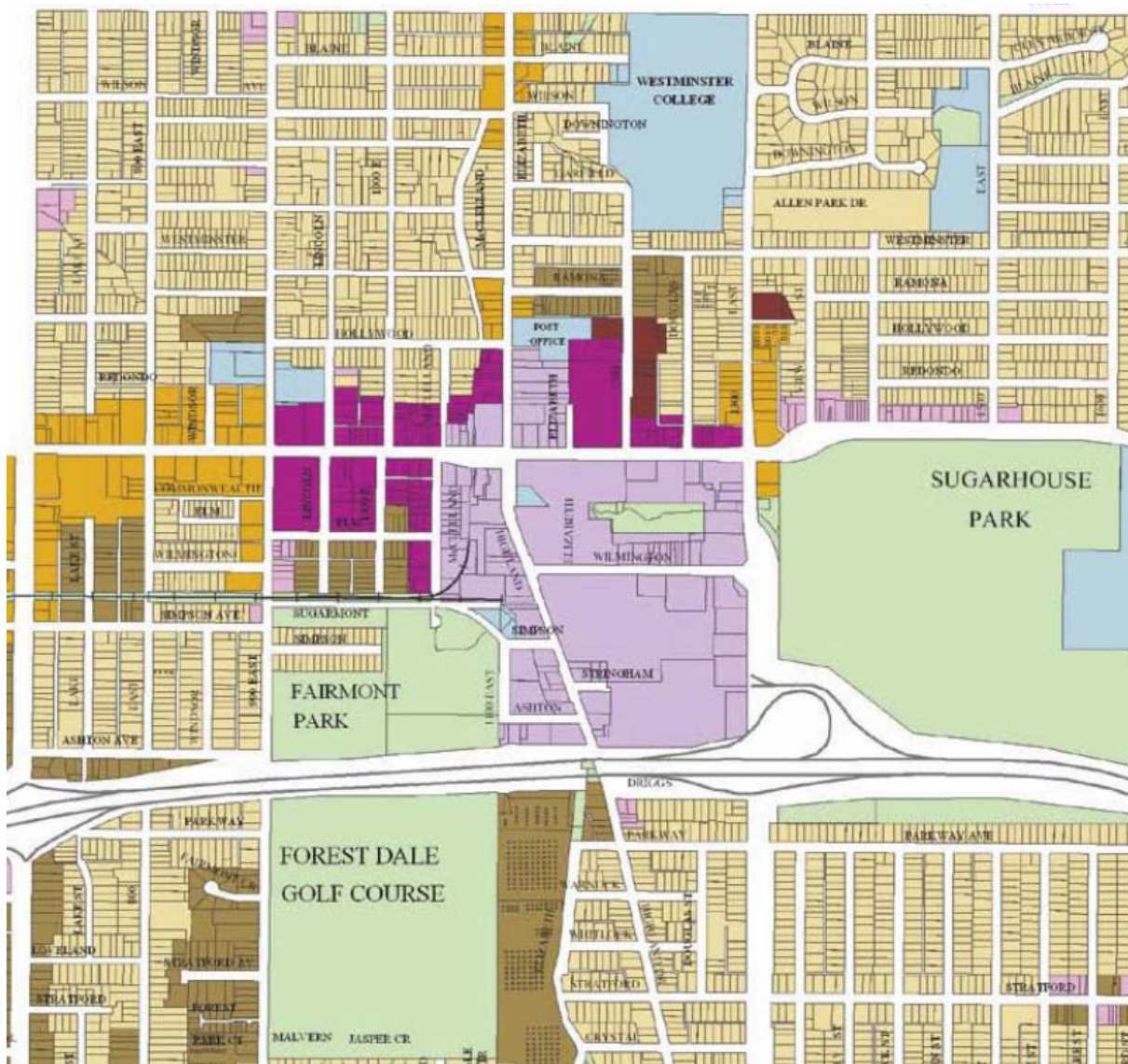
The Applicant proposes to consolidate all of the parcels, level the existing structures, and build a multi-unit residential structure with height and densities greater than what is currently found on site. The current number of units among all of the subject parcels is 50, with no building having more than two stories. The proposed structure(s) would contain a minimum of 185 units and have up to four stories. The current zoning across these parcels is RMF-35 (Moderate Density Multi-family Residential). Due to the limitations on height (35 feet) and



density (up to 76 units if all the parcels were consolidated) of that zone, the applicant seeks to change the zoning to R-MU-45 (Residential/Mixed Use) to accommodate the development plan.

The R-MU-45 designation would allow for the density and height that is proposed by the applicant. However, the differences from the level of development that would be allowed under the current RMF-35 zoning and the R-MU-45 would be significant. The total acreage of all the subject parcels would be approximately 2.83 acres (123,275 sq ft). Based on the lot area standards in the current RMF-35 zone, a maximum of 76 units would be allowed if all the parcels were consolidated. If 76 units were built on the proposed consolidated parcel, the density would be 27 units per acre. The application states a desire to develop somewhere between 185–215 units which would be a density of 66-77 units per acre. The *Sugar House Future Land Use Map* shows that the subject parcels are in a Medium Density Residential area. Medium Density Residential is recommended to be between 8-20 units per acre. That means that the proposed development would have a density 3.3-3.85 times more than the recommended densities on the *Sugar House Future Land Use Map*. It is important to note that the Master Plan is a guiding document and that the recommended densities are not a maximum limit.

### Section of the Sugar House Land Use Map



## Future Land Use

	Very Low Density Residential (Less than 5 du/acre)
	Low Density Residential (5-10 du/acre)
	Medium Density Residential (8-20 du/acre)
	Medium High Density Residential (20-50 du/acre)
	Neighborhood Business
	Mixed Use - Low Intensity
	Business District Mixed Use - Neighborhood Scale
	Mixed Use - High Intensity
	Business District Mixed Use - Town Center Scale
	Parks & Open Space
	Institutional & Public Lands

### KEY ISSUES:

The key issues listed below have been identified through analysis of the project, neighbor and community input, and department review comments.

1. Proposed Changes and the *Sugar House Master Plan*
2. Zone Compatibility with Adjacent Properties
3. Public Opinion
4. Other Guiding Documents

### Issue 1 – Proposed Changes and the *Sugar House Master Plan*

The Future Land Use Map within the *Sugar House Master Plan* categorizes the subject parcels as Medium Density Residential (8-20 du/acre). That designation is described in the master plan in the following manner:

*Medium-Density Residential areas are designed to accommodate a mix of low-rise housing types. These include single-family through four-plex units, garden apartments, townhouses and mixed use or live/work units. This land use classification allows net densities between ten and twenty (10-20) dwelling units per acre. Examples of zoning districts consistent with these recommended densities are the R-1-5,000, R-2, SR-1, and RMF-30.*

*Variations in densities and housing types are encouraged. Design features should include: usable landscaped open space, screened off-street parking areas, and units oriented in a way to be compatible to existing surrounding residential structures. New medium-density housing opportunities are encouraged in certain locations in Sugar House, including some areas presently used for commercial, warehouse, and industrial uses.*

*Location criteria for Medium Density Residential land uses include:*

- *Proximity to arterial or collector streets;*
- *Proximity to higher density residential areas, mixed-use areas, neighborhood commercial nodes or the urban town center of the Business District;*
- *Proximity to existing and proposed parks and open space;*
- *Prohibit the expansion of non-residential land uses into areas of medium-density residential.*



The proposed development would have density levels that are significantly greater than 20 dwelling units per acre. The minimum number of proposed units (185) would have a density of 66 units per acre which is 3.3 times greater than the amount proscribed. Additionally, the structures proposed would not adhere to the building types that are mentioned as appropriate in this designation including, “single-family through four-plex units, garden apartments, townhouses and mixed use or live/work units”. This proposal would increase the scale of development to the point that it would be 1-2 stories taller than what the master plan recommends along 2100 South west of 900 E.

However, when considering the application based on the Location Criteria, there are many that it meets. According to the Transportation Master Plan, both 900 E and 2100 S are “Arterial: City Streets” and 700 S is an “Arterial: State Route”. Therefore, it would be within exceptionally close proximity to one arterial street while the other two are less than two blocks away. Additionally, while it is not within close “proximity to higher density residential areas” it is close (300-430 feet) to neighborhood commercial nodes in the CC district (west of 900 E on 2100 S) as well as the urban town center as expressed by CSHBD2 zoning (east of 900 E on 2100 S). Open Space is not as close but is still within a relatively short walking distance being located approximately 1,675 feet from the S-Line/Parley’s Trail, 2,200 feet from Fairmont Park. However, given the proposed zoning change to R-MU-45, the last criterion to, “Prohibit the expansion of non-residential land uses into areas of medium-density residential” would not be met because it introduces the possibility of commercial uses into areas designated for medium density residential.

The Medium-Density Residential section goes on to state that:

*Many of the original subdivision layouts consisting of narrow, deep lots combined with inadequate development guidelines have resulted in typical “box car” four-plex and apartment development. Typical characteristics of these “box car” four-plexes and apartments include side-yard entry, large ration of pavement to landscaped areas on the side-yard, a front building elevation devoid of windows, doors and architectural fenestration, flat roofs, concrete block construction and bulky size and mass. “Box car” four-plexes and apartments are not allowed under current zoning regulations.*

*Policies*

- *Encourage new Medium-Density Housing opportunities in appropriate locations in Sugar House.*
- *Encourage a variety of densities in the Medium-Density range while ensuring the design of these projects is compatible with surrounding residential structures.*
- *Continue to prohibit the development of the “box car” design of multi-family dwellings.*
- *Encourage street patterns that connect with other streets.*
- *Discourage gated developments.*

When considering the Policies section, this proposal would provide new housing opportunities within the medium-density area but the proposed densities exceed what is recommended therein. The proposed development would certainly provide a variety of densities but not within the “Medium-Density range”. Given the stipulations for setbacks and buffering in the R-MU-45 zone, making it compatible with the surrounding residential structures may potentially be achieved but much would depend on final design and massing within the project area. Buildings that are 45 feet in height would be considerably taller than the predominant single family residences in the area and the IHC building to the south. The proposal supports some directives of the Policies section. For example, it would eliminate two buildings on the site that were built in the “box car” style without proposing any additional structures designed in that style. Additionally, the applicant has not proposed any private streets but rather access points for parking. Finally, the proposed development would not be a gated community.

## Issue 2 – Zone Compatibility with Adjacent Properties

The existing zoning of the subject parcels is RMF-35. Section 21A.24.130 of the Salt Lake City Municipal code states that:

*The purpose of the RMF-35 moderate density multi-family residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty five feet (35'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

The change that is being sought is to R-MU-45. Section 21A.24.168 states that:

*The purpose of the R-MU-45 residential/mixed use district is to provide areas within the city for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.*

### Neighborhood Character

As indicated by the purpose statement, the RMU-45 zone is intended for an area that serves as a type of community node where taller buildings can potentially provide various uses for those living in the neighborhood. There is a strong emphasis on retail, mixed-use, and office uses. The subject parcels, although located on 900 E are not in an area where such uses already exist or are encouraged. The *Sugar House Master Plan* makes it clear that this area should be medium density residential, not retail, office, or even mixed-use. The medium density designation in this location is meant to provide a buffer between single family neighborhoods and commercial or mixed use areas. The scale of buildings is an important aspect for that buffering effect. The R-MU-45 designation would be more appropriate at a location that could more easily accommodate the increased height and various permitted uses due to the fact that the proposed structures on the subject parcels would be larger in scale in this buffer area than they are on 2100 S.

The current applicant proposes a residential development that would contain only single-family units and no retail or office space. However, that is not to say that plans by the applicant, or any other potential developers, could not change in the future to include such uses. Consequently, this zoning change could have far reaching effects which would fundamentally change the nature of the area. The current uses on the subject parcels are all residential in nature. With the exception of one of the houses, all of the buildings are multi-unit housing units which function well to provide a buffer between the more commercial nature of the uses to the south and the adjacent single family residences. The subject parcels are surrounded by R-1/5000 and R-1/7000 zoning districts on all four sides except for a portion to the south which is zoned I (Institutional). Almost all of the abutting homes on Ramona Avenue, 900 E, 800 E, and Windsor Street are small, one-story bungalows. The older homes that line 900 E are particularly adept at providing this buffered transition by providing multiple unit housing while still maintaining the scale and character of many of the single family dwellings.

### Height and Scale

The proposed development would cause an “island” effect wherein structures up to 45 feet in height could be built on the subject parcels which would then be isolated from buildings of similar heights. The surrounding zoning consists of R-1/5000 and R-1/7000 (single family residential) on three and a half sides (including both sides of 700 E). Even if you go south to 2100 S and 900 E, the zoning is CC (Corridor Commercial) which only allows for structures up to 30 feet in height without applying for modifications.

It is important to point out that the current zoning (RMF-35) allows for building up to 35 feet in height and most of the existing structures are two stories. Both of the multi-unit “boxcar” structure in the middle of the block are two stories and probably between 25-30 feet tall. Under current zoning, those could potentially be reconstructed to reach the height limit, as long as the 10 foot side yard setback is maintained, which could cause more impacts to abutting properties.

#### Potential Benefits of the R-MU-45 Zone

The RMU-45 zoning district does provide some benefits. The R-MU-45 zone has a requirement for step backs when height rises above 30 feet when abutting a single or two family residential zoning district. For every foot increase above thirty feet, the building would need to step back one foot. Therefore, if the zoning were to be changed to R-MU-45 and a building was constructed to the full height limit of 45 feet, it would need to step back a full 15 feet above the 30 foot mark creating a stepped or pedestal type of design. This regulation, combined with the submitted, but conceptual site plan which seeks to place the proposed structure(s) as far away from the majority of single family residences as possible, would help to alleviate some of the height concerns.

Additionally, the R-MU-45 zone includes standards that any new development incorporate a minimum rear yard setback of 25% of the lot depth (but need not exceed 30') from the rear property line, which is 5 feet more than would be required under current zoning. Additionally reducing privacy and visibility concerns from increased height is the requirement that any new developments install shade trees every 30' feet along rear or side property lines shared with single-family zoned properties. Though in the short term, there may be some visibility into the rear yard of the single-family homes, in the long term it will be significantly reduced, especially in the summer months.

It is worth mentioning that the R-MU-35 zone has the same benefits as the R-MU-45 zone, but at a similar scale to what is allowed in the existing RMF-35 zone. The R-MU-35 zone in this area could provide a happy medium by incorporating all of the step backs and buffering requirements of the R-MU-45 zone while maintaining the height limit of 35 feet. It would be more compatible with the area and the stipulations of the Sugar House Master Plan while allowing for more density.

#### **Issue 3 – Public Opinion**

An extensive amount of public input was received in the form of emails, letters, petitions, telephone calls, comment cards, personal conversations, and a full report with recommendations from the Sugar House Community Council. All of the public feedback can be reviewed in Attachment E. While there have been some responses which are supportive of the proposed changes, the majority opposes both the zoning change and the master plan amendment.

Public feedback supportive of the proposed changes seemed to focus on the development helping to clean up crime and revitalize the area, new development helping to raise property values of neighboring properties, and increasing housing options and density. I received a total of four emails in support of the proposed changes. Additionally, the applicants provided me with a petition wherein they gathered the signatures of 54 people. The petition states that:

*We support the 900 E Master Plan Amendment Proposal to rezone and amend the Sugar House Master Plan filed with Salt Lake City. The Proposal would rezone 8 parcels from RMF-35 to R-MU-45.*

Much of the feedback was in opposition. The sentiment of the majority of those responses is that they do not want any changes to the zoning of the subject parcels or of the Sugar House Master Plan. The comments in opposition are composed of 12 emails or letters, a letter from the Sugar House Community Council with all feedback sent to them or offered in their meetings, and a petition with 86 signatures. The language on the petition stated that:

*We are Sugarhouse residents STRONGLY AGAINST the petition to rezone and amend the Sugar House Master Plan filed with Salt Lake City. The proposal would rezone 8 parcels from Residential Multi Family 35 to Residential Multi Unit R-MU-45.*



All public comments that were received in regards to these petitions can be read in Attachment E. Upon reading all of them and considering the multitude of concerns that were expressed, three concerns emerged as most prevalent: increased height, increased density, and increased parking/vehicle traffic. The density and height concerns have been discussed in Issue 1 and 2 above.

On-street parking by future users of the rezoned properties and the additional vehicle activity that may result on these corners are a concern for many in the surrounding neighborhood. Several comments expressed the perception that as large residential development projects have increased in Sugar House, parking and traffic issues have also increased. There has been significant concern expressed about the trend and that many would like to see it change.

There are differences between the parking requirements in the existing RMF-35 zone and the proposed R-MU-45 zone. RMF-35 requires 2 parking spaces for each dwelling unit when they are single family (attached or detached). For multi-family dwellings in that zone the requirements are:

- 2 parking spaces for each dwelling unit containing 2 or more bedrooms*
- 1 parking space for 1 bedroom and efficiency dwelling*
- 1/2 parking space for single room occupancy dwellings (600 square foot maximum)*

In contrast, the parking requirement for a multi-family dwelling in R-MU-45 is one parking space for each unit regardless of size or number of bedrooms.

The area is well served with UTA bus routes. The 209 runs directly next to the properties on 900 E. There are more north/south routes within a couple of blocks on both 700 E (307, 320) and 1100 E (213). Close east/west routes are found within a short distance at both 2100 S (21) and 1700 S (17). Additionally, the S Line street car line has a stop at 900 E and Sugarmont Drive (2225 S) which is approximately 1700 feet from the subject parcels. There are also several biking lanes on 600 E, 800 E, 10<sup>th</sup> E, Westminster, and Parley's Trail that are considered High-Comfort (routes are off-road trails, on-road with physical separation from traffic, or streets with low motor vehicle speeds/volumes). The variety of transportation modes available in the area could help to lessen, but not completely eliminate, substantial negative impacts on the neighborhood from possible parking overflow from future development.

#### **Issue 4 – Other Guiding Documents**

The Sugar House Master Plan is the guiding document specifically prepared for Sugar House but it is not the only one that exerts influence. For example, Plan Salt Lake provides a citywide vision that all other master plans should take into account. It is organized by guiding principles that are meant to provide an overarching vision for the City in key categories. Growth and Housing are the two that are most pertinent to this proposal. Portions of them are listed below:

##### ***2/Growth***

***GUIDING PRINCIPLE/*** *Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*

##### ***2040 TARGET:***

- 1. INCREASE SALT LAKE CITY'S SHARE OF THE POPULATION ALONG THE WASATCH FRONT***

##### ***INITIATIVES***

- 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.***
- 2. Encourage a mix of land uses.***
- 3. Promote infill and redevelopment of underutilized land.***
- 4. Preserve open space and critical environmental areas.***

5. *Reduce consumption of natural resources, including water.*
6. *Accommodate and promote an increase in the City's population.*
7. *Work with regional partners and stakeholders to address growth collaboratively.*
8. *Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food).*

### **3/Housing**

**GUIDING PRINCIPLE/** *Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.*

#### **2040 TARGETS:**

1. *INCREASE DIVERSITY OF HOUSING TYPES FOR ALL INCOME LEVELS THROUGHOUT THE CITY*
2. *DECREASE PERCENT OF INCOME SPENT ON HOUSING FOR COST-BURDENED HOUSEHOLDS*

#### **INITIATIVES**

1. *Ensure access to affordable housing citywide (including rental and very low income).*
2. *Increase the number of medium density housing types and options.*
3. *Encourage housing options that accommodate aging in place.*
4. *Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.*
5. *Enable moderate density increases within existing neighborhoods where appropriate.*
6. *Promote energy efficient housing and rehabilitation of existing housing stock.*
7. *Promote high density residential in areas served by transit.*
8. *Support homeless services.*

The guiding principles and targets of both of the quoted sections emphasize the importance of increasing the population through responsible growth while offering a wide variety of housing options. Specific initiatives mention infill development on underutilized land, moderate density increases within existing neighborhoods where appropriate, and promotion of high density residential in areas served by transit. All of those directives support this type of zoning and text change.

However, there are also direct conflicts in the housing section in regards to affordable housing. The applicants have stated that their plans include 1, 2, and 3 bedroom units with prices starting around \$1,400 and rising to around \$1700. While such pricing may be reasonably “low cost” for new units in the neighborhood, it would be more than the average rent across all units in Salt Lake County which is currently at \$925 (data provided by the HUD Rocky Mountain Housing Market Conditions Report). Variety of housing options may increase but affordability housing would not be provided.

However, the applicant has stated that the plan could potentially include affordable housing units as well. The applicants have not submitted any documentation of exactly how many of those units may be proposed or the number of bedrooms. Per the HUD 2016 Fair Market Rent Documentation System any rental prices that fall below the following numbers for type of unit would be considered affordable in Salt Lake County: Efficiency: \$603; One Bedroom: \$757; Two Bedroom \$938; Three Bedroom \$1,351; Four Bedroom \$1,575.

### **DISCUSSION:**

#### ***Applicable Master Plan Policies and Goals***

The Sugar House Master Plan Residential Land Use section states the following in the introduction:

*Housing is the most basic component of a community as it provides shelter, privacy, a home to raise children, and investment opportunity. It is therefore a primary goal of the Sugar House Community Master Plan to preserve and improve a desirable residential environment.*

*The Sugar House Community is mainly developed. While there are isolated small parcels that are vacant, any significant increase in the number of housing units will be the result of redevelopment of land in multi-family zoning districts, or the new development of residential units in the Sugar House Business District. The goals for creating and sustaining quality residential neighborhoods in Sugar House include:*

- *Strengthen and support existing neighborhoods by:*
  - *Considering appropriate adjacent land uses;*
  - *Identifying needed capital improvements; and*
  - *Supporting character preservation through new regulations and design guidelines.*
  
- *Design new developments with the following in mind:*
  - *Creating more affordable housing;*
  - *Locating transit and park facilities near residences;*
  - *Creating usable connections to existing and future pedestrian and bike path systems; and*
  - *Addressing the scale and positive architectural attributes of adjacent housing.*
  
- *Provide a diversity of housing types, sizes, and prices in the community as a whole.*

When considering the above language, the proposed rezone and master plan amendments would likely comply with some of the stated residential land use goals, but not others. The overwhelming sentiment expressed by the citizenry is that the proposed development would not be considered as an appropriate adjacent land use due to the height and density increases, parking/traffic issues, potential future uses, and changes to the neighborhood character. Although the R-MU-45 zone includes requirements for setbacks and for buildings to step back as they increase in height when next to single family zones, the proposed increase in density and height doesn't seem the best choice for this neighborhood without furthering other City goals, such as housing affordability. Based on the Sugar House Master Plan designation of these parcels as Medium Density Residential, redevelopment within the bounds of the current zone (RMF-35) would create a development that would mesh well with the neighborhood as an "appropriate adjacent land use", much more so than increasing the zoning to R-MU-45.

