

To Members of the SLC Planning Commission
Re Rezoning and Plan Amendment on 900 E
From Cindy Cromer
3/5/16

I am speaking as a landlord with properties similar to the historic buildings with multiple units in the proposal and as an expert on the negative effects of commercial creep and out-of-scale development on residential areas.

The staff report is very thorough especially with respect to relevant master plans and the discrepancy between the proposal and the existing zoning and adopted future land use. I will not repeat what Christopher Lee has articulated so clearly.

1. This eclectic collection of buildings is already consistent with the future land use map. With 50 units on 2.82 acres, the density is 17.67 units per acre, right at the top of the range for Medium Density Residential.
2. While incompatible with existing development, the "boxcar" apartment complexes are set back from the street (p. 5 @ bottom).
3. The shade trees mentioned on p. 7 as a buffer would also reduce natural light to abutting single family residences and potentially reduce solar energy potential year round.
4. The issue is not only the rear yard of the proposed development which abuts R1-7000 but also the north side yard abutting R1-5000.
5. Although the staff addressed affordability, I want to emphasize as a landlord that the most affordable housing is the housing which already exists. All of my rental properties are historic and they all meet or exceed the HUD standards for affordability. Affordable housing is either existing or created with a subsidy from some other source.

Visually, the buildings fronting on 900 E offer an excellent transition from the institutional use to the single family residential use. Collectively, they are at the top end of the definition for Medium Density Residential and meet the expectations in the Future Land Use Map.

Changing the master plan and the zoning only serves the developers' interests and displaces the current residents of more modest incomes. It also does a disservice to the many people who have worked on the master plan for Sugar House and to the current home owners who expect the plan to be implemented.

Tracie Kirkham
862 East Ramona Avenue
Salt Lake City, Utah, 84105
tracie.kirkham@gmail.com

March 7, 2016

Salt Lake City Corporation, Planning Division
c/o Salt Lake City Planning Commission
Community and Economic Development
451 South State Street
Salt Lake City, Utah, 84111

Subject: Resident's concerns regarding a petition to rezone and amend the Sugar House Master Plan; rezoning of eight parcels from Residential Multi Family (RMF)-35 to Residential Multi Unit (R-MU)-45

Dear Salt Lake City Planning Commission,

My name is Tracie Kirkham and I own a very charming and unique 1914 Bungalow-style house at 862 East Ramona Avenue, located on the south side of Ramona Avenue. I appreciate the opportunity to provide a second letter to Chris Lee and the members of the Salt Lake City Planning Commission, which is more focused on my concerns within the context of the Sugar House Master Plan (SHMP) and the Salt Lake City Zoning Development Standards, SLC Ordinance, Chapter 21.A.26.168. This proposed zoning change will directly impact my home as the project is located directly behind my house. The zoning amendment will also impact the homeowners on both sides of Ramona Avenue between 800 East and 900 East.

The Cottonwood Residential developers are proposing to change the zoning from RMF-35 to R-MU_45 in order to build a four story, 215-unit multi-unit apartment complex. I have identified my specific issues that will impact our homes if the proposed zoning change is approved.

1. Amending the Zoning Ordinance: It is my impression that Cottonwood Residential's proposal is just that, a proposal. If a zoning amendment is approved, Cottonwood Residential, or for that matter, any future developer of the property would be able to build whatever is most profitable, as long as it complies with zoning restrictions. There would be no requirement for the original proposal to be implemented. Something quite different could be built, regardless of neighborhood objections, as long as it is within the zoning codes and standards.

2. Buffer Zone: The change from the existing RMF-35 to RMU-45 would allow commercial businesses to be established on the property. The SHMP currently envisions this area to be a buffer zone between the historic one- and two-story residential neighborhoods and the 2100 South commercial corridor. This transition zone and historic character would be lost.

3. Density According to the Sugar House Future Land Use Map (pages 12-13 of the SHMP) our location is identified as a Medium Density Residential area, which is between 8 to 20 units per acre; the proposed development is 3 to 3.85 times more density than the maximum density recommended.

4. Height of Dwelling/Building The proposed height of new proposed development under the zoning change would be up to 45 feet from the current zoning standard of 35 feet. This height increase would cause the multi-unit apartment complex to be out of proportion relative to the scale of our one and two story houses in our neighborhood.

5. Traffic: The change to RMU-45 would allow for three times greater density of housing units than the current zoning permits. Higher density housing means that there will be more people driving into and through our already congested neighborhood.

In addition, commuter traffic, addressed on page 11 of the Sugar House Master Plan, states "The very heavy traffic on 1300 East traveling through Sugar House community has degraded the quality of life, and has serious negative economic and environmental impacts on surrounding residential neighborhoods."...it continues to state "This problem is also compounded by the fact that the street is under jurisdiction of the State Department of Transportation" which limits the ability of the City to make changes to the roadway. Solutions to this congestion problem are needed."