If the Planning Commission believes that a zoning change is in order, the R-MU-35 zone could potentially be a more compatible designation. It would integrate well with neighboring single family parcels through landscape buffering, required building step backs, building set-backs, and a limitation on height that is equal to that already in place.

The second set of goals addresses new residential development. When considering the desire to "create more affordable housing" when combined with the third major goal to "provide a diversity of housing types, sizes, and prices", the proposed development provides an interesting case. Based on conversations with the applicant, the majority of the existing 50 units are one or two bedrooms with rents ranging between approximately \$700-\$900 per month. The 185 proposed units would expand housing stock by 135 units. The applicant stated that those units would be composed of approximately 40 two bedroom units, less than 10 with three bedrooms, and the vast majority built with one bedroom. Housing types and options would be diversified within the neighborhood, but rental prices would rise from what is currently charged. The intent of the applicant is for these units to be market rate units. If the project included some affordable units, then the goal of providing affordable housing may outweigh the goals of the future land use map. While increasing supply is a component of housing affordability, it alone does not address housing affordability. Without any affordable units, this project does not help achieve the goals of affordable housing. The applicant has stated that affordable units could potentially be a part of this proposed development but I have received no documentation of such.



The Sugar House Master Plan was adopted in November 2001, with updates in December 2005. Community members offered extensive feedback and participation to craft the guiding document for their neighborhoods. They clearly delineated the subject parcels as Medium Density Residential with a recommended density of up to 20 units per acre. The majority of neighborhood residents that have provided feedback, strongly support the original vision of the Sugar House Master Plan. They have made it clear that the proposed density of somewhere between 66-77 units per acre significantly leap frogs the maximum density of 27 units currently allowed with RMF-35 zoning, as well as the Medium High Density designation of 50 units per acre maximum, is too much for these parcels.

Given that the proposed changes are not supported by the Sugar House Master Plan and the strong public sentiment to maintain those standards, Planning staff does not support the proposed master plan and zoning changes.

**NEXT STEPS:**

Regardless of the recommendation of the Planning Commission, the proposal will be sent to the City Council for a final decision. The City Council may approve the proposal, deny the proposal, consider other zoning districts, or modify the proposal.

If the master plan and zoning amendments are approved, the properties will be given the zoning designation R-MU-45 (Residential/Mixed Use) and the required changes to the future land use map and text of the *Sugarhouse Master Plan* will be made. Any specific proposals for development (such as the plan by the applicant) would need to comply with the R-MU-45 zoning regulations, be approved, and have appropriate permits issued. Any future development of these properties would need to comply with the R-MU-45 zoning regulations. The general R-MU-45 zoning district development standards are located in Attachment C.

If a different zoning district is approved or the proposal is approved with modifications, any future development would have to comply with the applicable zoning regulations or any conditions placed on the property by the City Council. The City Council does have the option of entering into a development agreement. A development agreement is essentially site specific zoning regulations. It generally cannot provide greater development right than the approved zoning, but can further restrict what would otherwise be in permitted in the approved zoning regulations.

If the zoning and master plan amendments are denied, the properties will remain zoned RMF-35 (Moderate Density Multi-family Residential) and any potential development would need to meet the standards of that zoning district.

# ATTACHMENT A: VICINITY MAP



 Subject Properties

# ATTACHMENT B: SITE PLAN



 Subject Properties



## **ATTACHMENT C: SITE PHOTOGRAPHS**

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Subject Properties at the Intersection of 900 E and Ramona (1932 and 1940 S 900 E)



1946 S 900 E



1954 S 900 E



1964 S 900 E (IHC Building to the Left and other Residential Building on the Back of the Parcel)





1964 S 900 E (Multi-Unit "Boxcar" Building at the Back of the Parcel)

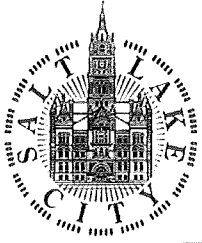


1946 S 900 E Rear (Interior of the Block "Boxcar" Multi-Unit Building)



# **ATTACHMENT D: APPLICATION**

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# Master Plan Amendment

Amend the text of the Master Plan       Amend the Land Use Map

### OFFICE USE ONLY

Project #: <i>PLNPCM2015-00956</i>	Received By: <i>L. Paribi</i>	Date Received: <i>11/20/2015</i>
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Name of Master Plan Amendment:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):  
1946 S to 1932 S and 900 E

Name of Applicant:	Phone:
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Address of Applicant:

E-mail of Applicant:	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):  
See attached documents

E-mail of Property Owner: See attached documents	Phone: See Attached
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➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION


➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

### REQUIRED FEE

- ➔ Filing fee of **\$910** plus **\$121** per acre in excess of one acre.
- ➔ **\$100** for newspaper notice.
- ➔ Plus additional fee for mailed public notices.

### SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: <i>11-18-15</i>
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SALT LAKE CITY PLANNING

**SUBMITTAL REQUIREMENTS**

Staff Review

**1. Project Description** (please attach additional sheets.)

- Describe the proposed master plan amendment.
- A statement declaring the purpose for the amendment.
- Declare why the present master plan requires amending.
- Is the request amending the Land Use Map?  
If so, please list the parcel numbers to be changed.
- Is the request amending the text of the master plan?  
If so, please include exact language to be changed.

**WHERE TO FILE THE COMPLETE APPLICATION**

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
---	---

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

## MASTER PLAN AMENDMENT

### PROPOSED MASTER PLAN AMENDMENT

Cottonwood is proposing amending the Sugar House Future Land Use Map from Medium Density Residential to R-MU-45 zoning to provide the flexibility necessary to clean up this area.

### PURPOSE OF THE AMENDMENT

The purpose of the amendment is to update the Sugar House Future Land Use Map to allow this site the flexibility to develop a best-in-class multi-family community in the Sugar House community. The zone change allow the land use to better meet the goals and scope of the Sugar House Community Master Plan.

### REASONS WHY THE PRESENT MASTER PLAN REQUIRES AMENDING

The increased flexibility helps fulfill certain policies outlined in the Sugar House Community Master Plan where the current and Sugar House Future Land Use Map is, such as:

- **Maintain, protect, and upgrade Sugar House as a residential community encouraging new development in the proximity to the retail and commercial core.** There have been recent developments and proposed developments near the East end of the Business district at the intersection on 2100 S and 1100 E, but no new apartment buildings have been built near the Western end of the retail core near 900 E.
- **Increasing intensity near transit stations:** Directly in front of the property, route 209 of the Utah Transit Authority runs from Fashion Place to North Temple with 55 trips on weekdays and 26 on Saturday and 12 trips on Sunday. In addition, the S-line runs 2 blocks south of the property providing another carless option for residents to access local commercial service areas.
- **Provide a mix of housing types, densities, and costs to allow residents to work and live in the same community. Locate higher density housing on or near public transportation routes to afford residents the ability to reduce their reliance on the automobile.** The change in zoning and increase in density will provide a greater mix of housing at a lower costs from projects near 1100E and 2100 S. The project will have onsite parking to allow for the automobile to be off streets protecting the pedestrian experience. In addition, the project will provide ample bike parking to encourage residents to utilize that pollution free option.

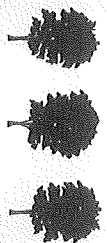


Currently the property is a mix of outdated “box car” cinderblock apartment buildings from the 1950s and 60s, a couple of “box car” 4-plexes and duplexes on 900 East, along with some unkempt vacant land and broken fences. The apartment units in the back have extensive pavement with little landscaping. The Sugar House Community Master Plan envisions much for this site than currently exists. Some of the policies in the Sugar House Plan that support the Master Plan Amendment are as follows:

- **Higher Density residential redevelopment within or on the periphery of the Sugar House Business District is desirable. Examples of zoning district that can be used to implement this density are C-SHBD, RO, RMF-35 and RMF-45:** The current zoning of the subject property is RMF-35 which promotes multifamily projects but several limiting factors from the zoning cause new multifamily development in this area to be impossible
- **Direct higher density housing to locations served within walking distance to transit, commercial services and parks such as in and near the Sugar House Business District:** This area would be near the West end of the Sugar House Business district that is home to more local businesses rather than national chains. Investment in this area will allow local businesses to continue instead of the exodus that has happened in other parts of town. The desired higher density is only feasible with the R-MU-45 zoning
- **The Sugar House Master Plan calls for an Urban Design Element specifically stating that the Business District zone should be extended to 900 East along both sides of 2100 South.** This project will help that part of the plan come to fruition
- **The Sugar House Master Plan provides for amending the zoning ordinance to ensure improved site design standards for commercial development**  
The plan itself contemplates the fact that future changes are necessary to develop a desirable city.
- **The Rezone and Master Plan Amendment would fulfill the plan to develop Sugar House’s Gateways to provide a good first impression:** 2100 S and 900 E have been designated as one Gateway intersection into the Sugar House community. This development in conjunction with other developments in the area would provide another gateway to the Sugarhouse area and a great first impression while traveling along 2100 S into the city.

#### **PARCELS TO BE INCLUDED IN AMENDING THE LAND USE MAP**

**16173770350000, 16173770300000, 16173770140000, 16173770370000, 16173770130000,  
16173770340000, 16173770320000, and 16173770330000**

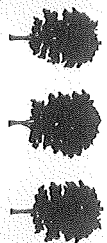


COTTONWOOD RESIDENTIAL

# Aerial

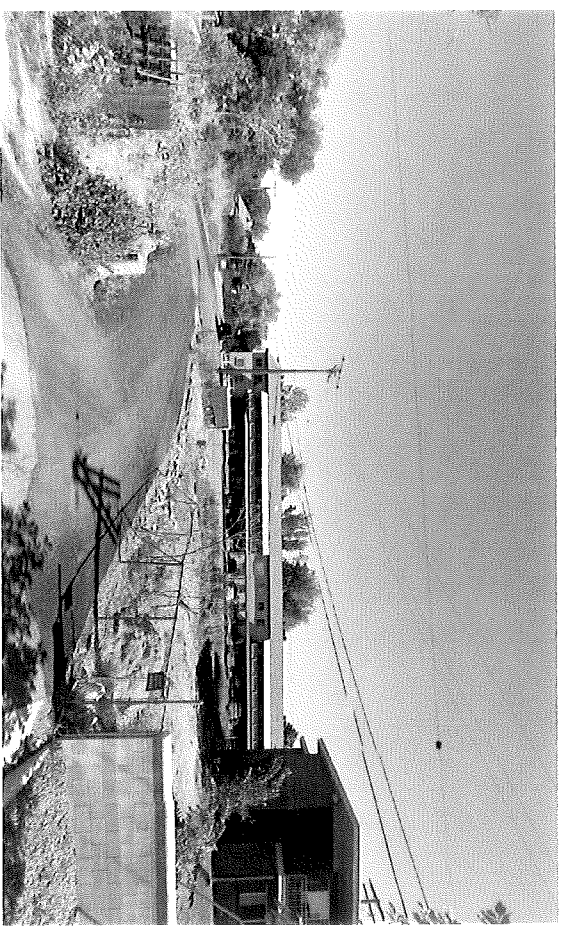
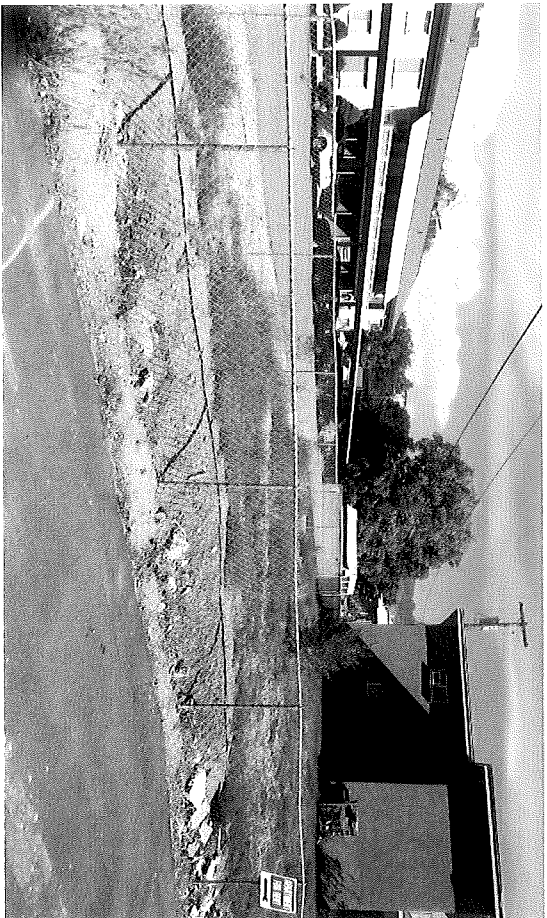


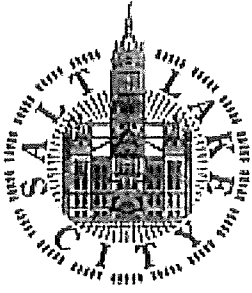




# Neighborhood Overview







# SALT LAKE CITY CORPORATION

## Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700  
P.O. Box 145471 Fax : (801) 535-7750  
Salt Lake City, Utah 84114

Date: Nov 20, 2015

COTTONWOOD RESIDENTIAL

PLANNING COMMISSION

6340 S 3000 E, SUITE 500  
SALT LAKE CITY, UT

**Project Name:** MASTER PLAN AMENDMENT - 1946 S 900 E

**Project Address:** 1964 S 900 E

**Detailed Description:**



\* P L N P C M 2 0 1 5 - 0 0 9 5 6 \*

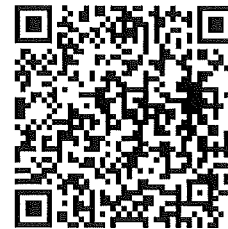
AMENDMENT TO THE MASTER PLAN TO CHANGE ZONING.

Amount

Description	Qty	Dept	C Ctr	Obj	Invoice	Paid	Due
<b>Invoice Number: 1289371</b>							
Filing Fee	3	06	00900	125111	\$1,138.69	\$0.00	\$1,138.69
Planning Fee Adjustment	100	06	00900	1890	\$100.00	\$0.00	\$100.00
Postage for Planning Petitions	137	06	00900	1890	\$67.13	\$0.00	\$67.13
<b>Total for invoice 1289371</b>					<b>\$1,305.82</b>	<b>\$0.00</b>	<b>\$1,305.82</b>
<b>Total for PLNPCM2015-00956</b>					<b>\$1,305.82</b>	<b>\$0.00</b>	<b>\$1,305.82</b>

OFFICE USE ONLY  
Intake By: PL4788

CAP ID #  
PLNPCM2015-00956  
Total Due: \$1,305.82



Treasurer's Office  
Receipt # 1259515  
PL NPCM2015-00956 Card  
\$1,321.88 11/20/2015



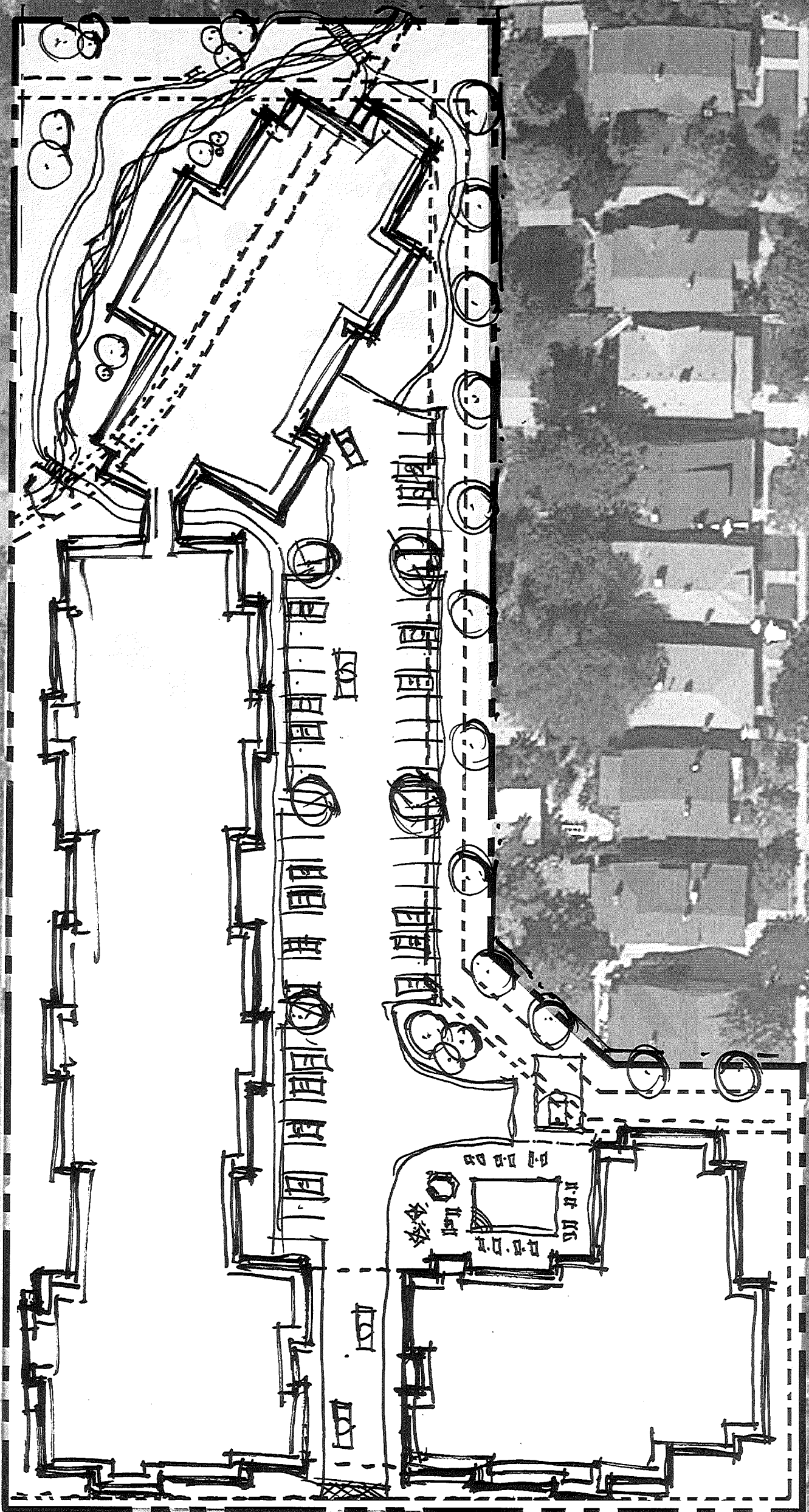
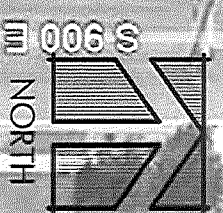
\* P L N P C M 2 0 1 5 - 0 0 9 5 6 \*

www.slcpemits.com

Please Keep  
This Box Clear



Ramona Ave



**COTTONWOOD  
RESIDENTIAL™**

# SUGAR HOUSE APARTMENTS

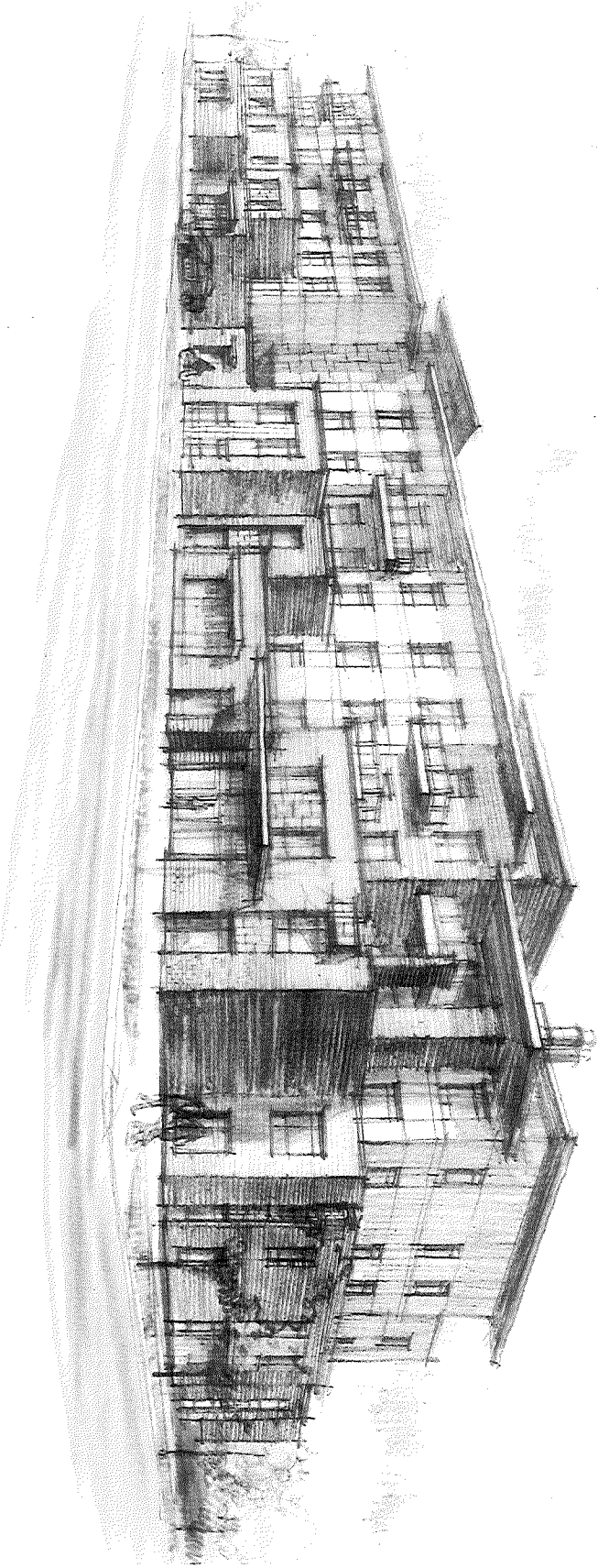






**cottonwood**  
RESIDENTIAL

**Elevation**



# **ATTACHMENT E: EXISTING CONDITIONS & DEVELOPMENT STANDARDS**

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## **CURRENT USES OF THE SUBJECT PARCELS AND THOSE WITHIN THE IMMEDIATE VICINITY**

### **900 E Subject Properties:**

The five subject properties along 900 E are all currently used as residences of various types. Each parcel has a large house facing 900 E built between 1914 and 1938, with the exception of 1940 S 900 E, which was built in the mid 1960s as a four-plex. They were all built as single family residences and then subsequently divided into multi-unit housing, with the exception of 1946 S 900 E which still remains as a single family dwelling. 1932 S 900 E is recognized as a legal fourplex, 1954 S 900 E contains six units, and 1964 S 900 E has five units.