As a collector street, Ramona Avenue, is one and half blocks north of 2100 South, which is identified as a City Arterial street. Unfortunately, the actual use pattern that I've seen from living on the street for over 12 years, is that drivers will use 800 East to Ramona Avenue to access a traffic light located on 900 East and 2100 South. This traffic pattern currently causes severe traffic congestion especially during the morning and evening commutes. The addition of as many as 150 cars would cause additional traffic problems.

6. Parking: Building to the RMU-45 zoning standards will almost certainly guarantee overflow parking in the residential neighborhoods.

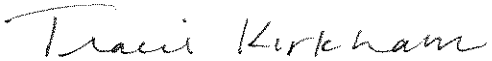
7. Streetscape: The SHMP promotes the value of Streetscape (the look and feel of the neighborhood): "The pattern and design of the streetscapes should convey a significant message complementing the type and intensity of land development. A streetscape design should unify a district or neighborhood and portray an identity through the design." Building to RMU-45 limits will overwhelm the existing streetscape.

8. Affordable housing: The Sugar House Master Plan envisions that the city will "Develop and implement programs that encourage the provision of affordable housing: Provide a diversity of housing types, sizes, and prices within the community." Sugar House does not need another complex of tall buildings with higher-priced apartments, unaffordable and limited space for most working-class families, as the current construction boom has produced.

9. Green Space: The SHMP notes that a feasibility evaluation should be completed in order to maintain interior block areas for the use of green space and parks.

The current policy recommendations preserve and protect the integrity of the neighborhood. The requested zoning change is not in the best interest of our neighborhood. I respectfully request the proposed zoning change be DENIED.

Sincerely,



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

cc: Mr. Chris Lee, Associate Planner
Ms. Adams, District 7, Salt Lake City Council Representative
Ms. Barry, Sugarhouse Community Council Chair
Ms. Judi Short, Sugarhouse Community Council, Chair Land Use and Zoning Committee

From: [Lee, Christopher](#)
To: "Pam Mazaheri"
Cc: [Elizabeth Watson](#); [Moeller, Michelle](#)
Subject: RE: Planning Commission Hearing March 9, 2016 - Sugar House Proposals to Amend
Date: Tuesday, March 08, 2016 12:04:38 PM

Ms. Mazaheri,

These signatures will also be sent on to the Planning Commission.

In regards to your City Council process questions I offer the following responses:

- The date and time of the City Council hearing depends on several factors, with the amount of other items on their docket being principal among them. It is difficult to predict when it will happen outside of within the next several months. The location of City Council public hearings is almost always in Council Chambers (451 S State Street, Room 315).
- Notice of the City Council public hearing will sent to those within 300 feet of any of the subject parcels via a mailer, posted in the newspaper, and posted on the City listserve. The Sugar House Community Council is also very diligent about posting such hearings on their website and facebook page.
- Yes, the City Council website has all sorts of resources. You can also find meeting schedules and agendas. You can look it over at <http://www.slccouncil.com/>

Regards,

CHRISTOPHER LEE
Associate Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7706
EMail chris.lee@slcgov.com

www.slcgov.com/planning

From: Pam Mazaheri [mailto:peymaz@yahoo.com]
Sent: Tuesday, March 08, 2016 11:45 AM
To: Lee, Christopher
Cc: Elizabeth Watson
Subject: Planning Commission Hearing March 9, 2016 - Sugar House Proposals to Amend

Mr. Lee,

Attached are additional signatures of those Sugar House residents *opposed* to Cottonwood Residential's proposals to amend the Master Plan and to rezone. The signatures are in addition to those emailed to your attention yesterday in conjunction with a letter. It would be greatly appreciated if you could forward these along with the

others to the attention of the Planning Commission. Again, I apologize for the delay in forwarding these to your attention.

After reviewing the report that was posted online, I do have a few questions which I hope you can answer or direct me to an answer. I noted that notwithstanding the hearing tomorrow, the matter will be forwarded to the City Council for further consideration. Is there a date, time, place for this hearing? If not, how can we obtain notice of the hearing before the City Council? I assume if we have questions regarding the process before the City Council i.e., questions regarding submissions of comments, etc., such questions are addressed on the City Council's website?

Thanks for your assistance,
Pam Mazaheri
peymaz@yahoo.com

From: [Lee, Christopher](#)
To: "JOHN A GARDINER"
Cc: [Moeller, Michelle](#)
Subject: RE: Letter of Objection to Re-Zone of 1964 S 900 E
Date: Tuesday, March 08, 2016 1:58:26 PM

Mr. Gardiner,

Thanks for your comments. They will be forwarded on to the Planning Commission.