### **Subject Properties on the Block Interior:**

Behind the original house at 1964 S 800 E but on the same parcel, there is a large multi-unit building constructed during the 1960s which contains 12 units. A similar 1960s boxcar style building containing 18 units is located on the parcel at 1946 S 900 E. It directly abuts the rear property line of seven single family dwellings on Ramona Avenue. 868 E Ramona Avenue is a very small parcel which is large enough only to accommodate a shed but no dwelling. It seems to be for the use of the parcel at 1940 S 900 E.

### **North of the Subject Properties:**

There are a total of 11 parcels directly north of the subject properties. Two of them are on the north side of Ramona Avenue and the rest are on the south side. They are in the R-1/5000 and R-1/7000 zoning districts. Beyond those parcels that are directly abutting the subject parcels, it continues on as a single family neighborhood zoned R-1/5000.

### **West of the Subject Properties:**

There are a total of 3 parcels directly west of the subject properties. They are all single family dwellings and are located in the R-1/7000 zoning district. Single family uses continue onward well past 700 E.

### **East of the Subject Properties:**

There are a total of 6 parcels directly east of the subject properties on the other side of 900 E. They are all single family dwellings located in the R-1/5000 zoning district. Single family uses continue until almost 1100 E.

### **South of the Subject Properties:**

There are a total of 3 parcels directly south of the subject properties; two single family dwellings zoned R-1/7000 on the west side and a health clinic in the Institutional zoning district on the east side. As you move south towards 2100 S the zoning changes to CC (Corridor Commercial) and businesses appear.

## **CURRENT RMF-35 ZONING STANDARDS**

The properties proposed for rezoning are currently zoned RMF-35 (Moderate Density Multi-family Residential). The following table provides the general yard and bulk requirements for the proposed multi-family type of development within that zoning district.

**RMF-35 Development Standards (21A.24.130)**

LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE BUFFERS
80' min (multi-family development)	26,000 sq ft minimum + 1500 sq ft for each additional unit (developments greater than 12 units on more than one acre)	20' min	25% of lot depth (not less than 20' or more than 25')	10' min (10' and 10' for corner lots)	35'	60% max	When abutting a single or two-family zone, landscape buffers are required.  Front and corner side yards must be landscaped.

**PROPOSED R-MU-45 ZONING STANDARDS**

The applicant is proposing to rezone the subject properties to R-MU-45 (Residential/Mixed Use). The development standards for that zone are the following:

**R-MU-45 Development Standards (21A.26.168)**

LOT WIDTH	LOT AREA	FRONT YARD	REAR YARD	SIDE YARDS	HEIGHT	LOT COVERAGE	LANDSCAPE BUFFERS
50' min (for a multi-family development)	5000 sq ft for new lots	5' min, 15' max	25% of lot depth (not more than 30')	10' + 1' for every foot increase above 30' (when abutting a single or two family residential district. No set back otherwise) (Corner side yard 5' min and 15' max)	45' max (when abutting a single or two-family zone)	80% max (at least 20% has to remain as open space)	When abutting a single or two-family zone, landscape buffers are required.



# ATTACHMENT F: ANALYSIS OF STANDARDS

## ZONING MAP AMENDMENTS

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
<p><b>1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b></p>	<p><b>Proposal is not consistent with the purpose, goals, etc. of the adopted planning documents</b></p>	<p>Please see the “Discussion” section on pages 9-11 regarding applicable master plan policies and goals. As discussed, staff finds that the proposed zoning amendment is not consistent with the purposes, goals, objectives, and policies of the <i>Sugar House Master Plan</i>.</p>
<p><b>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.</b></p>	<p><b>Proposal does not further the specific purpose statements of the zoning ordinance.</b></p>	<p>The location of the proposed zoning district does not fit the location criteria of the zone. The R-MU-45 zone would be located directly adjacent to a single family residential neighborhood already close to commercial uses on 2100 S. Such uses in this specific area would not serve the neighborhood. As discussed on pages 1-11, the master plan supports medium density (20 units or less per acre) residential at this location.</p>
<p><b>3. The extent to which a proposed map amendment will affect adjacent properties;</b></p>	<p><b>There will be view and traffic impacts with new development. Noise may also be an issue. The required buffering and set back requirements will help mitigate negative impacts but cannot</b></p>	<p>As discussed in the issues and discussion sections on pages 4-9 of the staff report, the amendment and text change would impact adjacent properties from the resulting development due to changes to the height, density, and permitted uses. Even though the regulations of the R-MU-45 impose setbacks and step backs for buildings above 30 feet in height, it can’t completely mitigate the effects of a taller structure. Also, the increased density and potential for commercial and office uses could affect adjacent residential development.</p>

	<b>eliminate them.</b>	
<b>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</b>	<b>Complies</b>	The property is not located within an overlay zoning district that imposes additional standards.
<b>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</b>	<b>Complies</b>	<p>The subject property is located within a built environment where public facilities and services already exist. Future development on these properties, such as larger commercial or multifamily development may require upgrading utilities and drainage systems that serve the properties.</p> <p>No concerns were received from other City departments regarding the zoning amendment or the potential for additional development intensity/density on these properties as long as certain requirements are met (see addendum H).</p>
<b>NOTES:</b>		

# **ATTACHMENT G: PUBLIC PROCESS & COMMENTS**

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## **Public Notice, Meetings, Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

### **Notice of Application to Sugar House Community Council:**

A notice of application was sent to the Poplar Grove Community Council chairperson, Amy Barry, on December 4, 2015. The Community Council was given 45 days to respond with any concerns or request staff to meet with them and discuss the proposed rezoning and text amendment.

### **Sugar House Community Council Land Use Committee Meeting**

The Community Council requested that staff attend their December 21, 2015 Land Use Committee meeting. Staff responded to several questions and provided information about the process.

### **Sugar House Community Council Meeting**

The Community Council requested that staff attend their January 6, 2016 Community Council meeting. Staff responded to several questions and provided information about the process.

### **Notice of the public hearing for the proposal included:**

Sugar House Community Council notice mailed on December 4, 2015

Public hearing notice posted on February 25, 2016

Public notice posted on City and State websites and Planning Division list serve on February 25, 2016

### **Public Input:**

Extensive public comments have been received in the form of phone calls, emails, letters, and petitions. All public comments, with the exception of phone calls, have been incorporated into this report (see following pages). Six total calls were received with five being against the proposed changes and one in favor. Additionally, two petitions were submitted with xx signatures against the petitions.

## **Feedback From Community Council (Letter, Meeting and Web Comments, Sign In Sheets, and Petition)**

January 19, 2016

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair  
Sugar House Community Council



RE: PLNPCM2015-00956 and 00957  
Proposed Rezone from RMF-35 to RMU-45 at 900 East and Ramona

The Sugar House Community Council (SHCC) has carefully reviewed this proposal. We put flyers on the porches of some 300 homes in the area of the proposed development. We posted the plans on our website, and announced it in our monthly newsletter. We held a Land Use and Zoning Committee Meeting on December 21, 2015. There were at least 60 members of the community in attendance, along with a dozen or so SHCC members. Cottonwood Residential presented the plans again at the full meeting of the SHCC on January 6, and showed some changes that they had made to the plans based on feedback they received from the first meeting. The audience had an opportunity to again ask questions. I have also received many emails via our website, and have a copy attached. I would estimate that of the many people who have reviewed the proposal, only a handful are in favor of the project.

The Sugar House Master Plan (SHMP) provides, among other things, policies to help protect the stable, well-kept neighborhoods of Sugar House. It includes housing improvements to sustain the quality of life in the neighborhoods. And, policies that support the preservation of neighborhood character as well as historic and natural resources. It also looks to strengthen and support existing neighborhoods by considering appropriate land uses. It hopes to design more developments to create more affordable housing, and provide a diversity of housing types, sizes and prices in the community as a whole.

The SHMP also calls for a strong urban core to support the surrounding neighborhoods. We have carefully constructed the zones to concentrate the most intense housing in the Sugar House Business District 1 and 2 zones (SHBD 1 & 2). There was no intent to allow the intense zones to spread throughout the neighborhoods. One of the policies is to encourage new medium-density housing (10-20 dwelling units per acre) in appropriate locations, and ensure they are compatible with surrounding residential structures. Medium-high residential (20-50 dwelling units per acre) is to be in the SHBD primarily, and in other areas where land use conflicts, with surrounding single-family housing or other uses, are minimized.

An important component of the SHMP is affordable housing. It is extremely complex to finance, and while we have built some new affordable units in the SHBD in the past several years, we are far from what the previous Mayor would consider adequate. His goal was 5000 units. This proposal calls for removing affordable housing from 7 of the 8 parcels proposed for this development. We cannot afford to lose that affordable housing. We have added 55 affordable units in SHBD. There potentially would be approximately 50 parcels removed for this project if the parcel is re-zoned. This completely negates the gains that we have made. This area would be perfect for some single family homes, or

condos. That would allow the existing homes along 900 East to remain as is, and an infill project such as this would fit within the existing RMF-35 zone.

The neighborhoods to the north and east of this proposed development include wonderful old single family houses, which add a vibrant character to Sugar House. Many of the owners have lived here for decades, it is a very stable population. They enjoy the fact that they can walk to get groceries, see a movie, buy a book or go to the bank. In the summer than can walk to the Farmer's Market, listen to the outdoor concerts, and all year round they can participate in the gallery strolls and play in the nearby parks. Most neighbors feel that the traffic is already too intense, and adding lots more cars, which could happen with an upzone, will only increase it. They don't believe that all the new residents will use public transportation, it is too slow and not frequent enough.

One common theme we have heard, both in the written comments and at the meetings, has to do with traffic in the area. It has increased tremendously in the last five years. Approaching 2100 South along 900 East from either direction in the morning and evening, it may take 3 or 4 signal changes before a car can get through the light. The other morning, at 9:30 a.m., traffic going south was backed up way past Garfield Avenue on 900 East. This has become a quality of life issue for many residents. Keeping the zoning at RMF-35 will help minimize an increase in traffic in this area of Sugar House.

We don't need commercial to creep into the single-family neighborhoods along the 2100 South corridor. There is plenty of room for commercial uses. What we could end up with is the beginning of commercial uses along the 900 East corridor if this rezone goes through. We don't need to begin destabilizing our neighborhoods by allowing up zoning of this type to take place. This was not the intent of our master plan.

Many people still in our community, myself included, participated in the revision of the Sugar House Master Plan in 1995, and the update of 2005. Our discussions talked quite a bit about adding affordable housing, preserving the transition zones between the SHBD and the single family housing, and concentrating the dense housing in the business district. We have plenty of opportunity still in the business district, we are not at a point where we might consider chipping away at our transition zones to accommodate more people, nor do we think that is a good option.

The plan calls for a diversity of housing types and prices, and right now we feel we are just about at capacity in terms of expensive or high-end rental units in the area. This does not address a need in our community. The proposed zone does not meet the goals of the master plan, because it is much more intense than that which is described in the SHMP. The Future Land Use Map suggests 8-20 units per acre. This proposal is 66-77 units per acre. This is an increase of 3.3 or 3.85 times denser than the recommendation of the SHMP Future Land Use Map. We don't need that kind of density in this area. If a developer wants to put in an intense residential development, there is plenty of land available on the Sugar House Center (or Shopko) block. In addition the southwest corner of 2100 South at 700 East will be zoned for high density housing. There is not a shortage of land already zoned to accommodate this type of development

We also have serious concerns about the public facilities and services intended to serve this parcel. We know that our water and sewer pipes are very old and need upgrading. We know that the roads all around this proposal are at or near capacity. We don't think, even though there may be some capacity left on the local streets, that we should allow this rezone. The more the collector streets are at capacity, the more traffic is driven to use the local roads. Increased traffic in quiet neighborhoods will begin to make them less desirable, and erode the quality of our Sugar House neighborhoods.



To summarize, this proposal is not consistent with the purposes, goals, and objectives of the SHMP. A rezone to RMU-45 (assuming a proposal similar to what we have seen from the petitioner) would demolish the buffer next to a very well kept neighborhood. It would remove a number of affordable housing units, which we desperately need in Sugar House. We cannot continue to displace those with lower incomes; we need a mix of everyone to keep our neighborhoods and business district vibrant. This would detract from the character of the adjoining neighborhood. Once the property is rezoned, the property can be developed with whatever is allowed in the zone. We don't know what we might get.

With so many of the neighbors and members of the Sugar House Community Council against the proposal, and not a single reason why it furthers the goals of the master plan, we ask that you deny this request to rezone these parcels.

Attachments:

Emails received via our website

A petition from the neighborhood with many signatures against the rezone

An email from Tyler Lowe, Community Intelligence Unit District 7 Police Officer

Letter from Tracie Kirkham

Comments from Mahou Singh Kholsa

Comment Cards Received

Email from Derek Payne

RMU 35 and RMU 45 Comparison Sheet Provided by Chris Lee

Notes from the recording of December 21, 2015 LUZ meeting

# PETITION

## 900 E Master Plan Amendment Proposal








We are Sugarhouse residents **STRONGLY AGAINST** the petition to rezone and amend the Sugar House Master Plan filed with Salt Lake City. The proposal would rezone 8 parcels from Residential Multi Family 35 to Residential Multi Unit R-MU-45.

Name	Address	Phone	Signature
Tracie Kirkham	862 E Ramona Ave	801-518-5889	Tracie Kirkham
JR Holbrook	868 E Ramona Ave	801-898-5552	JR Holbrook
Kyle Williams	863 E Ramona	(435) 258-8297	Kyle Williams
Jennifer Edgar	837 Ramona Ave	(801) 897-1555	Jennifer Edgar
Jamantina Kern	817 Ramona Ave	(801) 673-1760	Jamantina Kern
Addie Vigil	811 Ramona Ave	801-201-5082	Addie Vigil
Paul Winter	811 Ramona Ave		Paul Winter

# PETITION

## 900 E Master Plan Amendment Proposal

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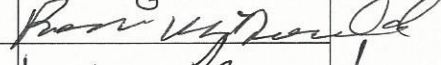
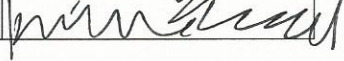
Name	Address	Phone	Signature
Cobie Spevak	871 Ramona	(801) 949-2977	
Ashley Hardy	879 Ramona	(801) 835-6620	
Scott Cluff	1914 S 900 E	801 673-6689	
RYAN MOONEY	1715 S 900 E	(208) 339-0475	
RACHAEL GRAYS	9733 RAMONA	801 836-0917	
J. Reevad	1898 So 9	801-4843170	
W. Karmarzbk	929 Hollywood	801.808.7157	



# PETITION

## 900 E Master Plan Amendment Proposal

We are Sugarhouse residents **STRONGLY AGAINST** the petition to rezone and amend the Sugar House Master Plan filed with Salt Lake City. The proposal would rezone 8 parcels from Residential Multi Family 35 to Residential Multi Unit R-MU-45.

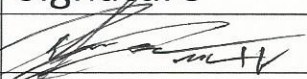


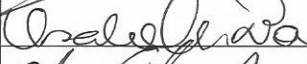
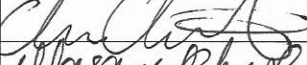
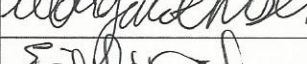


Name	Address	Phone	Signature
Evelyn Allan	857 E. Ramona	801 487-5141	
Kevin Durst	857 E. Ramona		
Janet Anderson	807 E Ramona		
Steve Baker	803 E Ramona	801-631-4222	
Ginger Romney	868 E Ramona	801 654 4515	
Bonnie M. Powell	868 E Ramona		
Kristen Lynn	868 E Ramona		



# PETITION

## 900 E Master Plan Amendment Proposal

We are Sugarhouse residents **STRONGLY AGAINST** the petition to rezone and amend the Sugar House Master Plan filed with Salt Lake City. The proposal would rezone 8 parcels from Residential Multi Family 35 to Residential Multi Unit R-MU-45.


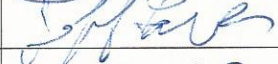




Name	Address	Phone	Signature
DUSTIN FORAN	868 E RAMONA AVE #16	385 228 0838	
David Sheure	868 E Ramona Ave #14	801-243-9052	
Kris Loken	868 E Ramona Ave #10	(801) 803-1980	
Isabel Morgan	868 E Ramona Ave #11	512 3217	
Chase Christensen	868 E Ramona #12	801-598-6244	
Margaret Christensen	868 E Ramona #12	801-824-9130	
	1940 S. 900 E APT A	801-664-4418	

Elizabeth H. Smith

# PETITION

## 900 E Master Plan Amendment Proposal

We are Sugarhouse residents **STRONGLY AGAINST** the petition to rezone and amend the Sugar House Master Plan filed with Salt Lake City. The proposal would rezone 8 parcels from Residential Multi Family 35 to Residential Multi Unit R-MU-45.

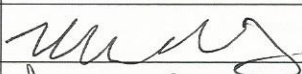

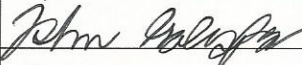


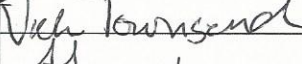
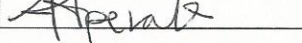
Name	Address	Phone	Signature
Cindy Walker	1979 S 900 E	801 485-0975	
Jeff Love	1957 S. 900E	801-484 8104	
Robert Davis	1964 S. 900E	801-448-3738	
Chara Edwards	1964 S. 900E #17	801-731-9664	
Sharon Desmond	1964 S. 900 E	385 246-6279	
<del>                    </del>	<del>                    </del>	<del>                    </del>	<del>                    </del>
Wendy Atkinson	1977 S 800 E	509 230-4981	



## PETITION

### 900 E Master Plan Amendment Proposal

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Name	Address	Phone	Signature
Michael Filtz	933 E Hollywood	4436954725	
Joe Caesar	934 E Hollywood	307-413-7432	
John Gallegos	928 E. Hollywood	801-502-7237	
Jerrald Roberts	922 Hollywood	801-487-7231	
Steve Townsend	869 Ramona	8015991137	
Vicki Townsend	869 Ramona Ave	8015990281	
Allison Spevak	869 Ramona Ave	801-706-4061	

# PETITION

## 900 E Master Plan Amendment Proposal

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Name	Address	Phone	Signature
Yda Smith	1914 S. 800 E	801-541-8861	<i>Yda Smith</i>
<del>Thomas Gourley</del>	<del>1914 S. 800 E.</del>	<del>801-552-3028</del>	<del><i>Thomas Gourley</i></del>
John Servino	1910 S. 800 E.	801-467-1043	<i>John Servino</i>
Chas Sirausa	1908 S 800 E	519 847 8397	<i>Chas Sirausa</i>
Kita Egbert	807 E. Westminster	801-558-1267	<i>Kita Egbert</i>
Mark Bon	810 WPS - Westminster	801-486-0619	<i>Mark Bon</i>
Philip Clingenpeel	838 WESTMINSTER	801-487-2356	<i>Philip Clingenpeel</i>

Gail Clingenpeel 838 Westminster 801-487-2356 *Gail E. Clingenpeel*

Jim Tabery 808 E. Westminster 412-657-2796 *Jim Tabery*

Jonathan Brown 978 Hollywood Ave 617 7679579 *Jonathan Brown*



# PETITION

## 900 E Master Plan Amendment Proposal

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Name	Address	Phone	Signature
Bruce Hagans	19315. 800 E	801 755-7423	Bruce Hagans
Gene Zoudilov	820 E Westminster	801 831-1341	Gene Zoudilov
NINA Ivanova	820 E Westminster	801 635-4140	Nina Ivanova
SANDRO LARSON	834 Westminster	801-466-1802	Sandro Larson
Steven Harris	837 Westminster		Steven Harris
Stuart Ledbetter	850 E Westminster	801-518-2088	Stuart Ledbetter
Peter Bronberg	845 E. Westminster	609-682-0106	Peter Bronberg
Heather Averett	845 E Westminster	801-597-9511	Heather Averett
Gary Averett	845 Westminster	801 547 0470	Gary Averett
Vespe Phillipps	841 E Westminster	801 931 8242	Vespe Phillipps
Adam Phillipps	841 E. Westminster	801 502-3534	Adam Phillipps
Michelle Nelson	959 Hollywood	801 557-8960	Michelle Nelson

# PETITION

## 900 E Master Plan Amendment Proposal

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Name	Address	Phone	Signature
Kate Larsen	860 Westminster Ave	801 450 3032	Kate Larsen
Yvonne Zdykovic	868 Westminster Ave	716 909 6047	Yvonne Zdykovic
GENE ZIMONOWICZ	868 Westminster	716 480 7824	Gene Zimonowicz
Melissa Hall	950 E Hollywood		Melissa Hall
Ryan Hall	950 E Hollywood Ave	801 910 0607	Ryan Hall
PATRICIA Bran	978 E Hollywood Ave	617-489-5425	Patricia A. Bran
Tom Cameron	985 E Hollywood	801-414-5876	Tom Cameron
Aidan Cameron	985 E Hollywood	801-833-7400	Aidan Cameron
Jennie Cameron	985 E Hollywood Ave	801-414-5875	Jennie Cameron
Adam Cameron	985 E Hollywood	801-865-6418	Adam Cameron
ADAM CULBERTSON	1022 E PRINCETON AVE	801-783-7273	Adam Culbertson

Darrius Jones 45265 Butterfield 801 783 7273 Darrius Jones.  
 Cricle Taylor Hill

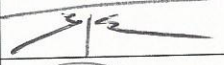





1932  
1946  
1954  
1964

# PETITION

## 900 E Master Plan Amendment Proposal

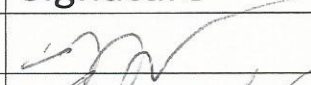
We are Sugarhouse residents **STRONGLY AGAINST** the petition to rezone and amend the Sugar House Master Plan filed with Salt Lake City. The proposal would rezone 8 parcels from Residential Multi Family 35 to Residential Multi Unit R-MU-45.

Name	Address	Phone	Signature
	856		
Scott			
X Tim	838 E	801-689-2105	
Taha Ramo	822 E Ram	801-485-2671	
Megan Heaton	1991 S. 800 E.	801-831-1922	Megan Heaton
DAN HARRON	1991 S. 800 E.	801-831-1922	
Brett Nelson Stippich	1970 S. Windsor St	801-913-7166	

# PETITION

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We are Sugarhouse residents **STRONGLY AGAINST** the petition to rezone and amend the Sugar House Master Plan filed with Salt Lake City. The proposal would rezone 8 parcels from Residential Multi Family 35 to Residential Multi Unit R-MU-45.

Name	Address	Phone	Signature
Sean Myers	565 E DIMITAS APT 16	371 542 5559	
GLENNIA K ADAMS	841 E RAMONA AVE	801-471-9143	Glennia K Adams
Maharaj Khalsa	1949 So. 800E,	801-467-4852	Maharaj Khalsa



### Sugar House Community Council Sign-In Sheet

Date 12/21/2015

Sign me up  
for monthly  
agenda and  
Newsletter

Name	Address and Zip Code	Phone	Email (please print)	YES
Sherry Schindler	1812 So. 900E 84105	801-314-4340	sherry.schindler@gmail.com <small>Send Next door Westminster to please</small>	✓
Tiffany & Donovan Steele	856 Rainbow 84105	801-857-4123 801-857-5970	ms.tiffany.steele@gmail.com	X
Heidi Kramer	929 E Holladay 84105	801 410 2738	WHR2010@gmail.com	
Walter Ramirez	929 E Holly wood 84105	808 7157	WR Pick@gmail.com	
Kim Payne	1034 Ea Holly wood 84105	801-440-2376	k.payne4@yahoo.com	
Denek Payne	1034 Ea Hollywood Ave 84105	-	-	
Kyle Yurkovich	1998 Sakh Windsor St. 84105	321-421 7729	kyle.yurkovich@gmail.com	
Elizabeth Handwick	1895 S. 900 E. 84105	801-300-8156	ehandwick2@gmail.com	
Bruce Hagans	1931 S. 800 E 84105	801 755-7423	bhagans200@gmail.com	

The emails will consist of our monthly Newsletter and meeting Agenda.

### Sugar House Community Council Sign-In Sheet

Date 12-21-15

Sign me up  
for monthly  
agenda and  
Newsletter

Name	Address and Zip Code	Phone	Email (please print)	YES
Sarah Wooley	1027 E Hollywood Ave 84105	801 4859426	sarahwooley@gmail.com	AM AM
Thomas L. Gourey	1914 South 800 E.	801 556-3028	Tgourey@uen.org	Yes
Kelly Brown	1889 S. 900 E	4614212 801	frabrowslc@gmail.com	Yes
Allen J. Spencer	853 E Rowena Ave	486-9136 801	_____	
Kevin Dreyf	857 E Rowena Ave	484-1856 801	wmalan@cox.net	Yes
Maile Dreyf	857 E Rowena Ave	484-1856 801	wmalan@cox.net	Yes
Jerald Roberts	922 Hollywood Ave	487-7231 801	jerald.roberts@gmail.com	Yes
Brett Nelson--Shipich	1970 South Windsor St. 84105	913-7164 801	brett@shipichdesign.com	Yes.
Chuck Krivack	1992 S. Windsor St	830-2029 801	chuck.krivack@115501	Yes

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Date 12/21/15

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for monthly  
agenda and  
Newsletter

Name	Address and Zip Code	Phone	Email (please print)	YES
ANN + MARK WBECK	844 E RAMONA AVE SCE, UT 84105	(801) 486-1742	AFILARSKI@HOTMAIL.COM	<input checked="" type="checkbox"/>
Jennifer Brent Bixler	1440 S 800 E SCE UT 84105	(435) 830-2595	BIXEOD@hotmail.com	<input checked="" type="checkbox"/>
Kyle W. Wills	863 Rawland 84105	435 258 8297	1959. Kyle @ gmail.com	<input checked="" type="checkbox"/>
Shirley Adams	8411 Ramona 84105	801-474 9443	Shirley Adams@smallmail.com	<input checked="" type="checkbox"/>
Stefan Mavros	967 Hillwood	/	shcrib@yahoo.com	<input checked="" type="checkbox"/>
John Davina	832 Ramona	801-588-7457	jdavina@hotmail.com	<input checked="" type="checkbox"/>
Greg Riccy		435 801-588-7457	gr1kyus@gmail.com	<input checked="" type="checkbox"/>
Phillipa Mangone	832 Ramona	435 6467938	pmangone@comcast.net	<input checked="" type="checkbox"/>
Nikki Powell	1946 South 900 East, SCE, UT	801 889 7795	nahehler@yahoo.com	<input checked="" type="checkbox"/>
Ben Dietel	1917 S 908 E SCE UT 84105	801- 78-8343	pluto7416@yahoo.com	<input checked="" type="checkbox"/>
Sarah Rick	1917 S 908 E SCE UT 84105	801-318-8313 <del>801-8448</del>	pluto7416@yahoo.com	<input checked="" type="checkbox"/>

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Date 12/21/2015

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for monthly  
agenda and  
Newsletter

Name	Address and Zip Code	Phone	Email (please print)	YES
Todd Halbrook	8606 Ramona Ave B4105	801 898-5552	THalbrookinc@gmail.com	<input checked="" type="checkbox"/>
Krista Pickens	955 E Hollywood Ave	801 714-5791	k.pickens@usn.com	<input checked="" type="checkbox"/>
Tina Marie Brennan	980 E Hollywood Ave	801 231-0255	TinaMarieBren@ol.com	<input checked="" type="checkbox"/>
AL BENNETT	1255 S - 800 E	801 531 6211		<input checked="" type="checkbox"/>
RYAN Mowery	1915 S 900 E	208 333-0775	rjm.mowery@gmail.com	<input checked="" type="checkbox"/>
Addie VIRIL	811 Ramona	801-201-5082	addie.viril@gmail.com	<input checked="" type="checkbox"/>
RITSUKO ARMINGTON	857 Ramona Ave B4105	602-625-2334	riahansen@cox.net	<input checked="" type="checkbox"/>
DAN HEATON	1991 S. 800 E	801-831-1922	DHEATON@Q.COM	<input checked="" type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>

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## Sugar House Community Council Sign-In Sheet

Date \_\_\_\_\_

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agenda and  
Newsletter

Name	Address and Zip Code	Phone	Email (please print)	YES
Nancy Atkinson	1977 S 800 E	509 230 4981	Nancyatkinson604@gmail.com	X
Gene Zoulior	820 E Westminster Ave	401 831 1341	genezoulior@gmail.com	
Ezra Vilibic	811 E. Westminster Ave	801 644 3073	FLIV@live.com	
Evelyn Allan	857 E. Ramona Ave	801 455 5844	ekmalan@gmail.com	X
Richard PASMANOV	1932 S 900 E, Ramona Ave	801 750 5869	R.PASMANOV@yahoo.com	✓
Elizabeth Watson	1884 South 900 East <sup>SUG</sup> UT 84105	801 935 0489	e.f.watson135@gmail.com	✓
Jenni's Invis Service	1910 S. 800 E, SUE UT 84105	801 467-1043	julie.servic@hsc.utah.edu	✓
Meherbhat Kalsr	1949 So. 800 E.	801 467-4852	mke.ubercool.us	a/any on
TERESA WILKINSON	1931 So. 800 E	801 913-6033	teresawilhe@msn.com	✓
Juni Zhu	862 Forest Park (900F)	650 844 1318	junzhu@gmail.com	X
Graham Gilbert	871 Westminster Ave, 84105	801 201 6526	grahamjohn.gilbert@gmail.com	

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Date 12/21/15

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for monthly  
agenda and  
Newsletter

Name	Address and Zip Code	Phone	Email (please print)	YES
Yda Smith	1914 South 800 E, 84105	801-541-8861	Yda.smith@hsc.utah.edu	<input checked="" type="checkbox"/>
Jennifer Edgar	830 Ravenna Ave	801-897-1525	waitej53@gmail.com	<input checked="" type="checkbox"/>
Haidi Schubert	831 Coatsville Ave	792-7765	haidi@biochem.utk.edu	<input checked="" type="checkbox"/>
Kare & Pollock	830 Garfield Ave	801-927-9768	mpollock@notmail.com	<input checked="" type="checkbox"/>
Tracie Kirkham	862 East Ramona Ave	801-518-5559	<del>traciekirkham</del> tkirkham@hsc.utah.edu	<input checked="" type="checkbox"/>
Laurie Karlik	1075 E. 2100 S. 84106	801-467-2692	LauriePKarlik@msn.com	<input checked="" type="checkbox"/>
Eric Wynn	1845 S. 900 E	<del>801-550-2860</del> 801	eric.wynn@ymail.com	<input checked="" type="checkbox"/>
Amber Ayers	1832 E Dornington Ave	801-599-4441	ambersayers@gmail.com	<input checked="" type="checkbox"/>
Mahesh Khalsa	1949 So 800 E.	801-573-2883	mkt@vicercool.us	<input type="checkbox"/>
Anne Beecroft	916 E Hollywood Avenue	<del>801-450-0888</del> 801-450-0888	atbeecroft@gmail.com	<input checked="" type="checkbox"/>
Gundie Walker	1979 So 900 E	801-450-0888	clawie1979@g.com	<input checked="" type="checkbox"/>

The emails will consist of our monthly Newsletter and meeting Agenda.

# Comment

Name: Allen R Spences

Issue: Working Change High Density <sup>Card</sup> 9th E

Email: \_\_\_\_\_

- Sign up for email newsletter to be informed of future meeting dates.

Higher Density will be too detrimental  
to traffic & parking all around the  
proposed project - I am not  
in favor

# Comment Card

Name: Eric Wynn

Issue: development @ Ramonc + 900 E

Email: eric.wynn@gmail.com

Sign up for email newsletter to be informed of future meeting dates.

Regarding ~~the~~ proposal to re zone and allow high density dwellings on this plot. This area cannot handle the influx of traffic without ~~pr~~<sup>more</sup> proactive planning. This apartment building w/ 4 stories is out of the character with the surrounding neighborhoods



# Comment Card

Name: Elizabeth Harclwick

Issue: 900 E and Ramona development proposal

Email: ehardwick2@gmail.com

- Sign up for email newsletter to be informed of future meeting dates.

900 East and the east-west streets surrounding the  
proposed project cannot handle the additional traffic that  
would come with ~185 apartments without significant negative  
impact to existing residents. Also, the proposed 4-storey  
height is too tall for the surrounding community.

# Comment Card

Name: Linda Roberts

Issue: Traffic

Email: \_\_\_\_\_

- Sign up for email newsletter to be informed of future meeting dates.

Right now I can't get out onto 9<sup>th</sup> E  
from Hollywood Ave unless I wait 5-10 minutes  
There is too much traffic in Sugar House  
as it is now. We don't need more people,

---

# Comment

Name: Yda Smith

Issue: Re-zone / Master Plan Amendment - 900 E Ramona  
Apts.

Card

Email: yda.smith@hsc.utah.edu

Sign up for email newsletter to be informed of future meeting dates.

I am very much opposed to this development  
& the re-zoning. High density dwellings bring  
too much traffic into an already congested area.

I have been in favor of the development I  
have seen for the last 25 yrs. living here but  
over

this building is too large & too tall for the area.  
Along with other concerns including ~~the~~ sewer  
systems, parking etc - we need to maintain  
the charm of the area & make it visually  
pleasing & comfortable for long-term interest  
in living & doing business in the area.



# Comment Card

Name: THOMAS GOURLEY

Issue: RE-ZONE / MASTER PLAN AMEND  
FOR APARTMENT AT CORNER OF 900 EAST + RAMONA

Email: tgourley@uen.org

Sign up for email newsletter to be informed of future meeting dates.

CONCERNED ABOUT IMPACT ON TRAFFIC + PARKING  
IN THE AREA FOR A 185-UNIT COMPLEX.  
DEVELOPERS PROPOSAL FOR PARKING + TRAFFIC  
APARTMENT SEEM VERY INADEQUATE.

# Comment Card

Name: JERRARD ROBERTS

Issue: SUGARHOLE APARTMENTS

Email: jerrard.roberts@gmail.com

- Sign up for email newsletter to be informed of future meeting dates.

THE BIGGEST PROBLEM IN THIS AREA WILL  
BE TRAFFIC CONGESTION & PARKING. CURRENTLY  
WE CANNOT FIND PARKING ON ANY WEEKEND  
THROUGHOUT THE AREA

Comment

Name:

Krista Pickers

Issue:

Proposal to change Master Plan  
for Ramona in 900 E.

Card

Email:

k.pickers@msa.com

Sign up for email newsletter to be informed of future meeting dates.

I am opposed to changing/  
amending the Master Plan for  
these properties. Traffic on 900 E  
cannot support this project. This brings  
Commercial too far north into a residential-  
single dwelling in low-density & medium density  
locality



# Comment

Name: Timmie Brennan

Issue: Reasoning for High Density 900E + Ramona **Card**

Email: \_\_\_\_\_

- Sign up for email newsletter to be informed of future meeting dates.

Against the plan for many reasons -  
Traffic is already getting too heavy with  
other new units built & going in.

The older architecture is the character  
of the neighborhood - we need to keep it -

# Comment Card

Name: Philippa Mangone

Issue: Apartment building

Email: pmangone@comcast.net

Sign up for email newsletter to be informed of future meeting dates.

Concerned about lighting, noise and  
visual impact of building as well  
as traffic. Flood light in parking  
area will pollute my back yard

# Comment Card

Name: RYAN MOONEY

Issue: APARTMENT COMPLEX PROJECT 9TH E

Email: rjm.mooney@gmail.com

- Sign up for email newsletter to be informed of future meeting dates.

AS A HOMEOWNER ON 9TH E & RAMONA I FEEL LIKE  
THIS IS AN UNJUST AND UNFAIR MOVE TO THE COMMUNITY.  
SUGARHOLE IS NOT DOWNTOWN SALT LAKE CITY. IT'S A  
NEIGHBORHOOD <sup>THAT</sup> IS NOT MEANT TO BE INCREASED IN  
DENSITY. THE DEVELOPMENT CANNOT CONTINUE OR ELSE  
SUGARHOLE COULD BECOME OVERPOPULATED AND TRAFFIC  
WOULD BECOME ABSURD. I STAND AGAINST THIS PROJECT  
AND HOPE THAT THE NEIGHBORHOOD DOES NOT GET RUINED  
BY A NEED FOR A "LONG-TERM" INVESTMENT SCHEME.



# Comment Card

Name: Addie Vigil

Issue: Ramona Apt redevelopment

Email: \_\_\_\_\_

Sign up for email newsletter to be informed of future meeting dates.

I am concerned w/ the lack of green space.

High density luxury apts w/out green space today

= a future slum. Ramona Ave is also a city designated

bike route - this would endanger <sup>discourage</sup> bike commuters along

this route w/ increased traffic congestion.

# Comment Card

Name: DAN HEATON

Issue: RENTAL

Email: DANHEATON@Q.COM

Sign up for email newsletter to be informed of future meeting dates.

WHY ARE THE APARTMENTS ONLY FOR RENT?

COULD THEY NOT BE FOR SALE. PEOPLE

WANT TO HAVE PERMANENT RESIDENCE IN SUGAR

HOUSE.

**SHCC Comments Received via the Website [www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)**

**Rezone 900 East and Ramona from RMF-35 to RMF45**

I wish I could have time to follow this. BUT...in the meantime... reviewing just this info.... and knowing that area... I would say No! I m not aware that there is sufficient transition space for single family residential home dwellings. U will have 45 ft looming over one as nd two story homes. Right? Ed Dieringer.

---

Email: [ttrautman@mac.com](mailto:ttrautman@mac.com)

Comment: I am firmly opposed to the rezoning as it will drive up area occupancy and overload already crowded streets. It will also depress housing market values in an already crowded Sugar House market with all the condos and town homes that have been built and are already planned on being built. Do not allow the rezoning.

Thank you,  
Tim Trautman

Time: December 9, 2015 at 3:08 pm

---

Name: Vera Mengucci

Address: 1921 South 1000 East

Email: [vmengucci@msn.com](mailto:vmengucci@msn.com)

Comment: I am concerned with all this development of apartments at these addresses.

The more rentals, the more robbery and crime. A greater number of households all in one area for robbers to access! It goes hand-in-hand. More renters equal more traffic, more traffic accidents and more road rage. People drive too fast in our neighborhoods.

Since buying my home over 21 years ago, I have seen how the neighborhood is no longer a safe neighborhood. A new element has moved into Sugar House and it is not good. It is no longer a safe haven. I have to keep everything locked up even during daylight hours.

Thank you for allowing me to express my thoughts.

Time: December 9, 2015 at 3:24 pm

---

Name: Judy Darby

Address: 1968 so 1300 east

Email: [darbsj29@aol.com](mailto:darbsj29@aol.com)

Comment: ur tuning this amazing bedroom community into a war zone ... we can NOT handle the traffic AND, our taxes with all this revenue just keep going up and Up and UP ... what is up with that ..???

Time: December 9, 2015 at 6:43 pm

---

Name: Ben Dieterle

Address: 1917 S 900 E

Email: [pluto7066@yahoo.com](mailto:pluto7066@yahoo.com)

Comment: I do not want more apartment buildings on 900 E. The traffic is already bad enough.

Time: December 9, 2015 at 9:32 pm

---

Name: Betty A. Long

Address: 1852 Westminster Ave.

Email: [Clovard\\_dml@msn.com](mailto:Clovard_dml@msn.com)

Comment: And yet Another apartment complex? Just more traffic for the Sugarhouse area! 2100 south is still a 2 lane street to handle increased traffic.

Name: Marti Frueh

Address: 1934 S 1000 E

Email: [fruehrose@aol.com](mailto:fruehrose@aol.com)

Comment: I do not want the neighborhood to keep adding commercial spaces OR apartments/condos. There are enough ALREADY!

Time: December 10, 2015 at 6:46 pm

---

Name: Jill Thomas

Address: 1877 E Redondo Ave

Email: [jammt.oh@gmail.com](mailto:jammt.oh@gmail.com)

Comment: Please, no more high density housing! Our local roads cannot handle the additional traffic. And I'm not sure are aging water/sewer systems can either. Plus, the beauty of Sugar House is its neighborhoods and families. Don't let the developers take that away!

Time: December 11, 2015 at 8:58 pm



---

Name: kylewilliamsnobaddays  
Address: 963 ramona  
Email: [1959.kyle@gmail.com](mailto:1959.kyle@gmail.com)

---

Good evening, My name is Kyle Williams, a 17 year owner resident of 863 Ramona. I would like to thank the Sugar House community council trustees for their hard work in behalf of our community, and for hosting this meeting, and also Cottonwood Residential for their presentation tonight, and for taking the lead in making investment in making our neighborhood a better place to live.

I would like to go on record in opposition of this zoning change. The current zoning as outlined in the Sugar House Master plan helps guide us in preserving the character of our single family bungalow neighborhood.

As a wannabe minimalist who believes that even my little Arts and Crafts bungalow is way to big for one person I have taken in a few roommates to better utilize my space. I am decidedly in favor of creating more dense urban housing to prevent furthering urban sprawl and destroying open space and farm lands. However I do believe it is possible to fulfill that housing need and still preserve the character of old Sugar House. The current zoning limits development height to 35 feet, or 3 stories, and keeps open space to 40%, whereas the proposed zoning allows for more height and less open space. . I know the existing codes limit the number of units that can be developed and sold, and limits the potential profits of any project. At the same time they help us preserve what we love about Sugar House and the reasons anyone wants to live here in the first place.

Even though some of the properties targeted by this project have been poorly managed in recent years, the homes specifically at 1932, 1946, 1954, and 1964 on 900 East do hold undeniable historical value and character and deserve to be reclaimed and preserved as a part of any redevelopment project.