CHRISTOPHER LEE
Associate Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7706
EMail chris.lee@slcgov.com

www.slcgov.com/planning

From: JOHN A GARDINER [mailto:johngardiner1234@msn.com]
Sent: Tuesday, March 08, 2016 1:54 PM
To: Lee, Christopher
Subject: Letter of Objection to Re-Zone of 1964 S 900 E

Chris,

Attached please find a letter regarding this matter at SLC Planning Commission tomorrow night 3/9/2016.

I am unable to attend the meeting and ask that you deliver this letter to the commission.

Thank You.

John

John A. Gardiner
President
Gardiner Properties, LLC
1075 East 2100 South
Salt Lake City, Utah 84106

(801) 487-2012 (Office)

(801) 971-6151 (mobile)

(801) 487-2093 (fax)

From: [Lee, Christopher](#)
To: ["Rory Bernhard"](#)
Cc: [Moeller, Michelle](#)
Subject: RE: Amending SHMP
Date: Tuesday, March 08, 2016 10:03:15 AM

Mr. Bernhard,

Thank you for your comments. They will be delivered to the Planning Commission.

CHRISTOPHER LEE
Associate Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7706
EMail chris.lee@slcgov.com

www.slcgov.com/planning

From: Rory Bernhard [<mailto:rbernhard13@gmail.com>]
Sent: Tuesday, March 08, 2016 7:55 AM
To: Lee, Christopher
Subject: Amending SHMP

Dear Mr. Lee,

I will not be able to attend the Salt Lake City planning commission meeting on the 9th of this month but I would like to voice my concerns pertaining to the re-zoning.

I live on 800 East and I see nothing but trouble coming from this re-zoning. Traffic is already a nightmare in the Sugar House area and speeding is an issue on my road. The increased housing will only amplify these two problems. Parking will also become a major issue with a building of this magnitude. I also feel that a building of this size will detract from the charm and aesthetics of Sugar House.

I understand the local Government are seeing dollar signs in the form of permits, tax revenue etc etc but thats hardly the case for the residents. I can see this lowering the appraisal of my home as well as adding more maintenance to roads, power grid, telecommunications, water, and waste.

Thank you for your time,

Rory Bernhard

Christopher Lee, Associate Planner
Planning Division
Community and Economic Development
Salt Lake City Corporation
PO Box 145480
Salt Lake City, UT 84114-5480

Mr. Lee,

We are writing in response to the proposals submitted by Cottonwood Residential¹ to amend the Sugar House Master Plan and Amend the Zoning Map. We submit the following letter in anticipation of the Salt Lake City Planning Commission meeting on March 9, 2016. This letter addresses in part our concerns of the proposed amendments.

Our primary concern is that both proposals are in direct conflict with the existing Sugar House Master Plan (“Master Plan”) and relevant provisions of the city code. First, pursuant to Cottonwood Residential’s proposed Master Plan Amendment (“Plan Amendment”), its purpose for the amendment is “to provide the flexibility necessary to *clean up* this area.” *See* (Cottonwood Residential Plan Amendment, 3), (emphasis added); *see also* (Cottonwood Residential Zoning Amendment, 3²). There is no indication in the proposed Plan Amendment or Zoning Amendment as to a definition of a “clean up” and/or what relevant provision of the Master Plan or the zoning provisions of the city code sets standards for a “clean up” of the parcels at issue³ (“Parcels”).

Moreover, Cottonwood Residential makes assertions that “[t]he zone change [will] allow the land use to better meet the goals and scope of the Sugarhouse Community Master Plan.” *See* (Cottonwood Residential Master Plan Amendment, 3). If the intent of Cottonwood Residential’s Plan Amendment is to “allow the land use to better meet the goals and scope of the Sugarhouse Master Plan [i.e., the existing Master Plan],” *see* (Cottonwood Residential Master Plan Amendment, 3)(emphasis added), it fails to reconcile that statement with its intent to amend the Master Plan and to rezone the Parcels from the current RMF-35⁴ to RMU-45⁵. *See also* (Cottonwood Residential

¹ *See* <http://www.cottonwoodres.com/about-us> .

² Cottonwood Residential similarly proposes that its basis for the Zoning Amendment is to “clean up a blighted area of town with a new apartment complex that exemplifies the ideals of the Sugar House Master Plan.” The noted statement is in direct conflict with Cottonwood Residential’s proposed Plan Amendment i.e., Cottonwood Residential is seeking a rezone to “exempli[fy] the Sugar House Master Plan,” which is the same Master Plan it is attempting to amend. Cottonwood Residential’s contradictory proposals strike clearly against the standards for consideration set forth in Salt Lake City Ordinance Section 21A.50.050(B)(1)-(4).