Any redevelopment project that goes forward certainly must take into account the severe traffic issues we already face on Ramona and 900 east. Since turning left off of 800 east onto 2100 south is now almost impossible all day every day, Ramona is already being used as the defacto eastbound exit route for the entire neighborhood. Cars roar through at high speed in their hurry to get to Whole Foods. The plan that is currently put forth looks like it could add as many as 400 car rides per day to this already crowded little street, concentrating all the traffic solely onto Ramona which cannot be sustained, acceptable, nor safe. Retaining the existing zoning would help reduce potential traffic and access problems by reducing the potential number of cars in the equation.

In addition to reducing the potential number of new apartments and residents of the area, I hope some additional options will be developed to route traffic directly onto 900 east, and primarily 2100 South via Windsor and Redondo which are currently very underutilized routes into the area.

The hope that these new residents would all use public transportation instead of driving is still quite premature. I have used the S line train to get downtown and it requires almost an hour and a half by the time I look up the schedule, walk to the 900 east station, wait for the next train since I just missed the one I hope for, take the leisurely ride to Central , walk over and wait for the connection to downtown, ride on into town, then walk the 2-3 block to get to where I am going. While it is a fun adventure once in a while it is just not practical as an everyday transportation plan. Our society needs to be willing to invest in faster and more easily accessed transport before it will be utilized extensively by our neighborhood.

I do hope that some sort of project moves ahead to improve this area, and I hope it is done in keeping with the historical character and existing zoning of the neighborhood. Thank you.

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Time: December 12, 2015 at 4:07 am

Email: [nancyatkinson6804@comcast.net](mailto:nancyatkinson6804@comcast.net)

Comment: The crowded streets of these neighborhoods will not support a structure like this that will have inadequate parking associated with it. 8th East has become an arterial the way it is. Too much traffic now for the type homes here. My understanding is repeated efforts to get speed bumps etc have failed. I cannot imagine the flow, and speeds that will accompany this project alone, much less the increase when it is completed and filled. This part of sugarhouse should remain single family dwellings and a moritorium be levied on converting anymore single family homes to apartments with multiple residents. It's going to be bad enough when the eye sore of a car wash is finally torn down and another commercial entity is opened there. Moving these projects north into the neighborhoods is bad city planning. Enough growth and commercial/dwelling projects are already going on in sugarhouse. Don't lose site of also making this a good place to live and raise children in single family dwellings. There is already evidence of poor city planning with the small apartment buildings that were allowed to be constructed right in the middle of existing homes. Tacky and decreases home values. This project will most definitely decrease the value of the homes surrounding it.

Time: December 13, 2015 at 3:40 pm

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Name: BRENT BIXLER  
Address: 1940 SOUTH 800 EAST  
Email: [bixeod@hotmail.com](mailto:bixeod@hotmail.com)

Comment: The traffic and parking burdens that will be put on the local area will be horrible, I do not believe such a large structure bringing in more people in this area will be good. It is already a horrible situation in that area on Sunday with parking with the LDS church right there.

Time: December 13, 2015 at 7:01 pm

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Name: Bruce Hagans  
Address: 1931 South 800 East, SLC  
Email: [bhagans200@gmail.com](mailto:bhagans200@gmail.com)

Comment: In regards to the proposal by Cottonwood Residential to seek a change to the Zoning Amendment and provide an amendment to the Master Plan for the area located in the Ramona and 900 East Sugarhouse area, seems excessive when looking at existing traffic limitations applied to this area. Currently 900 East reaches bumper to bumper vehicles moving south during afternoon peak hours and during non-peak hours, traffic can be consistent on 900 East, depending on the time of the day and activities taken place. To include an additional 200 to 300 vehicles during peak hours seems ludicrous. Currently SLC has reduced 900 East to a two lane road to encourage bicycle use and hopefully reduce both carbon emissions and fugitive petroleum products from vehicles.

From a simple local perspective, it seems wrong to increase vehicles in an area where existing traffic is heavy and there is no current plan to reduce existing and future traffic. For home owners who live on Hollywood and Ramona, these streets which currently have consistent traffic during the day, they will be extremely impacted during peak hours.

Vehicles coming from downtown Sugarhouse during peak hours currently struggle to make a right or left turn from Hollywood on to 900 East.

Vehicles leaving Interstate 80 on 700 East to access 2100 South into Sugarhouse, currently find slow traffic on east bound 2100 South during peak hours. Vehicles then use 800 East to access Ramona and other east-west streets to the north.

If a freeway was within a block or two from the proposed facility, then the reduction of air emissions and the impact to both traffic and surrounding homes would be greatly reduced. In addition, the proposed location for the high residency use facility, will certainly impact the single housing property values. This negative impact will have the potential to reduce single houses to slum houses and potentially create an environment of crime and drugs. Thank you.

Time: December 14, 2015 at 1:17 am  
IP Address: 67.186.251.9

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Name: S Eckman  
Address: 1999 Lake St  
Email: [sulrij@hotmail.com](mailto:sulrij@hotmail.com)

Comment: How many more damned apartment complexes do we need? You can barely get in and out of Smith's to grocery shop, it's so overly crowded. The thing is, this high-rise apartment complex with retail space idea has been proposed for granite warehouse, shopko area, all 4 corners of 700 and 2100 and and Wilmington 500 East area. The apartment complexes and condos we already have are not even full. We only have 2 gas stations in the area. This is not sustainable.

Time: December 14, 2015 at 10:35 pm

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Name: Sheryl Tripp  
Address: 1961 South 800 East  
Email: [trippsr@aruplab.com](mailto:trippsr@aruplab.com)

Comment: My property is located on the south west end of the proposed apartment project. My concern is that the proposed structure will completely block the view that I now have from my property and cause the property value to decrease significantly. The traffic flow, as it is now, is difficult to navigate on Ramona Avenue as it is a very narrow street. The overflow of additional cars could cause serious parking and traffic issues not only on Ramona Avenue but also 800 East. As a home owner in this area, I would like to keep the existing 'Medium Density' zoning in place.

Time: December 14, 2015 at 10:35 pm

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Name: Elizabeth Watson  
Address: 1884 South 900 East Salt Lake City, UT 84105-3243  
Email: [e.f.watson135@gmail.com](mailto:e.f.watson135@gmail.com)

Comment: I respectfully take very serious issue with this proposal, especially given the lack of notice, less than 2 weeks before Christmas. The little "flyer" was not even correct in that the picture did not relate to the written addresses. And, worse, if one goes your website, the little, last minute, incorrect flyer severely underestimates the severity of this rezoning request. Given that there already is a huge proposal for the Granite Building, in an already changing commercial, mixed use area renders this proposal offensive. It will encroach on what is left of the single family homes in Sugarhouse, severely reduce the availability of affordable lower income living, be a highly visible eyesore, increase the density unnecessarily. Without going on, this proposal should be rejected outright. Sincerely, Elizabeth Watson

Time: December 14, 2015 at 10:58 pm

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From Krista Pickens

Thanks so much Sarah and Mike. It was lively meeting! Another point that concerned me, was that if the city modifies the Master Plan, then anything that is within the new zoning restrictions could be built there. That the developers would not be required to build the building we modified the zoning for. I also thought the gentlemen who was part of the committee that developed the 2005 Master Plan, said that the proposed modification significantly deviates from their goal of preserving residential areas that are near, but separate from business.

Thanks again!

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Hi Judy,

We've lived on Hollywood ave for many years. We have kids and have watched traffic increase on Hollywood and 10th. Hollywood takes heat when 21st is busy and 10th when 9th and 11th are busy. Come sit on our porch sometime and you'll see what I mean.

There are several kids living around the Hollywood and 10th intersection, much of the time they're playing in our yard.

When the first of the new condo units (11th E just south of Smiths gas station) was proposed, the developer looked me in the eyes and told me his studies showed no increase in traffic would occur..!?!?!? Whaaa...???

All 13 members of the Sugarhouse counsel and every citizen agreed it was an attractive building, but the location was not ok...it passed anyway.

We sometimes feel powerless to affect change in the Salt Lake Planning council's decision making...and Sugarhouse sure isn't what it used to be.

My family, neighbors and I are very much opposed to this new development proposal.

Thanks for your time,

*Todd W. Cameron BSN, NMD*  
Cameron Wellness Center  
1945 South 1100 East #100  
Salt Lake City, Utah 84106  
P: [801-486-4226](tel:801-486-4226)

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Name: Kevin Durst

Address: 857 Ramona Ave Salt Lake City , UT 84105

Email: [kevindurst60@gmail.com](mailto:kevindurst60@gmail.com)

Comment: Please don't. This planned development will forever change the face of a quiet Sugarhouse neighborhood. I have owned a home that is bordering on this planned housing project and this will most definitely undermine the value of my home. To say nothing of the impact on an already stressed traffic situation.

As a comparison i would like to see the occupancy of the current megalithic developments in central Sugarhouse. And I would like to see the traffic research that has been done now that these enormous housing projects have been placed.

Time: December 14, 2015 at 10:13 pm

IP Address: 65.112.50.226

Name: Jeff Laver

Address: 1957 S 900 E

Email: [cjefflaver@gmail.com](mailto:cjefflaver@gmail.com)

Comment: I am not against all development in Sugar House. I am against new development that harms historical neighborhoods and hurts the quality of life in those neighborhoods. I hate to see nice old buildings torn down, and traffic is out of control in Sugar House. The city says public transport will adequately handle all of the new residents and visitors. I am all for public transport, but at this point it is woefully inadequate and Salt Lakers are still addicted to their cars. The time when trains and busses will handle all these people is years, if not decades away. In the meantime pleas to preserve our neighborhoods fall largely on deaf ears. I am most familiar with the issues on Hollywood. The city says we only have 2,000 cars passing our Hollywood Ave. houses every day. Considering that few of those cars are between 10:00 PM and 6:00 AM that means we have well over 100 cars per hour during the other 16 hours of the day. I would be willing to bet that 90% of those cars are not going to a nearby residence, so these people are mostly outsiders who often show a huge lack of respect for our neighborhood. The noise, the litter. etc. are almost worse problems than the actual numbers of cars; and yet the city refuses to do anything substantial. This new development will undoubtedly increase the numbers on Hollywood and other residential streets, especially Ramona below 9th East. If the city is going to allow more high density development they need to take drastic action to preserve historical neighborhoods.

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Time: December 14, 2015 at 8:25 pm

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Name: Samantha Kern  
Address: 817 East Ramona Avenue  
Email: [samanthajskern@gmail.com](mailto:samanthajskern@gmail.com)

Comment: Please DO NOT vote for this apartment building to be built. There has been so much development in Sugarhouse, and much for apartment buildings. We absolutely do not need any more ugly and cheap housing in this area, let alone next to the early 1900s brick bungalows that mark the Sugarhouse area.

In addition to aesthetic concerns, encroachment into the residential neighborhood will degrade the integrity of this area - traffic is already feeling unmanageable, and parking is tight. To build an apartment complex will intensify those issues exponentially, especially on such a narrow street like Ramona.

As someone who has grown up in neighborhood (my family moved to this area when I was 9) and someone who has lived elsewhere in SLC and the United States, I have returned to this particular hood because I love the small homes that make up the region, and the community that is associated with them - older folks, small families, young couples, college students. Ramona Avenue is an example of a street of friendly neighbors- to add in 186 new units, walking down the street will no longer be an experience full of familiar faces, but one of strangers, which is a tragic shame in a city that is already experiencing so much growth. For a Salt Lake born and bred, I dread the day that "Small Lake City" becomes a term of the past - please do not vote to have the very street I live on become a part of the trend that makes that term of endearment go away.

I can be reached by email or on my cellphone at [\(801\) 673-1760](tel:8016731760), if you have any questions or comments.

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Name: Elizabeth Watson  
Address: 1884 South 900 East Salt Lake City, UT 84105-3243  
Email: [e.f.watson135@gmail.com](mailto:e.f.watson135@gmail.com)

Comment: It was bad enough that this very serious meeting was scheduled for tonight, December 14, 2015. The fact that it was just cancelled due to snow and rescheduled for December 21, 2015 is an outrage. This meeting must be re-scheduled for after the first of the New Year when all of the holiday vacations are over. Failure to do so will only validate concerns that you are merely paying lip service to soliciting comments from affected parties. Here are my amended comments which I also sent to your email address. "I respectfully take very serious issue with this proposal, especially given the lack of notice, less than 2 weeks before Christmas. The little "flyer" was not even correct in that the picture did not relate to the written addresses. And, worse, if one goes your website, the little, last minute, incorrect flyer severely underestimates the severity of this rezoning request. Given that there already is a huge proposal for the Granite Building, in an already changing commercial, mixed use area, renders this proposal offensive. It will encroach on what is left of the single family homes in Sugarhouse, severely reduce the availability of affordable lower income living, be a highly (literally and figuratively) visible eyesore and increase the density unnecessarily. This proposal only will serve to increase the real estate taxes of the single family owners as it decreases our property values and be an encroaching highly visible blight and eyesore to an older established neighborhood. The community ought to rightfully focus on the proposal for the Granite Building, which at least was commercial, is now abandoned and is in an already high density area. Those of us that could end up living next door to this vertical high density nightmare are not particularly close to the park. Our efforts to keep up our properties (mine having been built in 1912 and on the historic tour) are being severely discounted. We offer visible and valuable green space with our tended and beloved homes and gardens. I paid a premium to be in a single family home on the edge of a vibrant but still quaint Sugarhouse in what I thought was a mature neighborhood that I thought was highly valued. This proposal would severely undermine my faith that this still is true. Without going on, this proposal should be rejected outright."

Sincerely,  
Elizabeth Watson  
1884 South 900 East  
Salt Lake City, UT 84105-3243  
[801-935-0489](tel:8019350489)

Time: December 15, 2015 at 12:04 am  
IP Address: 64.233.172.240

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Name: Cindie Walker  
Address: 1979 South 900 East, Salt Lake City UT 84105  
Email: [clarie1979@q.com](mailto:clarie1979@q.com)

Comment: I live just across the street from the Memorial Medical Center and find it very difficult to get out of my driveway most hours of the day as the traffic has increased immensely. I believe a lot of that is due to the apartments and condos that have already been added to the Sugarhouse area. We don't need more apartments. Everyone wants to move to Sugarhouse, they say, but if we let everyone move here, it won't be the Sugarhouse that we all love. Please do not rezone and allow this densely populated apartment complex to be built. Thanks for your work in trying to keep Sugarhouse a sweet place to live. Cindie Walker

Time: December 15, 2015 at 12:13 am  
IP Address: 97.126.211.160

Name: Rory Bernhard  
Address:  
Email: [rbernhard13@gmail.com](mailto:rbernhard13@gmail.com)

Comment: I would just like to say that I am not in favor of this apartment complex. The traffic during nearly all hours of the day on the surface streets has become horrible. As well as that, the speeding is also an issue. I think building a complex of this size and magnitude will only detract from the desirability of the neighborhood as well as be an eye soar.

Time: December 15, 2015 at 1:06 am

Name: Sherrie Reed

Address: 827 Westminster ave, SLC, Ut

Email: [sherrieandreed@gmail.com](mailto:sherrieandreed@gmail.com)

Comment: I am against this proposal as it will make sugarhouse more congested and lower value of my home.

Time: December 21, 2015 at 3:30 am

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*COMMENTS ON THE SUGAR HOUSE MASTER PLAN AMENDMENT  
AS PROPOSED BY COTTONWOOD RESIDENTIAL  
DECEMBER 21, 2015*

The petition to amend the Sugar House Master Plan by Cottonwood Residential is unnecessary and unwise. The Sugar House Master Plan is designed to protect the community character with zoning restrictions. The magnitude of the Master Plan amendment and the project as envisioned by Cottonwood Residential can't help but change the community character and not for the better.

The desire to maximize profit by maximizing housing density will deeply impact the surrounding neighborhood. Among the obvious will be the lack of off street parking for the development. This will be made up for by parking on the side streets, especially Ramona.

There will also be traffic congestion and confusion. Ramona, which is the project's only entrance, is a single lane street. When two cars meet, one has to pull into the side parking while the other passes. With the side parking full from the development over flow, traffic on Ramona will become a nightmare. Relying on the 9th East end of Ramona is not a option. 9th East is a 2 lane residential street that has been turned into a commuter corridor. The heavy commuter traffic routinely backs up and is at a standstill, blocking the Ramona entrance. No one can get in or out unless waiting traffic allows you to pass.

Beyond the parking and traffic congestion there is the height encroachment on the surrounding neighborhood. I would be surprised if any of the investors, developers, Sugar House or City Council members would welcome a 4 story apartment building towering over their houses. Neither do the Sugarhouse neighborhood residences. An eyesore in the front or back yard will turn many up-and-coming single family homes into poorly planned rental units.

Apart from greed, is there a need to redevelop these properties.? Of course, there is. The history of these lots is one of poor planning and indifferent management. Somehow, the Ramona Apartments were built within 3 feet of the property line of the single family homes on Ramona. The apartment should be moved! The 17 units built on the 1964 So. 9th E. flag lot also show incredibly poor planning. There are problems with some of the other properties as well.

But just because there was poor or no planning in the past doesn't mean it's acceptable now. That is why we have the Sugar House Master Plan. Keeping committed to the Master Plan should provide a win / win solution for everybody: the developer and the community. Preserve the zoning as RMF-35 (Residential Multi-Family) medium density housing. Let the developer build a community with adequate parking; at least two entrances (probably Ramona and Windsor); perhaps a playground or community garden space; and low enough so that it doesn't block out the sun of the surrounding neighbors. (Mahan Khalsa [mk@ubercool.us](mailto:mk@ubercool.us))

Meherban Khalsa Email: [mk@ubercool.us](mailto:mk@ubercool.us)

Comment: For 30 years, our family has lived on 800 East with backyard touching the property in question. We love our home, our neighbors and our neighborhood. We raised our children here and now our grandchildren.

We are opposed to the redevelopment plan. It would block our mountain view; interrupt the morning sunlight spreading onto our large garden (which provides produce for two food banks and our extended family); it would bring mobs of people with their cars to our neighborhood and diminish our property value just when we are looking at retirement.

Sometimes quality of life for the "little guy" is more important than helping wealthy people become wealthier. This is one of those times.

Time: December 21, 2015 at 6:54 pm

Name: Dayna McKee

Address:

Email: [dmckee3313@gmail.com](mailto:dmckee3313@gmail.com)

Comment: We do not need any more multi-unit complexes in Sugar House at this time. We need to fill the existing units that have been put in the past few years before more are authorized. I am increasingly concerned about the aging infrastructure in the neighborhood.

I am also concerned about the congestion in the Sugar House area. The existing multi-use/resident developments were put in under the guise of Sugar House being a transit-oriented neighborhood. However, all of these units still have parking spaces. How about eliminating parking spaces and giving out train passes? I feel less and less safe walking, biking, or driving in my neighborhood with every development that goes in.

Lastly, I am disappointed no one is talking about affordable housing in Sugar House. All of the units that have gone in are high end units. There is no variety in the housing landscape and this is an issue that needs to be addressed.

Time: December 21, 2015 at 9:24 pm

IP Address: 209.48.125.162

Name: travis long

Address:

Email: [lurerecords@yahoo.com](mailto:lurerecords@yahoo.com)

Comment: Stop developing Sugarhouse, It is full, move on. We don't want more people and congestion. All you want is revenue. Shame.

Time: December 21, 2015 at 10:23 pm

IP Address: 108.171.132.164

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Name: Chuck Krivanek

Address: 1992 S Windsor St.

Email: [krivanek61@comcast.net](mailto:krivanek61@comcast.net)

Comment: First of all, I attended the meeting Monday night and was quite honestly embarrassed at the behavior of my neighbors. While we may disagree with proposals, we should still be respectful of each other including the developers and planning commission officials.

I have owned my home next to the proposed area since 1998. I believe this proposed zoning change and change to the master plan are consistent with what I see as the future vision of Sugar House and I am in favor for the following reasons:

Sugar House is a walkable community. High density is required to keep it this way. Local businesses depend on locals visiting to keep the traffic under control.

This proposed project is located right along the transportation corridor, providing great access to the rest of the Salt Lake City Valley without requiring a single occupancy motor vehicle to get there. I personally bike to work as often as I can and when I can't bike due to weather, I can easily take the s-line and train. While I do have a car, it stays in the garage 90% of the time.

Personally, I think of where I go for common trips like groceries, restaurants and entertainment. I have three major grocery stores within 4 blocks of this location. I have 13 bars, and twice as many restaurants. I have three pharmacies within 1 block.

If there is a concern, it is with access in and out of this area. While 7th East is 4 lanes wide in each direction, people seem to still take 9th East which is much smaller. This project will add to this 9th East congestion, but it is my belief that people will modify their behavior if given the slightest chance to do so. For example, if you bring the Green Bike program to this area, you open a whole new option for non-polluting transportation for short trips that will decrease congestion and make for a great community.

One concern I have heard is that of lower property values. I have found the development going on in Sugar House to be having the opposite effect. My property value has increased because of the development. I believe this proposed change to zoning and the Master Plan will continue this effect in the long term.

In summary, I support the proposed changes and wish the development well. I look forward to future updates and meetings concerning this project.

Time: December 22, 2015 at 4:19 pm

IP Address: 24.10.165.83

Contact Form URL: <http://sugarhousecouncil.org/2015/12/01/900-e-master-plan-amendment-proposal-2/>

Sent by an unverified visitor to your site.

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Name: Steven Joyce

Address: Hollywood Ave

Email: [stevenjoyce06@comcast.net](mailto:stevenjoyce06@comcast.net)

Comment: The current RMF 35 standard is already too generous in allowances for height and density in a residential neighborhood. There is no reason (except to enhance the developer's profits) to grant the requested amendment. Taller, bigger structures detract from the residential neighborhood characteristics which make Sugar House desirable (so far, anyway). See Urbana on 11th for example.

Time: December 27, 2015 at 9:05 pm

IP Address: 98.202.92.77

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Kevin Durst - I hope this email is one of many that voices a concern for the proposed development of the "900 E Ramona " apartment complex. I am the home owner at 857 Ramona and would like to vote NO to the proposed apartment complex. I'm sure you have heard of the many reasons that this is a terrible idea. As I sitting through the meetings I have yet to hear of one compelling reason to build this apartment. Other than making this absent firm a great deal of money they can't even acknowledge the fact that they don't want one of their complexes built near where they are living. Vote No Thanks for listening

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----- Original Message -----

Subject: re: 900 E & Ramona

From: Heidi Schubert <[heidi@biochem.utah.edu](mailto:heidi@biochem.utah.edu)>

Sent: 3:54pm, Monday, January 4, 2016

To: [sugarhousecouncil@yahoo.com](mailto:sugarhousecouncil@yahoo.com)

CC:

Hi,



I attended a late December meeting regarding the change to the zoning/planning limits at the corner of 900 E and Ramona. I am, in general, in favor of continued development of high density and affordable housing. I appreciate the issues presented by the developer regarding the need increase the density of the space in order to offset the costs of the development itself. But as a resident of the neighborhood I worry about the creep of development and increase of cars/traffic on 900 E. I want the city to consider the following mitigation options.

1. to require developers of high density housing subsidized or at least offer the purchase of UTA passes and offer these in lieu of second parking spaces. As I heard the developer, he has planned for 1.3 spaces per unit, and while some are studio apartments there were also three-bedroom apartments planned. I would put increased pressure on the developer to have a tiered pricing system in place for that second spot = increasing the attractiveness of the UTA pass.
2. Work with the city to open up access to the development space off of East Windsor St. This would reduce traffic on 900 E and place it on the busier commercial street where it belongs. There are the remnants of private homes on this street but they will have to bear the brunt of the development just like those homeowners on 900E. With two entrances/exits it's possible that a "no left hand turn" policy could be implemented on both entrances to reduce traffic backup.
3. Suggest that the developer work with the IHC instacare facility to work out a financial deal for after hours parking. High density commercial properties should work together to provide parking for their cliental, but not at the detriment to the neighborhood through endless parking lots, empty at alternating hours. Sunday's are already difficult in the 900 E/ 2000 S area due to the LDS warehouse. Evening visitors to the proposed development will have nowhere to park other than the residential streets, while nearby IHC parking lot would sit empty. Obviously timing, location and even visitor permits may be required including a ban on overnight parking. Alternately, the lot just SW of Redondo/Windsor St might be better utilized.
4. Residential parking tags may be required in the Ramona, Westminster, Hollywood area. The added costs of monitoring parking tags in the area may be a necessity to protect those areas.
5. Lights within the development should be the same low level, point to the ground lighting used elsewhere in our city. Attempts to minimize the brightness of the parking area which abuts the backyards of single family dwellings.
6. Finally, high density housing should be required to install sufficient bike parking in safe in sheltered areas. Either allowing bike parking near the resident's parking space (often not allowed) or provided bike lockers. Without these easy to use areas for safe access, biking will be less feasible for residents not on the ground level or under restrictions to leave biked outside units.

If we want high density housing we have to support high density living. If the next 50 – 100 years finds high density units creeping northward along 900 E the city should also be prepared to add more non-residential green space. Including the connections between spaces provided by development units to their private residents – for instance along the underground parley's creek.

Thank you for considering my comments.  
Heidi

Heidi Schubert  
831 E Coatsville Ave  
SLC, UT 84105

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The proposal to rezone and amend the master plan of 8 parcels located on 900 E and approximately Ramona Ave should be denied.

These parcels are currently zoned RMF-35 and they have not been built up to their full potential of the existing zone. Until we have actually developed to the limits of RMF-35 the need to rezone is unsupported.

The current master plan specifies moderate density multi-family residential area. This vision allows for multiple housing types from the smaller apartments that exist there currently to single family homes. This vision is an appropriate use for this particular area in Sugar House.

Additionally, the proposed zone of RMU-45 is a drastic change from the status quo. The primary difference between the zones that is unsettling is the increase in density of 3x what the current zone allows. The negative impact of this would forever change the character and nature of this area.

Right now the 8 parcels have a variety of different apartment types with some converted historic homes and some typical apartment complex. These apartments have represented a transition from the adjacent commercial section housing IHC, a small strip mall and Midas. A new development within a zone of RMU-45 would not provide a smooth transition from commercial to the single family neighborhood located on Ramona Ave.

Finally, even though the developer has presented the community with a concept of what they are thinking that is not the question before the planning commission. Those plans are merely thoughts. If the rezone and master plan amendment is approved there is nothing the city could do to hold the developer to that specific plan. I am not suggesting that this is the intent of the petitioner. Far from it. However, I have seen developers come and go and plans changes with them. The allowable density for RMU-45 is

too great for this specific area and with a rezone any future development could easily exceed what has been presented to the community and fully build out and increase the negative impact onto the adjacent single family residents.

The current master plan is more than adequate for this area. We should honor the vision set forth in this planning document and not amend it. Let a future developer build within the existing zone before we entertain the idea of leap frogging to more density.

Respectfully,  
Amy Barry  
1178 Ramona Ave

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Name: Gerald M. McDonough  
Address: 1997 South 800 East  
Email: [ronni.mcdonough@gmail.com](mailto:ronni.mcdonough@gmail.com)

Comment: I oppose the re-zoning of the properties in question. The neighborhood has already suffered enough consequences from overdevelopment. The traffic congestion in this section of Sugar House is intolerable as it is. These streets simply can not take any additional overload without threatening the safety and lives of our children and the elderly residents of the area. This proposal is poorly thought out, and will have permanent detrimental impact on the area.

Please join me in taking a stand against this zoning change which will result in nothing but increased vehicular traffic, air pollution, and the endangerment of lives.

Gerald McDonough

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Name: Kelly Brown  
Address: 1889 S. 900 E.  
Email: [fraubrownslc@gmail.com](mailto:fraubrownslc@gmail.com)

Comment: I am not in favor of changing the zoning to R-MU-45. The parcel, when combined, will be too big for our little neighborhood and the current construction plan is much, much too big with too many units and residents in a small space with only one access point.

Time: January 4, 2016 at 8:15 pm

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Name: Sylvia Wilcox  
Address: 2689 Imperial Street  
Email: [hints4480@mypacks.net](mailto:hints4480@mypacks.net)

Comment: Please do not allow this development as proposed. The density is too great, there is too little open space, there is not enough in and out access to protect the residents on Ramona and 9th east from excessive traffic.

I live near this area. I have noticed that all of the development around the Sprague library area looks nice but has resulted in horrible traffic problems. Apartment units have gone in and are continuing to go in all around 2100 South and 9th east to 13th east. All of the traffic is diminishing quality of life and making it EXTREMELY dangerous to ride a bike or walk.

Sugarhouse needs more green space and greater buffers between cars and cyclists and pedestrians.

In addition, SLC seems to have been trying to go the direction of greater environmental awareness and preservation in addition to promoting diversity.

Fancy apartments like these proposed will drive some people out of the neighborhood because of the rise in property values. We should be planning for people to stay in their communities. They can do this if quality of life is good and if they have a place they can be proud of. That doesn't mean it has to be fancy inside and expensive. It means the area in which they live is attractive and liveable. We accomplish this by giving people some space and places to recreate in or near their development.

This development plus the one proposed at the old Granite furniture bldg site can either be a disaster and a mess, or they can be scaled down, carefully studied for traffic impacts, made appealing with green space and walking paths connecting all throughout Sugarhouse, and be a benefit to the community.

I urge SLC and Sugarhouse council to demand better proposals. Let's not be in a hurry to collect money from the developers and regret the mess in traffic and pollution down the road.

Thank you for taking comments.

Time: January 2, 2016 at 10:37 pm  
IP Address: 68.165.29.7

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Name: R. Levine

Address: 2205 RedondonAve

Email: [r\\_levine@comcast.net](mailto:r_levine@comcast.net)

Comment: We live a bit outside this area, but still in Sugarhouse. I see a glaring deficiency in this development (like others in Sugarhouse) and that is the availability of east/west bus service. SO many more units coming to Sugarhouse w/ little or no access down to the main trax lines. How does this added traffic really contribute to our quiet neighborhoods? It's already gridlock.

Time: January 8, 2016 at 4:19 pm

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Name: Mike Kener

Address:

Email: [mike.kener@gmail.com](mailto:mike.kener@gmail.com)

Comment: RE: The Retreat on Parley's Creek,

At the Sugarhouse Community Council meeting there were many good points brought to light regarding this project.

This neighborhood is indeed in need of revitalization and the new project will address all of the master plan wish list items.

However, I have a few concerns. My first concern is that by approving this project approximately 100 lower income residents will be forced out with very few housing options, if they still want to live in Sugarhouse. It was mentioned that the current rents are in the \$700 range and the new project rents will be in the \$1300 range, almost doubling the current rents.

My second concern is the access/exit points for this project. The builders talked about using 900 East and 2100 South. 2100 South is one the busiest roads in Sugarhouse. If there is going to be an access/exit point it would have to be a directional type where cars entering and exiting would be west bound only. Cars exiting the proposed project headed East bound on 2100 South would create a dangerous situation as they tried to cross traffic between 900 East and 800 East. I can see the same situation happening on 900 East, especially during the morning and evening rush hours. A new stop light on either street would definitely impede traffic flow. If a traffic light were installed on 900 East, in front of the proposed project, it would be the best place as long as it's in conjunction with the IHC complex.

My third concern is available parking stalls for the tenants. I feel the project numbers are low, at 1.2 stalls per unit. Of course there might be some tenants without cars but, for the most part, the number of people per unit will equal cars per unit and there will be a huge parking issue in the neighborhood.

Lastly, these are nice looking buildings but is it really maintaining the neighborhood character? Has anyone explored the option of building single family homes on this land? I think this is an option to be considered.

Time: January 8, 2016 at 3:01 am

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Dear Judi,

Here is my opinion about the development proposal for the apartment complex on 900 East and Ramona:

I am very much opposed to this development concept for this neighborhood. Having lived on 800 East and Ramona for over 20 years, I have seen a great deal of development in this area. I have not objected to any of it. I think the area has become a more desirable location to live in with many restaurants and a lot of foot traffic. Vehicle traffic has increased as well and is manageable at this point but I believe we have reached the point where any more traffic, in particular on 2100 South, will make this neighborhood less desirable and may decrease business in the area as parking and turning on and off of side streets will become too annoying.

In looking over the Sugarhouse Community Master Plan I see one bullet point on page 2 stating:

"Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area."

An additional point made on page 4 is the desire to maintain a visible image of the Sugar House Business District as a "unique place" with its own look and feel.

On page 4 there is also a statement which says, "Getting in and out of the Business District efficiently, finding a place to park, and feeling that walking is a safe and viable alternative to the automobile are essential to the long-term success of the area."

The proposed four-story apartment complex will greatly disrupt the character of the neighborhood visually with the loss of several homes along 900 East and with the building of the four story wall that will replace them. The planners originally had one driveway to their parking lot on Ramona which would be a traffic disaster for that street. We already have to pull over to the side to drive on it when a car is coming toward us in the opposite direction due to cars parked on both sides of the street. At this time I avoid trying to turn left from Ramona onto 900 East due to the amount of traffic on 900 East and I never try to turn left from 800 East onto 2100 South because it is usually a frustrating, nearly hopeless endeavor. The current proposal has driveways for the development going onto 900 East and 2100 South. At the 900 East driveway there will be long parts of the day when traffic at the red light at 900 East and 2100 South will have cars bumper to bumper running right in front of the proposed driveway. Trying to exit onto 2100 South to travel East will be nearly impossible for much of the day. This neighborhood cannot handle 300 - 400 more cars traveling in and out on a daily basis. The complex does not provide enough parking space for the tenants. Their estimates are based on their experiences in other cities and does not reflect the tendency for Salt Lake Residents to own and drive cars even when other transportation options are available. We do not have any more room for on street parking on Ramona or 900 East. There is a ward house across the street from this proposed development that has very high attendance on Sundays. Their cars fill their parking lot, run far down the street on 900 East, fill up Ramona and even come around the corner on 800 East across from our house. An additional consideration is how our aging sewer system will handle that many new toilets flushing, showers, and kitchen water.

In summary, not only is this very large building inappropriate in terms of preserving the very desirable character of the neighborhood, we have reached our capacity in terms of traffic and parking. Rezoning for this development is a terrible idea. I have great pride in our neighborhood and the development that has gone on over the past 20 years. Please do not approve of this rezoning - it will undoubtedly be detrimental to the future of this neighborhood.

Thank you,  
Yda

Yda J. Smith, Ph.D., OTR/L  
Assistant Professor (Lecturer)  
Director of Graduate Studies  
Division of Occupational Therapy  
520 Wakara Way  
Salt Lake City, UT 84105  
[801-585-9589](tel:801-585-9589)

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to christopher.lee, me

In talking to my cousin who works for the Davis County Sewer District, I had another thought about the proposed zoning and building of apartments at 1932 South to 1946 South on 900 East. Has a study been done about the implications on the sewer and water supplies and the effect that that will have on the neighborhood. My plumber has told me that there are water pressure problems already in Sugar House. I would assume that that has been looked at. But just asking. Thanks again for your time. Cindie Walker

#### Concerns About the Cottonwood Residential Proposal

As a resident living in the area surrounding the proposed Cottonwood Residential (CR) apartments to be built at Ramona and 900 East, I am against amending the Sugar House (SH) Community Master Plan to allow the construction of the proposed high-density apartment complex. My concerns are the following:

1. From a simple local perspective, I believe that most people can see the need for multilevel housing units centered on eclectic parts of Salt Lake City (SLC). The SH area is one of those eclectic, fun places even before the recent construction; however, at the present time it does not have the businesses or the companies that can provide employment to all that presently live in the newly built SH high-density housing. Also SH does not currently have an efficient, public transportation infrastructure in place, for SH residents to live the dream of not using a vehicle for transportation and having cleaner air. The current trolley and the proposed 1100 East trolley do not currently or will in the future, meet the needs of an efficient public transportation because they are too slow. Consequently those individuals in multilevel units, just like those in single house units, drive vehicles to and from work.

The plan to build more high-density units before a SH rapid transit system seems backward. High-density units built in the wrong locations contribute to traffic and increases the concentration of polluted air, as opposed to units built in the right location.

2. Both east-bound 2100 South and south-bound 900 East traffic, experience evening grid-lock at the 2100 South and 900 East intersection. For both streets vehicles idle their way to and through, one or two series of traffic lights approximately three quarters of the year. The proposed structure on 900 East will only add to the vehicle congestion and the vehicle pollution. The latter, a major concern for the Wasatch Front cannot be reduced by building high-density residential complexes on already congested roads.

a. The Utah Division of Air Quality in a recent blog, indicated 2.5 micron particulate particles, are increasing in concentrations as compared to previous years. Only one of many vehicle exhaust components that impact children, grandchildren and those with respiratory problems.

b. Also on December 22, 2015, SLC joined more than a dozen cities across the nation in supporting the world's effort to reduce greenhouse gases. High-density residential complexes should be currently constructed with easy access to large collector roads or within a block or two from freeway on and off-ramps, to reduce greenhouse gases.

3. The number of estimated on-site designated parking spaces for the CR proposal is not enough. An estimated 60 to 150 plus vehicles will be parked on Ramona, Hollywood and 900 East, depending on the number of multi-bedroom apartments that are actually constructed, the number of single apartments housing two individuals (which is becoming the norm for the Generation Z or iGen population) and the number visitors.



- a. Also any suggestion that residents renting a unit in the proposed CR apartments will gladly use public transportation and will not need a vehicle for work is not rational. Merely observe the morning exodus of traffic at the existing high-density units built around Highland/1100 East and 2100 South. And these units still have many occupied units.
- b. Currently it is illegal to park within five feet of an entrance to a drive-way. Home owners on 900 East, Ramona and Hollywood, will find it difficult to enter and exit their driveways and place trash bins on the street for pickup, with additional CR vehicles parked in front of homes.

4. Vehicles currently traveling east west on Ramona have the ability to pull into a vacant street parking space, to let an approaching vehicle pass. The additional CR apartment vehicles parking on Ramona will prevent east west traffic, by filling up currently unused street parking spaces on Ramona.

- a. Then Ramona street will imitate the 1950's three lane highway (where the center lane was the passing or suicide lane as it was referred too) where each east and west moving vehicle attempts to reach the end of Ramona, before another vehicle enters from the other end of the street.

5. I estimate current traffic speeds on Ramona during peak-hour evening traffic at 30 to 40 mph. These estimates are based on vehicles passing the city installed vehicle radar on 800 East.

- a. Traffic speed on 800 East reaches 40-45 mph.
- b. Additional CR renters will increase the number of vehicles using 800 East and Ramona.

6. Both Ramona and Hollywood have children present. Because of current traffic speeds, some parents have previously installed signs to inform vehicle drivers of the presence of children. Additional parked vehicles on all secondary and collector streets will only increase the potential for fast moving vehicles colliding with pedestrians.

7. Vehicles coming from downtown Sugar House and west-bound on Hollywood Avenue during peak hours, currently struggle to make a right or left turn on to 900 East. The above situation applies to vehicles attempting to turn on to 900 East at the east end of Ramona.

8. Currently south-bound 800 East from 400 South and Ramona between 800 East and 900 East is listed as a HIGH-COMFORT bicycle route which requires both lower volume and speeds of motor vehicles.

9. Apartment complex's built adjacent to single family homes consistently decrease the value of the single family homes. Individuals in the area have purchased and renovated homes.

Thank you for your time.  
Bruce Hagans  
1931 South 800 East  
Salt Lake City

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"My name is Derek Payne and I was on the Committee that modified the SugarHouse master plan in 2004 - 2006. Many of the discussions that we had in those meetings revolved around the fact that maintaining a strong Commercial Core of SugarHouse absolutely depends upon having strong single family home neighborhoods nearby and even directly adjacent. These transitional zones that define the edge of the Commercial development are critical to the success of the City. That is why a clear and definite boundary between the commercial area and those neighborhoods is so important. Letting the commercial areas continue to creep into the single family neighborhoods, one parcel at a time, makes for unstable residential areas and worried residents.

As a member of that Master Plan Committee in 2004, I can tell you that the last thing that we wanted to have happen in this Plan would be to further erode the clarity of the commercial/residential interface and we certainly would not have wanted to "upzone" any residential areas within this important transitional area."

## **Emails and Petition Supportive of the Proposed Changes**

Dear Lisa,

I am writing in strong support of the proposed zoning changes, to allow the development in the 900 East area near 1900 South. My apologies, this is a rather long email, but it is concerning a subject that I am very passionate about.

My wife and I have lived in the Sugar House, District 7, area for over 10 years. In that time we have seen many changes- some we have supported, some we have not, and some we have learned to love.

Also, I am licensed Professional Engineer in Utah and have a background involving large and small projects. As such, I have taken a strong interest in community development and have followed such organizations as USGBC, Envision Utah and others.

I believe the proposed development is beneficial in many ways that parallel what many Utahans have voiced as their preferred path forward for future development.

Here are a few of the areas of concern that I feel the proposed development offers in the way of positive influence on our neighborhood, and the larger community overall.

Transportation- This property is immediately adjacent to several key bus routes and is in very close proximity to the (under-utilized) S-Line. Developments such as this encourage better usage of public transportation.

Air Quality- Proximity to public transportation is key to reducing air pollution, but also is building efficiency. The age of the existing structures means they are very inefficient buildings. Replacing those buildings with modern structures, built to Code, would reduce the per-unit energy used to heat and cool, and therefore help to reduce local air pollution.

Energy- The scale of the proposed buildings makes them much more efficient overall. Add to that: modern design practices, technology, and building codes, and the new development is bound to use less energy and place less demand on the system, on a per unit basis, than the existing cinderblock type buildings.

Disaster Resilience- All of the structures currently on the affected properties are unreinforced masonry structures. These structures are extremely prone to collapse in the event of even a moderate earthquake. Several of these are buildings that have been converted to multi-tenant over the years. SLC should absolutely encourage developments that replace these old, unsafe, buildings with new, modern buildings built to modern construction techniques. Plainly and simply, it will save lives in the long run.

Safety- Even if one does not take in to account the possibility of disaster, the current structures are built on out-dated codes, and several have modifications that may or may not have been built to permit. They really should be replaced. Also the area does not presently have proper lighting. This is, I believe, contributing to issues of drug use and some homeless using the area for temporary shelter. A new development, with proper area lighting will no doubt help alleviate these issues, and provide residents with better nighttime security.

Jobs/Economy- Our modern economy is moving away from the “suburban dream” of past generations. The younger generation has a different view of the life/work balance. Many modern careers didn't even exist just ten years ago- App developer, UBER driver, Cloud Computing, Social Media Manager, etc. Modern living means being closer to the office, if having one at all. Affordable, semi-urban housing is lacking in our area, and increasing affordable housing opportunities near centers with daily services just makes sense.

Housing- Salt Lake City's population density has been dropping for years. We should look at ways to increase density and I believe that increased density should be managed. Developments such as this give us a way to do just that. Ordinances allowing “mother-in-law” apartments above every garage on a .09 acre lot will just lead to sporadic, disorganized development within neighborhoods, causing neighborhood strife and blight.

We have had a few higher density developments recently completed in Sugar House. Some say too many. Frankly, I welcome all of our new neighbors. I know that they enjoy the area as much as my wife and I do. It is why we love Sugar House. We walk to the grocery store, the parks, the movies, the restaurants, and many of our daily excursions are not chores- but rather they are a chance to enjoy the neighborhood and the vibrancy that we have. I would like to encourage developments like this, which will give more people the same opportunities at prices they can afford. I know that some rents are very high in Sugar House, and that is a shame. Sugar House should be inclusive. I grew up in an apartment community, and I know that there are kids out there, like I was, whose families cannot afford the \$400,000, 3-bedroom house. Families that live in these types multi-family developments can (and do) add to the neighborhood.