³ Parcels listed to be included in the amended land use map: 16173770350000, 16173770300000, 16173770140000, 16173770370000, 16173770130000, 16173770340000, 16173770320000, 16173770330000. *See* (Cottonwood Residential Master Plan Amendment, 4).

⁴ Salt Lake City Ordinance §21A.24.130(A) provides in relevant part that the RMF-35 moderate density multi-family residential district is “intended to provide for safe and comfortable places to live and

Zoning Amendment, 3)(explaining that the purpose of the Zoning Amendment is to “*exemplif[y] the ideals of Sugar House Master Community Master Plan.*”); Compare S.L.C. Ordinance §21A.50.050(A)(2)-(4), (B)(2)-(4)(addressing the general amendment standards). Specifically, the Master Plan *already* allows for residential land use types including Medium-Density at 10-20 dwelling units per acre and Medium-High Density at 20-50 units per acre. See (Master Plan, 2). However, Cottonwood Residential’s proposed Zoning Amendment seeks to develop “new apartment community consisting between *185 and 215 units,*” (Cottonwood Residential Zoning Amendment, 3)(emphasis added), which is approximately 66-77 units per acre. This proposal of 66-77 units per acre far exceeds anything envisioned within the Master Plan for a Medium-Density or even a Medium-High Density residential land use type. Compare S.L.C. Ordinance §21A.50.050(A)(2)-(4), (B)(2)-(4)(addressing the general amendment standards). Cottonwood Residential’s proposed Plan Amendment and Zoning Amendment are in *conflict* with the envisioned standards of a Medium-High Density⁶ residential land use as reflected in the current Master Plan, which clearly provides in relevant part that:

[a]lthough *few areas* in Sugar House *are suitable* for Medium-High Density housing [with a preferred location of the Sugar House Business District], it should be encouraged *where feasible*. . . . The development objective new Medium-High Density projects is to locate and design new projects so that *land use conflicts with surrounding single-family housing or other uses are minimized*. These multiple-family housing developments need to provide open space amenities, *adequate off-street parking*, [and] appropriate building scale and mass[.] . . . Higher density residential development within or on the periphery of the Sugar House *Business District* is desirable.

(Master Plan, 2-3)(emphasis added). Cottonwood Residential has not addressed in its proposed Plan Amendment, Zoning Amendment, or at any of the public hearings: (i) the obvious land use conflicts with surrounding single-family homes, *see* fn. 4, (Master Plan, 2-3 (addressing residential land use)), (ii) the adequacy of open space amenities of their mega complex and adjacent properties as compared to open space amenities within an enclosed/gated community, (iii) the adequacy of off-street parking⁷ for current residents

play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”

⁵ Salt Lake City Ordinance §21A.24.168(A) states the intended use 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[.]” Compare (Master Plan, 2 (addressing Medium-Density and Medium-High Density residential land use)); (Master Plan, 3 (addressing higher density residential redevelopment within or on the periphery of the Sugar House Business District)).

⁶ Section 21A.24.140, addressing RMF-45, a moderate-high density multi-family residential district, allows with the applicable master plan, a density of less than 43 dwelling units per acre. This number is still far less than that proposed 66-77 units per acre by Cottonwood Residential’s Zoning Amendment.

⁷ At the most recent hearing on January 6, 2016, Cottonwood Residential presented that it would be *decreasing* the number of parking spots that would be made available to its residents. This proposed

and business owners, *see* S.L.C. Ordinance §21A.50.050(B)(5)⁸; *see also e.g.* S.L.C. Ordinance §21A.55.050(C)(2)(c)⁹, (Master Plan, 11 (addressing land use and transportation issues¹⁰)), (iv) the adequacy of the proposed building scale and mass of its mega apartment complex, approximating 45 feet high¹¹, with adjacent properties, and, (v) its failure to propose construction of its apartment mega complex within or at least on the periphery of the Sugar House Business District¹² as dictated by the Master Plan.

The only grounds presented by Cottonwood Residential for requesting the amendment to the Master Plan and current zoning, include the following:

- I. “Maintain, protect, and upgrade Sugar House as a residential community encouraging new development in the proximity to the retail and commercial core.” (Cottonwood Residential Master Plan Amendment, 3); *see also* (Cottonwood Residential Zoning Amendment, 4¹³). Again, Cottonwood

decrease by Cottonwood Residential will likely cause an even greater onslaught of on-street parking along 900 East exacerbating an already significant problem for local residents and business owners. This proposed decrease is in direct conflict with the vision and standards of the Master Plan. *Compare* (Master Plan, 6 (addressing congestion and parking within the Business District), 11 (addressing land use and transportation issues)).