In summary, we need to look to the future- as it has been said: “If not us, then who? If not now, then when?”

I truly hope that you will support the proposed development and the zoning changes required to allow it. I really do think that it can be a great benefit to our community. Most certainly, one development will not solve all the issues listed above- but it can move us in the right direction. This development can and should be done, and done right.

Thank you very much for your time,

T. Justin Bowcutt

1946 S 900 E

[\(801\)884-7795](tel:(801)884-7795)

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Hello Judi, Lisa, and Christopher,

We live down the street from the proposed development, 1134 So. Windsor Street, just off of 900 East. We have lived in our neighborhood for close to ten years, and take an active interest in the development of our area. We support thoughtful and upscale designs that protect the value of home prices in the area. After reviewing the proposed development, I stand in support of moving forward with the plan. The zoning is already in place to allow multi-unit development, and we strongly believe future development is inevitable. I am worried a less coordinated development would diminish property values. I urge you to support the development, and hope this message is considered in the ultimate decision.

Thank you for your attention and consideration,

Susan Rose and Douglas Johnson

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Dear Mr. Lee, Salt Lake City Planner

We are writing to express our support for the proposed rezoning to enable a new complex partially located on property which we own at 900 East and 1967 South in Salt Lake City. We wish to express our perspective on a few common concerns.

**Property Values** – We recognize people fear change, it's natural. A recently study for the Joint Center for Housing Studies by Harvard University cites:

*“The fear that housing density will hurt property values seems to be primarily based on anecdotes. By contrast, most research has come to a different conclusion: in general, neither multifamily rental housing, nor low-income housing, causes neighboring property values to decline.”<sup>1</sup>*

This is Sugar House—older apartments are mixed in throughout, and a newly architected complex is bound to increase values.

**Population Increases** – Salt Lake County population is projected to grow by 61% by the year 2050.<sup>2</sup> This growth is much higher than the general US projections, but more impressive when we consider that households are shrinking in size (In 1900, an average of 4.6 people lived in each household, compared to 2.6 people per household in 2004).<sup>1</sup> This project offers a rare opportunity to provide housing, so desperately lacking, to support such growth.



Furthermore, the growth in Sugar House is productive growth to our local commercial and academic community. This area attracts college students and new workforce employees—we receive applications four to one without children.

**Traffic** — Since multiple apartment buildings are already located on the site, the impact to traffic is less than the whole. In addition, this property is within walking distance of the UTA Streetcar line and the heart of commercial Sugar House.

**Crime** – Some people incorrectly assume additional units equates to additional crime, but a study in the Phoenix area shows that police activity at apartment property with 100 or more units is “no worse than in single family subdivisions, and in many cases, is lower than in single family areas.”<sup>3</sup>

The proposed rezoning area is currently managed by multiple landlords, and given the almost daily reports we receive from our residents, police frequent our block regularly. A beautiful new housing complex, managed by a single landlord with a lot of skin in the game, is bound to improve tenant quality and accountability.

On a personal note, we and our fellow landlords have realized we cannot attract the tenants the neighborhood would desire given our current curb appeal. It is an overwhelming struggle to convince quality tenants to choose us—we are left to sift through less desirable options. A great complex will be an enhancement to the neighborhood.

We appreciate your consideration and for your service to the community.

Sincerely,

Erin and Elaine Thornton

Owners, 1964 South 900 East, Salt Lake City, Utah

#### REFERENCES

1. Overcoming Opposition to Multifamily Rental Housing, Mark Obrinsky and Debra Stein, Joint Center for Housing Studies Harvard University, March 2007
2. A Snapshot of 2050, [UtahFoundation.org](http://UtahFoundation.org), Research Report Number 720, April 2014
3. Economic & Fiscal Impact of Multi-family Housing, Elliott D. Pollack and Company, Phoenix, Arizona Multihousing Association, 1996, Part II

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Hi Chris,

We live at 844 E. Ramona Avenue. The site for the proposed building is directly behind our home. We are 100% in favor of this project going through. Most of the buildings currently on the proposed site are eyesores and low priced rentals. We believe that this project will beautify the area, as well as bring a much better class of renters to the neighborhood. We don't feel that the impact on parking will be as extreme as some people profess. On Ramona Avenue, most people park in their driveways. The plan

for the development seems to offer adequate parking for both renters and guests. As far as increased traffic on Ramona, we don't feel this will be much of an issue, as both proposed entrances are on other streets. As one of the families who will be most affected by this development, I hope you give our feelings toward this project the added weight it deserves.

Sincerely,

Ann & Mark Kubeck and Joan Filarski  
844 E Ramona Avenue  
Salt Lake City, Utah 84105  
(801)486-1742

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Petition

We support the 900 E Master Plan Amendment Proposal to rezone and amend the Sugar House Master Plan filed with Salt Lake City. The Proposal would rezone 8 parcels from RMF-35 to R-MU-45.

Name	Address	Phone or email	Signature
CAM CHAPMAN	2006 700 (business center)	801-671-6987	[Signature]
Tiff Grayson	1446 E Westminster	801-554-5088	[Signature]
Deana's Charters	2021 S Windsor Tap Room	801-554-9203	[Signature]
Guo Hua Tao	2021 S Windsor (Little)	801-906-8626	[Signature]
SMITH STOWD	905 E 2100 S.	801-485-7144	[Signature]
Herb Wittke	1963 SO. Lake St.	801-494-9674	[Signature]
Nathan Feyling	1747 Lake St.	NTRFeyling@gmail.com	[Signature]
Becky Crockett	868 E. Garfield Ave.	[Signature]	[Signature]
Jonathan Tucker	862 E Garfield Ave.	801-548-8568	[Signature]
Julie Vesely	821 Westminster	801-484-0741	[Signature]
Adam Larson	2315 Strachan Ave	801-971-2317	[Signature]
Katelyn Johnson	1521 S Soale	805-481-7303	[Signature]
Natalie Chalier	1438 E Sherman Ave.	801-644-0523	[Signature]
Guillaume Fries	1438 E Sherman Ave.	801-349-8070	[Signature]
Melissa Mendelson	1988 S 800 E	612-702-1628	Melissa Mendelson
Dak Southard	1978 S. 800 E	801-910-1496	[Signature]
BRIAN LAMPE	1968 S. 800 E	916-494-1297	[Signature]
ANN KUBECK	844 E. RAMONA, SUC	801-486-1742	Ann Kubeck
MARK KUBOUC	844 E RAMONA AVE	801-486-1742	Mark Kubouc
JOAN FILARSKI	844 E RAMONA AVE.	801-486-0140	Joan Filarski
Jan Walsh	839 East Ramona Ave.	801-669-2013	Jan Walsh
Tim Walsh	→	801-669-2105	Tim Walsh
Jordan Pease	2006 S 900 E #107 SUTTER	411-228-7531	[Signature]
Nicolete Davis	2006 S. 900 E. ST 114	801-674-7330	[Signature]
Swiga Christina	2006 S. 900 E (SUTTER)	801-623-0710	[Signature]
Kestley Reynolds	2006 900 E (Business)	801-699-3112	[Signature]
Sarah Schissler	1988 S. 1000 E.	801-510-3116	Sarah Schissler
Katie Kester	3519 East Oaks Dr	(833) 831-7404	Katie Kester
Robin Soifer	377 E. Coatsville Ave.	rsoifer@hotmail.com	Robin Soifer
Nikki Brown	1946 South 900 East	801-884-7795	[Signature]
Donovan Steele	856 Ramona Ave	801-859-5986	[Signature]
Tiffany Steele	856 Ramona Ave.	801-859-4123	[Signature]
Emily Hlyraj	854 Westminster Ave	970-389-3022	[Signature]
Teri Shovich	854 S. 800 E		[Signature]
SCOTT TIBER	854 RAMONA AVE	801-548-7676	Scott Tiber

afilarski hatman









## **Emails and Letters Against the Proposed Changes**

**Tracie Kirkham  
862 East Ramona Avenue  
Salt Lake City, Utah 84105**

December 14, 2015

Salt Lake City Corporation, Planning Division  
c/o Mr. Chris Lee, Associate Planner  
Community and Economic Development  
451 South State Street, Room 406  
Salt Lake City, Utah 84111

**Subject:** Resident's concerns about the proposed rezoning of eight parcels located on 900 East from RMF-35 to R-MU-45

Dear Mr. Lee,

Thank you for the opportunity to share with you my concerns regarding the proposed rezoning of eight parcels located on 900 East from the existing zoning of the Residential Multi Family-35 to the Residential Multi Unit-45. It appears that many of these changes are not in accordance with the Sugar House Master Plan. My concerns are as follows:

**1. Property Values-** I am concerned that the increased density of the new development will result in the loss of character, charm, and historic nature of the neighborhood, including my 1914 Bugalow-style house, resulting in the loss of property value. *(According to the Sugar House Master Plan, Ramona Avenue is located within a "low density residential area". The policy statement within the SHMP states to "Maintain the unique character of the older, predominately low-density neighborhood" and additionally, "...to provide incentives for converting multi-unit dwellings back to single family dwellings")*

**2. Single Entrance/Safety-**According to the map of the proposed project, it shows one entrance and the same location for the exit. I am concerned about safety, with respect to sufficient access for fire trucks, emergency vehicles, delivery trucks, and especially if there is an emergency that requires residents to exit quickly.

**3. Parking-**Again, according to the map of the proposed project, the parking is inadequate for the proposed estimated number of units.

**4. Height Variance-**The proposed variance in the height requirement from 35 feet to 45 feet would result in the new apartment complex overwhelming the existing homes located on Ramona Avenue that are two story single- family homes. In addition, increasing the height an additional 10 feet would have a direct impact on the south

sunlight that I receive in my backyard. The reduced sunlight and changing the sunlight pattern will impact my ability to grow produce during the summer season.

**5. Privacy concerns-** Extending the height and increasing the number of proposed units, in turn, will increase the number of people; this causes me concern relating to safety of my house and the others in the neighborhood.

**6. Noise, Light, Increased Crime-** In addition to my safety and privacy concerns, the high-density housing development will increase the noise level and lighting on our street. It will also increase the crime in our area.

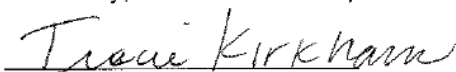
**7. Traffic Congestion-** Residents on Ramona Avenue and surrounding Sugar House neighborhood streets have seen and experienced the tremendous, as well as dangerous, increase in traffic congestion in and around 2100 South between 700 East and 1300 East. I am concerned about the safety of myself and other drivers with the addition of the multi-unit development with an increased number of personal vehicles.

**8. Parley's Creek –** In the case that the change in the zoning requirements are met, I have concerns about the relocation of the Parley's Creek, which is (the open channel next to the IHC's Memorial Clinic) and the underground Parley's Creek Conduit, a 60 inches by 84 inch pipeline. Has the relocation of the conduit been addressed and how will this be conducted?

**9. Sewer Line –** In the case that the change in the zoning requirements are approved, I have concerns about the placement of the proposed sewer line placement; where will this pipeline be located?

I hope after careful consideration, the planning commission will deny the proposed zoning changes from the Residential Multi Family (RMF) -35 to the Residential Multi Unit (R-MU) -45 along the street of 900 East and Ramona Avenue, to ensure the character and charm of Sugar House neighborhoods will remain into the future.

Sincerely,



Tracie Kirkham  
862 East Ramona Avenue  
Salt Lake City, Utah, 84105

cc: Todd Holbrook

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Hi Chris!

Our home "866 Ramona Avenue" will be negatively affected by proposed project & we would remove any driveway easement that is currently granted! Sugar House/Ramona Avenue is a historic area with small streets, limited parking, limited emergency access & no snow storage area. They have also revealed NO guest parking for 189 units. The small streets of Sugar House barely have overflow parking for homeowners let alone 189 extra visitors/roommates. IHC was forced to comply with neighborhood height restrictions & that should be the only precedent!

Thank you,  
JR & Todd Holbrook  
801.355.5552

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Hello, My name is Kyle Williams, a 17 year owner resident of 863 Ramona. I am writing in strong opposition to the application to change the zoning for the Ramona apartment project along 19xx S 900 East. The current zoning as outlined in the Sugar House Master plan helps guide us in preserving the character of our single family bungalow neighborhood.

As a wannabe minimalist who believes that even my little Arts and Crafts bungalow is way to big for one person, (and I have taken a few roommates to better utilize my space..) I am decidedly in favor of creating more dense urban housing to prevent furthering urban sprawl and destroying open space and farm lands. That said, I do believe it is possible to fulfill that housing need and still preserve the character of old Sugar House. The developer states in their application that without this zoning change and the resulting higher density possible, any project is impossible. That is hard to believe. I am sure that a developer could build within the current zoning and still make it worth their while. I note the recently built trim little complex built at 1700 S 900 E. (Even though I am not a fan of the exterior finish, that size seems to fit in well with the neighborhood.) I know the existing codes limit the number of units that can be developed and sold, and limits the potential profits of any project. At the same time they help us preserve what we love about Sugar House and the reasons anyone wants to live here in the first place.

The rezoning application describes the area as a desert of cinder block slums. Even though some of the properties targeted by this project are fairly unattractive cinder block boxes, and have been poorly managed in recent years, the homes specifically at 1932, 1946, 1954, and 1964 on 900 East are historic buildings, do hold undeniable historical value and character, and deserve to be reclaimed and preserved as a part of any redevelopment project.

Any redevelopment project that goes forward certainly must take into account the severe traffic issues we already face on Ramona and 900 east. Since turning left off of 800 east onto 2100 south is now almost impossible all day every day, Ramona is already being used as the defacto eastbound exit route for the entire neighborhood. Cars roar through at high speed in their hurry to get to work or play. The new plan that is currently put forth looks like it will concentrate all the new traffic solely onto Ramona. It is estimated that the plan could add as many as 400 car rides per day to this already crowded little street, which cannot be sustained, is not safe, and should not be acceptable. Retaining the existing zoning would help reduce potential traffic and access problems by reducing the potential number of cars in the equation.

In addition to reducing the potential number of new apartments, residents, and cars in the area, I hope some additional options will be developed to route traffic directly onto 900 east, and primarily to 2100 South via Windsor and Redondo , which are currently very underutilized routes into the area.

The hope that these new residents would use public transportation instead of driving is still quite premature. I have used the S line train to get downtown and it requires almost an hour and a half by the time I walk to the 900 east station, wait for the next train (since I just missed the one I planned on), take the leisurely (read: slow) ride to Central , get off , walk over and wait for the connection to downtown, ride on into town, then walk the 2-3 block to get to where I am going. While it is a fun adventure once in a while it is just not practical as an everyday commuter



transportation plan yet. Our society needs to be willing to invest in faster and more easily accessed transport first, before it will be utilized extensively by our neighborhood.

I do hope that some sort of project moves ahead to improve this area, and I hope it is done in keeping with the historical character and existing zoning of the neighborhood. Thank you.

Kyle Williams  
863 Ramona Ave  
435)258-8297

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Hi Chris,

My husband and I have been homeowners at 869 Ramona Avenue for the last 20 years. Although we are not necessarily opposed to change in our neighborhood--

particularly to the eight parcels currently under consideration for rezoning--we do strongly oppose rezoning for higher density use.

I am attaching the signatures of more than 80 residents who, like us, will be directly impacted by rezoning and who oppose the amendment proposal. I will address my own personal reasons for opposing the proposal at tomorrow night's community council meeting.

Thank you,

Vicki Townsend

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Dear Mr. Lee,

I apologize for not being able to attend Monday's hearing regarding the proposed re-zone development for a large apartment complex. I would hope that there would be significant consideration before approving such a motion. One of the things that attracted my husband and I to the Sugarhouse area was not only the area, but the family housing environment. We moved from the Avenues, which had several apartment and duplex buildings.

While I understand the need for continued growth and economic development, I also think that valuing the charm of single home family dwellings should not be overlooked. Also it does not appear that these dwelling will be similar to those that were constructed on the corner of 1700 south and 900 East, but rather creating an abundant housing density for such a small area.

A great part of this area is easy accessibility and historic charm. However, creating an over abundance of traffic, pollution, and congestion does not seem to be a good strategic development plan for this area.

I appreciate your time and review in this matter, and I hope that there could be a compromise made, where there is not such a high density complex passed. I believe that we can still provide economic growth, but not at the price of current residents, family friendly streets, and the quaint area that is Sugarhouse.

Respectfully,

Sarah and Michael Sherer

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Chris Lee Salt Lake City Corporation Planner

**RE: 900 East Rezone and Master Plan Amendment Petition**

Chris,

Let us start by saying that we are realists and smart growth development advocates. Further, we are not against higher densities in our City where they make sense. We understand that room for more people as the Wasatch Front grows is necessary. But this proposed rezone on 900 East is not appropriate for higher densities and certainly not the location to further expand the commercial core of Sugar House.

My wife and I live on Hollywood Avenue, three blocks east of the proposed rezone in question. Over the last twenty years in this wonderful Sugar House enclave we have been witness to incremental changes that are slowly degrading the charm and livability of this neighborhood.

I don't think that anyone would argue that a strong commercial Sugar House core is a valuable asset to the larger community. In fact, that may be why the majority of people move into the area, so that they can walk to get their groceries, see a movie or go out to eat. However, a healthy and vibrant downtown Sugar House core is highly dependent upon having strong residential neighborhoods bordering that commercial district.

Therein lies the crux of the issue. For years now, the delineation of commercially zoned properties has slowly crept into the single family zoned neighborhoods, one property at a time. With each zoning request the next single family home in the line of fire becomes threatened because a homeowner suddenly finds themselves living next to a commercial parking lot or in the case of the proposed development on 900 East, next to a very large mixed use project with the very real possibility of creating commercial establishments on 900 East. The continual shifting of the zoning lines that define commercial (higher density) developments from the single family neighborhoods is destabilizing established residential neighborhoods and people are worried as to where that transitional zoning shift will ultimately end.

Just because a speculative developer who glides into town and determines that the only way they can make money on a property is to build at a greater density and height than the Master Plan and zoning allows, is not a justifiable reason to modify the City's approach to future development. The land is obviously over-priced for its potential future developments and eventually the existing land owners will need to settle for a more realistic price point and a development that is compliant with the current zoning guidelines will be built.

I am hoping that the City will resoundingly deny this requested upzone of this property and thank you in advance for your continued diligence in protecting the future of Salt Lake City's historic single family home neighborhoods.

Sincerely,

Derek and Kimberly Payne  
Sugar House Residents

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Hello,

We met briefly at the Sugarhouse Community Council meeting on January 6th. I'm writing about the 900 East Rezoning and Master Plan Amendment Petition by Cottonwood Residential.

I oppose the re-zoning and amendment to the master plan. The proposed project is too large for the neighborhood, which is filled with single family homes, and small rental properties. It would, both literally and figuratively, overshadow the neighborhood.

We already have hundreds of rental units right in the Sugarhouse business district, and we've reached the saturation point.

The developer doesn't plan to offer enough parking to the tenants, so the local streets would be congested with parked cars. An additional parking issue is that the developer proposes to provide underground parking to tenants. I have only personal experience to offer on this topic, and that experience tells me that underground parking garages are more hospitable to drifters and criminals than aboveground parking lots. As a single woman entering an underground parking garage, I'm scared.

The intersection at 900 East and 2100 South is already congested, and traffic backs up many blocks at the evening rush hour. Adding hundreds of cars to that intersection would make it intolerable.

Cottonwood Residential claimed, at the January 6th meeting, that Redondo Street is filled with homeless people living in the tree line. This is simply not true. I live at 1982 South 800 East, and frequently use Redondo. There was, last year, one completely harmless individual living in the tree line. He was known to the neighborhood, and, in fact, both my next door neighbors would greet him by name. He has since moved on.

I'm a homeowner, and I oppose the 900 East Rezoning and Master Plan Amendment Petition by Cottonwood Residential.

Kind regards,

Lucy Houser

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*Comments on the Cottonwood Residential "Retreat on Parley's Creek" Jan. 2016 Sugar House Master Plan amendment request.*

To gain city approval for a change in the Sugar House Master Plan, Cottonwood Residential has modified its development proposal several times, with the most recent

presented to the Sugar House community council titled "The Retreat on Parley's Creek". It is nice to see Cottonwood Residential being somewhat flexible to the many concerns and complete opposition of the surrounding neighbors, but the fact remains that the design is still driven by the desire to maximize profit by maximizing density.

While Cottonwood Residential explores the question of what is needed to get approval for a master plan change, the real question should be: is there a compelling need to change the Sugar House Master Plan?

The Sugar House Master Plan is designed to guide growth while protecting the community character and livability of our historic neighborhoods. Sugar House is a unique and vibrant community. It has a certain cachet for being progressive and affordable while preserving its history. This is the community character that the master plan identifies and it incorporates a number of goals to make this happen:

**Streetscape:** The pattern and design of the streetscapes should convey a significant message complementing the type and intensity of land development. A streetscape design should unify a district or neighborhood and portray an identity through the design.

**Affordable housing:** Develop and implement programs that encourage the provision of affordable housing: Provide a diversity of housing types, sizes, and prices within the community.

**Open Space:** Evaluate the feasibility of maintaining interior block areas for use as parks or community gardens.

Does the Cottonwood Residential proposal align itself with these and other guidelines? The answer is simply no!

The property in question, zoned Residential Multi-Family (RMF-35) provides affordable housing, has the potential for community gardens or pocket park and serves as a buffer between the Single Family Residential neighborhoods and the 2100 So. Commercial Corridor. Cottonwood Residential's zoning change to Residential Multi-Use (RMU-45) would not only bring high buildings holding high numbers of high priced apartments but commercial as well into an existing residential neighborhood. No more transition zone from the historic community and the commercial corridor along 2100 So. that is slated for greater development.