⁸ Providing in relevant part, “In making a decision to amend the zoning map, the city council *should* consider. . . [t]he adequacy of public facilities and services intended to serve the subject property, including but not limited to, *roadways*[.]” (emphasis added).

⁹ Addressing in part the compatibility standards for planned developments, including, “[w]hether the planned development and its location will create unusual . . . vehicle patterns or volumes that would not be expected, based on . . . [h]ours of peak traffic to the proposed planned development and whether such traffic will *unreasonably impair the use and enjoyment of adjacent propert[ies]*[.]” (emphasis added).

¹⁰ Stating that “[d]ecision makers *must always* take into consideration that land use patterns and transportation patterns have a direct relationship. . . . New development, including re-use of existing development, *can have significant impacts on existing street and parking facilities*. Although the City recently adopted an impact mitigation fee program that includes fees for street improvements, *it does not apply to the Sugar House area*.” (emphasis added).

¹¹ Section 21A.24.168(E) states that buildings may be authorized via the conditional build and site design review process “and provided that the proposed height is supported by the *applicable master plan*,” to a maximum of 55 feet.

¹²As per the Master Plan, *see* p. 4, the Business District runs on or about 2100 South and 1100 East.

¹³In addressing the bases for the rezoning the Parcels, Cottonwood Residential asserts a rezone will “[m]aintain, protect, and upgrade Sugar House as a residential community with a vital supporting commercial core/[s]trengthen and support existing neighborhoods *with appropriate adjacent land uses* and design guidelines to preserve the character of the area.” Cottonwood Residential has failed to provide any support to demonstrate that Sugar House does not have a vital commercial core, especially in light of the recent growth in the commercial center. Moreover, it’s proposal to rezone is in conflict with its statement of “support[ing] existing neighborhoods with appropriate adjacent land use.” Cottonwood Residential also makes a highly denigrating statement by alleging that the “[c]urrent zoning is economically restrictive to significant upgrades to gentrify the neighborhood. Crime has been a problem in this area that could be impacted positively by a nice, new, well-lighted project.” Pursuant to its own language, Cottonwood Residential currently views Sugar House as a low-income, crime ridden, neighborhood with dilapidated homes and yet, stills wants to build its mega apartment complex to single-handedly raise Sugar House out

Residential has failed to account or otherwise reconcile its basis to amend and the language within the *existing* Master plan which allows for “new development in the proximity to the retail and commercial core.” *See e.g.* (Master Plan, 5 (addressing business district land uses including residential i.e., a Medium-High Density use)). Moreover, the Master Plan specifically provides support for small businesses. (Master Plan, 4, 6). This includes providing support and opportunities for locally owned businesses. Nothing has been submitted by Cottonwood Residential in either proposal, as to how its mega apartment complex will increase small business opportunities. *Compare* (Cottonwood Residential Zoning Amendment, 4).

2. “Increasing intensity near transit stations.” (Cottonwood Residential Master Plan Amendment, 3); *see also* (Cottonwood Residential Zoning Amendment, 4¹⁴). Cottonwood Residential fails to address why an amendment of the Master Plan, – or even a rezoning - is required to “increase intensity near transit stations.” *Compare* (Master Plan, 10-11 (addressing in part transportation)). There is no basis to support Cottonwood Residential’s self-serving implication¹⁵ that if a mega apartment complex is built within proximity of bus and train routes, that ridership will increase at such a level to mitigate adverse impacts on adjacent properties from motorized, nonmotorized, and/or even pedestrian traffic. *See* fn. 8.
3. “Provide a mix of housing types, densities, and costs to allow residents to work and live in the same community.” *See also* (Cottonwood Residential Zoning Amendment, 4¹⁶). Again, Cottonwood Residential fails to account for the provisions in the *existing* Master Plan that *already* allow for “a mix of housing types, [and] densities[.]” *See* (Master Plan, 2-4 (addressing varying residential land use types)). Moreover, although Cottonwood Residential has presented at the public hearings that its rent will be “considerably cheaper”¹⁷ than The Vue, it has failed to address the grounds to set The Vue¹⁸ as the standard within Sugar House for establishing rental costs. In both its

of the depths of squalor. Notwithstanding its views, Cottonwood Residential has failed to provide or even reference any study that (i) Sugar House and/or the area of the Parcels, is plagued with crime at a higher rate than any other area of the City or area, and that (ii) the construction of a mega apartment complex correlates to a reduction of crime.

¹⁴ In addressing the bases for the rezoning the Parcels, Cottonwood Residential asserts a rezone will “[d]irect higher density housing in locations served within walking distance to transit, commercial services near the Sugar House Business District.” Cottonwood Residential has failed to provide any study or even reference any support for its assertion.

¹⁵ Cottonwood Residential has failed to provide any traffic study or other relevant support for its assertions.

¹⁶ In addressing the bases for the rezoning the Parcels, Cottonwood Residential asserts a rezone will “[p]rovide a mix of housing types, densities and costs[.]”

¹⁷ *See* (Cottonwood Residential Zoning Amendment, 4).

¹⁸ Rent for a 612 square foot studio apartment starts at \$1,150 per month. *See* <http://www.thevueatsugarhousecrossing.com/salt-lake-city/the-vue-at-sugar-house-crossing/>.

proposed Plan Amendment and Zoning Amendment, Cottonwood Residential has failed to account for the rental costs of the numerous apartments within Sugar House¹⁹ and nearby locations and, the Master Plan's provision for affordable housing. *See* (Master Plan, 4 (“The Sugar House community encourages increasing opportunities for affordable housing.”))

Based upon the foregoing, we believe Cottonwood Residential's proposed Plan Amendment and Zoning Amendment clearly demonstrates that neither proposal (i) is consistent with the purposes, goals, objectives and policies, as established in the Master Plan, *see* (Master Plan, 1²⁰); (ii) furthers the specific purpose statements of the residential land use types described in the Master Plan, *see* (Master Plan, 2-4); (iii) addresses the effects on adjacent properties to the Parcels, *see e.g.* (Master Plan, 2²¹); nor, (iv) addresses the adequacy of public facilities and services intended to serve the proposed mega apartment complex. *See e.g.* (Master Plan, 2-3 (outlining policies for medium-high density residential land use, infill developments, flag lots, and planned developments)).

We appreciate your consideration of our concerns and look forward to the March 9, 2016, Planning Commission Hearing.

Regards,
Residents of Sugar House Community²²

¹⁹Including but not limited to: (i) Sugarhouse Apartments at 2057 S 1200 E, (ii) The Vue at 2120 E Highland, (iii) Wilmington Flats at 1235 E Wilmington, (iv) Irving Schoolhouse Apartments at 1155 E 2100, (v) Irving Heights Apartments at 1963 S 1200 E, (vi) Liberty Village at 2150 S McClelland Street, (vii) Blue Koi at 1712 S 900 E, and (viii) the proposed mega-structure for the Granite Building at 2189 S McClelland Street.

²⁰ Explaining that the Master Plan provides in relevant part, “Policies to help protect the stable, well-kept residential neighborhoods of Sugar House[.]”

²¹Discussing in part, the goals for creating and sustaining quality residential neighborhoods in Sugar House.

²²See the following pages(s) for names, signatures, etc.

Debbie Sorenson
Name

Debbie Sorenson
Signature

805 East Westminster
Address

Amy Notwell
Name

Amy Notwell
Signature

861 E Westminster
Address

Heather Averett
Name

Heather Averett
Signature

845 Westminster
Address

Janet Mulliner
Name

Janet Mulliner
Signature

846 Westminster
Address

Gail Clingenpeel
Name

Gail E. Clingenpeel
Signature

838 Westminster
Address

PHILIP CLINGENPEEL
Name

Philip Clingenpeel
Signature

838 WESTMINSTER
Address

SANDRO LARSON

Sandro Larson
Signature

834 WESTMINSTER

Matt Kesely

Matt Kesely
Signature

821 Westminster

Gene Zandlov

Gene Zandlov
Signature

820 Westminster

JOAnn Vigil

JOAnn Vigil
Signature

811 Westminster Ave

Kate Larsen

Kate Larsen
Signature

8100 Westminster Ave

From: [Lee, Christopher](#)
To: ["Addie Vigil"](#)
Cc: [Moeller, Michelle](#)
Subject: RE: 900 East Rezone
Date: Wednesday, March 09, 2016 9:34:57 AM

Ms. Vigil,

Thank you for your comments. They will be delivered to the members of the Planning Commission.

CHRISTOPHER LEE
Associate Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7706
EMail chris.lee@slcgov.com

www.slcgov.com/planning

From: Addie Vigil [mailto:addie.vigil@gmail.com]
Sent: Tuesday, March 08, 2016 9:52 PM
To: Lee, Christopher
Subject: 900 East Rezone

07, March, 2016

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

Subject: 900 East Rezone.

Dear Mr. Chris Lee and Salt Lake Planning Commission,

Thank you for the opportunity to share with you my concerns regarding the proposed rezoning of my neighborhood. The proposal is to demolish eight parcels located on 900 East between Ramona Avenue and Intermountain Memorial Clinic and to rezone the neighborhood to a high-density neighborhood adding more commercial real estate. This proposal is not in accordance with the Sugar House Master Plan which promotes affordable housing, a walkable and bikable community and preservation of historic housing.