Most importantly it should be remembered that building proposals and zoning ordinances are two separate issues. A proposal is just that, a proposal. Once a zoning amendment has been approved, Cottonwood Residential or any future developer is



free to build however they want to as long as it stays compliant to the zoning restrictions. There is no requirement that the original proposal has to be implemented and something quite different can be built regardless of all objections as long as it is within code.

In the past two years, Sugar House has experienced the addition of hundreds of new upscale apartments all following the guidelines of the existing master plan. Furthermore, there are hundreds more in the planning stages and scores of additional properties that are not fully developed to their current zoning capacity. Is there a demonstrable need to amend the Sugar House Master Plan to increase the density of commercial and apartment development even when it's not compatible with the surrounding neighborhood? The Sugar House community should not be rushed into zoning changes to just meet a developer's time line. There will be other development designs for this property that are more desirable than what Cottonwood Residential has currently proposed. Perhaps a development like the "Blue Koi" apartments just up the street at 1700 So. and 900 E. or a neighborhood of affordable town homes with a park or community garden. Keeping committed to the Master Plan should provide a win/win solution for everybody: the developer and the Sugar House community.

Mahan Khalsa  
1949 So. 800 E.  
SLC, Ut. 84105  
[mk@ubercool.us](mailto:mk@ubercool.us)  
801-573-2883

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Thank you for your time Christopher.

I am writing concerning the proposed re-zone for 8 parcels surrounding the area of 1932 south to 1946 south 9th east as well as South Windsor and East Ramona. I am opposed to the re-zone for the following reasons

- -The proposed development is contrary to the current planning policy.
- -The proposed development is not in keeping with the stylistic context or scale of local area.
- -The proposed development will have a negative impact on the amenity of another property through noise, overlooking, overshadowing, smells, light pollution, loss of privacy, dust, and late night activities.
- -The proposed development will have a increase in crime.
- -The proposed use is not compatible with existing uses.
- -The development will cause traffic problems such as traffic generations access and safety problem.
- -The proposal reduces the amount of car parking available or provides insufficient parking spaces itself.
- -Approval would create a precedent meaning that it would be difficult to object to similar proposals.
- -Local infrastructure is not adequate to service the proposed development.

- -The layout and density of the proposed development is inappropriate.
- -The proposed development will have a negative impact on property values.

Again thank you for your time. I hope this letter will be taken into consideration.

Regards

John & Elaine Dauma

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As a resident of Sugarhouse and living on Ramona Avenue I wanted to express my concerns regarding the resent Rezoning proposal. Considering my location which is derectly behind the proposed building I hope you will strongly consider my input.

I have lived in Sugarhouse for 3 years and love the charm of the area and it saddens me the degree to which the planning commission is allowing the high level of high density areas and understand the need for growth, however this proposal is very concerning as it is infringing into the charming residential areas that my neighbor's and I cherish. Here are a list of my concerns.

1. Increased noise from the parking area which will be located directly behind my yard
2. Privacy; with only a 40 foot buffer and a 4 story building would mean the residences could see directly into my yard.
3. Decreased property values; as a home owner I have worked very hard to upgrade my property. If this building were to take place I will be forced into a landlord owner as would many because they would not be able to tolerate the new decreased quality of lifestyle ie; crime traffic and visual impact. I feel many of the current owners who put alot of love into their homes would just loose there enthusiasm to maintain or keep there home up.
4. Increased traffic - As it stands the traffic on 21st South and 9th east is already a huge concern. With this development we would be at absolute gridlock!! I fear the the overflow traffic will inevitably follow the path of least resistance and flow down Ramona which is a very narrow road.
5. Crime; more people having a Birdseye view into my backyard can mean that they also see when I come and go and what times they could potential steel/vandalize my property.
6. Light pollution; with a parking structure the lighting would be a huge problem.
7. Setting a president for large multi-unit development withing the residential community. This can only lead to decrease in the neighborhood quality which has already happened.
8. Not within the scope of the current planning policy.

I do feel that the parcel behind me needs to be improved. Perhaps some nice small scale condominiums with an attractive greenbelt.

Thank you for considering my concerns and I will see you on March 9th.

Philippa Mangone

832 E Ramona Ave

435 640 7938

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For 30 years, our family has lived on 800 East with our backyard touching the property in question. We love our home, our neighbors and our neighborhood. We raised our children here and now our grandchildren.

We are opposed to the redevelopment plan. It would block our mountain view; interrupt the morning sunlight spreading onto our large garden (which provides produce for our extended family and two food banks); it would bring mobs of people with their cars to our neighborhood and diminish our property value just when we are looking to retire.

Sometimes quality of life for the "little guy" is more important than helping wealthy people become even wealthier. This is one of those times.

Meherban Khalsa  
mk@ubercool.us

*COMMENTS ON THE SUGAR HOUSE MASTER PLAN AMENDMENT  
AS PROPOSED BY COTTONWOOD RESIDENTIAL  
DECEMBER 21, 2015*

The petition to amend the Sugar House Master Plan by Cottonwood Residential is unnecessary and unwise. The Sugar House Master Plan is designed to protect the community character with zoning restrictions. The magnitude of the Master Plan amendment and the project as envisioned by Cottonwood Residential can't help but change the community character and not for the better.

The desire to maximize profit by maximizing housing density will deeply impact the surrounding neighborhood. Among the obvious will be the lack of off street parking for the development. This will be made up for by parking on the side streets, especially Ramona.

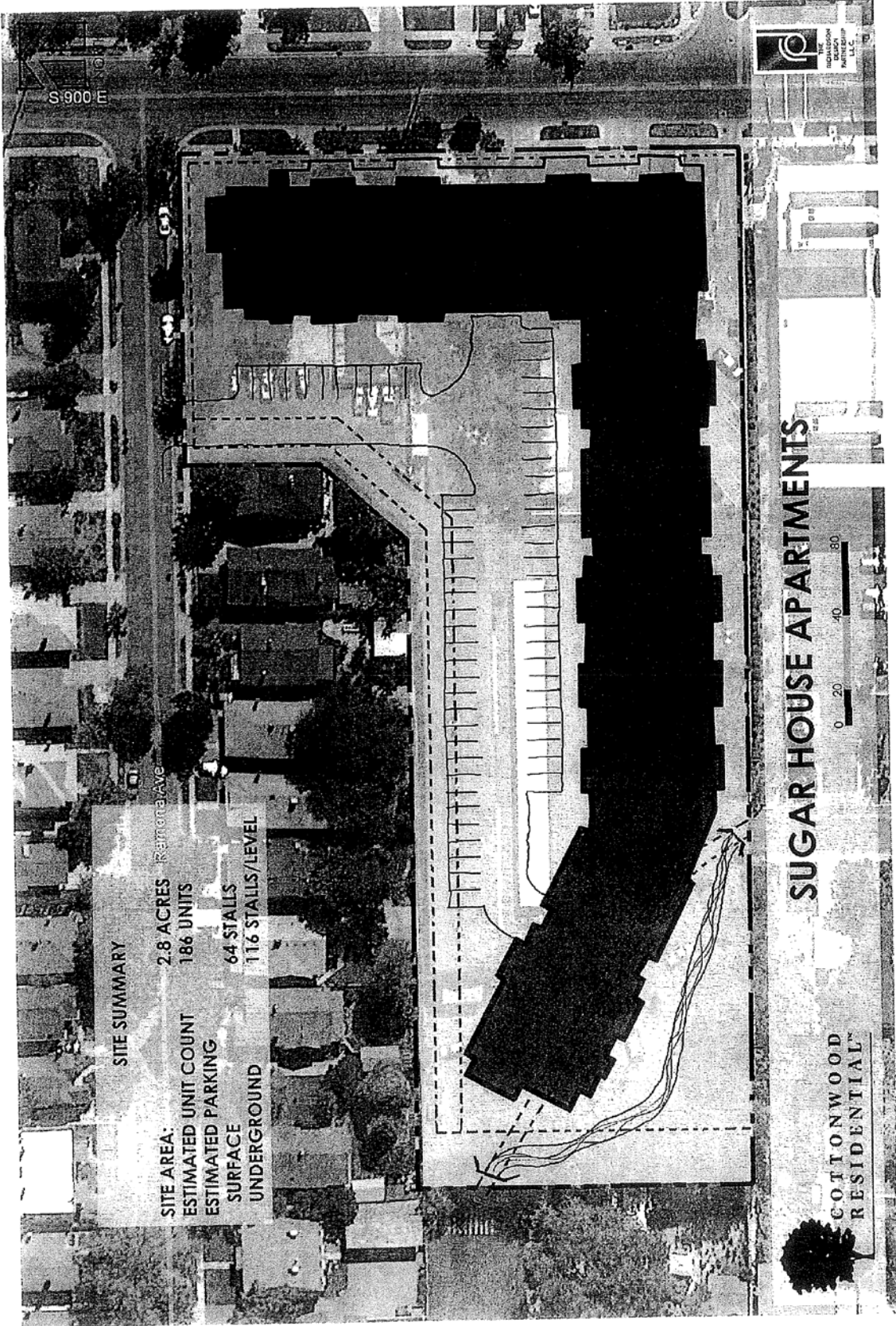
There will also be traffic congestion and confusion. Ramona, which is the project's only entrance, is a single lane street. When two cars meet, one has to pull into the side parking while the other passes. With the side parking full from the development over flow, traffic on Ramona will become a nightmare. Relying on the 9th East end of Ramona is not a option. 9th East is a 2 lane residential street that has been turned into a commuter corridor. The heavy commuter traffic routinely backs up and is at a standstill, blocking the Ramona entrance. No one can get in or out unless waiting traffic allows you to pass.

Beyond the parking and traffic congestion there is the height encroachment on the surrounding neighborhood. I would be surprised if any of the investors, developers, Sugar House or City Council members would welcome a 4 story apartment building towering over their houses. Neither do the Sugarhouse neighborhood residences. An eyesore in the front or back yard will turn many up-and-coming single family homes into poorly planned rental units.

Apart from greed, is there a need to redevelop these properties.? Of course, there is. The history of these lots is one of poor planning and indifferent management. Somehow, the Ramona Apartments were built within 3 feet of the property line of the single family homes on Ramona. The apartment should be moved! The 17 units built on the 1964 So. 9th E. flag lot also show incredibly poor planning. There are problems with some of the other properties as well.

But just because there was poor or no planning in the past doesn't mean it's acceptable now. That is why we have the Sugar House Master Plan. Keeping committed to the Master Plan should provide a win / win solution for everybody: the developer and the community. Preserve the zoning as RMF-35 (Residential Multi-Family) medium density housing. Let the developer build a community with adequate parking; at least two entrances (probably Ramona and Windsor); perhaps a playground or community garden space; and low enough so that it doesn't block out the sun of the surrounding neighbors.





S 900 E

Remona Ave

**SITE SUMMARY**

**SITE AREA:** 2.8 ACRES  
**ESTIMATED UNIT COUNT:** 186 UNITS  
**ESTIMATED PARKING SURFACE:** 64 STALLS  
**UNDERGROUND:** 116 STALLS/LEVEL

**SUGAR HOUSE APARTMENTS**

0 20 40 80

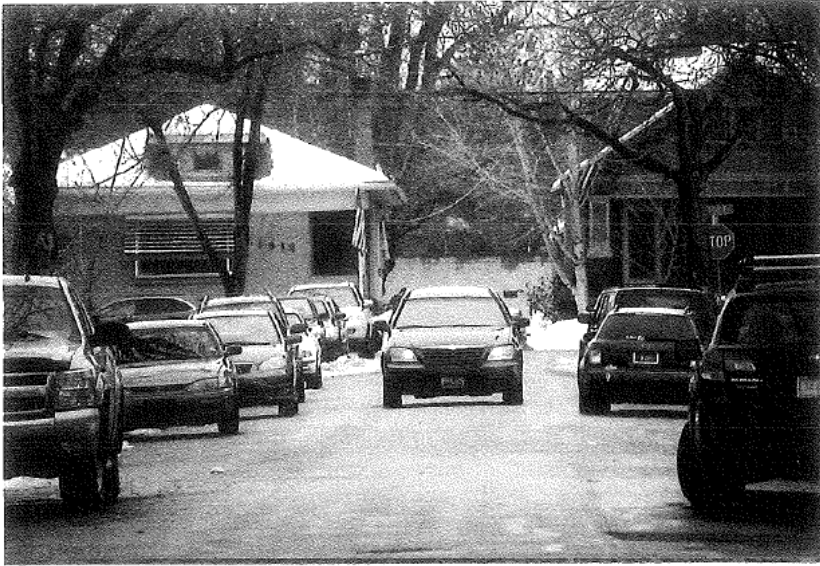
**COTTONWOOD RESIDENTIAL**



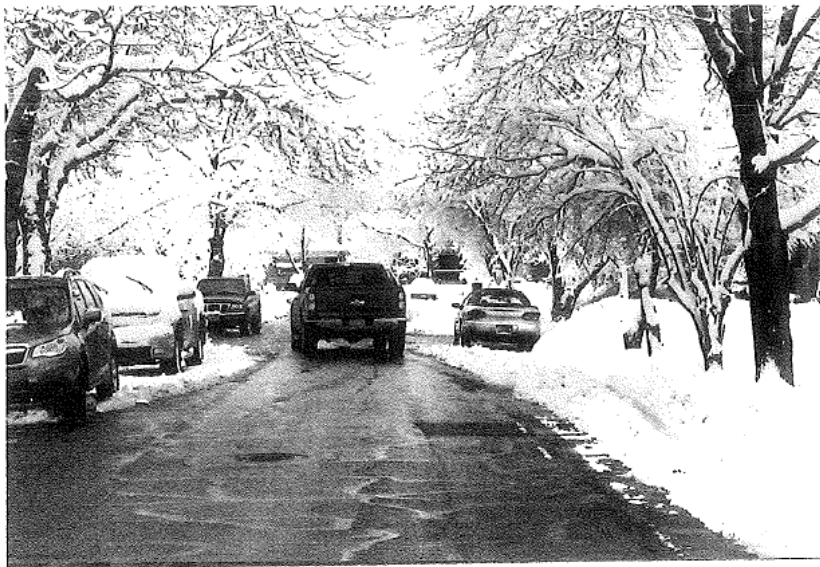
ADDRESS	NUMBER OF UNITS	PARKING SPACES	ACCESS
Ramona Apartments 868 Ramona	18 Units	20 covered 40 uncovered	2 drives: Ramona and Windsor
1932 So. 9 <sup>th</sup> E.	5 units	6 uncovered	2 drives Ramona and 9 <sup>th</sup> E.
1940 So. 9 <sup>th</sup> E.	4 units	8 uncovered	2 drives Ramona and 9 <sup>th</sup> E.
1946 So. 9 <sup>th</sup> E.	1 unit	3 uncovered	1 drive 9 <sup>th</sup> E.
1954 So. 9 <sup>th</sup> E.	6 units	3 covered 6 uncovered	2 drives 9 <sup>th</sup> E.
1964 So. 9 <sup>th</sup> E.	17 units	19 uncovered	2 drives 9 <sup>th</sup> E.
NOTE: The address 1966 So. Windsor listed on the Amendment Proposal is an empty lot.			
TOTALS	51 UNITS	105 COVERED AND UNCOVERED OFF STREET PARKING SPACES	9 DRIVES TOTAL ONTO 3 DIFFERENT STREETS: RAMONA ; WINDSOR ; 9 <sup>th</sup> EAST
SUGARHOUSE APARTMENTS as proposed by Cottonwood Residential			
	186 units	180 covered and uncovered	1 drive onto Ramona
% change from existing use	265 % increase in housing units	1.12 % fewer parking spaces per unit	800 % fewer access drives 200 % fewer streets accessed

Change comparison of the Master Plan Amendment for the Proposed Multi-Unit Residential Development on 900 E.

## LOOKING EAST ON RAMONA



Traffic on Ramona is a single car affair. When two cars meet one has to pull into the parking to let the opposing traffic pass. There are no real rules; people just have to figure it out.



There are about 50 housing units currently on or using Ramona. With the current level of local use and the occasional through traffic, it's manageable. 187 more housing units will make it a nightmare!

LOOKING SOUTH ON 900 EAST AT TRAFFIC BACK UP DURING  
THE 4:30 TO 6:00 P.M. RUSH



Traffic backing up past Ramona blocking access to Ramona for cars wanting to enter or exit.



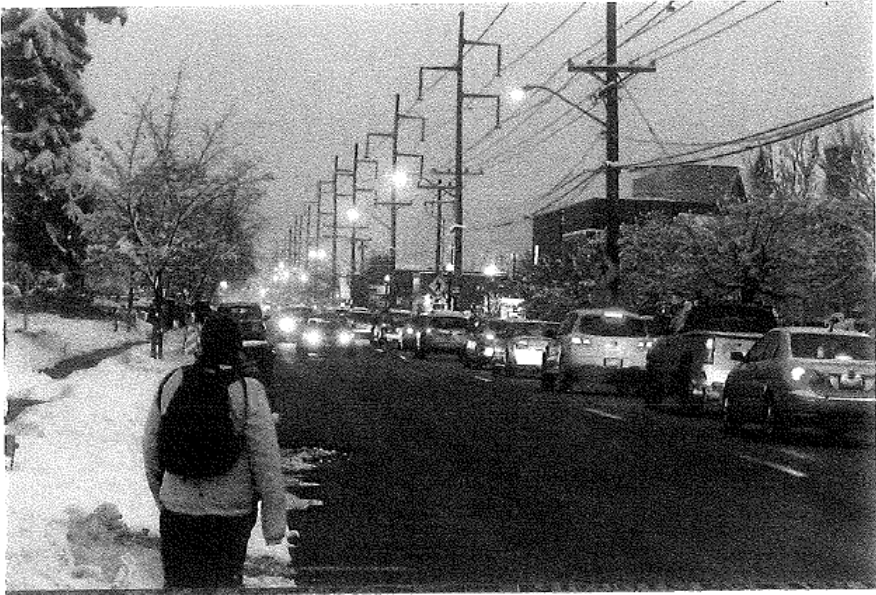
Waiting to enter 9th East from Ramona . Right turn only, going south. Forget about trying to turn left and go north.



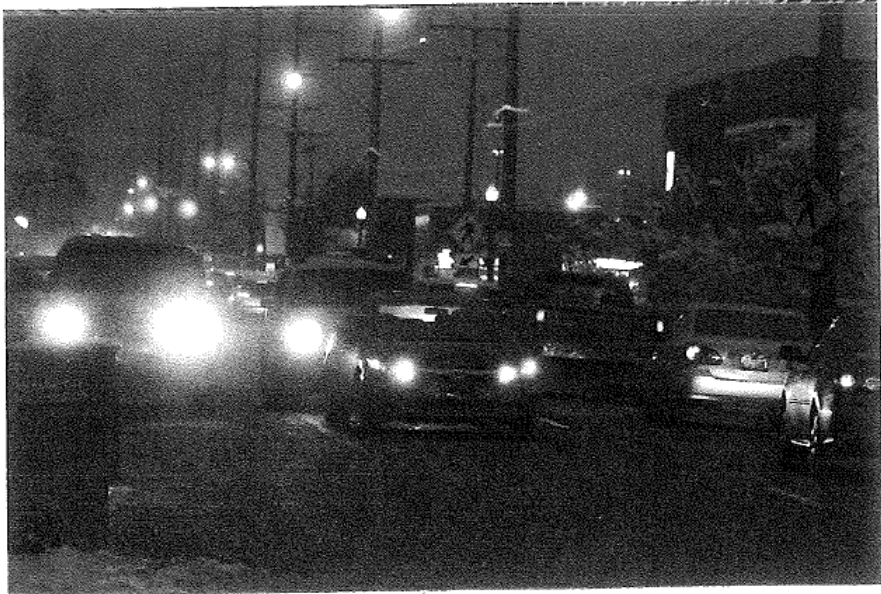
The kindness of strangers lets the car in. Everybody who lives here knows that at this time of day your best bet is west down Ramona to 8th East and out.



LOOKING SOUTH ON 900 EAST AT TRAFFIC BACK UP DURING  
THE 4:30 TO 6:00 P.M. RUSH



Northbound car trying to cross traffic to turn west onto Ramona. Driver didn't get the memo about trying to get home on Ramona from the south on 9th East. Everybody who lives here knows you go up Ramona from 8th East.



Another car waiting to enter Ramona from northbound 9th East. Note the car jockeying around the right of the turning car. Sometimes there is no room and traffic just backs up while everybody waits.

# **ATTACHMENT H: DEPARTMENT REVIEW COMMENTS**

## **Engineering (Scott Weiler)**

No objections.

## **Zoning**

No comments.

## **Transportation**

No comments.

## **Public Utilities (Jason Draper)**

Parleys creek crosses this property underground in a 5' x 7' culvert. There is also a 12" storm drain in Windsor that connects to the creek culvert. Relocation and/or daylighting the creek will require Public Utilities and County flood control review. Riparian and flood plain review will be required. Daylighting is encouraged and there are some exceptions in the riparian overlay zone for this.

The water system will need to be analyzed. Provide fire flow requirement based on largest building square footage and building type. Coordinate with the Fire Code reviewer to determine flow requirements and any reductions. Provide average daily flows for culinary use.

Any new hydrants will be required to connect to a 8" main. Some section of the 6" main in Ramona or 900 East will most likely need to be upsized to meet flow, pressure and velocity requirements.

## **Fire (Ted Itchon)**

This project will need an AM&M application for Fire Department access requirements.

# **ATTACHMENT I: MOTIONS**

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## **Potential Motions**

### **Staff Recommendation:**

*Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a negative recommendation to the City Council for the proposed zoning and master plan amendments.*

### **Not Consistent with Staff Recommendation:**

*Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to the City Council for the proposed zoning and master plan amendments.*

(The Planning Commission shall make findings on the Zoning Amendment standards and specifically state which standard or standards are not being complied with. Please see Attachment C for applicable standards.)