My concerns are as follows:

- Affordable Housing – The developer stated at the December 21st , 2015 Sugar House City Council Meeting that “the goal is to gentrify the neighborhood” and that rent in this new development would be “\$1,400/month”. Currently there are 47 units within this proposed rezone area. These residents would be displaced and in speaking with many of them, unable to afford a monthly rent of \$1,400. I am also concerned that I may be gentrified out of my own neighborhood that I have lived, worked and played in for 16 years.
- Traffic – With the current 47 units, and as the first thru street north of 2100 South and the proximity to Intermountain Memorial Clinic the traffic is already an issue on Ramona Avenue and in this general area. With the proposal of 186 units as well as commercial units the already congested area will become much worse. This is especially concerning as Ramona Avenue is a dedicated city bike path. This proposal is contradictory to the city’s promotion and vision of a healthy bicycle and walkable city. It is also concerning as ambulances come daily to transport critical patients from Memorial Instacare to a hospital emergency department.

These are just a few of my many concerns with the rezone. I do not believe that my neighborhood can support the proposed high-density units as it cannot even support the current traffic in the area. I ask that you to please deny the proposed zoning change.

Sincerely,

Addie Vigil
811 Ramona Ave.
SLC, UT 84105

From: [Lee, Christopher](#)
To: "Suzanne Eskenazi"
Cc: [Moeller, Michelle](#)
Subject: RE: I'm opposed to the rezone at Ramona Ave and 9th East
Date: Wednesday, March 09, 2016 9:37:22 AM

Ms. Eskenazi,

Thank you for your comments. They will be delivered to the members of the Planning Commission.

CHRISTOPHER LEE
Associate Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-7706
EMail chris.lee@slcgov.com

www.slcgov.com/planning

From: Suzanne Eskenazi [mailto:abandon72@gmail.com]
Sent: Wednesday, March 09, 2016 9:16 AM
To: Lee, Christopher
Subject: I'm opposed to the rezone at Ramona Ave and 9th East

Dear Chris,

I'm unable to attend tonight's planning commission meeting, so I wanted to voice my opinion via email to let you know that I am opposed to the amending of the Sugarhouse Master Plan that would rezone the area by Ramona Ave and 900 East.

I live in the area (826 E. Garfield Ave) and I'm already troubled by how much traffic there is on 2100 South. Some days it feels almost impossible to get anywhere, especially driving east on 2100 South towards 1300 East. I don't see how creating yet another high rise living building will help the ongoing congestion. I also don't feel like the area has a need for another mixed-use building like this. In the 2.5 years that I've lived in my house, I've watched the area transform, which has been good for the most part, but I just don't see how we need another building like this. I'm also sure that the new residential building will be far from affordable. People deserve to live in nice areas like this - and the costs should not be out of reach.

I also do not like the idea of not having a transitional zone into the residential neighborhood. Right now the small apartments there may not be pretty, but at least they are not in a towering, glossy building right next to a historic home. I like the transition into my neighborhood.

Thank you for your consideration.

Suzanne Eskenazi
826 E. Garfield Avenue
Salt Lake City, UT 84105
(385) 228-5748

From: [Lee, Christopher](#)
To: ["Sharlene Beck"](#)
Cc: [Moeller, Michelle](#)
Subject: RE: Rezoning Ramona Avenue
Date: Wednesday, March 09, 2016 3:38:31 PM

Ms. Beck,

Thanks for your feedback. Your email will be sent to the members of the Planning Commission.

CHRISTOPHER LEE
Associate Planner

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From: Sharlene Beck [<mailto:sfursebeck@yahoo.com>]
Sent: Wednesday, March 09, 2016 3:35 PM
To: Lee, Christopher
Subject: Rezoning Ramona Avenue

Dear Mr. Lee,

It has come to my attention that the Salt Lake Planning Commission is considering rezoning the area around Ramona Avenue and 900 East. This is a charming single-family residential area in my neighborhood. When I moved into my home 22 years ago, I told people that this residential Salt Lake City neighborhood was quieter and less congested than the so-called suburbs. What was true then is, sadly, not true now.

So much building has occurred in Sugarhouse, that the very narrow streets have become unnavigable. I now avoid 2100 South and 1100 East whenever possible because the traffic conditions there are often a nightmare. This circumvention requires convoluted driving routes. 900 East has been part of one of my avoidance patterns. Now it seems, 900 East will be another bottleneck of too many cars on a narrow street. Needless to say, the quality of life in our area of Salt Lake is declining and our satisfaction with the area is plummeting.

Must money and contractors' grand plans always win out over the will of the people? None of these contractors live in the area, so the traffic won't impact their lives. They'll take their profit, then disappear. Somehow, the people who actually live in a neighborhood seem to have the least say in what happens to their community. Building an area "up" (literally) is not

synonymous with progress.

Please consider the quality of life of the people who have put down roots in this neighborhood and leave the zoning as it is.

Thank you,
Sharlene Beck
838 Garfield Avenue (2 blocks from Ramona)

From: [Lee, Christopher](#)
To: ["Jon Bernal"](#)
Cc: [Moeller, Michelle](#)
Subject: RE: Plan to rezone 8 parcels of land at Ramonda Ave. and 900 East
Date: Wednesday, March 09, 2016 5:32:34 PM

Mr. Bernal,

Thanks for your comments. This will be directed to the members of the Planning Commission.

CHRISTOPHER LEE
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EMail chris.lee@slcgov.com

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From: Jon Bernal [mailto:jon.p.bernal@gmail.com]
Sent: Wednesday, March 09, 2016 4:19 PM
To: Lee, Christopher
Subject: Re: Plan to rezone 8 parcels of land at Ramonda Ave. and 900 East

Dear Chris,
I hope this message arrives to you in happy spirits and in good health.

My name is Jon Bernal and my wife, Leigh Anne live at 846 East Garfield Ave. in Salt Lake City. I'm contacting you today in regards to the petition to amend the Sugar House Master Plane to rezone 8 parcels of property at Ramonda Ave. and 900 East from RMF-35 to R-Mu-45, which would allow for a four-story apartment building.

I'm not in favor of this proposal for the following reasons:

1) Increased traffic and parking on our quiet neighborhood street. While I'm excited to see Sugar House continue to grow, there are already designated areas where this growth is happening. This growth does not need to take place on this nice residential street. We've lived at our current resident for four years and we've already noticed an increase in the number of people who park on the street, make noise walking from their car to their destination, and speed. As someone with a toddler at home, our quiet street (if this proposal goes through), will be even more crowded and have more speeding cars which will put my family and others in the neighborhood at risk.

2) Affordable housing. As someone who is a believer in affordable housing, I'm hoping that if this building is built, it will be for low-income people. However, I am almost certain there

will be no guarantees for those with little income could afford to live in this proposed building.

3) This is a residential area and having a giant building will look out of place. Yuck! We don't need nor do we want that in this neighborhood. We want to keep the residential feel in the area.

Thanks for your time and consideration. If you have any additional questions, please feel free to call me at the number below.

Best,

Jon Bernal
846 East Garfield Ave
SLC, UT 85124
801-512-6116

From: [Lee, Christopher](#)
To: "[Graham Gilbert](#)"
Cc: [Christine Gilbert](#); [Moeller, Michelle](#)
Subject: RE: Comments re Proposed Rezone at 900 East and Ramona
Date: Wednesday, March 09, 2016 5:31:54 PM

Mr. Gilbert,

Thanks for your comments. This will be directed to the members of the Planning Commission.

CHRISTOPHER LEE
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From: Graham Gilbert [mailto:grahamjohngilbert@gmail.com]
Sent: Wednesday, March 09, 2016 3:52 PM
To: Lee, Christopher
Cc: Christine Gilbert
Subject: Comments re Proposed Rezone at 900 East and Ramona

Chris,

I live at 871 Westminster Avenue with my wife and our two year old son. I am writing to express my strong opposition to the proposed rezone at approximately 900 East and Ramona Avenue. I think there are a host of problems with the proposal that have not adequately been addressed by the developer. I want to focus on a few of those problems here.

The proposed rezone is inconsistent with the intent of the Sugar House Master Plan. The Master Plan contemplates high density development in the Business District that transitions to lower density residential use. This proposal would disrupt the intended transition by locating high density use outside of the Business District and immediately adjacent to low density residential use. In other words, it will create an unintended island of high density use.

The application has important factual deficiencies. The applicant bears the burden of proof. The Developer has made bare assertions that the subject properties are blighted. This claim is overstated and the properties do not qualify as blighted as that term is used in the Utah Code. Similarly, the Developer claims that a higher density project is required to make development of these properties financially feasible. The developer has offered no facts in support of this claim.

The Developer overstates accessibility to public transit. The street car is located south of the

very busy intersection at 900 East and 2100 South. For this reason, high density development is better suited on the south side of 2100 South. Indeed, this is where other high density projects have been sited.

In closing, I think this proposed development would be detrimental to the neighborhood and I urge the Planning Commission to forward a negative recommendation to the City Council.

Please contact me should you have any questions.

Best,

Graham Gilbert